



Department of Community & Development Services  
1593 Four Mile Creek Road  
P.O. Box 100, Virgil, ON L0S 1T0  
905-468-3266 • Fax: 905-468-0301

[www.notl.org](http://www.notl.org)

File No:	Date of Receipt:
Town Fee (\$):	Regional Fee (\$):
NPCA Fee (\$):	Operations Fee (\$):
Other Fee (\$):	Other Fee (\$):

(Office Use Only)

## Application for an Official Plan Amendment and/or Zoning By-law Amendment Under the *Planning Act, R.S.O. 1990 c. P.13, as amended*

A pre-consultation meeting with Community & Development Services Staff is required prior to applying for an Official Plan Amendment and/or a Zoning By-law Amendment.

Please complete all applicable sections of this application. All measurements are to be provided in metric units. The information requested on this application is required to review the proposal. An incomplete application will be returned to the Registered Owner/Authorized Agent. If you have questions regarding the information requested on this application, please contact the Community & Development Services Department.

*All information requested on this form is collected under the authority of the Planning Act, R.S.O. 1990, c. P.13, as amended, and the provisions of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56. The requested information on this application and all accompanying plans, reports, and information is required in order to process this application and will form part of the public record which may be published on the Town of Niagara-on-the-Lake website or by other means. The name and business address of the Registered Owner and/or Authorized Agent is public information. Questions about the collection of information can be made to the Town Clerk.*

<b>1. Type of Application</b>			
<input checked="" type="checkbox"/> Official Plan Amendment	<input checked="" type="checkbox"/> Zoning By-law Amendment	<input type="checkbox"/> Removal of Holding Symbol (Complete Sections 2-4 only)	<input type="checkbox"/> Temporary Use By-law
<b>2. Details of the Subject Lands</b>			
Municipal Address 524 York Road		Assessment Roll Number 2627-020-018-02450-0000	
Legal Description PT LT 1 CON 9 GRAN PTS 5 & 6, 30R11076; T&W EAST OVER PT 2, 30R9834 ASIN; LT185306; S/T EASE OVER PT 1, 30R10995 IN FAVOUR OF THE REGIONAL MUNICIPALITY OF NIAGARA AS IN NR15088, NIAGARA ON THE LAKE			
Date the subject lands were acquired: September 2005	Lot Area (metric): 2.83 ha	Lot Frontage (metric): 179.14 m (York Road)	Lot Depth (metric): Irregular
Description of easements, rights-of-way, or restrictive covenants applicable to the subject lands (if applicable): Right-of-way- Land Transfer Tax			
<b>3. Registered Owner</b> (as shown on the deed and title of the property)			
Name Darko Vranich		Company Name Niagara York Road Inc.	Municipality Hamilton
Mailing Address 366 King Street West		Unit Number	Postal Code L8P 1B3
Province Ontario	Email darko@vrancor.com		Telephone
<b>4. Authorized Agent</b> (if one has been authorized)			
Name David Falletta		Company Name Bousfields Inc.	Municipality Hamilton
Mailing Address 1 Main Street East		Unit Number 200	Postal Code L8N 1E7
Province Ontario	Email dfalletta@bousfields.ca		Telephone 416-947-9744 ext. 401
Contact for all future correspondence (select one): <input type="checkbox"/> Registered Owner <input checked="" type="checkbox"/> Authorized Agent			
<b>5. Mortgages, Charges, and Other Encumbrances</b> (if applicable)			
Name		Company Name	Municipality
Mailing Address		Unit Number	Postal Code
Province	Email		Telephone

## 6. Access (select all that apply)

Identify how the subject lands will be accessed:

- ☒ Public road maintained all year
 ☐ Niagara River Parkway
 ☐ Provincial highway  
☐ Public road maintained seasonally
 ☐ Private easement/Right-of-way
 ☐ Waterway  
 If the subject lands will be accessed by a waterway only, identify the parking and docking facilities to be used and the approximate distance of these facilities from the subject lands to the nearest public road:

## 7. Servicing (select all that apply)

Identify how the subject lands will be serviced:

- |  |   |  |
|--|---|--|
| <b>Water</b><br><input checked="" type="checkbox"/> Publicly owned and operated piped water system<br><input type="checkbox"/> Privately owned and operated individual well<br><input type="checkbox"/> Privately owned and operated communal well<br><input type="checkbox"/> Lake or other water body<br><input type="checkbox"/> Other: _____ | <b>Sewage Disposal</b><br><input checked="" type="checkbox"/> Publicly owned and operated sanitary sewage system<br><input type="checkbox"/> Privately owned and operated individual septic system<br><input type="checkbox"/> Privately owned and operated communal septic system<br><input type="checkbox"/> Privy<br><input type="checkbox"/> Other: _____ | <b>Storm Drainage</b><br><input checked="" type="checkbox"/> Sewers<br><input checked="" type="checkbox"/> Ditches/swales<br><input type="checkbox"/> Other: _____ |
|--|---|--|

