

File No:	Date of Receipt:
Town Fee (\$):	Regional Fee (\$):
NPCA Fee (\$):	Operations Fee (\$):
Other Fee (\$):	Other Fee (\$):

(Office Use Only)

Application for an Official Plan Amendment and/or Zoning By-law Amendment

Under the *Planning Act, R.S.O. 1990 c. P.13, as amended*

A pre-consultation meeting with Community & Development Services Staff is required prior to applying for an Official Plan Amendment and/or a Zoning By-law Amendment.

Please complete all applicable sections of this application. All measurements are to be provided in metric units. The information requested on this application is required to review the proposal. An incomplete application will be returned to the Registered Owner/Authorized Agent. If you have questions regarding the information requested on this application, please contact the Community & Development Services Department.

All information requested on this form is collected under the authority of the Planning Act, R.S.O. 1990, c. P.13, as amended, and the provisions of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56. The requested information on this application and all accompanying plans, reports, and information is required in order to process this application and will form part of the public record which may be published on the Town of Niagara-on-the-Lake website or by other means. The name and business address of the Registered Owner and/or Authorized Agent is public information. Questions about the collection of information can be made to the Town Clerk.

1. Type of Application			
<input checked="" type="checkbox"/> Official Plan Amendment	<input checked="" type="checkbox"/> Zoning By-law Amendment	<input type="checkbox"/> Removal of Holding Symbol (Complete Sections 2-4 only)	<input type="checkbox"/> Temporary Use By-law
2. Details of the Subject Lands			
Municipal Address Part of 1570 Niagara Stone Road		Assessment Roll Number	
Legal Description Part of Lots 34, 35, 38 40 and all of Lot 39, Plan 304, and Part of Block 9, Plan TP85, in the Town of Niagara on the Lake			
Date the subject lands were acquired: May 31st 2024	Lot Area (metric): 4691.63m²	Lot Frontage (metric): 59.04m	Lot Depth (metric): 92.33m
Description of easements, rights-of-way, or restrictive covenants applicable to the subject lands (if applicable): none			
3. Registered Owner (as shown on the deed and title of the property)			
Name John Bufalino		Company Name 2559165 Ontario Inc.	Municipality St. Catharines
Mailing Address 1871 King Street		Unit Number	Postal Code L2R 6P7
Province ON.	Email see agent		Telephone 905-685-8589
4. Authorized Agent (if one has been authorized)			
Name Jennifer Vida		Company Name J. Vida Consulting Inc.	Municipality St. Davids
Mailing Address P.O. Box 522		Unit Number	Postal Code LOS1P0
Province ON.	Email jennifervidaconsulting@gmail.com		Telephone 905-246-3061
Contact for all future correspondence (select one): <input type="checkbox"/> Registered Owner <input checked="" type="checkbox"/> Authorized Agent			
5. Mortgages, Charges, and Other Encumbrances (if applicable) None			
Name		Company Name	Municipality
Mailing Address		Unit Number	Postal Code
Province	Email		Telephone

6. Access (select all that apply)

Identify how the subject lands will be accessed:

Public road maintained all year Niagara River Parkway Provincial highway
 Public road maintained seasonally Private easement/Right-of-way Waterway

If the subject lands will be accessed by a waterway only, identify the parking and docking facilities to be used and the approximate distance of these facilities from the subject lands to the nearest public road:

7. Servicing (select all that apply)

Identify how the subject lands will be serviced:

Water	Sewage Disposal	Storm Drainage
<input checked="" type="checkbox"/> Publicly owned and operated piped water system	<input checked="" type="checkbox"/> Publicly owned and operated sanitary sewage system	<input checked="" type="checkbox"/> Sewers
<input type="checkbox"/> Privately owned and operated individual well	<input type="checkbox"/> Privately owned and operated individual septic system	<input type="checkbox"/> Ditches/swales
<input type="checkbox"/> Privately owned and operated communal well	<input type="checkbox"/> Privately owned and operated communal septic system	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Lake or other water body	<input type="checkbox"/> Privy	
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____	

8. Existing Buildings, Structures, and Uses

Identify the existing use(s) of the subject lands and the length of time the existing use(s) have continued:
 existing church manse and accessory structures, all to be demolished to facilitate the proposed development.

