



November 12th, 2024

Suzanne Anderson
Secretary-Treasurer to the Committee of Adjustment
The City of Niagara Falls
4310 Queen Street, PO Box 1023
Niagara Falls, ON L2E 6X5

Dear Ms. Anderson,

RE: **6645, 6655 & 6665 McLeod Road and 6633 McLeod Road
Consent Applications Submission – Easement for Shared Driveway**

We are pleased to submit the enclosed Consent Applications for the properties municipally known as 6645, 6655, and 6665 McLeod Road, and 6633 McLeod Road, in the City of Niagara Falls (“the Subject Lands”).

As you know, the Owners are proposing an easement for a shared driveway between the proposed stacked townhouse developments on the two properties. Part 2 is the shared driveway portion on 6645-6665 McLeod Road as shown on the consent sketch, whereas Part 3 is the shared driveway portion on 6633 McLeod Road. 6645-6665 McLeod Road contains a proposed 3-storey stacked townhouse development with a total of 42 units and 47 parking spaces, which is identified as Part 1. 6645-6665 McLeod Road is currently three separate parcels; however, they are treated as one parcel for the purpose of the applications in order to ensure that the easement applies to the entirety of the Subject Lands. 6633 McLeod Road contains a proposed 3-storey stacked townhouse development with 18 units and 23 parking spaces, which is identified as Part 4. There are existing single-detached dwellings on the Subject Lands that will be demolished as part of this proposal.

A Zoning By-law Amendment application will be submitted following the Consent Applications to facilitate the 3-storey stacked townhouse development at 6645-6665

McLeod Road. Zoning approval for the 3-storey stacked townhouse development at 6633 McLeod Road was received on April 18, 2023 (File No. AM-2022-029).

As part of our submission, please find enclosed the following:

- One (1) copy of the Consent Application Form for 6645-6665 McLeod Road;
- One (1) copy of the Consent Application Form for 6633 McLeod Road;
- One (1) copy of the Owner Authorization Form for 6645-6665 McLeod Road;
- One (1) copy of the Owner Authorization Form for 6633 McLeod Road;
- One (1) copy of the Architectural Plans for 6645-6665 McLeod Road prepared by MXL Engineering & Associated Inc., dated October 10th, 2024;
- One (1) copy of the Architectural Plans for 6633 McLeod Road prepared by Matthew Schmid Architecture, dated February 22nd, 2023;
- One (1) copy of the Site Survey for 6645-6665 McLeod Road prepared by The Laroque Group, dated December 2nd, 2021;
- One (1) copy of the Site Survey for 6633 McLeod Road prepared by Kirkup Mascoe Ure Surveying, dated January 26th, 2022;
- One (1) copy of the Land Registry PIN Sheet / Final Deed for 6645-6665 McLeod Road;
- One (1) copy of the Land Registry PIN Sheet / Final Deed for 6633 McLeod Road;
- One (1) copy of the Consent Sketch prepared by Richard Laroque Limited, dated July 29th, 2024;
- One (1) payment for the 6645-6665 McLeod Road Consent Application in the amount of \$4,010 through the City of Niagara Falls CityView Portal; and,
- One (1) payment for the 6633 McLeod Road Consent Application in the amount of \$4,010 through the City of Niagara Falls CityView Portal.

Should you require anything further or have any questions, please do not hesitate to contact the undersigned.

Sincerely,



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