



December 23, 2024

John Federici
Senior Planner
Town of Niagara-on-the-Lake
1593 Four Mile Creek Road
Virgil, ON
L0S 1T0

**747 & 795 EAST & WEST LINE
ZONING BY-LAW AMENDMENT**

Dear Mr. Federici,

We are pleased to submit the Zoning By-law Amendment application for the properties municipally known as 747 & 795 East and West Line, Niagara-on-the-Lake. Our client seeks to expand the existing operation at 795 East and West Line to the recently acquired lands to the west (747 East and West Line). The new parcel will be used to accommodate the truck and trailer parking needed to support the expanded farm produce storage and crop input sales operations on the Subject Lands. The proposed Zoning By-law Amendment will expand the existing site-specific zoning for 795 East and West Line to include the newly acquired property (747 East and West Line) and will eliminate the site-specific requirement for a 30-metre wide strip of land, referred to as Part 1 on 'Map B' of the site-specific by-law to be maintained as landscaped open space.

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

- One (1) cheque addressed to "Town of Niagara-on-the-Lake" in the amount of \$8,965;
- One (1) copy of the Niagara Regional Fees paid in the amount of \$1,395;
- One (1) copy of the signed Zoning By-law Amendment application form;
- One (1) copy of Parcel Registers and PIN Map;
- One (1) copy of the Reference Plan prepared by J.D. Barnes, dated November 13, 2024;
- One (1) copy of the Stage 1-2 Archaeological Assessment prepared by Detritus Consulting Ltd., and dated July 10, 2024;

- One (1) copy of the Functional Servicing Design Brief prepared by Hallex Engineering Ltd., dated December 17, 2024;
- One (1) copy of the Architectural Set, including the Site Plan, Floor Plans, and Elevations, prepared by Brouwer Architecture, and dated December 11, 2024;
- One (1) copy of the Landscape Plan, prepared by James McWilliam Landscape Architect, dated November 29, 2024;
- One (1) copy of the Proposed Sewage System Site Plan, prepared by Chris Attema;
- One (1) copy of the Draft Zoning By-law Amendment
- One (1) copy of the Planning Justification Report, prepared by NPG Planning Solutions Inc., and dated December 23, 2024

We trust the above is satisfactory. Should you require anything further or have any questions, please contact the undersigned.

Yours truly,



Dan Banatkiewicz

Planner

NPG Planning Solutions Inc.