Type of Building or Structure	Church Manse and she			
Construction Date	unknown			
Existing Use(s)	vacant			
Time the Existing Use(s) have continued	unknown			
Front Yard Setback (m)	to be demolished			
Rear Yard Setback (m)	to be demolished			
Side Yard Setback (m)	to be demolished			
Side Yard Setback (m)	to be demolished			
Height (m)	to be demolished			
Gross Floor Area (sq m)	to be demolished			
Lot coverage (%)	to be demolished			

9. Proposed Buildings, Structures, and Uses (if applicable)

Identify the proposed use(s) of the subject lands:
 14 condominium townhouses and a 4 storey, 24 units condominium apartment building

Type of Building or Structure	Townhouses	4 storey apartment		
Construction Date	TBC	TBC		
Proposed Use(s)	residential	residential		
Front Yard Setback (m)	6 metres	4.17m		
Rear Yard Setback (m)	7.69m	1.3m		
Side Yard Setback (m)	1.9m	1.02		
Side Yard Setback (m)	3m	1.7m		
Height (m)	10.0	12m		
Gross Floor Area (sq m)	1600sf +/-	20,500sf+/-		
Lot coverage (%)	26.8%	20.7%		

10. Provincial Policy

Is this application consistent with policy statements issues under Section 3(1) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended? Yes No

Is any portion of the subject lands within the Specialty Crop (Niagara Tender Fruit and Grape) Area? Yes No

Is any portion of the subject lands within the Niagara Escarpment Plan Area? Yes No

If yes to any, explain how this application conforms to Provincial policy statements and applicable Provincial plan(s):
 Please refer to the Planning Justification Report, prepared by A.J. Clarke for details.

11. Official Plan Information	
Existing Niagara Regional Official Plan designation(s) of the subject lands: Urban Area - Built-up	
Does this application conform to the Niagara Regional Official Plan? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain how this application conforms to the Niagara Regional Official Plan: Please refer to the Planning Justification Report, prepared by A.J. Clarke for details.	
Existing Town of Niagara-on-the-Lake Official Plan designation(s) of the subject lands: Service Commercial and Low Density Residential	
Does this application conform to the Town of Niagara-on-the-Lake Official Plan? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain how this application conforms to the Town of Niagara-on-the-Lake Official Plan: Please refer to the Planning Justification Report, prepared by A.J. Clarke for details.	
Does this application propose to change or replace a designation in the Official Plan? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, what is the Official Plan designation that the amendment is proposing to change or replace? Please refer to the Planning Justification Report, prepared by A.J. Clarke for details.	
Does the proposed amendment change, replace, or delete a policy in the Official Plan? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, which Official Plan policy is to be changed, replaced, or deleted? Please refer to the Planning Justification Report, prepared by A.J. Clarke for details.	
Does the proposed amendment add a policy to the Official Plan? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, what is the nature and extent of the Official Plan policy that the amendment is proposing to add? Please refer to the Planning Justification Report, prepared by A.J. Clarke for details.	
Do the subject lands have a pre-determined requirement for maximum height or density? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Does this application propose to alter the boundaries of an existing settlement area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Does this application propose to remove any lands from an existing employment area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes to any of the above questions, provide details of the Official Plan policies that deal with the matter(s): Please refer to the Planning Justification Report, prepared by A.J. Clarke for details.	
Explain the purpose for the proposed Town of Niagara-on-the-Lake Official Plan amendment (if applicable): To re-designate the lands from Service Commercial and Low Density Residential to Medium Density Residential with site specific policies to reflect the proposed development layout.	
12. Zoning Information	
Existing Town of Niagara-on-the-Lake Zoning of the subject lands: Residential R1 Holding and Village Commercial Holding	
Explain the nature and extent of the proposed Zoning By-law Amendment: to re-zone the lands to Residential Multiple RM1 modified	
Explain the reason for the proposed Zoning By-law Amendment: to facilitate the development of a vacant land condominium with 14 townhouses and a 4 storey, 24 unit apartment building.	
13. Surrounding Land Uses	
North	Low Density Residential
South	Institutional and Low Density Residential
East	Commercial
West	Low Density Residential

