



# BOUSFIELDS INC.

May 12, 2025

Project No. 2299-1

Conor Warren, Development Coordinator  
Development Services  
City of Thorold  
P.O. Box 1044  
3540 Schmon Parkway  
Thorold, ON, L2V 4A7

Dear Mr. Warren,

**Re: Zoning By-law Amendment and Modification to Draft Plan Approval (File No. D12-01-2019)  
Upper's Grove Subdivision – Rolling Meadows Secondary Plan Area**

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Bousfields Inc. is the planning consultant to Parkbridge Lifestyle Communities Inc. (c/o QuadReal Property Group (“**QuadReal**”)), the owner of the 14.9-hectare site (36.9 acres) within the Rolling Meadows Secondary Plan. These lands are referred to as the “**Upper's Grove Subdivision**” and legally identified as Parts 1-6, Part Lot 67 and Part of Road Allowance between lots 67 and 68, Uppers Lane in the City of Thorold (the “**subject site**”).

QuadReal acquired the subject site in July 2022. Prior to QuadReal's ownership of the lands, City Council approved By-law 01-2021 and By-law 03-2021 on March 23, 2021, which amended the zoning for the subject site to permit the development of 328 residential dwelling units. City Council also approved a Draft Plan of Subdivision application (“**Approved Draft Plan**”) (File No. D12-01-2019) on March 23, 2021, subject to the clearance of a set of draft plan conditions prior to the registration of the plan of subdivision.

In support of clearing draft plan conditions, QuadReal submitted a detailed design engineering submission in June 2023. This submission was circulated to several approval authorities, including the TransCanada Pipeline (“**TCPL**”). Due to the comments received on the circulation of the detailed design drawings, QuadReal is proposing minor revisions to the Approved Draft Plan. Specifically, these revisions are to address comments received from TCPL which state that no infrastructure (i.e., servicing connections, street intersections, cul-de-sacs) can be located within a 7-metre setback from edge of the pipeline right-of-way. In this regard, the Approved Draft Plan will need to be revised to accommodate this setback to some proposed roads, curbs, and driveways.

To address TCPL's requirement, QuadReal is proposing modifications to the Approved Draft Plan that include the realignment of Street E and shifting Street B cul-de-sac to be completely outside the TCPL setback. Further modifications to the Approved Draft Plan are proposed to address TCPL setback limitations for dwellings on Street A and for lot

efficiencies at the intersection of Street C and Street D. The proposed modifications result in a total of 324 residential units (the “**Proposed Revisions**”).

The Proposed Revisions also require a Zoning By-law Amendment (“**ZBA**”) because of the way the City structured the approved ZBA to align the zoning with boundaries of the new lots created in the Approved Draft Plan. As such, a ZBA application is required to implement the Proposed Revisions to the Approved Draft Plan.

In support of the Proposed Revisions, please find enclosed the following materials required that were identified following the Pre-Consultation meeting on January 4, 2024. The following materials have been provided as one (1) digital copy:

- A completed and signed City of Thorold Application Form;
- Draft Zoning By-law Amendment prepared by Bousfields Inc., dated March 18, 2025;
- Modified Draft Plan of Subdivision prepared by Bousfields Inc., dated April 28, 2025;
- Planning Justification Letter prepared by Bousfields Inc., dated May 8, 2025;
- Record of Pre-Consultation Meeting dated January 23, 2024; and
- Technical Servicing Brief and Preliminary Servicing Plan prepared by Stantec Consulting Ltd., dated May 8, 2025.

Based on correspondence with City Staff, it was determined fees for a major ZBA and modification to draft plan approval without circulation in the amount of \$11,955.00 would be required. Niagara Region Staff also confirmed that only a modification to draft plan fee would be required in the amount of \$2,950.00. It is our understanding that payment for the fees has been received by the City. Please confirm the fees noted above are correct and that payment has been received.

We trust the enclosed makes for a complete application. However, if you have any questions or require additional information, please do not hesitate to contact the undersigned, David Milano ([dmilano@bousfields.ca](mailto:dmilano@bousfields.ca)) or Celina Hevesi ([chevesi@bousfields.ca](mailto:chevesi@bousfields.ca)) of our office.

Respectfully submitted,

**Bousfields Inc.**



**Emma West**, MCIP, RPP  
Partner  
[ewest@bousfields.ca](mailto:ewest@bousfields.ca)

*cc. QuadReal Property Group*