

May 2, 2025

Victoria Nikoltcheva, MCIP, RPP  
Senior Planner  
Town of Niagara-on-the-Lake  
1593 Four Mile Creek Road  
Virgil, ON  
L0S 1T0

**2-15 FIRELANE 13B (EXCLUDING 5 & 10), TOWN OF NIAGARA-ON-THE-LAKE  
DRAFT PLAN OF CONDOMINIUM AND ZONING BY-LAW AMENDMENT  
APPLICATION**

Dear Victoria Nikoltcheva,

We are pleased to submit the enclosed applications for Zoning By-law Amendment (ZBA), and Draft Plan of Condominium (DPC) for the lands municipally known as 2-15 Firelane 13b (excluding 5 and 10) in the Town of Niagara-on-the-Lake. As you may know, previous applications for ZBA & DPC were submitted in 2021 and were deemed incomplete on August 24, 2021. Since August 2021, a new pre-consultation meeting was held on January 18, 2024 to discuss the proposed applications to facilitate the creation of 10 condo units and common element for existing dwellings and a private road. The Zoning By-law Amendment proposes to rezone the Subject Lands from Shoreline One Family Residential (RC) Zone to a Site-specific Shoreline One Family Residential (RC-##XX) Zone recognize the existing uses of the Subject Lands. Please consider the following materials in consideration of the proposed applications:

As part of our submission, please find the enclosed:

1. Zoning By-law Amendment Application Form
2. Draft Plan of Condominium Application Form
3. One (1) copy of the Planning Justification Report, dated May 2025, prepared by NPG Planning Solutions Inc.;
4. One (1) copy of the Preliminary Hydrogeological Assessment, dated November 28, 2016, prepared by Soil-Mat Engineering;
5. One (1) copy of the Supplementary Septic Design Comments, dated September 22, 2023, prepared by Soil-Mat Engineering;
6. One (1) copy of the Costal Engineering Assessment, dated May 10, 2024, prepared by Ranking Costal Engineering;
7. One (1) copy of the Draft Plan of Condominium, dated May 1, 2025, prepared by JD Barnes;
8. One (1) copy of the Site Plan, dated May 1, 2025, prepared by JD Barnes showing the location of existing dwellings and proposed septic systems and cisterns;
9. One (1) copy of the Septic Flows, dated December 5, 2024;

10. One (1) copy of the proposed Septic Designs, prepared by 6M Contracting
11. One (1) copy of the PIN Map & Parcel Register;
12. One (1) copy of the pre-consultation agreement, dated January 18, 2024;
13. One (1) copy of the correspondence regarding the Tree Inventory Preservation Plan to be completed as a condition of approval;
14. Planning Application Fees have been sent separately as follows:
  - \$2,720 addressed to the Town of Niagara-on-the-Lake;
  - \$6,311.83 addressed to the Niagara Region;
15. One (1) cheque in the amount of \$6,893 is being provided for fees required to Niagara Peninsula Conservation Authority.

We trust the above is satisfactory, should you require anything further or have any questions please do not hesitate to contact the undersigned.

Yours truly,

A handwritten signature in black ink, appearing to be 'M Fedchyshak', written over a horizontal line.

**Max Fedchyshak, MCIP, RPP**  
Senior Planner  
NPG Planning Solutions Inc.