14. Previous Applications (if applicable)

Have the subject lands ever been the subject of an application under the *Planning Act, R.S.O. 1990, c. P.13, as amended* for approval of a plan of subdivision or condominium, a consent, a minor variance, a site plan, an official plan amendment, a zoning by-law amendment, or a Minister's zoning order? Yes
 No
 Unknown

Are any lands within 120 metre of the subject lands the subject of an application made by the Registered Owner under the *Planning Act, R.S.O. 1990, c. P.13, as amended* for approval of a plan of subdivision or condominium, a consent, a minor variance, a site plan, an official plan amendment, a zoning by-law amendment, or Minister's zoning order? Yes
 No
 Unknown

If yes to either, provide the information requested below:

Application Type	File Number	Status of the Application
ZBLA	unknown	complete
Consent to sever	unknown	complete

15. Concurrent Applications (if applicable)

Application Type	File Number	Status of the Application
Zoning By-law amendment, Official Plan	TBD	submitted

16. Checklist of Requirements for a Complete Application (all boxes must be checked)

The following plans, reports, and information must accompany this application:

- One (1) signed copy of the Pre-Consultation Agreement;
- All applicable application fees (payable by cash, cheque, or debit);
- Property Index Map(s) of the subject lands from the Land Registry Office, dated within one (1) month of receipt of this application;
- Parcel Register(s) (including all PIN printouts and Legal Instruments) of the subject lands from the Land Registry Office, dated within one (1) month of receipt of this application;
- Two (2) folded hardcopies of the Reference Plan(s) included in the legal description of the subject lands, to scale (unfolded copies will not be accepted);
- Two (2) hardcopies of a draft by-law for each separate document being amended;
- Two (2) hardcopies of a schedule accompanying each draft by-law, if applicable;
- Two (2) hardcopies of all required plans, reports, and information identified on the Pre-Consultation Agreement;
- For all large-format plans, two (2) sets of reduced plans on 11' X 17' paper; and
- One (1) digital copy, in PDF format, of all required materials.

This application will be circulated to various agencies for review and comment. Where the scope or nature of the application requires input from a large number of agencies, additional copies of this application and accompanying plans, reports, and information may be required.

17. Checklist of Drawing Requirements (all applicable boxes must be checked)

Plans and drawings accompanying this application must show the following information, in metric units:

- North arrow;
- Metric scale;
- The boundaries and dimensions of the subject lands;
- The location, size, type, and setbacks of all existing and proposed buildings and structures on the subject lands;
- Natural and artificial features located within or adjacent to the subject lands, such as buildings, railways, roads/highways, pipelines, watercourses, drainage ditches, top of banks, wetlands, wooded areas, wells, septic tanks, and parking and docking facilities (if access to the subject lands is by waterway only), or any other features that may affect this application in the opinion of the Registered Owner/Authorized Agent;
- The existing use(s) of adjacent lands (for example, residential, agricultural, or commercial);
- The location, width and name any road/highway within or abutting the subject lands, and indicating whether it is an unopened road allowance, a public road, a private road, or a right-of-way; and
- The location and nature of any easement affecting the subject lands (if applicable).

Community & Development Services Staff may request that additional information be provided in the plans and drawings that accompany this application, based on the scope and nature of the proposal.

