



Delivered by Email

September 12th, 2025

Victoria Nikoltcheva, MCIP, RPP
Senior Planner
1593 Four Mile Creek Road, PO Box 100
Virgil, ON L0S 1T0

**RE: Proposed Zoning By-Law Amendment & Consent to Sever
Applications
Niagara Orchard & Vineyard Corporation
727 East and West Line. Niagara-on-the-Lake, ON.**

Dear Ms. Nikoltcheva,

On August 15th, 2024, LANDx Developments Inc. attended on behalf of our clients, A.J. Lepp Orchards Ltd. (the “Developer”), owners of 727 East And West Line in the Town of Niagara-on-the-Lake, a Pre-Consultation meeting for a proposed one storey Agricultural Supply & Service Facility development to be operated by Niagara Orchard & Vineyard Corporation. Accompanying the proposal is a consent to sever the surplus farmhouse dwelling to facilitate the development.

Currently, the subject property consists of a one-storey single detached dwelling and a shed on farmland presently fallow. The single detached dwelling and the shed will continue to remain as the owner wishes to sell the surplus farmhouse dwelling as it is of no use to their ongoing agricultural supply & service operations.

To facilitate this, the farmhouse will be severed from the balance of the property which will be sold by the owner while the remnant parcel will be used for an agricultural supply & service facility, an agriculture-related use.

On behalf of our client, we are now submitting applications for a Zoning By-Law Amendment & Consent to Sever for the property. In accordance with the requirements established at a Pre-Consultation meeting held on August 15th, 2024, formal applications are being submitted to facilitate the proposed development.

In accordance with the requirements associated with a Complete Application, the following has been submitted to staff under separate cover:

- Planning Justification Report
- Site Plan, Floor Plans, Building Elevations
- Draft Zoning By-Law Amendment Text & Schedule
- Stage 1 & 2 Archaeological Assessment



- Landscaping Plan & Details
- Pre-Consultation Summary Form
- Topographic Survey
- Private Onsite Wastewater Servicing Report
- PIN & Parcel Registry
- Severance Sketch
- Surplus Farm Dwelling Information Form

The folder containing the aforementioned files can be found by accessing the Dropbox link here:

https://www.dropbox.com/scl/fo/j6nrp6ttjhmnpqo8pebx5/AKYe3Rz_pNEiGEXeJZCIE3E?rlkey=5dba5n4qltw0toeuxxzkd3op6&st=f9uwtjer&dl=0

We propose to submit to the Town signed Application Forms for commissioning the week of September 12th, 2025. We will also submit the necessary fees, as follows;

Town:

- **Town Fees**
 - Consent - \$3,240
 - Zoning By-Law Amendment - \$9,260
- **Gross Total:** \$12,500
 - Less Pre-Consultation Fee: \$3,075
- **Net Total:** \$9,425

Region:

- **Regional Fees**
 - Septic Review - \$545

We hope you will find this package complete. If you need anything further, please let we know as soon as you can. Please contact our office if you have any questions.

Prepared by,

Stephen Bedford, MCIP, RPP, PLE
Principal Planner
LANDx Developments Ltd.