## 8. Existing Buildings, Structures, and Uses

Identify the existing use(s) of the subject lands and the length of time the existing use(s) have continued:

Two 6-storey hotels connected but a 1 storey central lobby and surrounding surface parking on the north portion of the site

Type of Building or Structure	Hotel - 174 rooms	Parking Lot	Connection road	
Construction Date	2018	2018	2018	
Existing Use(s)	Hotel Building	208 spaces		
Time the Existing Use(s) have continued	3 years	3 years	3 years	
Front Yard Setback (m)	15.59 m (Counsell Street) 93.67 m (York Road)			
Rear Yard Setback (m)	16.5 m			
Side Yard Setback (m)	exterior - 15.42 m			
Side Yard Setback (m)	interior - 22.78 m			
Height (m)	22.5 m (to parapet)			
Gross Floor Area (sq m)	2,489.9 sq m	9,414.7 sq m (applies to parking and road - hard surface areas)		
Lot coverage (%)	9%	33%		

## 9. Proposed Buildings, Structures, and Uses (if applicable)

Identify the proposed use(s) of the subject lands:

One new 10-storey hotel building and two 1-storey commercial buildings on the southern portion of the subject site. The proposal will include 20 new hotel rooms.

Type of Building or Structure	Hotel	Commercial Building A	Commercial Building E	Surface Parking
Construction Date				
Proposed Use(s)	Hotel	Commercial/Restaurant	Commercial/Restaurant	
Front Yard Setback (m)	3 m			
Rear Yard Setback (m)	31.17 m			
Side Yard Setback (m)	exterior - 3 m			
Side Yard Setback (m)	interior - 16.46 m			
Height (m)	30.58 m	5 m	5 m	
Gross Floor Area (sq m)	10,817 sq m	220.0 sq m	336.0 sq m	
Lot coverage (%)	8%	2%	2%	57%

## 10. Provincial Policy

- Is this application consistent with policy statements issued under Section 3(1) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended? ☒ Yes ☐ No
- Is any portion of the subject lands within the Specialty Crop (Niagara Tender Fruit and Grape) Area? ☐ Yes ☒ No
- Is any portion of the subject lands within the Niagara Escarpment Plan Area? ☐ Yes ☒ No
- If yes to any, explain how this application conforms to Provincial policy statements and applicable Provincial plan(s):

<b>11. Official Plan Information</b>	
Existing Niagara Regional Official Plan designation(s) of the subject lands: Built Up Area - Designated Greenfield Area (Strategic Growth Area - Glendale District Plan)	
Does this application conform to the Niagara Regional Official Plan? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> If yes, explain how this application conforms to the Niagara Regional Official Plan: Refer to Planning Justification Report	
Existing Town of Niagara-on-the-Lake Official Plan designation(s) of the subject lands: Hospitality Precinct and Environmental Conservation Area	
Does this application conform to the Town of Niagara-on-the-Lake Official Plan? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> If yes, explain how this application conforms to the Town of Niagara-on-the-Lake Official Plan: Refer to Planning Justification Report	
Does this application propose to change or replace a designation in the Official Plan? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If yes, what is the Official Plan designation that the amendment is proposing to change or replace?	
Does the proposed amendment change, replace, or delete a policy in the Official Plan? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> If yes, which Official Plan policy is to be changed, replaced, or deleted? Refer to Planning Justification Report	
Does the proposed amendment add a policy to the Official Plan? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If yes, what is the nature and extent of the Official Plan policy that the amendment is proposing to add?	
Do the subject lands have a pre-determined requirement for maximum height or density? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> Does this application propose to alter the boundaries of an existing settlement area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> Does this application propose to remove any lands from an existing employment area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If yes to any of the above questions, provide details of the Official Plan policies that deal with the matter(s): Refer to Planning Justification Report	
Explain the purpose for the proposed Town of Niagara-on-the-Lake Official Plan amendment (if applicable): Amend the Hospitality Precinct designation to increase the permitted height and density, to revise other performance standards necessary to permit the proposed development, and to permit standalone restaurant buildings.	
<b>12. Zoning Information</b>	
Existing Town of Niagara-on-the-Lake Zoning of the subject lands: Regional Commercial (RC1-15) Site Specific Zone	
Explain the nature and extent of the proposed Zoning By-law Amendment: Amend the site-specific zoning provisions and schedule to permit the proposed development.	
Explain the reason for the proposed Zoning By-law Amendment: A Zoning By-law Amendment is required to seek relief for the proposed height of the hotel building, in addition to seeking relief for the number of required loading spaces and parking spaces.	
<b>13. Surrounding Land Uses</b>	
North	Vacant, residential
South	Vacant, commercial, conservation
East	Light industrial
West	Commercial, hospitality, conservation

