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December 19<sup>th</sup>, 2024

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

Natalie Thomson  
Secretary-Treasurer, Committee of Adjustment  
Town of Niagara-on-the-Lake  
1593 Four Mile Creek Road, P.O. Box 100  
Virgil, ON L0S 1T0

Dear Ms. Nikoltcheva and Ms. Thomson,

**RE: 1708 & 1710 Niagara Stone Road  
Zoning By-law Amendment and Consent Applications Submission**

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We are pleased to submit the enclosed Zoning By-law Amendment and Consent Applications for the properties municipally known as 1708 and 1710 Niagara Stone Road, in the Town of Niagara-on-the-Lake ("the Subject Lands").

As you know, the Applicant is proposing to sever part of the Subject Lands to add to the neighbouring property at 1696 Niagara Stone Road. As outlined in the enclosed consent sketch, the boundary adjustment will sever Part 2 (severed lands) from Part 1 (retained lands with the proposed villa), and add it to Part 3 (1696 Niagara Stone Road). In addition, the existing dwelling on the retained lands is proposed to be used as a villa with four guest bedrooms. The villa will have four parking spaces and a combined 144.8 m<sup>2</sup> of outdoor amenity areas.

The Zoning By-law Amendment Application will:



**NPG Planning Solutions**  
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- Rezone from a Rural (A) Zone to a site-specific Rural (A-XX) Zone for 1708 Niagara Stone Road to permit the villa use and recognize the deficient lot frontage and interior side yard width, and provide relief for the rear yard width; and,
- Rezone from a Rural (A) Zone to a site-specific Rural (A-XX) Zone for 1710 and 1696 Niagara Stone Road to facilitate the boundary adjustment and amend the legal description of 1696 Niagara Stone Road to include Part 2, and to provide relief for the interior side yard for the storage building and vinyl garage.

The Consent Application will facilitate the described boundary adjustment. The existing buildings and structures on the Subject Lands will be retained; no new buildings or structures are proposed.

As part of our submission, please find enclosed the following:

- One (1) copy of the signed and commissioned Zoning By-law Amendment Application Form;
- One (1) copy of the signed and commissioned Consent Application Form;
- One (1) copy of the Pre-Consultation Agreement dated July 18<sup>th</sup>, 2024;
- One (1) copy of the Draft Zoning By-law Amendments and associated Schedules;
- One (1) copy of the Planning Justification Report prepared by NPG Planning Solutions Inc., dated December 13<sup>th</sup>, 2024;
- One (1) copy of the Conceptual Site Plan prepared by NPG Planning Solutions Inc., dated December 4<sup>th</sup>, 2024;
- One (1) copy of the Plan of Survey prepared by JD Barnes, dated December 10<sup>th</sup>, 2024;
- One (1) copy of the Consent Sketch prepared by JD Barnes, dated December 10<sup>th</sup>, 2024;
- One (1) copy of the Parcel Registry and PIN dated December 18<sup>th</sup>, 2024;
- One (1) cheque for the Zoning By-law Amendment Application, payable to the Town of Niagara-on-the-Lake in the amount of \$5,890;
- One (1) cheque for the Consent Application, payable to the Town of Niagara-on-the-Lake in the amount of \$3,135; and,

- One (1) cheque for the Zoning By-law Amendment Application, Consent Application, and Septic Review payable to the Regional Municipality of Niagara in the amount of \$2,810.

Should you require anything further or have any questions, please do not hesitate to contact the undersigned.

Sincerely,



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Lichheng Lim, BES Planning  
Intermediate Planner  
**NPG Planning Solutions Inc.**  
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