



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

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.

1. Type of Application			
<input type="checkbox"/> Official Plan Amendment		<input checked="" type="checkbox"/> Zoning By-law Amendment	
<input type="checkbox"/> Removal of Holding Symbol		<input type="checkbox"/> Temporary Use By-law	
(Complete Sections 2-4 only)			
2. Details of the Subject Lands			
Municipal Address 1096 Lakeshore Road, Niagara-on-the-Lake, ON, L0S 1J0		Assessment Roll Number 262702001016400	
Legal Description PLAN M1 PT LOTS 133 AND 134			
Date the subject lands were acquired: April 1984	Lot Area (metric): 151,075 sq.m	Lot Frontage (metric): 332m	Lot Depth (metric): 401.6m
Description of easements, rights-of-way, or restrictive covenants applicable to the subject lands (if applicable):			
3. Registered Owner (as shown on the deed and title of the property)			
Name Jim Reschke		Company Name Konzelmann Winery	Municipality Niagara-on-the-Lake
Mailing Address 1096 Lakeshore Road, Niagara-on-the-Lake, ON, L0S 1J0		Unit Number	Postal Code L0S 1J0
Province ON		Email jim@konzelmann.ca	Telephone 905-935-2866 ext 426
4. Authorized Agent (if one has been authorized)			
Name Zamima Khan		Company Name Quartek Group Inc.	Municipality City of St.Catharines
Mailing Address 89-91 St.Paul Street, St.Catharines,		Unit Number	Postal Code L2R 3M3
Province ON		Email zkhan@quartekgroup.com	Telephone 905 984 8676 x 252
Contact for all future correspondence (select one): <input type="checkbox"/> Registered Owner <input type="checkbox"/> Authorized Agent			
5. Mortgages, Charges, and Other Encumbrances (if applicable)			
Name James Reschke		Company Name CIBC	Municipality Dunville
Mailing Address 165 Lock Street E.		Unit Number	Postal Code N1A 1J6
Province ON		Email frank.defazio@cibc.com	Telephone 289-321-0498

