

WHO WE ARE

LandPro is a specialized land use planning and consulting firm based in St. Catharines.

We are a small team of like-minded planners and designers.



OUR TEAM EXPERTISE

- Registered Professional **Planners**
- Land Development Manager
- Urban Designers
- Technicians

WHAT WE DO

- Land Use Planning
- Project Management
- Urban Design
- Strategic Advice

OUR FOCUS

Working with land owners, developers and business owners, we navigate and negotiate towards a solution for their land use problems.

Our planning services include:

- Pre-Consultation Representation
- Planning Rationale Reports
- Plans of Subdivision
- Zoning and Official Plan
- Feasibility Reports
- Application Completion
- Conceptual Design
- OLT Appeals



WHERE WE ARE

We are focused in the Niagara Region, Haldimand and Norfolk Counties.

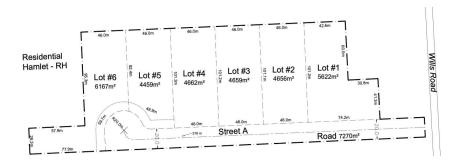
Some projects take us to Ottawa, Huntsville, York Region and even Sarnia.





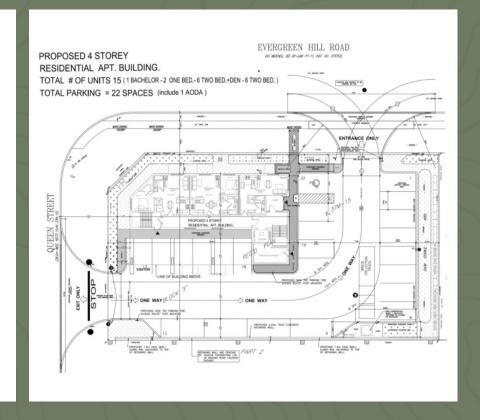
Residential - Wills Road, Wainfleet

- **Project:** Condominium of 6 single detached houses
- Approvals: Zoning By-law Amendment, Draft Plan of Condominium, Holding Symbol Removal
- Technical: Planning Justification Report, Hydrogeological Assessment, Functional Servicing Report, Stormwater Management, Environmental Site Assessment
- Issues: Lot servicing
- Results: Zoning By-law Amendment and Draft Plan of Condominium approved; Holding Symbol removed.



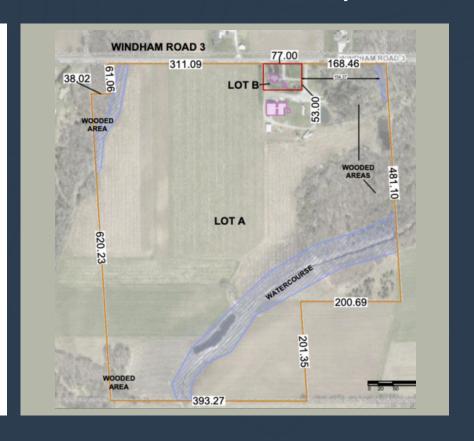
Residential - Evergreen Hill Road, Simcoe

- Project: 14 unit rental apartments
- Approvals: Zoning By-law Amendment, Site Plan
- Technical: Planning Justification, Functional Servicing Report, Traffic/Parking Report
- Issues: Off-street parking, Floor area/unit, Landscaping
- Results: This presented as affordable, rental housing, which was supported by the County.
 Zoning approved in Summer 2022.
 Site Plan approved Winter 2023.



Residential - Windham Road 3, Norfolk County

- Project: Severance of Surplus Farm Dwelling
- Approvals: Severance
- **Technical:** Planning Rationale Report, Severance sketch
- Issues: Large size of lands to be severed
- Results: Severance approved



Residential - Garrison Road, Fort Erie

- Project: 101 units presenting as one,
 4-storey residential building plus one, 3-storey mixed-use building
- Approvals: Official Plan and Zoning By-law amendments, Site Plan
- Technical: Planning Rationale Report,
 Functional Servicing Report, Traffic
 Report, Architectural Renderings
- Issues: Emergency services access, provision of affordable housing, building height, setback encroachment
- Results: Official Plan and Zoning Amendments approved. Site Plan pending



Commercial - Twisted Lemon, Cayuga

- Project: Converting a home into a restaurant and boutique hotel
- Approvals: Official Plan, Zoning By-law Amendments
- **Technical:** Planning Rationale Report, Functional Servicing Memo
- Issues: Off-street parking, Staff support, political climate
- Results: Official Plan and Zoning Amendments were approved



Institutional - Bethel Christian Reformed Church, Dunnville

- Project: Church expansion due to congregation growth
- Approvals: Severance, Zoning By-law Amendments
- **Technical:** Planning Rationale Report, Severance Sketch
- Issues: Septic system relocation, additional parking required
- Results: Severance and Zoning By-law Amendments were approved





OUR EASY PLANNING PROCESS

1st/Initial Contact > Contract > Pre-Consultation > Municipal Application > Approval > Building Permit/Build

3 OFFICE LOCATIONS TO SERVE YOU

St. Catharines (Corporate Head Office)



Contact: **Mike Sullivan** info@landproplan.ca

Waterloo



Contact: **Mitchell Baker** mitchell@landproplan.ca Simcoe



Contact: **Mike Sullivan** info@landproplan.ca