



**Delivered by Email**

August 4, 2022

Aimee Alderman, Planner II  
Town of Niagara-on-the-Lake  
1593 Four Mile Creek Road, PO Box 100  
Virgil, ON L0S 1T0

**RE: Proposed Zoning By-Law Amendment & Site Plan Application  
Niagara Essential Oils and Blends Inc. (NEOB)  
933 Niagara Stone Road. Niagara-on-the-Lake, ON L0S 1J0**

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Dear Aimee,

Further to our Pre-Consultation meeting held in March 2023, we have prepared on behalf of our clients Robert & Milissa Achal of 2679569 Ontario Corporation a Site Plan Agreement and a Zoning By-Law Amendment application to facilitate the expansion of existing farm uses with the addition of an agricultural market.

As such, we have prepared the following information using the requirements set out by the Pre-Consultation Agreement mentioned above into an information package. Attached to this email is a Drop Box containing the required documents for the aforementioned applications consisting of the following:

- Archaeological Assessment Confirmation Letter
- Stage 1 & 2 Archaeological Assessment Report
- Grading, Erosion & Sediment Control, and Photometric Plans
- Septic System Design Plan & Approval Permit
- Functional Servicing & Stormwater Management Briefs
- Landscaping Plan & Cost Estimate
- PIN / Parcel Register
- Planning Justification Report
- Pre-Consultation Agreement
- Site Survey
- Site Plan & Elevations
- Site Plan Agreement & Zoning By-Law Amendment Application Forms
- Proposed Zoning-By Law Text and Schedules

We propose to submit to the Town signed Application Forms for commissioning the week of August 5. Please let us know how many hard copies of the reports you will need. We will also submit the necessary fees, as follows;



Town:

ZBA - \$8975.00

SPA - \$8780.00

Region:

ZBA - \$1440.00

SPA - \$1440.00

We hope you will find this package complete. If you need anything further, please let us know as soon as you can.

Prepared by,

A handwritten signature in black ink that reads 'Stephen Bedford'.

Stephen Bedford, MCIP, RPP, PLE  
Principal Planner  
LANDx Developments Ltd.