UPPER CANADA CONSULTANTS
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September 5, 2025

UCC File No. 22221

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

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

Re: Applications for Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision – Alliston Woods Plan 59M-516, Fort Erie

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On behalf of our client, Mountain View Homes., Upper Canada Consultants is pleased to submit applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision for the above noted lands.

The owner is applying for these amendments to facilitate a redesign of the registered plan of subdivision to establish a change to the road and lot/block pattern to fifty-three (53) single-detached dwelling units, two hundred and fifty-seven (257) street townhouse units, and sixty-eight (68) stacked townhouse dwelling units. The stormwater management pond on Phase 1 will be extended with an additional block. There will also be another block dedicated to a service extension.

The project will be built in four phases to align with the submitted traffic study and provide flexibility to future market conditions. Phase 2 will be the first phase developed and include 53 single-detached homes and 49 street townhomes. It is designed to extend Phase 1 and include double-loaded roads to ensure efficiency of construction timing and costs. Phase 3A will build 130 street townhomes and Phase 3B, will build 68 stacked townhomes. Both phases can be built at the same time or staggered, which ensures flexibility with both phases. Phase 4 includes 79 street townhomes and continues the remainder of the street network.

The Official Plan Amendment application seeks to permit townhouse units in the Spears High-Pointe Secondary Plan Low Density Residential designation and an increase in density in this designation up to 24.11 units/ha. The Zoning By-law Amendment proposes to amend the site-specific exceptions for the single detached lots, street townhouse lots, and stacked townhouse block, and introduce permission for stormwater management facilities. The application for the Draft Plan of Subdivision will provide for the establishment of the new lot/block and road pattern.

Forming part of this re-submission, please find enclosed supporting materials:

- One (1) Official Plan and one (1) Zoning By-law Amendment Application prepared by Upper Canada Consultants;
- One (1) Draft Plan of Subdivision prepared by Upper Canada Consultants;
- One (1) cheque in the amount of **$2,160** made payable to the Town of Fort Erie;
- One (1) Planning Justification Report prepared by Upper Canada Consultants;
- One (1) Updated Functional Servicing Report including Stormwater Management Addendum prepared by Upper Canada Consultants;
- One (1) Environmental Brief prepared by Myler Ecological Consulting;
- One (1) Environmental Noise Feasibility Study prepared by HGC Noise Vibration Acoustics;

- One (1) Environmental Technical Memo prepared by GEI;
- One (1) Transportation Impact Study prepared by Paradigm;
- One (1) Stage 1-2 Archaeological Assessment prepared by Detritus;
- One (1) proposed Subdivision Plan;
- One (1) proposed Phasing Plan;

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: M. Iamarino
W. Heikoop
M. Vartanian
J. Richardson