



December 17, 2025

File: 25094

Town of Niagara on the Lake  
1593 Four Mile Creek Road  
Virgil, ON L0S 1T0

**Attention: Alex Boekestyn – Planner II**

**Re: Application for Zoning By-law Amendment – 15 Elden Street and 1743 Four Mile Creek Road, Town of Niagara on the Lake**

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On behalf of Pleasant Manor Retirement Village, Upper Canada Consultants is pleased to submit the enclosed application for Zoning By-law Amendment affecting the property municipally addressed as 15 Elden Street and 1743 Four Mile Creek Road in the Town of Niagara on the Lake.

The subject application is being made to rezone the lands to facilitate the use of a Day Care Centre within an existing senior living residence.

The following items have been included with this submission:

- One (1) Signed Zoning By-law Amendment Application;
- One (1) cheque for **\$8,260.00**, payable to Town of Niagara on the Lake
- Draft Zoning By-law Amendment – by Upper Canada Consultants;
- Planning Justification Report – by Upper Canada Consultants;
- Site Plan and Architectural Set – by Parker Architects Inc.;
- Parcel Register; and
- Functional Servicing Brief – by Upper Canada Consultants

We trust that the above information is to your satisfaction and should you require further information, please contact the undersigned.

Yours very truly,

Callum Gomez, CPT  
Development Coordinator  
Upper Canada Consultants

cc. Ethan Laman, Upper Canada Consultants.  
Tim Siemens, Pleasant Manor Retirement Village.  
Carlos Ochoa, Parker Architects Inc.