

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

☐ Official Plan Amendment
 ☒ Zoning By-law Amendment
 ☐ Removal of Holding Symbol (Complete Sections 2-4 only)
 ☐ Temporary Use By-law

2. Details of the Subject Lands

Municipal Address 42 Market Street		Assessment Roll Number	
Legal Description PT LT 66, 103 TP PL 86 NIAGARA PT 3 30R7135; NIAGARA-ON-THE-LAKE			
Date the subject lands were acquired: 2019	Lot Area (metric): +/- 240 sqm	Lot Frontage (metric): +/- 9.9 m	Lot Depth (metric): +/- 24.2 m
Description of easements, rights-of-way, or restrictive covenants applicable to the subject lands (if applicable): N/A			

3. Registered Owner (as shown on the deed and title of the property)

Name UNICORN HOLDINGS INC.		Company Name		Municipality Niagara-on-the-Lake	
Mailing Address 224 Regent Street, PO Box #1808				Unit Number	Postal Code L0S 1J0
Province Ontario	Email Keith@vineridgeresort.com		Telephone 905-651-3950		

4. Authorized Agent (if one has been authorized)

Name Mary Lou Tanner		Company Name NPG Planning Solutions Inc.		Municipality Niagara Falls	
Mailing Address 4999 Victoria Avenue				Unit Number	Postal Code L2E 4C9
Province Ontario	Email mtanner@npgsolutions.ca		Telephone 289-776-8904		

Contact for all future correspondence (select one): ☐ Registered Owner ☒ 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:

- ☒ 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:

Water

- ☒ Publicly owned and operated piped water system
☐ Privately owned and operated individual well
☐ Privately owned and operated communal well
☐ Lake or other water body
☐ Other: _____

Sewage Disposal

- ☒ Publicly owned and operated sanitary sewage system
☐ Privately owned and operated individual septic system
☐ Privately owned and operated communal septic system
☐ Privy
☐ Other: _____

Storm Drainage

- ☒ Sewers
☐ Ditches/swales
☐ 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:

2-storey frame building (Building A) with a storage building (Building B) and vinyl shed (Building C)

Type of Building or Structure	Building A	Building B	Building C	
Construction Date	Unknown	Unknown	Unknown	
Existing Use(s)	Storage for Angel Inn kitchen	Storage for Angel Inn	Storage for Angel Inn	
Time the Existing Use(s) have continued	At least 25 years	At least 5 years	At least 10 years	
Front Yard Setback (m)	+/- 0.4 m	+/- 15.7 m	+/- 21.3 m	
Rear Yard Setback (m)	+/- 12.7 m	+/- 3.5 m	+/- 0.5 m	
Side Yard Setback (m)	+/- 2.5 m	+/- 1.1 m	+/- 0.7 m	
Side Yard Setback (m)	+/- 2.4 m	+/- 3.8 m	+/- 6.7 m	
Height (m)	2-storey	1-storey	1-storey	
Gross Floor Area (sq m)	56.5 sqm	24.2 sqm	6 sqm	
Lot coverage (%)	23.5%	10.1%	2.5%	

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

Identify the proposed use(s) of the subject lands:

No new buildings or structures are proposed

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 *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):

The proposed Application is consistent with the PPS (2024) as it will not include any development or ground disturbance, contributing to the conservation of the cultural heritage and archaeological resources in the Town. Moreover, the Application supports the Town's tourism and local economy by facilitating additional seating options for patrons at the Angel Inn restaurant and providing short-term accommodation options for the travelling public in Old

11. Official Plan Information	
Existing Niagara Regional Official Plan designation(s) of the subject lands: Delineated Built-Up Area	
Does this application conform to the Niagara Regional Official Plan? ☒ Yes ☐ No If yes, explain how this application conforms to the Niagara Regional Official Plan: The proposed Application conforms to the policies of the Niagara Official Plan by supporting the enhancement of the existing restaurant and cottage rental uses that contributes to a vibrant public realm, utilizing existing municipal infrastructure, and conserving cultural heritage and archaeological resources. Please refer to the PJR for a detailed explanation of conformity to the NOP policies.	
Existing Town of Niagara-on-the-Lake Official Plan designation(s) of the subject lands: General Commercial	
Does this application conform to the Town of Niagara-on-the-Lake Official Plan? ☒ Yes ☐ No If yes, explain how this application conforms to the Town of Niagara-on-the-Lake Official Plan: The proposed Application conforms to the relevant policies of the Town's OP by providing for commercial uses that contribute to the Town's local economy and tourism sector, maintaining the pedestrian-oriented commercial character of Old Town, ensuring compatibility with adjacent uses, and conserving and enhancing cultural heritage resources and archaeological resources. Please refer to the PJR for a detailed explanation of conformity to the Town's OP policies.	
Does this application propose to change or replace a designation in the Official Plan? ☐ Yes ☒ 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? ☐ Yes ☒ 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? ☐ Yes ☒ 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? ☐ Yes ☒ No Does this application propose to alter the boundaries of an existing settlement area? ☐ Yes ☒ No Does this application propose to remove any lands from an existing employment area? ☐ Yes ☒ 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: Queen-Picton Commercial (QPC) Zone	
Explain the nature and extent of the proposed Zoning By-law Amendment: To rezone the Subject Lands to a site-specific QPC-XX Zone to provide relief for lot frontage and rear yard setback requirements.	
Explain the reason for the proposed Zoning By-law Amendment: To recognize existing conditions.	
13. Surrounding Land Uses	
North	Commercial (storefronts on Market Street and Queen Street)
South	Parks and open space (Voices of Freedom Park)
East	Commercial (municipal parking lot and commercial buildings on King Street)
West	Residential and commercial (single-detached dwellings and commercial buildings on Regent Street)

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
ZBA for 224 Regent Street		Submitted
ZBA for 226 Regent Street		Submitted

15. Concurrent Applications (if applicable)

Application Type	File Number	Status of the Application
ZBA for 224 Regent Street		Submitted
ZBA for 226 Regent Street		Submitted

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 and Commu	September 2025	NPG Planning Solutions Inc.
2	Draft Zoning By-law Amendment and Sche	September 2025	NPG Planning Solutions Inc.
3	Pre-Consultation Agreement	May 1, 2025	Town of NOTL
4	Existing Site Plan	September 4, 2025	2M Architects Inc.
5	Existing Landscape Plan	September 4, 2025	2M Architects Inc.
6	Existing Floor Plans (Angel Inn)	September 4, 2025	2M Architects Inc.
7	Cottage Rentals Floor Plans		1812 Cottages
8	Parking Impact Analysis Letter	August 2025	UrbanTrans Engineering Solutions Inc.
9	Parcel Register and PIN Map	September 2025	LRO
10			
11			
12			

19. Acknowledgement and Agreement of Registered Owner

I, Keith Turner of UNICORN HOLDINGS INC. 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)

2025-09-22

(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, Keith Turner of UNICORN HOLDINGS INC. AM THE REGISTERED OWNER OF THE SUBJECT LANDS
(Name of Registered Owner/Company)

AND HEREBY AUTHORIZE Mary Lou Tanner of NPG Planning Solutions 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)

2025-09-22

(Date)

21. Sworn Declaration

I, Mary Lou Tanner of NPG Planning Solutions Inc. OF THE City of Hamilton
(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 Toronto in the Province of Ontario
(Name of City, Town, Township, etc.) (Name of Regional Municipality or Province)

on this 23 day of September, 205.
(Month) (Year)



(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: www.notl.org

Lichheng Lim,
A Commissioner, etc.,
Province of Ontario,
For NPG Planning Solutions Inc.
Expires February 19, 2028