



Upper Canada Planning  
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June 28, 2022

UCC File No. 5331

**To:** Denise Landry, MCIP, RPP  
Manager of Development  
City of Port Colborne  
66 Charlotte Street  
Port Colborne ON L3K 3C8

**Re: Request for Extension of Draft Plan of Subdivision Approval  
Rosedale Subdivision – 26T-87018 (East Side of Highway 58)**

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In reference to the above noted project, please accept this request to extend Draft Plan of Subdivision approval for a period of **one (1) year**. Draft Approval was extended for a two-year period by City Council on August 10, 2020 through By-law 6808/58/20. The lapsing date for Draft Approval is **August 12, 2022**.

Cheques will be provided by the owner to City Hall in amounts of **\$1,624.00** made payable to the City of Port Colborne and **\$2,680.00** made payable to the Regional Municipality of Niagara.

Over the past two years the owner has been working with Upper Canada Consultants, the consulting archaeologist and transportation consultant to address the most significant conditions of approval that may affect development feasibility and/or the need to amend the plan. The owner has also participated in conversation with the owner of the adjacent development (Meadow Heights) to find synchronicities in the development and construction process.

The effect of Covid-19 on development processes has also contributed to delays in the ability to complete on-site works.

To date, the site has been cleared and tilled to facilitate archeological investigation, which is ongoing. Archeological resources have been discovered in the past weeks which will require further investigation and review that will extend past the lapsing date of this Plan.

Additional ongoing works also include a topographic survey of the subject lands as well as civil engineering design and drafting.

It is considered appropriate for a one-year extension to be granted to facilitate the completion of these investigative works and site surveying so that the owner may determine if development can proceed or if changes are required.

Our client respectfully requests that a one-year extension be provided to allow for sufficient time to complete the ongoing archeological works.

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



**UPPER CANADA  
CONSULTANTS**  
ENGINEERS / PLANNERS

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Sincerely,

Craig A. Rohe, M.Pl., MCIP, RPP  
Senior Planner  
Upper Canada Consultants

CC:      Ralph Rotella (Owner)  
         Martin Heikoop, Upper Canada Consultants  
         David Schulz, BURPL, MCIP, RPP, Senior Planner, City of Port Colborne