6. Access (select all that apply)										
Identify how the subject lands will be accessed:										
<input checked="" type="checkbox"/> Public road maintained all year <input type="checkbox"/> Niagara River Parkway <input type="checkbox"/> Provincial highway <input type="checkbox"/> Public road maintained seasonally <input type="checkbox"/> Private easement/Right-of-way <input type="checkbox"/> 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:										
<table style="width: 100%; border: none;"> <tr> <td style="width: 33%; vertical-align: top;">Water</td> <td style="width: 33%; vertical-align: top;">Sewage Disposal</td> <td style="width: 33%; vertical-align: top;">Storm Drainage</td> </tr> <tr> <td style="vertical-align: top;"> <input checked="" type="checkbox"/> Publicly owned and operated piped water system <input type="checkbox"/> Privately owned and operated individual well <input type="checkbox"/> Privately owned and operated communal well <input type="checkbox"/> Lake or other water body <input type="checkbox"/> Other: </td> <td style="vertical-align: top;"> <input type="checkbox"/> Publicly owned and operated sanitary sewage system <input checked="" type="checkbox"/> Privately owned and operated individual septic system <input type="checkbox"/> Privately owned and operated communal septic system <input type="checkbox"/> Privy <input type="checkbox"/> Other: </td> <td style="vertical-align: top;"> <input type="checkbox"/> Sewers <input type="checkbox"/> Ditches/swales <input type="checkbox"/> Other: </td> </tr> </table>					Water	Sewage Disposal	Storm Drainage	<input checked="" type="checkbox"/> Publicly owned and operated piped water system <input type="checkbox"/> Privately owned and operated individual well <input type="checkbox"/> Privately owned and operated communal well <input type="checkbox"/> Lake or other water body <input type="checkbox"/> Other:	<input type="checkbox"/> Publicly owned and operated sanitary sewage system <input checked="" type="checkbox"/> Privately owned and operated individual septic system <input type="checkbox"/> Privately owned and operated communal septic system <input type="checkbox"/> Privy <input type="checkbox"/> Other:	<input type="checkbox"/> Sewers <input type="checkbox"/> Ditches/swales <input type="checkbox"/> Other:
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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:										
Type of Building or Structure	Existing Winery Building	Existing Residence	Other structures							
Construction Date										
Existing Use(s)	Winery	Private residence	Gazebo, pergola and p							
Time the Existing Use(s) have continued										
Front Yard Setback (m)	22.44m	262.09m								
Rear Yard Setback (m)	251.38m	97.15m								
Side Yard Setback (m)	5.67m	23.84m								
Side Yard Setback (m)	293.39m	273.51m								
Height (m)	9m	7m								
Gross Floor Area (sq m)	2771 sq.m	327 sq.m	18.9 + 39.5 + 75 = 132							
Lot coverage (%)	1.7%	0.2%	0.1%	2.2% (TOTAL)						
9. Proposed Buildings, Structures, and Uses (if applicable)										
Identify the proposed use(s) of the subject lands: site specific ZBA is required to host outdoor events like weddings at the space near the lakeshore that is expected to have 50 to 200 guests. Periodically, this space is also used for other events such as painting and handmade art workshops.										
Type of Building or Structure	No permanent structure									
Construction Date										
Proposed Use(s)	Outdoor special events									
Front Yard Setback (m)	N/A									
Rear Yard Setback (m)	N/A									
Side Yard Setback (m)	N/A									
Side Yard Setback (m)	N/A									
Height (m)	N/A									
Gross Floor Area (sq m)	Gazebo (19 sq.m)									
Lot coverage (%)	0.001									
10. Provincial Policy										
Is this application consistent with policy statements issues under Section 3(1) of the <i>Planning Act</i> , R.S.O. 1990, c. P.13, as amended? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No										
Is any portion of the subject lands within the Specialty Crop (Niagara Tender Fruit and Grape) Area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No										
Is any portion of the subject lands within the Niagara Escarpment Plan Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No										
If yes to any, explain how this application conforms to Provincial policy statements and applicable Provincial plan(s): Please see Planning Justification Report attached.										

11. Official Plan Information	
Existing Niagara Regional Official Plan designation(s) of the subject lands: Special Crop Area	
Does this application conform to the Niagara Regional Official Plan? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, explain how this application conforms to the Niagara Regional Official Plan: Please see Planning Justification Report attached.	
Existing Town of Niagara-on-the-Lake Official Plan designation(s) of the subject lands: Agricultural and Conservation	
Does this application conform to the Town of Niagara-on-the-Lake Official Plan? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, explain how this application conforms to the Town of Niagara-on-the-Lake Official Plan: Please see Planning Justification Report attached.	
Does this application propose to change or replace a designation in the Official Plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, which Official Plan policy is to be changed, replaced, or deleted?	
Does the proposed amendment add a policy to the Official Plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Does this application propose to alter the boundaries of an existing settlement area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Does this application propose to remove any lands from an existing employment area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes to any of the above questions, provide details of the Official Plan policies that deal with the matter(s):	
Explain the purpose for the proposed Town of Niagara-on-the-Lake Official Plan amendment (if applicable):	
12. Zoning Information	
Existing Town of Niagara-on-the-Lake Zoning of the subject lands: Special Exception 21.A.42 Konzelmann Zone	
Explain the nature and extent of the proposed Zoning By-law Amendment: A Zoning By-law Amendment is required to amend the existing site-specific zone to add a permissions for an "outdoor event space" and to set out provisions to regulate the use of the outdoor event space.	
Explain the reason for the proposed Zoning By-law Amendment: The Zoning By-law Amendment is requested only to permit the proposed use - Outdoor special events. Sufficient infrastructure is already available to accommodate the new users on site. No permanent structures have been proposed on site. The nature of the proposed use is complementary to the existing use and blends with the neighborhood character.	
13. Surrounding Land Uses	
North	Lake Ontario
South	Agricultural Residential
East	Agricultural Residential
West	Agricultural Residential

