

March 1, 2023

UCC File No. 2160

To: David Schulz, BURPI, MCIP, RPP
Senior Planner
City of Port Colborne
66 Charlotte Street
Port Colborne, ON L3K 3C8

**Re: Applications for Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment
Westwood Estates Phase 3, Port Colborne**

On behalf of our client Lester Shoalts Limited., Upper Canada Consultants respectfully submits the provided applications for Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment pertaining to Westwood Estates Phase 3.

The applications apply to lands known legally as Part of Lot 33, Concession 1, Geographic Township of Humberstone now in the City of Port Colborne, within the Regional Municipality of Niagara. The subject lands do not have a municipal address.

The Draft Plan of Subdivision proposes a total of 315 dwelling units and 195 Lots/Blocks. A concurrent Official Plan Amendment has been submitted to facilitate required changes in the composition and layout of the Westwood Park Secondary Plan (Schedule G of the Official Plan). The concurrent Zoning By-law Amendment is required to establish Zoning provisions for the development, as the majority of the site is zoned Residential Development (RD).

In addition to the original copies of the signed application forms the following materials are provided in support of the application, consistent with the requirements set out in the pre-consultation agreement.

- One (1) cheque in the amount of **\$26,876.00** payable to the City of Port Colborne;
- One (1) cheque in the amount of **\$50,037.50** payable to the Niagara Region;
- One (1) cheque in the amount of **\$14,577.00** payable to the NPCA;
- Six (6) copies of a Draft Plan of Subdivision prepared by Upper Canada Consultants;
- Six (6) copies of a Draft Official Plan Amendment prepared by Upper Canada Consultants;
- Six (6) copies of a Draft Zoning By-law Amendment prepared by Upper Canada Consultants;
- Six (6) copies of a Colour Demonstration Plan prepared by Upper Canada Consultants;
 - This contains conceptual design for the Condominium / Multiple Block (Block 178) as well as preliminary landscape conditions for the streetscape.
- Four (4) copies of a Planning Justification Report prepared by Upper Canada Consultants;
 - The required Urban Design Review related to the Secondary Plan Design policies is included in the Planning Report.
- Five (5) copies of a Functional Servicing Report prepared by Upper Canada Consultants;
- Five (5) copies of a Stormwater Management Plan prepared by Upper Canada Consultants;
- Three (3) copies of Stage 1-3 Archaeological Assessments prepared by Detritus Consulting Ltd.;
- Three (3) copies of a Traffic Impact Study prepared by R.V. Anderson and Associates;
- Four (4) copies of an Environmental Impact Study prepared by LCA Environmental Consultants and Ecological & Environmental Solutions;
- Four (4) copies of a Feature-based Wetland Water Balance prepared by Terra-Dynamics Consulting Inc.;
- One (1) copy of the Pre-consultation Agreement dated September 9, 2021; *and*
- One (1) copy of the Parcel Abstract and PIN Map for the subject lands.

Digital copies of all submission materials can be downloaded from the secure UCC Drive link provided in the covering e-mail.



If City staff require any additional materials or clarifications, please contact the undersigned.

Respectfully submitted,

Craig A. Rohe, M.Pl., MCIP, RPP
Senior Planner
Upper Canada Consultants

CC: Todd Shoalts, Lester Shoalts Limited (todd@shoaltsdev.com)
Martin Heikoop, Upper Canada Consultants