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June 6th 2024

Town of Niagara-on-the-Lake
1593 Four Mile Creek Road
P.O. Box 100, Virgil, ON. L0S 1T0

Attention: John Federici, MCIP, RPP, Senior Planner,

**Re: Part of 1570 Niagara Stone Road, Virgil
Application for Official Plan Amendment, Zoning By-law Amendment, and Draft
Plan of Vacant Land Condominium**

On behalf of my client, 2559165 Ontario Inc., I am pleased to submit the enclosed material in relation Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Vacant Land Condominium Applications for Part of 1570 Niagara Stone Road.

The subject property was created via consent to sever in August 2023, and is legally described as Part 1 on Plan 30R-16153. The parcel is approximately 1.1 acres in size and has been recently transferred to 2559165 Ontario Inc. for development purposes.

On June 15th 2023, the Town of Niagara-on-the-Lake held a formal pre-consultation meeting. The development proposal includes 14 townhouses and a 4-storey, 24-unit apartment building to be controlled through a Vacant Land Condominium Corporation. The following submission materials are required to support the applications:

- Completed Applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Vacant Land Condominium
- Cheques for the Town of Niagara on the Lake and the Region of Niagara
- Planning Justification Report, prepared by A.J. Clarke Limited, dated March 2024

- Architectural Plans, prepared by ACK Architects, dates vary
- Draft Plan of Vacant Land Condominium, prepared by Upper Canada Consultants, dated May 2024
- Functional Servicing Report, prepared by Upper Canada Consultants, dated March 2024
- Noise Impact Study, prepared by dBA Acoustical Consultants Inc., dated September 2023
- Updated PIN Sheets, OLR, June 2024
- Shadow Studies, prepared by ACK Architects, dated August 30th, 2023
- Tree Inventory and Preservation Plan, prepared by Adesso Design, dated September 20th, 2023

In addition to the materials outlined above, the applicant has proactively prepared a Traffic Impact Brief, prepared by SLBC, dated September 21st, 2023 to address potential impacts related to traffic as a result of the proposed development.

The applicant is working on having the public notice sign installed at the property and intends to have it installed with the 30-day review process.

I trust that the enclosed material is satisfactory and is considered a complete application. Hard copies of cheques and applications to follow. I look forward to processing these applications with you.

Thank you.

Respectfully submitted,



Jennifer Vida, MCIP, RPP

Cc: John Bufalino, 2559165 Ontario Inc. via email

Encl.