



August 10, 2023  
Project No. 21219

Ms. Alexa Cooper, MCIP, RPP  
Planner II  
Planning, Building & Development  
City of Niagara Falls  
4310 Queen Street  
Niagara Falls, ON  
L2E 6X5

Dear Ms. Cooper,

**Re: Zoning By-law Amendment Application  
3090 Montrose Road, Niagara Falls**

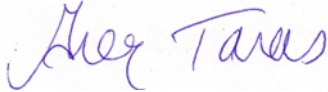
On behalf of Develeco Constructions Ltd., Urban & Environmental Management Inc. (UEM) submits this Zoning By-law Amendment (ZBA) application for 3090 Montrose Road. The ZBA application is for the rezoning of the property from Development Holding (DH) Zone to a site-specific Residential 4 (R4) Zone to permit the redevelopment of the property, including the construction of six townhouse units and a semi-detached dwelling. The following information is included with this ZBA application submission:

- One completed and fully executed copy of the Zoning By-law Amendment application
- One signed copy of the Pre-Consultation Agreement (September 15, 2022)
- One copy of the following supporting documentation:
  - Planning Justification Report (including Draft Zoning By-law Amendment)
  - Functional Servicing Brief
  - Third Party Infrastructure Modelling Report
  - Arborist Report
  - Noise Study
  - Sight Line Review
- One copy of the Land Registry PIN sheet
- One copy of the property survey
- One copy of the elevation drawings
- Two copies of the Conceptual Site Plan on 24"x36" paper
- One complete electronic copy of the ZBA submission items included above
- Separate cheques for the application fee of \$6,100 for the City of Niagara Falls and \$1,395 for the Regional Municipality of Niagara.

If you have any questions regarding this Zoning By-law Amendment application, please contact me at (905) 358-6873 or by email at [gtaras@uemconsulting.com](mailto:gtaras@uemconsulting.com).

Yours very truly,

**URBAN & ENVIRONMENTAL MANAGEMENT INC.**



Greg Taras, RPP  
Senior Planner

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