



December 23, 2024

Aimee Alderman, Manager of Planning (Active)
Town of Niagara on the Lake
Town Administration Building
1593 Four Mile Creek Road
P.O. Box 100
Virgil, ON L0S 1T0

Application submitted via email: aimee.alderman@notl.com

Dear Ms. Alderman:

**RE: 263 CONCESSION ROAD 6, TOWN OF NIAGARA-ON-THE-LAKE
ZONING BY-LAW AMENDMENT AND CONSENT TO SEVER APPLICATION
SUBMISSION
OUR FILE 09144U**

On behalf of our client, Parth Patel & Sejal Patel (the "Owner"), we are pleased to submit the following materials for a Zoning By-law Amendment ("ZBA") Application and a Consent to Sever Application (collectively "the Applications") for the lands municipally known as 263 Concession Road 6 in the Town of Niagara-on-the-Lake (the "Subject Lands") to facilitate the development of the proposed severed lands for agricultural-related uses.

In support of these applications, please find enclosed PDF copies of the following:

- Pre-Consultation Agreement;
- Property Index Map and Parcel Register of the Subject Lands;
- Zoning By-law Amendment Application Form;
- Consent to Sever Application Form;
- Planning Justification Report, prepared by MHBC Planning inclusive of, but not limited to the following:
 - Appendix A: Draft Zoning By-law Amendment.
- Site Plan prepared by ACE Architecture;
- Archaeological Assessment and Minister's Letter prepared by WSP;
- Traffic Impact Study prepared by Paradigm Transportation; and
- Servicing Brief prepared by Jain Consultants.

Please note that application payments, and the Environmental Impact Study prepared by Tarandus Associates Limited will be submitted under separate cover.

As identified on the Concept Plan enclosed, the proposed severed lands are proposed to be developed with a Seasonal Farming Area, an Agricultural Farm Temperature Controlled Storage Facility, an Agricultural Farm Equipment Storage Facility, an Agricultural Market in the form of Farm Stands, and an Agricultural Farm Office Building. The Concept Plan identifies the planned location of a primary and potential replacement Septic System as supported by the enclosed Servicing Brief.

A Proposed Zoning By-law Amendment is submitted and attached to the enclosed Planning Justification Report which is intended to permit the uses and implement the proposed Concept Plan prepared by ACE Architecture as informed by the technical reports submitted in support of the Applications.

If you have any questions or require anything further, please do not hesitate to contact us.

Yours truly,

MHBC



Debra Walker, BES, MBA, MCIP, RPP
Partner



Eric Brathwaite, BA, CPT
Senior Planner



Jay Murray, BA
Planner