



jennifervidaconsulting@gmail.com

PO Box 522

St. Davids, ON.

L0S 1P0

Phone: 905-246-3061

November 4th 2025

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

Attention: Connor MacIsaac, Planner II, Town of Niagara-on-the-Lake,

Re: Block 18 Zoning By-law Amendment Application

On behalf of 2233497 Ontario Limited (The Owners), I am pleased to submit the enclosed documentation in support of an application to amend the site-specific zoning for Block 18 at 46 Paxton Lane. The purpose of this application is to request that the Town of Niagara-on-the-Lake Council amend the existing site-specific zoning for Block 18, from Open Space 14 (OS-14) zone to a new site-specific Open Space zone that includes a Holding provision in order to prevent the development of the lands until such time as there is an approved development application, together with a clearance letter issued by the Ministry of Tourism, Culture and Sport, confirming that archaeological matters have been addressed.

The additional measure of the Holding zone will ensure the lands are not touched as part of the phase 1 subdivision development and cannot be disturbed until such time as the appropriate approvals in place. The existing zoning does not allow development of the lands but this additional measure is a belt and suspenders approach to further ensure the lands remain undisturbed until approvals are in place.

As part of this submission, please find enclosed the following documentation:

- Executed Zoning By-law Amendment Application

- Cheque for the application fees
- Copy of the PIN Sheet and Block Plan
- A draft Zoning By-law

We look forward to seeing this application process in conjunction with the redline revision application. Should you have any further questions regarding the submission, please do not hesitate to contact the undersigned.

Thank you.

Respectfully submitted,



Jennifer Vida, MCIP, RPP

Cc: Tom Richardson, Sullivan Mahoney, via email
Jay Vanmali, 2233497 Ontario Limited, via email