

November 4, 2025

File: 1487

Town of Niagara-on-the-Lake

**Attention: Aimee Alderman – Manager of Planning**

**Re: Zoning By-law Amendment – 52 & 56 Shaw’s Lane**

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On behalf of our client, Gatta Homes Inc., Upper Canada Consultants is pleased to submit the enclosed application for Zoning By-law Amendment for the lands municipally addressed as 52 & 56 Shaw’s Lane in the Town of Niagara-on-the-Lake.

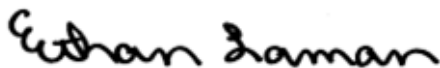
The submitted application seeks to rezone the subject lands from the existing site-specific Residential One (R1-71) Zone, to a site specific Residential Multiple One (RM1-XX) Zone, to permit the conversion of two adjacent single-detached lots for a three-unit street townhouse block.

In accordance with the requirements for a complete application outlined in the pre-consultation agreement dated April 7, 2025, the following items have been included with this submission:

- Signed Application Form
- A cheque in the amount of \$6,185.00, made payable to the Town of Niagara-on-the-Lake
- Site Plan
- Conceptual Building Elevations
- Planning Justification Report and Draft Zoning By-law Amendment
- Stage 1-2 Archeological Assessment
- Ministry Archeological Clearance

We trust the enclosed is in order. If you have any questions or concerns with this submission or the enclosed documentation, do not hesitate to contact the undersigned.

Yours very truly,



Ethan Laman, BURPL., MCIP, RPP  
Senior Planner  
Upper Canada Consultants