



March 5, 2026

File: 25094

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

**Attention: Alex Boekestyn – Planner II**

**Re: Response to Zoning By-law Amendment Comments - 1743 Four Mile Creek Road, Town of Niagara on the Lake**

---

Further to your request for additional information regarding Official Plan Section 15.3.1.3.c), and comments from members of the public received through the Zoning By-law Amendment process, Upper Canada Consultants, on behalf of Pleasant Manor Retirement Village, has provided this letter that includes additional Justification on how Official Plan Policy 15.3.1.3.c) is met.

***15.3.1.3.c) – Provision of Adequate Buffering and Transition to Protect Surrounding Existing Development.***

Section 15.3.1.3 of the Town of Niagara on the Lake Official Plan permits minor open space and community facility uses, such as churches, neighbourhood parks, recreational facilities, branch libraries and facilities for special population groups (including a day care facility for children) in residential land use designations without an amendment to the Official Plan, provided that the proposal aligns with specific location criteria outlined within the Plan.

Included within these criteria is section 15.3.1.3.c), the provision of adequate buffering and transition to protect surrounding existing development. The proposed development includes the renovation of the basement area of the existing building located at 1743 Four Mile Creek Road for the purposes of implementing a day care centre. Additionally, the existing courtyard of the building will be renovated into an outdoor play area accessory to the day care use. As the indoor area of the day care will exist wholly within the basement, no impacts are anticipated that require buffering measures. Further, any noise generated as a result of the outdoor play area will be buffered and mitigated through the existing building that surrounds the courtyard.

Through the design of the site, issues related to parking, stacking of cars, and traffic have been mitigated. The proposal makes use of the existing drop off aisle at 1743 Four Mile Creek Road, and includes the construction of a new basement entrance directly into the day care area on the north side of the building, adjacent to the existing drop off aisle. This will ensure ease of access and drop off, and prevent congestion leading to cars stacking near neighbouring dwellings.

Under the Town of Niagara on the Lake Zoning By-law, Parking for a day care use must be provided at a rate of 1 space per 18.5m<sup>2</sup> of gross floor area, resulting in 15 parking spaces required for the proposed day care. The existing parking area at 1743 Four Mile Creek features 21 parking spaces, which will be allocated to the day care facility, a surplus of 6 spaces. Further, the Pleasant Manor Site, as a whole,



features 185 spaces more than what is required by the Zoning By-law. This ensures there is enough parking to support the land uses on the site.

Issues related to parking and congestion are further mitigated by a variety of additional factors. Firstly, the day care centre is anticipated to be used by some staff members of Pleasant Manor Retirement Village with young children. Pleasant Manor staff have a designated parking area north of the newly constructed Long-Term Care Facility, further reducing potential congestion and use of the 21-space parking area situated in front of 1743 Four Mile Creek Road. Additionally, it is anticipated that staff members, and members of the public may have multiple children using the child care services and there will be opportunities for carpooling of family members and friends.

Finally, as the day care caters to multiple age groups from 2-9 years of age, each with distinct routines and scheduling patterns, a concentrated morning or afternoon traffic peak will be mitigated naturally, as pick up and drop off times will be conducted in a staggered manner. This will further mitigate any traffic congestion impacts.

All of these mitigation measures will provide for adequate buffering and transitioning, while eliminating negative impacts to surrounding existing development. As such, the proposed development aligns with the location criteria of section 15.3.1.3.c), and should be supported.

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.