

August 8, 2023

**City of Niagara Falls**

Planning and Development Department  
4310 Queen Street  
Niagara Falls, Ontario L2E 6X5

**Attention: Ms. Kira Dolch, General Manager of Planning, Building, and Development**

Dear Ms. Dolch

**RE: Application for Zoning By-law Amendment  
3151 Montrose Road, Legally described as 59R-13324 PT 02, 03, 05, & 06 PT LOT 46,  
Stamford  
TBG Project No. 23987**

On behalf of our Clients, 1000441695 Ontario Inc., we are pleased to submit to the City for review application for Zoning By-law Amendment for the property located at 3151 Montrose Road in the City of Niagara Falls. The application has been made to rezone the property from Residential 1A and 1C densities in By-law 79-200 to Residential Low Density, Group Multiple Dwelling Zone R4 with exception. The purpose of the application for rezoning is to facilitate the development of the property with nine (9) townhouse units, two (2) single detached dwellings, and to maintain the existing single detached dwelling on a private road.

In support of this application, the following reports and studies have been submitted as part of this application:

- Functional Service Report prepared by Robert E. Dale Limited Consulting Engineers;
- Noise Impact Study prepared by dBA Acoustical Consultants;
- Stage 1-2 Archaeological Assessment prepared by AMICK Consultants LTD;
- Topographic Survey prepared by Chambers and Associates Surveying LTD;
- Landscape Concept Plan prepared by Landscae Florida;
- Tree Inventory and Preservation Plan Report prepared by Jackson Aboriculture Inc.; and
- Planning Rationale Report, Draft Zoning By-Law Amendment and Conceptual Site Plan prepared by The Biglieri Group.

Applications for Site Plan Amendment and Draft Plan of Condominium will be submitted upon the completion of the Zoning By-law Amendment.

Sincerely,

**The Biglieri Group**

A handwritten signature in black ink, appearing to read 'Rachelle Larocque', with a stylized flourish extending to the right.

Rachelle Larocque, BES, M.Sc., MCIP, RPP  
Senior Associate