



February 22, 2023

UCC File No. 22119

City of Niagara Falls  
4310 Queen Street  
Niagara Falls, ON L2E 6X5

**Attn: Julie Hannah MES, MA, MCIP, RPP - Senior Manager of Current Planning (Sent via email to [jhannah@niagarafalls.ca](mailto:jhannah@niagarafalls.ca))**

**Re: Applications for Zoning By-law Amendment & Draft Plan of Vacant Land Condominium  
6529 St. John Street, Niagara Falls**

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On behalf of our client, Niagara Pines Developments Ltd., Upper Canada Consultants is pleased to submit applications and supporting materials for Zoning By-law Amendment and Draft Plan of Vacant Land Condominium for the lands municipally known as 6529 St. John Street in the City of Niagara Falls.

The proposed development is comprised of a vacant land condominium containing a total of five (5) single-detached dwelling units fronting onto a private road. The existing dwelling is proposed to be severed from the lands through a future Consent Application. A Zoning By-law Amendment is required to permit the proposed development on the subject lands by re-zoning the vacant lands to Residential Low Density, Group Multiple Dwelling Zone (R4) with a special provision, and re-zone the lands with the existing dwelling Residential 1E Density (R1E) with special provisions. The proposed development will increase the density within an urban area and make efficient use of existing infrastructure.

Please find enclosed the following documentation and technical studies in support of this submission:

- One (1) Zoning By-law Amendment Application signed by the owner;
- One (1) Draft Plan of Vacant Land Condominium signed by the owner;
- One (1) Cheque in the amount of **\$10,767.80** made payable to the Niagara Region;
- One (1) Planning Justification Report prepared by Upper Canada Consultants;
- Ten (10) Site Plan Drawings prepared by Upper Canada Consultants.
- Ten (10) Draft Plan of Vacant Land Condominium Drawings signed by Chambers and Associates;
- Two (2) Functional Servicing Reports and Stormwater Management Brief prepared by Upper Canada Consultants;
- One (1) Parcel Register from the Ontario Land Registry (PIN 64279-0437);
- One (1) Parcel Register from the Ontario Land Registry (PIN 64279-0561);
- One (1) PIN Map from the Ontario Land Registry Office; and,
- One (1) Instrument from the Ontario Land Registry Office (SN710711);

A cheque made payable to the City of Niagara Falls in the amount of **\$16,400.00** will be delivered to City Hall.



We trust that this submission is complete and we look forward to collaboratively working with the City of Niagara Falls to move this development forward.

If you have any questions or require any further information, please contact me at your convenience.

Thank you,

Eric J. Beauregard, MA  
Planning Coordinator  
Upper Canada Consultants

cc: Paul Savoia, Niagara Pines Developments Ltd.  
Stephanie Fischer, EPrime Construction Management  
Andrew Bryce, City of Niagara Falls  
Matt Kernahan, Upper Canada Consultants