



vallee

*Consulting Engineers,
Architects & Planners*

October 11, 2023

City of Thorold
P.O. Box 1044
3540 Schmon Parkway
Thorold, ON L2V 4A7

Attention: Ashley D'Amico, Development Coordinator

**Reference: Barron Heights
Zoning Bylaw Amendment and Draft Plan of Subdivision
Allanburg, City of Thorold
Our File 20-089**

Please accept this package as our formal application for the following planning applications:

1. **Zoning Bylaw Amendment:** The Zoning Bylaw amendment is required for the following purposes:
 - a. Change a portion of the existing zoning from Development (D) to Residential First Density (R1C) Zone to permit single detached dwellings (Zoning Bylaw No. 2140 (97)).
 - b. Change a portion of the existing zoning from Development (D) to Residential Second Density (R2B) Zone to permit semi-detached dwellings (Zoning Bylaw No. 2140 (97)).
 - c. Change a portion of the existing zoning from Development (D) to Residential Third Density (R3) Zone to permit street townhouse dwellings (Zoning Bylaw No. 2140 (97)).
 - d. Change a portion of the existing zoning from Development (D) to Residential Third Density (R3) Zone with a special provision to permit street townhouse dwellings with a minimum rear yard of 15m to implement recommendations from the noise and vibration studies (Zoning Bylaw No. 2140 (97)).
 - e. Change a portion of the existing zoning from Future Development (FD) to Utility (U) Zone to permit a Stormwater Management Facility (Zoning Bylaw No. 60 (2019)).
2. **Draft Plan of Subdivision:** To implement the necessary lot fabric and road pattern required to support the proposed development concept.

In accordance with the City of Thorold's meeting minutes issued September 22, 2023, relating to a pre-submission meeting on August 16, 2023, we have included the following documents as part of our complete application package:

1. A copy of the City's meeting minutes issued September 22, 2023, relating to a pre-submission meeting on August 16, 2023.
2. Completed and executed, City of Thorold Development Approvals Application Form.

3. Planning Justification Report as prepared by G. Douglas Vallee Limited.
4. Draft Zoning Bylaw as prepared by G. Douglas Vallee Limited, including:
 - a. Proposed draft Bylaw amendment for No. 2140 (97).
 - b. Proposed draft Bylaw amendment for No. 60 (2019).
5. Draft Plan of Subdivision as prepared by Chambers and Associates Surveying Limited.
6. Draft Plan of Subdivision with Zoning Map as prepared by Chambers and Associates Surveying Limited with zoning information added by G. Douglas Vallee Limited.
7. Phase One Environmental Site Assessment as prepared by Hallex Environmental Ltd. It should be noted that this report concludes no further environmental site assessment work is required.
8. Noise Control Feasibility Study as prepared by SS Wilson Associates Consulting Engineers.
9. A Railway Vibration Level Measurements prepared by SS Wilson Associates Consulting Engineers.
10. Functional Servicing Report, including:
 - a. Functional Servicing Memo as prepared by G. Douglas Vallee Limited.
 - b. General Servicing Design as prepared by Niagara Engineering.
 - c. Master Grading Plan as prepared by Niagara Engineering.
 - d. Storm/Sanitary Drainage Plan as prepared by Niagara Engineering.
11. A cheque in the amount of:
 - a. \$19,760.00 payable to the City of Thorold for a Zoning Bylaw Amendment Application (\$6,930.00) and a Draft Plan of Subdivision Application (\$10,620.00 + \$2,210.00 (\$65.00 x 34 lots / blocks)).
 - b. \$17,261.00 payable to the Regional Municipality of Niagara for a Zoning Bylaw Amendment Review (\$1,395.00) and a Draft Plan of Subdivision Review (\$5,525.00 + \$10,341.00 (\$1,915.00 x 5.4ha)).

The following items have not been submitted:

1. Archaeology Assessment. An email from Niagara Region Planning Staff has been included as part of the planning justification report indicating the completion of a Stage 2 Archaeological Assessment (and any subsequent assessments) can be addressed as a Condition of Draft Plan Approval. This item is respectfully requested to be included as a condition of draft plan approval.
2. Urban Design / Landscape Plan. We kindly request this to be included as a condition of draft plan approval. During the detailed design phase, G. Douglas Vallee Limited will develop a detailed

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landscaping plan to be submitted as part of the complete engineering package. This will allow for a cost estimate / securities schedule to be completed in a wholistic manner.

3. Transportation Impact Study. As outlined by the City's Engineering Department, RVA is the consultant retained by the City, and is currently in the process of completing the Allanburg Traffic Study – cost sharing is in effect.

Should you have any questions or comments, please contact me directly. Thank you in advance for your efforts on this project.



Scott Puillandre CD, RPP, MCIP
Planner

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