14. Previous Applications (if applicable)		
Have the subject lands ever been the subject of an application under the <i>Planning Act, R.S.O. 1990, c. P.13, as amended</i> 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?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
Are any lands within 120 metre of the subject lands the subject of an application made by the Registered Owner under the <i>Planning Act, R.S.O. 1990, c. P.13, as amended</i> 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?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
If yes to either, provide the information requested below:		
Application Type	File Number	Status of the Application
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: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> One (1) signed copy of the Pre-Consultation Agreement; <input checked="" type="checkbox"/> All applicable application fees (payable by cash, cheque, or debit); <input checked="" type="checkbox"/> Property Index Map(s) of the subject lands from the Land Registry Office, dated within one (1) month of receipt of this application; <input checked="" type="checkbox"/> 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; <input type="checkbox"/> 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); <input checked="" type="checkbox"/> Two (2) hardcopies of a draft by-law for each separate document being amended; <input checked="" type="checkbox"/> Two (2) hardcopies of a schedule accompanying each draft by-law, if applicable; <input checked="" type="checkbox"/> Two (2) hardcopies of all required plans, reports, and information identified on the Pre-Consultation Agreement; <input checked="" type="checkbox"/> For all large-format plans, two (2) sets of reduced plans on 11' X 17' paper; and <input checked="" type="checkbox"/> One (1) digital copy, in PDF format, of all required materials. <p><i>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.</i></p>		
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: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> North arrow; <input checked="" type="checkbox"/> Metric scale; <input checked="" type="checkbox"/> The boundaries and dimensions of the subject lands; <input checked="" type="checkbox"/> The location, size, type, and setbacks of all existing and proposed buildings and structures on the subject lands; <input checked="" type="checkbox"/> 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; <input checked="" type="checkbox"/> The existing use(s) of adjacent lands (for example, residential, agricultural, or commercial); <input checked="" type="checkbox"/> 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 <input type="checkbox"/> The location and nature of any easement affecting the subject lands (if applicable). <p><i>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.</i></p>		

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

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

No.	Title	Date	Author
1	Pre-Consultation Agreement	23MAY2025	
2	Site Plan	23MAY2025	ZK
3	Site Plan - Designated Use	23MAY2025	ZK
4	Planning Justification Report	23MAY2025	ZK
5	Parcel Register	23MAY2025	
6	Property Index Map	23MAY2025	
7			
8			
9			
10			
11			
12			

19. Acknowledgement and Agreement of Registered Owner

I, Jim Reschke VP, Konzelmann Winery 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)

June 5, 2025
 (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, Jim Reschke - VP, Konzelmann Winery AM THE REGISTERED OWNER OF THE SUBJECT LANDS
 (Name of Registered Owner/Company)

AND HEREBY AUTHORIZE Zamima Khan - Quartek Group Inc.
 (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)

June 5 2025
 (Date)

21. Sworn Declaration


I, Quartek Group Inc. - ZAMIMA KHAN OF THE CITY OF ST-CATHARINES
(Name of Registered Owner/Company or Authorized Agent/Company) (Name of City, Town, Township, etc.)


IN THE REGIONAL MUNICIPALITY OF NIAGARA
(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 Niagara-on-the-Lake in the Regional Municipality of Niagara
(Name of City, Town, Township, etc.) (Name of Regional Municipality of Province)

on this 9 day of June, 2025.
(Month) (Year)


(Signature of Registered Owner/Authorized Agent)


(Signature of Commissioner of Oath)

**Nicole Charlotte Cripps, a Commissioner, etc.,
Province of Ontario, for the Corporation of the
Town of Niagara-on-the-Lake.**

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) 468-0301
Fax: (905) 468-0301
Website: www.notl.org

Expires December 11, 2027.