



March 13, 2025

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

Attn: John Federici, MCIP, RPP – Senior Planner (Sent via email to: john.federici@notl.com)

**Re: Official Plan and Zoning By-law and Amendment Application
222 Gate Street, Niagara-on-the-Lake**

On behalf of the Owners, PennCapital Holdings Inc. & Niagara North Standard Corporation No. 221, we are pleased to submit an application for Official Plan and Zoning By-law Amendment for lands known municipally as 222 Gate Street in Old Town, Niagara-on-the-Lake.

The Owner of 222 Gate Street is proposing a 2-storey hotel building with 18 rooms and underground parking as an extension of the existing hotel known as 124 on Queen Hotel and Spa. The underground parking garage servicing the existing hotel is proposed to be extended to accommodate parking for the proposed development. On the existing garden lands at the rear of the existing and proposed hotel, the application proposes to permit wedding ceremonies. In the future, lands known municipally as 222 Gate Street are proposed to merge with the lands to the east.

Included in this submission are the following items:

- Official Plan and Zoning By-law Amendment Application signed by the owners;
- Cheque in the amount of **\$18,485.00** payable to the Town of Niagara-on-the-Lake;
- Cheque in the amount of **\$610.00** payable to the Niagara Region;
- Planning Justification Report prepared by Upper Canada Consultants;
- Site Plan prepared by Upper Canada Consultants;
- Streetscape Analysis Plan prepared by Upper Canada Consultants;
- Heritage Impact Assessment prepared by MHBC;
- Architectural Drawing set prepared by Chapman Murray Associates Architects Inc.;
- Rendering of Hotel prepared by Chapman Murray Associates Architects Inc.;
- Stage 1 & 2 Archaeological Assessment prepared by Detritus Consulting Ltd.;
- Acknowledgment Letter prepared by Ministry of Citizenship and Multiculturalism;
- Functional servicing Report and Stormwater management Brief prepared by Upper Canada Consultants;
- Parking Study prepared by Paradigm Transportation Solutions Ltd.;
- Supplemental Geotechnical & Hydrogeological Report prepared by Soil-Mat Engineers & Consultants Ltd.;
- PIN Map (46399-0063) from the Land Registry Office;
- Parcel Register (46399-0063) from the Land Registry Office;
- Parcel Register (46399-0364) from the Land Registry Office;



**UPPER CANADA
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& Engineering Ltd.**

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- Reference Plan 30R-3361 from the Land Registry Office;
- Draft Official Plan Amendment and Schedule prepared by Upper Canada Consultants;
- Draft Zoning By-law Amendment and Schedule prepared by Upper Canada Consultants; and
- Pre-Consultation Meeting Notes dated June 20, 2024 prepared by the Town of Niagara-on-the-Lake.

If you require any further information pertaining to the documentation contained herein, please do not hesitate to contact the undersigned.

Respectfully Submitted,

Eric J. Beauregard, M.A.

Planning Coordinator
Upper Canada Consultants

cc: David Jones, PennCapital Holdings Inc.
William Heikoop, Upper Canada Consultants
Barbara Weins, Upper Canada Consultants
Aimee Alderman, Town of Niagara-on-the-Lake