BOUSFIELDS INC.

Project No. 2097

September 25, 2025

Marc Davidson, Manager of Planning
Development Services
City of Thorold
P.O Box 1044, 3540 Schmon Parkway
Thorold, ON L2V 4A7

Dear Marc Davidson,

Re: 2nd Resubmission – Cover Letter
13030 Lundy's Lane – Rudanco Lands
Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications
City File No.'s: D09-05-2023, D12-04-2023, and D14-13-2023

Bousfields Inc. is the planning consultant to Rudanco Hospitality Corporation ("**Rudanco**"), the owner of the lands municipally known as 13030 Lundy's Lane in the City of Thorold, in Niagara Region (the "**subject site**"). On behalf of our client, we are pleased to submit updated materials in support of the above-noted Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision applications for the subject site.

Background

Applications for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision were originally submitted to the City of Thorold in December 2023 to facilitate the development of 76 new private development lots and blocks, which were anticipated to include approximately 2,062 residential units and 4,556 square metres of commercial gross floor area. Comments on the December 2023 proposal were received beginning in March 2024. An applicant-led Community Information Meeting virtually occurred on March 12, 2024, and a City-led Statutory Public Meeting was held on March 19, 2024.

Numerous meetings with City Staff were held and the input from applicable agencies resulted in a number of changes to the proposed applications, as resubmitted in November 2024.

Beginning in April 2025, comments were received from the City and applicable agencies on the November 2024 submission.

The input received from the November 2024 submission resulted in several changes to the proposed development, as discussed in the Planning Addendum Letter provided as part of the resubmission.

In support of the revised proposal, please find enclosed the following materials provided as one (1) digital and paper copy:

- A Comment Response Matrix prepared by the Project Team dated September 18, 2025;
- Architectural Package, including Concept Plan, Building Elevations, 3-D Massing and Shadow Study prepared by Giannone Petricone Associates Inc. Architects dated September 18, 2025;
- Draft Official Plan Amendment prepared by Bousfields Inc., dated September 4, 2025;
- Draft Plan of Subdivision prepared by Bousfields Inc., dated September 18, 2025;
- Draft Zoning By-law Amendment prepared by Bousfields Inc. dated September 18, 2025;
- Functional Servicing Report and corresponding Civil Drawings prepared by MTE Consultants Inc., dated September 23, 2025;
- Land Use Compatibility Report prepared by Thornton Tomasetti dated September 24, 2025;
- Landscape Concept Package prepared by Adesso Design Inc. dated September 15, 2025;
- Preliminary Phasing Plan prepared by Bousfields Inc., date September 2025;
- Planning Rationale Addendum Letter including Summary of Public Consultation prepared by Bousfields Inc., dated September 23, 2025;
- Stormwater Management Report prepared by MTE Consultants Inc., dated September 23, 2025; and
- Transportation Impact Study including Functional Design Plan and Transportation Synchro Files prepared by Paradigm Transportation Solutions Ltd., dated September 2025.

We trust that the enclosed satisfactory. However, if you have any questions or require any additional information, please do not hesitate to contact the undersigned or Celina Hevesi (chevesi@bousfields.ca) of our office.

Yours very truly,
Bousfields Inc.

David Falletta, MCIP RPP
Partner

Cc. Client