18. Plans, Reports, and Information Submitted with this Application

Identify all plans, reports, and information submitted with this application:

No.	Title	Date	Author
1	Site Plan	02/14/2024	ACK Architects
2	Architectural Elevations	varies	ACK Architects
3	Draft Plan of Vacant Land Condominium	05/06/2024	Upper Canada Consultants
4	Functional Servicing Report	March 2024	Upper Canada Consultants
5	Noise Impact Study	September 2023	dBA Acoustical Consultants Inc.
6	PIN Sheets	June 2024	OLR
7	Planning Justification Report	March 2024	A.J. Clarke and Associates Ltd.
8	Shadow Studies	08-30-2023	ACK Architects
9	TIPP	09/20/2023	Adesso Design Inc.
10	Traffic Impact Brief	09/21/2023	SLBC Inc.
11			
12			

19. Acknowledgement and Agreement of Registered Owner

I, John Bufalino AM THE REGISTERED OWNER OF THE SUBJECT LANDS AND
 (Name of Registered Owner/Company)

I ACKNOWLEDGE AND AGREE that all information requested on this form is collected under the authority of the *Planning Act, R.S.O. 1990, c. P.13, as amended*, and the provisions of the *Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56*. The information is required in order to process this application and forms part of the public record which may be published on the Town of Niagara-on-the-Lake website or by other means. The name and business address of the Registered Owner and/or Authorized Agent is public information.

I ACKNOWLEDGE AND AGREE that the Town of Niagara-on-the-Lake, its employees and agents may enter onto my property to view, photograph and survey my property as necessary for this application.

I ACKNOWLEDGE AND AGREE that all costs of processing this application shall be paid for by the Registered Owner. The Registered Owner shall reimburse the Town of Niagara-on-the-Lake, upon demand, for all costs incurred by the Town of Niagara-on-the-Lake in respect of this application. Without limiting the foregoing, the Registered Owner acknowledges and agrees to pay such expenses regardless of whether or not this application is approved or proceeded with and are not refundable. If costs are not paid by the due date imposed by the Town of Niagara-on-the-Lake, the Registered Owner understands and acknowledges that the costs will be added to the tax bill of the subject lands and collected in like manner as property taxes.

[Signature] June 5, 2024
 (Signature of Registered Owner) (Date)

20. Authorization of Registered Owner

If this application is being submitted by an Authorized Agent, the Registered Owner of the subject lands must complete this section. If there is more than one Registered Owner, a separate authorization from each individual or corporation is required. An additional copy of this page must be attached for each Registered Owner.

I, John Bufalino AM THE REGISTERED OWNER OF THE SUBJECT LANDS
 (Name of Registered Owner/Company)

AND HEREBY AUTHORIZE Jennifer Vida of J.Vida Consulting Inc.
 (Name of Authorized Agent/Company)

TO SUBMIT THIS APPLICATION to the Town of Niagara-on-the-Lake, appear on my behalf at any hearing(s) of this application, and provide any information or material required by the Town of Niagara-on-the-Lake relevant to this application.

I UNDERSTAND that all information requested on this form is collected under the authority of the *Planning Act, R.S.O. 1990, c. P.13, as amended*, and the provisions of the *Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56*. The information is required in order to process this application and forms part of the public record which may be published on the Town of Niagara-on-the-Lake website or by other means. The name and business address of the Registered Owner and/or Authorized Agent is public information.

I ACKNOWLEDGE AND AGREE that the Town of Niagara-on-the-Lake, its employees and agents may enter onto my property to view, photograph and survey my property as necessary for this application.

I ACKNOWLEDGE AND AGREE that all costs of processing this application shall be paid for by the Registered Owner. The Registered Owner shall reimburse the Town of Niagara-on-the-Lake, upon demand, for all costs incurred by the Town of Niagara-on-the-Lake in respect of this application. Without limiting the foregoing, the Registered Owner acknowledges and agrees to pay such expenses regardless of whether or not this application is approved or proceeded with and are not refundable. If costs are not paid by the due date imposed by the Town of Niagara-on-the-Lake, the Registered Owner understands and acknowledges that the costs will be added to the tax bill of the subject lands and collected in like manner as property taxes.

