



LANDPRO
PLANNING SOLUTIONS

**Changing your world is possible.
We do it all the time.**

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

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 Amendments
- Feasibility Reports
- Application Completion
- Conceptual Design
- OLT Appeals



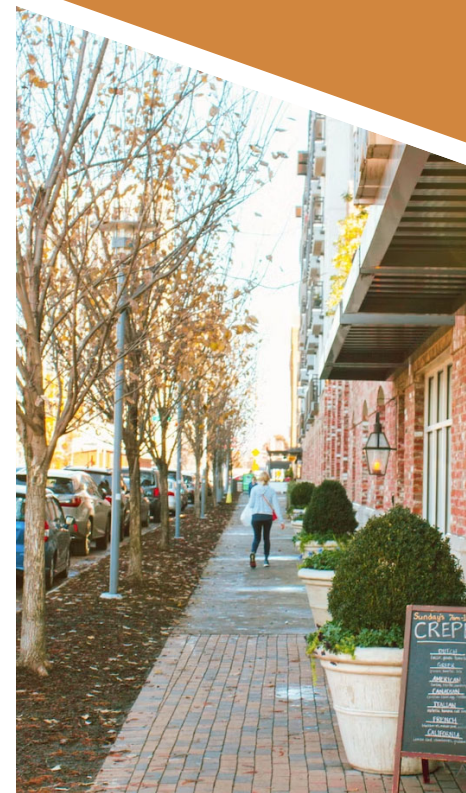
WHAT WE DO

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

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.



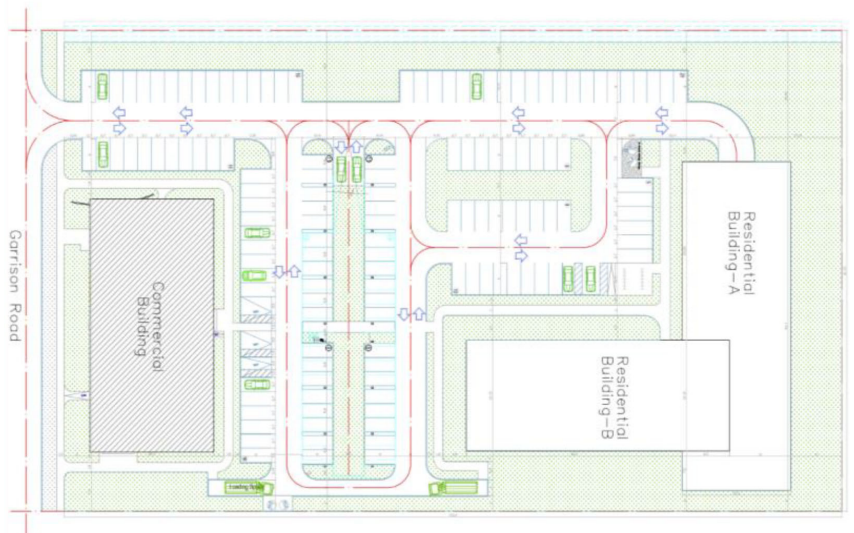
Residential – Windham Road 3, Norfolk County

- **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