

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 checked="" type="checkbox"/> Official Plan Amendment	<input 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
2. Details of the Subject Lands			
Municipal Address 200 John Street East & 588 Charlotte Street		Assessment Roll Number 262701000212300/262701000200701	
Legal Description Lots 145 and 156, Registrar's Complied Plan 692 and Lot 14, Plan M-11			
Date the subject lands were acquired:	Lot Area (metric): approx 12.39 ha	Lot Frontage (metric): 20m	Lot Depth (metric):
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 Solmar (Niagara 2) Inc.		Company Name Solmar (Niagara 2) Inc.	Municipality Vaughan
Mailing Address 122 Romina Drive		Unit Number	Postal Code L4K 4Z7
Province Ontario		Email blake@solmar.ca	Telephone 905-660-9222
4. Authorized Agent (if one has been authorized)			
Name Paul Lowes		Company Name SGL Planning & Design Inc.	Municipality Toronto
Mailing Address 1547 Bloor Street West		Unit Number	Postal Code M6P 1A5
Province Ontario		Email plowes@sglplanning.ca	Telephone 4169236630 ext.23
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		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:				
<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:				
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 checked="" type="checkbox"/> Publicly owned and operated sanitary sewage system	<input type="checkbox"/> Privately owned and operated individual septic system	<input type="checkbox"/> Sewers
<input type="checkbox"/> Privately owned and operated communal well	<input type="checkbox"/> Lake or other water body	<input type="checkbox"/> Privately owned and operated communal septic system	<input type="checkbox"/> Privy	<input checked="" type="checkbox"/> Ditches/swales
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____	<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:				
Multiple structures on property - the Town is aware of the existing structures. No changes proposed through this app.				
Type of Building or Structure				
Construction Date				
Existing Use(s)				
Time the Existing Use(s) have continued				
Front Yard Setback (m)				
Rear Yard Setback (m)				
Side Yard Setback (m)				
Side Yard Setback (m)				
Height (m)				
Gross Floor Area (sq m)				
Lot coverage (%)				
9. Proposed Buildings, Structures, and Uses (if applicable)				
Identify the proposed use(s) of the subject lands:				
N/A				
Type of Building or Structure				
Construction Date				
Proposed Use(s)				
Front Yard Setback (m)				
Rear Yard Setback (m)				
Side Yard Setback (m)				
Side Yard Setback (m)				
Height (m)				
Gross Floor Area (sq m)				
Lot coverage (%)				
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):				
Refer to attached Planning Justification Report				

11. Official Plan Information	
Existing Niagara Regional Official Plan designation(s) of the subject lands: Urban Area - Delineated Built-Up 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: Refer to attached Planning Justification Report	
Existing Town of Niagara-on-the-Lake Official Plan designation(s) of the subject lands: Low Density Residential, Medium Density Residential and Agricultural	
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: Refer to attached Planning Justification Report	
Does this application propose to change or replace a designation in the Official Plan? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, what is the Official Plan designation that the amendment is proposing to change or replace? A triangle of the Agricultural to Low Density Residential	
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, what is the nature and extent of the Official Plan policy that the amendment is proposing to add? Policy exception added to Section 9.5 to establish primary and emergency access to the subject lands. Refer to Planning Justification Report for more details	
Do the subject lands have a pre-determined requirement for maximum height or density? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Does this application propose to alter the boundaries of an existing settlement area? <input checked="" type="checkbox"/> Yes <input 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): Refer to attached Planning Justification Report	
Explain the purpose for the proposed Town of Niagara-on-the-Lake Official Plan amendment (if applicable): To redesignate a portion of the subject lands from Agricultural to Low Density Residential and establish the primary and emergency means of access to the subject lands.	
12. Zoning Information	
Existing Town of Niagara-on-the-Lake Zoning of the subject lands: Residential Development (RD)	
Explain the nature and extent of the proposed Zoning By-law Amendment: N/A	
Explain the reason for the proposed Zoning By-law Amendment: N/A	
13. Surrounding Land Uses	
North	Butler's Barracks National Historic Site, 144 & 176 John Street (Randwood - zoned for hotel and conference center)
South	Residential subdivision, Upper Canada Heritage Trail
East	Estate Residential, Commercial (Two Sisters Vineyard and Restaurant, Peller Estates Winery & Restaurant)
West	Residential subdivision

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
If yes to either, provide the information requested below:		
Application Type	File Number	Status of the Application
Official Plan Amendment	OPA-02-2020	OLT Decision
Zoning By-law Amendment	ZBA-11-2020	OLT Decision
Draft Plan of Subdivision	26T-18-20-01	OLT Decision
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:		
<input 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 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 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 type="checkbox"/> Two (2) hardcopies of a draft by-law for each separate document being amended;		
<input type="checkbox"/> Two (2) hardcopies of a schedule accompanying each draft by-law, if applicable;		
<input type="checkbox"/> Two (2) hardcopies of all required plans, reports, and information identified on the Pre-Consultation Agreement;		
<input type="checkbox"/> For all large-format plans, two (2) sets of reduced plans on 11' X 17' paper; and		
<input type="checkbox"/> One (1) digital copy, in PDF format, of all required materials.		
<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>		
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:		
<input type="checkbox"/> North arrow;		
<input type="checkbox"/> Metric scale;		
<input type="checkbox"/> The boundaries and dimensions of the subject lands;		
<input type="checkbox"/> The location, size, type, and setbacks of all existing and proposed buildings and structures on the subject lands;		
<input 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 type="checkbox"/> The existing use(s) of adjacent lands (for example, residential, agricultural, or commercial);		
<input 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).		
<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>		

21. Sworn Declaration

I, David Riley (SGL Planning & Design Inc.) **OF THE** City of Mississauga
(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 City of Richmond Hill in the Regional Municipality of York
(Name of City, Town, Township, etc.) (Name of Regional Municipality or Province)

on this 20th day of June, 2025.
(Month) (Year)

D. Riley

(Signature of Registered Owner/Authorized Agent)



Ma Lachelle Aranda Arevalo

Ma Lachelle Aranda Arevalo
 A Commissioner, etc.
 in and for the Province of Ontario.
 My commission is of unlimited duration.
No legal advice given. LSO #P15293

(Signature of Commissioner of Oath)

Solemnly declared remotely by David Riley stated as being located in Mississauga, Ontario before me, Ma Lachelle Aranda Arevalo, a Commissioner, etc in Richmond Hill, Ontario on June 20, 2025 in accordance with O Reg 431/20, Administering Oath or Declaration Remotely.

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