[Signature] June 5, 2024
 (Signature of Registered Owner) (Date)

21. Sworn Declaration

I, John Bufalino OF THE City of St. Catharines
(Name of Registered Owner/Company or Authorized Agent/Company) (Name of City, Town, Township, etc.)


IN THE Region of Niagara
(Name of Regional Municipality or Province)

DO SOLEMNLY DECLARE that the information contained in this application and that the information contained in the documents that accompany this application is true and complete.

Declared before me in St. Catharines in the Region of Niagara
(Name of City, Town, Township, etc.) (Name of Regional Municipality or Province)

on this 5th day of June, 2024
(Month) (Year)


(Signature of Registered Owner/Authorized Agent)


**Renald James Wilson, a Commissioner, etc.,
Province of Ontario, for Sapphire Construction
of Niagara Inc. and its associated companies.
Expires August 14, 2024.**

THIS APPLICATION MUST BE SUBMITTED TO:

Town of Niagara-on-the-Lake
Community & Development Services
1593 Four Mile Creek Road
PO Box 100
Virgil, ON L0S 1T0

Phone: (905) 468-3266
Fax: (905) 468-0301
Website: www.notl.org

File No:	Date of Receipt:
Town Fee (\$):	Regional Fee (\$):
NPCA Fee (\$):	Operations Fee (\$):
Other Fee (\$):	Other Fee (\$):

(Office Use Only)

Application for Approval of a Draft Plan of Subdivision and/or Draft Condominium Description

Under the *Planning Act, R.S.O. 1990 c. P.13, as amended*

A pre-consultation meeting with Community & Development Services Staff is required prior to applying for approval of a Draft Plan of Subdivision and/or Draft Condominium Description.

Please complete all applicable sections of this application. All measurements are to be provided in metric units. The information requested on this application is required to review the proposal. An incomplete application will be returned to the Registered Owner/Authorized Agent. If you have questions regarding the information requested on this application, please contact the Community & Development Services Department.

All information requested on this form is collected under the authority of the Planning Act, R.S.O. 1990, c. P.13, as amended, and the provisions of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56. The requested information on this application and all accompanying plans, reports, and information is required in order to process this application and will form part of the public record which may be published on the Town of Niagara-on-the-Lake website or by other means. The name and business address of the Registered Owner and/or Authorized Agent is public information. Questions about the collection of information can be made to the Town Clerk.

1. Type of Application

Approval of a Draft Plan of Subdivision:

New Draft Plan of Subdivision
 New Subdivision Agreement (Complete Sections 2-5 and 12-13 only)
 Modification of an Approved Draft Plan of Subdivision
 Extension of an Approved Draft Plan of Subdivision (Complete Sections 2-4 and 10-13 only)

Approval of a Draft Condominium Description:

Standard
 Vacant Land
 Common Elements
 Phased
 Leasehold

New Development Agreement (Complete Sections 2-4 and 10-13 only)
 Modification of an Approved Condominium Description
 Extension of an Approved Condominium Description (Complete Sections 2-4 and 10-13 only)

2. Details of the Subject Lands

Municipal Address Part of 1570 Niagara Stone Road		Assessment Roll Number	
Legal Description Part of Lots 34, 35, 38 40 and all of Lot 39, Plan 304, and Part of Block 9, Plan TP85, in the Town of Niagara on the Lake			
Date the subject lands were acquired: May 31st 2024	Lot Area (metric): 4691.63m²	Lot Frontage (metric): 59.04m	Lot Depth (metric): 92.33m
Description of easements, rights-of-way, or restrictive covenants applicable to the subject lands (if applicable): none			

3. Registered Owner (as shown on the deed and title of the property)

Name John Bufalino		Company Name 2559165 Ontario Inc.		Municipality St. Catharines	
Mailing Address 1871 King Street				Unit Number	Postal Code L2R 6P7
Province ON.		Email see agent		Telephone 905-685-8589	

