



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 1317 York Road, NOTL, ON		Assessment Roll Number 262702002517200	
Legal Description PT LOT 90			
Date the subject lands were acquired: September 17 <sup>th</sup> , 2024	Lot Area (metric): 1742 SQ.M	Lot Frontage (metric): 49.7M	Lot Depth (metric): 41.3M
Description of easements, rights-of-way, or restrictive covenants applicable to the subject lands (if applicable):			
<b>3. Registered Owner</b> (as shown on the deed and title of the property)			
Name Karamjit Singh Sunner		Company Name 2358417 Ontario Inc.	Municipality Province of Ontario
Mailing Address 14 Adonis Close, Brampton		Unit Number	Postal Code L6P 4K4
Province ON	Email kam_sun26@yahoo.ca	Telephone 416-992-0539	
<b>4. Authorized Agent</b> (if one has been authorized)			
Name Zamima Khan		Company Name Quartek Group Inc.	Municipality St.Catharines
Mailing Address 89-91 St.Paul Street,		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 checked="" type="checkbox"/> Authorized Agent			
<b>5. Mortgages, Charges, and Other Encumbrances</b> (if applicable)			
Name None		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>	<b>Sewage Disposal</b>	<b>Storm Drainage</b>
<input checked="" type="checkbox"/> Publicly owned and operated piped water system	<input checked="" type="checkbox"/> Publicly owned and operated sanitary sewage system	<input checked="" type="checkbox"/> Sewers
<input type="checkbox"/> Privately owned and operated individual well	<input type="checkbox"/> Privately owned and operated individual septic system	<input type="checkbox"/> Ditches/swales
<input type="checkbox"/> Privately owned and operated communal well	<input type="checkbox"/> Privately owned and operated communal septic system	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Lake or other water body	<input type="checkbox"/> Privy	
<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:

Type of Building or Structure	Residential			
Construction Date				
Existing Use(s)	Single-detached			
Time the Existing Use(s) have continued				
Front Yard Setback (m)	2.1M			
Rear Yard Setback (m)	25.5M			
Side Yard Setback (m)	1.2M (exterior)			
Side Yard Setback (m)	36.5M (interior)			
Height (m)	6M			
Gross Floor Area (sq m)	118.5SQ.M			
Lot coverage (%)	7.0%			

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

Identify the proposed use(s) of the subject lands:  
 Residential - Townhouses and Single-detached.

Type of Building or Structure	Residential			
Construction Date	unknown			
Proposed Use(s)	Townhouse(exterior)	Townhouse (interior)	Townhouse (corner lot)	Single-detached
Front Yard Setback (m)	10.2M	7.5 to 7.7M	7.5M	4.0M
Rear Yard Setback (m)	9.0M	9.3M	9.5M	4.2M
Side Yard Setback (m)	1.1M	N/A	N/A	1.8M
Side Yard Setback (m)	N/A	N/A	3M	2.0M
Height (m)	11.1M	11.1M	11.1M	11.1M
Gross Floor Area (sq m)	192SQ.M	214SQ.M	220SQ.M	240SQ.M
Lot coverage (%)	37%	50%	35%	40%

**10. Provincial Policy**

Is this application consistent with policy statements issues 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):  
 NEP - the proposed development that occurs is compatible with the natural environment. and the proposed housing type is similar to surrounding uses. more than required landscape open space has been provided for the development. the subject property is outside the niagara escarpment commission area of development control and hence a development permit wont be required.

11. Official Plan Information	
Existing Niagara Regional Official Plan designation(s) of the subject lands: Delineated Bult-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:	
Existing Town of Niagara-on-the-Lake Official Plan designation(s) of the subject lands: Low Density Residential, Special Policy Area A-3 (St.Davids) - Established Village Area	
Does this application conform to the Town of Niagara-on-the-Lake Official Plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain how this application conforms to the Town of Niagara-on-the-Lake Official Plan: An Official Plan Amendment is required to permit an increased density of 40 units per hectare as it exceeds the maximum density permitted in the Town of Niagara on the Lake Official Plan.	
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? Low Density residential to Medium Density Residential.	
Does the proposed amendment change, replace, or delete a policy in the Official Plan? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, which Official Plan policy is to be changed, replaced, or deleted? Proposed Medium density to permit 40 units per hectare development.	
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 checked="" type="checkbox"/> Yes <input 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): Medium Density requirement to propose townhouses and single-detached	
Explain the purpose for the proposed Town of Niagara-on-the-Lake Official Plan amendment (if applicable): The proposed density exceeds the current requirement for existing OP designation (low density residential). By increasing the density we look for an opportunity to increase the no.of units that would remain to maintain the character of St.Davids Neighbourhood and its close proximity to school, gas station and commercial core in st.davids makes it an ideal site for residential intensification.	
12. Zoning Information	
Existing Town of Niagara-on-the-Lake Zoning of the subject lands: Residential (R1) Zone	
Explain the nature and extent of the proposed Zoning By-law Amendment: Proposed Zoning Bylaw Amendment - Site Specific RM1 and Site Specific R1	
Explain the reason for the proposed Zoning By-law Amendment: The proposed development involves townhouses and singledetached dwellings while ensuring to replicate the same height as the neighbouring buildings while prioritizing residential intensification.	
13. Surrounding Land Uses	
North	Single detached
South	Singel detached
East	Single detached
West	Single detached

**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

**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	Planning Justification Report	21 July 2025	Quartek Group Inc.
2	Streetscape Study	21 July 2025	Quartek Group Inc.
3	Archaeological Assessment	23 June 2025	Detritus Group
4	Arborist Report and Tree Preservation Plan	10 Feb 2025	Jackson Arboriculture
5	Functional Servicing Report	10 July 2025	Quartek Group Inc.
6	Conceptual Site Servicing	10 July 2025	Quartek Group Inc.
7	Urban Design Brief	21 July 2025	Quartek Group Inc.
8	Landscape and Planting Plan	27 June 2025	Quartek Group Inc.
9	Building Elevation	14 July 2025	Quartek Group Inc.
10	Consent Sketch	16 June 2025	Larocque Group
11	Site Plan (Concept Plan)	14 July 2025	Quartek Group Inc.
12	Building Renderings	14 July 2025	Quartek Group Inc.

**19. Acknowledgement and Agreement of Registered Owner**

I, Karamjit Singh Sunner 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.

Karamjit Sunner July 16<sup>th</sup>, 2025  
 (Signature of Registered Owner) (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, Karamjit Singh Sunner 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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Karamjit Sunner July 16<sup>th</sup>, 2025  
 (Signature of Registered Owner) (Date)

**21. Sworn Declaration**

I, Karamjit Sumner OF THE City of Brampton  
(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 Brampton in the Province of Ontario  
(Name of City, Town, Township, etc.) (Name of Regional Municipality or Province)  
on this 16<sup>th</sup> day of July, 2025.  
(Month) (Year)

Karamjit Sumner \_\_\_\_\_  
(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 Fax: (905) 468-0301 Website: <a href="http://www.notl.org">www.notl.org</a>
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