

July 14, 2025

File: 25028

City of Welland
60 East Main Street
Welland, ON L3B 3X4

Attention: Taylor Meadows – Manager of Development Planning

Re: Application for Official Plan and Zoning By-law Amendment – 519 Thorold Road, City of Welland

On behalf of 1001133976 ONTARIO INC., Upper Canada Consultants is pleased to submit the enclosed application for Official Plan and Zoning By-law Amendment affecting the property municipally addressed as 519 Thorold Road in the City of Welland.

The subject application is being made to amend the designation and rezone the lands to facilitate a 22-unit Block Townhouse development.

The following items have been included with this submission:

- One (1) Signed Official Plan Amendment Application;
- One (1) Signed Zoning By-law Amendment Application;
- One (1) cheque for **\$14,905.00**, payable to the City of Welland (2025 Concurrent Official Plan and Zoning By-law Amendment fee - \$14,905.00);
- Draft Official Plan Amendment – by Upper Canada Consultants;
- Draft Zoning By-law Amendment – by Upper Canada Consultants;
- Planning Justification Report – by Upper Canada Consultants;
- Concept Site Plan – by Upper Canada Consultants;
- Parcel Register; and
- Functional Servicing and Stormwater Management Report – by Upper Canada Consultants

We trust that the above information is to your satisfaction and should you require further information, please contact the undersigned.

Yours very truly,



**UPPER CANADA
CONSULTANTS**
ENGINEERS / PLANNERS

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& Engineering Ltd.**

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Callum Gomez
Development Coordinator
Upper Canada Consultants

cc. Marco Vukovic, 1001133976 ONTARIO INC.
William Heikoop, Upper Canada Consultants.