4. Authorized Agent (if one has been authorized)

Name Jennifer Vida		Company Name J.Vida Consulting Inc.		Municipality St. Davids	
Mailing Address P.O. Box 522				Unit Number	Postal Code L0S 1P0
Province ON.		Email jennifervidaconsulting@gmail.com		Telephone 905-246-3061	

Contact for all future correspondence (select one):
 Registered Owner
 Authorized Agent

5. Solicitor (if different from Authorized Agent)

Name Callum Shedden		Company Name Daniel & Partners		Municipality St. Catharines	
Mailing Address 300B Fourth Avenue, First Floor				Unit Number	Postal Code L2S 0E6
Province ON.		Email info@niagaralaw.ca		Telephone 905-688-9411	

6. Mortgages, Charges, and Other Encumbrances (if applicable)			None	
Name	Company Name	Municipality		
Mailing Address		Unit Number	Postal Code	
Province	Email	Telephone		

7. Existing Building, Structures, and Uses

Describe the existing use(s) of the subject lands:
 existing church manse and accessory structures, all to be demolished to facilitate the proposed development.

Type of building or structure	church manse and sh			
Construction date	unknown			
Existing use(s)	vacant			
Front yard setback (m)	to be demolished			
Rear yard setback (m)	to be demolished			
Side yard setback (m)	to be demolished			
Side yard setback (m)	to be demolished			
Height (m)	to be demolished			
Gross floor area (sq m)	to be demolished			
Lot coverage (%)	to be demolished			

Will any existing buildings or structures be demolished? Yes No

8. Proposed Land Use(s) (select all that apply)

Proposed Land Use(s)	Number of Units	Number of lots and blocks	Area (hectares)	Density (units/hectare)	Number of Parking Spaces
<input type="checkbox"/> Single-Detached					N/A
<input type="checkbox"/> Semi-Detached					N/A
<input checked="" type="checkbox"/> Multi-Attached Residential	14	1-14	1848m2	77	28
<input checked="" type="checkbox"/> Apartment	24	15	1242.5m2	200	23
<input type="checkbox"/> Seasonal Residential					
<input type="checkbox"/> Mobile Home					
<input type="checkbox"/> Other Residential:					
RESIDENTIAL TOTAL					
<input type="checkbox"/> Commercial					
<input type="checkbox"/> Industrial					
<input type="checkbox"/> Institutional:					
<input type="checkbox"/> Parks and Open Space	N/A			N/A	N/A
<input type="checkbox"/> Roads	N/A			N/A	N/A
<input type="checkbox"/> Other:					
NON-RESIDENTIAL TOTAL					
GRAND TOTAL	38	15	0.3ha	126	51

9. Access (select all that apply)

Identify how the subject lands will be accessed:

Public road maintained all year
 Niagara River Parkway
 Provincial highway
 Public road maintained seasonally
 Private Easement/Right-of-way
 Waterway

If the subject lands will be accessed by a waterway only, identify the parking and docking facilities to be used and the approximate distance of these facilities from the subject lands to the nearest public road:

10. Servicing (select all that apply)

Identify how the subject lands will be serviced:

Water	Sewage Disposal	Storm Drainage
<input checked="" type="checkbox"/> Publicly owned and operated piped water system	<input checked="" type="checkbox"/> Publicly owned and operated sanitary sewage system	<input checked="" type="checkbox"/> Sewers
<input type="checkbox"/> Privately owned and operated individual well	<input type="checkbox"/> Privately owned and operated individual septic system	<input type="checkbox"/> Ditches/swales
<input type="checkbox"/> Privately owned and operated communal well	<input type="checkbox"/> Privately owned and operated communal septic system	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Lake or other water body	<input type="checkbox"/> Privy	
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____	

