

**SLEEK DEVELOPMENTS INC.
P.O. Box 612
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September 24th 2025

Town of Niagara on the Lake
1593 Four Mile Creek Road
P.O. Box 100, Virgil, ON.
L0S 1T0

To Whom It May Concern:

**Re: 308 Four Mile Creek Road, St. Davids
Applications for Zoning By-law Amendment and Modification to Draft Plan of
Vacant Land Condominium**

Sleek Developments Inc. is happy to submit applications for Zoning By-law Amendment and modification to Draft Plan of Vacant Land Condominium for the lands located at 308 Four Mile Creek Road.

The Council approved an Official Plan and Zoning By-law Amendment for a portion of the subject lands in 2024 in support of a very specific development proposal that included a phase 2 to come forward in the future. The phase 2 development at that time was envisioned to be a multi-storey condominium building. Since the time of the approval of the phase 1 development, the market has significantly changed and Sleek developments is pivoting the phase 2 development from a multi-unit building to a development that is more consistent with the phase 1 approval for townhouses.

In order to support the phase 2 development, plan a zoning by-law amendment is required to rezone the lands to a similar zone as the phase 1 lands. It is the preference of Sleek to re-zone all of the lands together so that there is one site specific by-law that applies to the lands and not two separate by-laws. The zoning application has been structured to include both the approved phase 1 and the proposed phase 2 lands.

The phase 1 lands are currently under draft plan approval. The phase 2 lands are intended to form an extension to the existing draft approved condo. Instead of having two separate condominium corporations, the application has been structured as a modification to the existing approval, which includes both phase 1 and phase 2 lands.

The proposed phase 2 development forms a natural extension to the already approved phase 1. The same building footprints are used, the same building elevations are used, the same landscape design is used. The use of the same design documents will provide for a cohesive and consistent streetscape along Four Mile Creek Road.

In support of the two applications, the following documentation is included:

- Completed application forms
- Cheques for the application fees
- Modified Draft Plan of Vacant Land Condominium, prepared by Upper Canada Consultants
- Environmental Impact Study, prepared by Beacon Environmental
- Functional Servicing and Stormwater Management Report, prepared by Upper Canada Consultants
- Noise Report, prepared by HGC
- Preliminary Building Elevations, prepared by 2M Architects
- Record of Site Condition, Ministry of Environment
- Site Plan, prepared by Upper Canada Consultants
- Tree Inventory and Preservation Plan, prepared by Beacon Environmental
- PIN Sheet and Block Map from the Ontario Land Registry
- Copy of the Pre-consultation Forms
- Planning Justification Report, prepared by Jennifer Vida
- Preliminary Landscape Plan, prepared by James McWilliams

The requisite public notice sign is being posted on the property this week.

I trust the enclosed is in order and forms a complete application. We look forward to processing the applications with you. Should you require any additional information, please do not hesitate to contact the undersigned.

Your truly,



Jennifer Vida, MCIP, RPP
Hummel Properties Inc.