



June 25, 2025

UCC File No. 21178

Town of Niagara-on-the-Lake
1593 Four Mile Creek Road
Virgil, ON L0S 1T0

Attn: Christopher Mazerolle, Development Coordinator

**Re: Request for Removal of the (H) Holding Symbol
Tawny Ridge Estates Phase 2
Town File No. ZBA-25-2022**

On behalf of our client, St. Davids Riverview Estates Inc., we are requesting the removal of the (H) Holding Symbol on the zoning for Tawny Ridge Estates Phase 2 in the Town of Niagara-on-the-Lake.

The Holding Provision was required to ensure that the stormwater management strategy for the development is addressed prior to final approval of the draft plan of subdivision.

A Functional Servicing Report and Stormwater Management Plan was prepared by Upper Canada Consultants, and submitted with the initial request to clear conditions of draft plan approval. As part of the construction of the proposed development, Warner Road from the western limit of the site to Tanbark Road shall be reconstructed to an urban cross-section. This will include associated curb, gutters, sidewalks and new municipal storm sewers.

It was further determined that on-site stormwater quantity controls will be provided by a 185mm diameter control orifice and oversized storm sewer storage within the subject lands to provide quantity controls for the 5-and 10-year design storm events. Also, the Vineyard Creek Estates stormwater management pond permanent pool has capacity to provide stormwater quality controls to MECP Normal levels for the increased imperviousness of the subject lands without modifications to the facility or additional on-site quality controls.

Overall, it is confirmed by Upper Canada Consultants that there is an adequate stormwater management strategy for the development and therefore, we respectfully request the removal of the (H) Holding Symbol.

A cheque for the amount of **\$2,345.00** has been included with this letter for the Removal of Holding Provision fee.

Respectfully Submitted,

Chelsea Liotta
Planner
Upper Canada Consultants