11. Provincial Policy		
Is this application consistent with policy statements issues under Section 3(1) of the <i>Planning Act</i> ?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is any portion of the subject lands within the Specialty Crop (Niagara Tender Fruit and Grape) Area?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is any portion of the subject lands within the Niagara Escarpment Plan Area?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes to any, explain how this application conforms to Provincial policy statements and applicable Provincial plan(s): Please refer to the Planning Justification Report, prepared by A.J. Clarke for details.		
12. Official Plan and Zoning Information		
Existing Niagara Regional Official Plan designation(s) of the subject lands: Urban Area - Built-up		
Does this application conform to the Niagara Regional Official Plan?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If yes, explain how this application conforms to the Niagara Regional Official Plan: Please refer to the Planning Justification Report, prepared by A.J. Clarke for details.		
Existing Town of Niagara-on-the-Lake Official Plan designation(s) of the subject lands: Service Commercial and Low Density Residential		
Does this application conform to the Town of Niagara-on-the-Lake Official Plan?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If yes, explain how this application conforms to the Town of Niagara-on-the-Lake Official Plan: Please refer to the Planning Justification Report, prepared by A.J. Clarke for details.		
Existing Town of Niagara-on-the-Lake Zoning of the subject lands: Residential R1 Holding and Village Commercial Holding		
Does this application conform to the Town of Niagara-on-the-Lake Zoning By-law?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If yes, explain how this application conforms to the Town of Niagara-on-the-Lake Zoning By-law: Please refer to the Planning Justification Report, prepared by A.J. Clarke for details.		
13. Previous Applications (if applicable)		
Have the subject lands ever been the subject of an application under the <i>Planning Act</i> for approval of a plan of subdivision, a consent, a minor variance, a site plan, an official plan amendment, a zoning by-law amendment, or a Minister's zoning order?		
		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
If yes, provide the information requested below:		
Application Type	File/Ontario Regulation Number	Status of the Application
ZBLA	unknown	complete
Consent to sever	unknown	complete
14. Concurrent Applications (if applicable)		
Application Type	File Number	Status of the Application
zoning by-law amendment, official plan	TBD	submitted
15. Additional Information for Condominium Applications		
Has a site plan application for the proposed condominium been approved?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Has a site plan agreement for the proposed condominium been entered into?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Have any building permits for the proposed condominium been issued?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Identify the construction status of the proposed condominium (select one):		
<input checked="" type="checkbox"/> Construction of the proposed condominium has not started.		
<input type="checkbox"/> The proposed condominium is currently under construction. Anticipated completion date: _____		
<input type="checkbox"/> Construction of the proposed condominium is completed. Completion Date: _____		
<input type="checkbox"/> The proposed condominium is a conversion of an existing building containing residential rental units. Number of units to be converted: _____		

18. Plans, Reports, and Information Submitted with this Application

Identify all plans, reports, and information submitted with this application:

No.	Title	Date	Author
1	Site Plan	02/14/2024	ACK Architects
2	Architectural Elevations	varies	ACK Architects
3	Draft Plan of Vacant Land Condominium	05/06/2024	Upper Canada Consultants
4	Fucntional Servicing Report	March 2024	Upper Canada Cosultants
5	Noise Impact Study	September 2023	dBA Acoustical Consultants Inc.
6	PIN Sheets	June 2024	OLR
7	Planning Justification Report	March 2024	A.J. Clarke and Associates Ltd.
8	Shadow Studies	08/30/2023	ACK Architects
9	TIPP	09/20/2023	Adesso Design Inc.
10	Traffic Impact Brief	09/21/2023	SLBC Inc.
11			
12			

19. Acknowledgement and Agreement of Registered Owner

I, John Bufalino AM THE REGISTERED OWNER OF THE SUBJECT LANDS AND
(Name of Registered Owner/Company)

I ACKNOWLEDGE AND AGREE that all information requested on this form is collected under the authority of the *Planning Act, R.S.O. 1990, c. P.13, as amended*, and the provisions of the *Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56*. The information is required in order to process this application and forms part of the public record which may be published on the Town of Niagara-on-the-Lake website or by other means. The name and business address of the Registered Owner and/or Authorized Agent is public information.

