UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS

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October 31, 2025 UCC File No. 24090

Town of Fort Erie
1 Municipal Centre Drive
Fort Erie, ON, L2A 2S6

Attn: Devon Morton, MCIP, RPP – Supervisor of Development Approvals

Re: Application for Zoning By-law Amendment
825 Garrison Road, Fort Erie

On behalf of our client, 2071380 Ontario Inc., Upper Canada Consultants is pleased to submit an application for Zoning By-law Amendment for the above noted lands.

The purpose of the Zoning By-law Amendment is to facilitate the construction of an apartment building. Forming part of this submission, please find enclosed supporting materials:

- One (1) Cheque in the amount of $10,087.00 (Zoning By-law Amendment) payable to the Town of Fort Erie
- One (1) Cheque in the amount of $2,160.00 (Peer Review) payable to the Town of Fort Erie
- One (1) Cheque in the amount of $6,893.00 payable to NPCA
- One (1) Zoning By-law Amendment Application prepared by Upper Canada Consultants;
- One (1) Zoning By-law Amendment Application prepared by Upper Canada Consultants;
- One (1) Planning Justification Report prepared by Upper Canada Consultants;
- One (1) Functional Servicing Report prepared by Upper Canada Consultants;
- One (1) Site Plan prepared by Upper Canada Consultants;
- One (1) Wetland Water Balance prepared by Terra-Dynamics Consulting Inc.;
- One (1) Tree Inventory and Preservation Plan and Report prepared by Jackson Arboriculture;
- One (1) Environmental Impact Study prepared by Ecological and Environmental Solutions;
- One (1) Conceptual Landscape Plan prepared by James McWilliam Landscape Architect;
- One (1) Architectural Package and Shadow Analysis prepared by 2M Architects;
- One (1) Transportation Impact Study prepared by Stantec Consulting Ltd.;
- One (1) Stage 1-4 Archaeological Assessment prepared by Detritus Consulting Ltd.;

We trust that this submission is complete and we look forward to working with the Town of Fort Erie on this development.

If you have any questions or require any further information, please contact the undersigned.

Regards,

Nicholas Godfrey MA, MCIP, RPP
Senior Planner
Upper Canada Consultants

cc: B. Wiens, Planning Associate
W. Heikoop, Planning Manager
P. DiFrancesco, Owner