

March 16, 2026

Planning Services
Town of Niagara-on-the-Lake
1593 Four Mile Creek Road
Virgil, Ontario
L0S 1T0

**1931 FOUR MILE CREEK ROAD
ZONING BY-LAW AMENDMENT & CONSENT APPLICATION**

Dear Planning Staff,

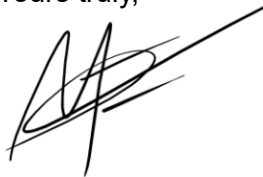
We are pleased to submit the Zoning By-law Amendment and Consent application for the property municipally known as 1931 Four Mile Creek Road, Niagara-on-the-Lake. Our client seeks to sever the existing dwelling on 1931 Four Mile Creek Road as a surplus farm dwelling (Part 1). The lands shown as Part 2 will not merge with adjacent lands. The retained lands will be rezoned to prohibit residential development in perpetuity.

As part of our submission, please find enclosed the following:

- One (1) cheque addressed to "Town of Niagara-on-the-Lake" in the amount of \$12,110;
- One (1) cheque addressed to "Niagara Region" in the amount of \$1,135;
- One (1) copy of the signed Zoning By-law Amendment application form;
- One (1) copy of the signed Consent application form;
- One (1) copy of signed Surplus Farm Dwelling Information Sheet
- One (1) copy of the Parcel Register and PIN Map;
- One (1) copy of the Consent Sketch prepared by J.D Barnes Ltd., dated January 9, 2026
- One (1) copy of the Planning Justification Brief w/Draft ZBL, prepared by NPG Planning Solutions Inc., dated January, 2026

We trust the above is satisfactory. Should you require anything further or have any questions, please contact the undersigned.

Yours truly,



Max Fedchyshak, MCIP, RPP
Senior Planner & Partner
NPG Planning Solutions Inc.