I ACKNOWLEDGE AND AGREE that the Town of Niagara-on-the-Lake, its employees and agents may enter onto my property to view, photograph and survey my property as necessary for this application.

I ACKNOWLEDGE AND AGREE that all costs of processing this application shall be paid for by the Registered Owner. The Registered Owner shall reimburse the Town of Niagara-on-the-Lake, upon demand, for all costs incurred by the Town of Niagara-on-the-Lake in respect of this application. Without limiting the foregoing, the Registered Owner acknowledges and agrees to pay such expenses regardless of whether or not this application is approved or proceeded with and are not refundable. If costs are not paid by the due date imposed by the Town of Niagara-on-the-Lake, the Registered Owner understands and acknowledges that the costs will be added to the tax bill of the subject lands and collected in like manner as property taxes.


(Signature of Registered Owner)

June 5th, 2024
(Date)

20. Authorization of Registered Owner

If this application is being submitted by an Authorized Agent, the Registered Owner of the subject lands must complete this section. If there is more than one Registered Owner, a separate authorization from each individual or corporation is required. An additional copy of this page must be attached for each Registered Owner.

I, John Bufalino AM THE REGISTERED OWNER OF THE SUBJECT LANDS
(Name of Registered Owner/Company)

AND HEREBY AUTHORIZE Jennifer Vida of J. Vida Consulting Inc.
(Name of Authorized Agent/Company)

TO SUBMIT THIS APPLICATION to the Town of Niagara-on-the-Lake, appear on my behalf at any hearing(s) of this application, and provide any information or material required by the Town of Niagara-on-the-Lake relevant to this application.

I UNDERSTAND that all information requested on this form is collected under the authority of the *Planning Act, R.S.O. 1990, c. P.13, as amended*, and the provisions of the *Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56*. The information is required in order to process this application and forms part of the public record which may be published on the Town of Niagara-on-the-Lake website or by other means. The name and business address of the Registered Owner and/or Authorized Agent is public information.

I ACKNOWLEDGE AND AGREE that the Town of Niagara-on-the-Lake, its employees and agents may enter onto my property to view, photograph and survey my property as necessary for this application.

I ACKNOWLEDGE AND AGREE that all costs of processing this application shall be paid for by the Registered Owner. The Registered Owner shall reimburse the Town of Niagara-on-the-Lake, upon demand, for all costs incurred by the Town of Niagara-on-the-Lake in respect of this application. Without limiting the foregoing, the Registered Owner acknowledges and agrees to pay such expenses regardless of whether or not this application is approved or proceeded with and are not refundable. If costs are not paid by the due date imposed by the Town of Niagara-on-the-Lake, the Registered Owner understands and acknowledges that the costs will be added to the tax bill of the subject lands and collected in like manner as property taxes.


(Signature of Registered Owner)

June 5th, 2024
(Date)

21. Sworn Declaration


I, John Bufalino OF THE City of St. Catharines
(Name of Registered Owner/Company or Authorized Agent/Company) (Name of City, Town, Township, etc.)


IN THE Region of Niagara
(Name of Regional Municipality or Province)

DO SOLEMNLY DECLARE that the information contained in this application and that the information contained in the documents that accompany this application is true and complete.

Declared before me in St. Catharines in the Region of Niagara
(Name of City, Town, Township, etc.) (Name of Regional Municipality or Province)

on this 5th day of June, 2024.
(Month) (Year)


(Signature of Registered Owner/Authorized Agent)


**Ronald James Wilson, a Commissioner, etc.,
Province of Ontario, for Sapphire Construction
of Niagara Inc. and its associated companies.
Expires August 14, 2024.**

THIS APPLICATION MUST BE SUBMITTED TO:

Town of Niagara-on-the-Lake
Community & Development Services
1593 Four Mile Creek Road
PO Box 100
Virgil, ON L0S 1T0

Phone: (905) 468-3266
Fax: (905) 468-0301
Website: www.notl.org