#### 14. Previous Applications (if applicable)

Have the subject lands ever been the subject of an application under the *Planning Act, R.S.O. 1990, c. P.13, as amended* for approval of a plan of subdivision or condominium, a consent, a minor variance, a site plan, an official plan amendment, a zoning by-law amendment, or a Minister's zoning order? ☒ Yes ☐ No ☐ Unknown

Are any lands within 120 metre of the subject lands the subject of an application made by the Registered Owner under the *Planning Act, R.S.O. 1990, c. P.13, as amended* for approval of a plan of subdivision or condominium, a consent, a minor variance, a site plan, an official plan amendment, a zoning by-law amendment, or Minister's zoning order? ☐ Yes ☐ No ☒ Unknown

If yes to either, provide the information requested below:

Application Type	File Number	Status of the Application
OPA and ZBA		OPA 69/By-law 4943-17/By-law 431 6CC-17
Site Plan		
OPA and ZBA	OPA-03-2021/ZBA-07-2021	OPA 90/By-law 4316CC(1)-24

#### 15. Concurrent Applications (if applicable)

Application Type	File Number	Status of the Application

#### 16. Checklist of Requirements for a Complete Application (all boxes must be checked)

The following plans, reports, and information must accompany this application:

- ☒ One (1) signed copy of the Pre-Consultation Agreement;
- ☒ All applicable application fees (payable by cash, cheque, or debit);
- ☐ Property Index Map(s) of the subject lands from the Land Registry Office, dated within one (1) month of receipt of this application;
- ☒ Parcel Register(s) (including all PIN printouts and Legal Instruments) of the subject lands from the Land Registry Office, dated within one (1) month of receipt of this application;
- ☐ Two (2) folded hardcopies of the Reference Plan(s) included in the legal description of the subject lands, to scale (unfolded copies will not be accepted);
- ☐ Two (2) hardcopies of a draft by-law for each separate document being amended;
- ☐ Two (2) hardcopies of a schedule accompanying each draft by-law, if applicable;
- ☐ Two (2) hardcopies of all required plans, reports, and information identified on the Pre-Consultation Agreement;
- ☐ For all large-format plans, two (2) sets of reduced plans on 11' X 17' paper; and
- ☒ One (1) digital copy, in PDF format, of all required materials.

*This application will be circulated to various agencies for review and comment. Where the scope or nature of the application requires input from a large number of agencies, additional copies of this application and accompanying plans, reports, and information may be required.*

#### 17. Checklist of Drawing Requirements (all applicable boxes must be checked)

Plans and drawings accompanying this application must show the following information, in metric units:

- ☒ North arrow;
- ☒ Metric scale;
- ☒ The boundaries and dimensions of the subject lands;
- ☒ The location, size, type, and setbacks of all existing and proposed buildings and structures on the subject lands;
- ☒ Natural and artificial features located within or adjacent to the subject lands, such as buildings, railways, roads/highways, pipelines, watercourses, drainage ditches, top of banks, wetlands, wooded areas, wells, septic tanks, and parking and docking facilities (if access to the subject lands is by waterway only), or any other features that may affect this application in the opinion of the Registered Owner/Authorized Agent;
- ☒ The existing use(s) of adjacent lands (for example, residential, agricultural, or commercial);
- ☒ The location, width and name any road/highway within or abutting the subject lands, and indicating whether it is an unopened road allowance, a public road, a private road, or a right-of-way; and
- ☒ The location and nature of any easement affecting the subject lands (if applicable).

*Community & Development Services Staff may request that additional information be provided in the plans and drawings that accompany this application, based on the scope and nature of the proposal.*

## 18. Plans, Reports, and Information Submitted with this Application

Identify all plans, reports, and information submitted with this application:

No.	Title	Date	Author
1.	Architectural Package	January 27, 2025	Mataj Architects Inc.
2.	Stage 1 and 2 Archaeological Assessment Report	November 19, 2024	Archaeological Consultants Canada,
3.	Draft Official Plan Amendment	February, 2025	Bousfields Inc.
4.	Draft Zoning By-law Amendment	February, 2025	Bousfields Inc.
5.	Environmental Impact Study	January, 2025	Colville Consulting Inc.
6.	Exemption Request from Airport Zoning Restrictions	February 18, 2025	HM Aero Inc.
7.	Functional Servicing Report, Site Servicing Plan, and Grading Plan	January 19, 2025	Quartek Group Inc.
8.	Geotechnical Report	May 15, 2015	Soil-Mat Engineers & Consultants Ltd.
9.	Landscape Concept	February 20, 2025	Quartek Group Inc.
10.	Letter of Reliance in support of Geotechnical Report	January 17, 2025	Soil-Mat Engineers & Consultants Ltd.
11.	Noise Impact Study	February 18, 2025	Thornton Tomasetti
12.	Pedestrian Wind Assessment	February 18, 2025	RWDI
13.	Planning and Urban Design Rationale	February, 2025	Bousfields Inc.
14.	Signed Pre-Consultation Agreement	July 18, 2024	
15.	Stormwater Management Report Addendum	February 19, 2025	Quartek Group Inc.
16.	Transportation Impact Study	February 18, 2025	Paradigm Transportation Solutions Ltd
17.	Tree Inventory and Preservation Report and Plan	January 23, 2025	Kuntz Forestry Consulting Inc.
18.	Urban Design Brief	February, 2025	Bousfields Inc.
19.	Property Index Map and Parcel Registers	March 12, 2025	

## 19. Acknowledgement and Agreement of Registered Owner

I, Niagara York Road Inc. **AM THE REGISTERED OWNER OF THE SUBJECT LANDS AND**  
(Name of Registered Owner/Company)

**I ACKNOWLEDGE AND AGREE** that all information requested on this form is collected under the authority of the *Planning Act, R.S.O. 1990, c. P.13, as amended*, and the provisions of the *Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56*. The information is required in order to process this application and forms part of the public record which may be published on the Town of Niagara-on-the-Lake website or by other means. The name and business address of the Registered Owner and/or Authorized Agent is public information.

**I ACKNOWLEDGE AND AGREE** that the Town of Niagara-on-the-Lake, its employees and agents may enter onto my property to view, photograph and survey my property as necessary for this application.

**I ACKNOWLEDGE AND AGREE** that all costs of processing this application shall be paid for by the Registered Owner. The Registered Owner shall reimburse the Town of Niagara-on-the-Lake, upon demand, for all costs incurred by the Town of Niagara-on-the-Lake in respect of this application. Without limiting the foregoing, the Registered Owner acknowledges and agrees to pay such expenses regardless of whether or not this application is approved or proceeded with and are not refundable. If costs are not paid by the due date imposed by the Town of Niagara-on-the-Lake, the Registered Owner understands and acknowledges that the costs will be added to the tax bill of the subject lands and collected in like manner as property taxes.

  
(Signature of Registered Owner)

February 20/25  
(Date)

## 20. Authorization of Registered Owner

If this application is being submitted by an Authorized Agent, the Registered Owner of the subject lands must complete this section. If there is more than one Registered Owner, a separate authorization from each individual or corporation is required. An additional copy of this page must be attached for each Registered Owner.

I, Niagara York Road Inc. **AM THE REGISTERED OWNER OF THE SUBJECT LANDS**  
(Name of Registered Owner/Company)

**AND HEREBY AUTHORIZE** Bousfields Inc. (c/o David Falletta)

(Name of Authorized Agent/Company)

**TO SUBMIT THIS APPLICATION** to the Town of Niagara-on-the-Lake, appear on my behalf at any hearing(s) of this application, and provide any information or material required by the Town of Niagara-on-the-Lake relevant to this application.

**I UNDERSTAND** that all information requested on this form is collected under the authority of the *Planning Act, R.S.O. 1990, c. P.13, as amended*, and the provisions of the *Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56*. The information is required in order to process this application and forms part of the public record which may be published on the Town of Niagara-on-the-Lake website or by other means. The name and business address of the Registered Owner and/or Authorized Agent is public information.

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(Signature of Registered Owner)

February 20/25  
(Date)

## 21. Sworn Declaration

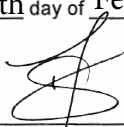
I, David Falletta **OF THE** City of Hamilton  
(Name of Registered Owner/Company or Authorized Agent/Company) (Name of City, Town, Township, etc.)

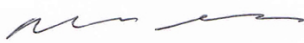
**IN THE** Province of Ontario  
(Name of Regional Municipality or Province)

**DO SOLEMNLY DECLARE** that the information contained in this application and that the information contained in the documents that accompany this application is true and complete.

Declared before me in Town of Oakville in the Province of Ontario  
(Name of City, Town, Township, etc.) (Name of Regional Municipality or Province)

on this 20th day of February, 20 25. **Dale Robert Sellers, a**  
(Month) (Year) **Commissioner, etc., Province of**  
**Ontario, for Bousfields Inc.**  
**Expires December 5, 2025**

  
(Signature of Registered Owner/Authorized Agent)

  
(Signature of Commissioner of Oath)

### THIS APPLICATION MUST BE SUBMITTED TO:

Town of Niagara-on-the-Lake  
Community & Development Services  
1593 Four Mile Creek Road  
PO Box 100  
Virgil, ON L0S 1T0

Phone: (905) 468-3266  
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