

	What:	Notice of Decision for a Modification to an Approved Draft Plan of Subdivision (under Section 51 of the <i>Planning Act, R.S.O. 1990, c. P.13</i> , as amended).
	When:	Approved at the March 24, 2026 Council Meeting
	Regarding:	Modification to an Approved Draft Plan of Subdivision (File 26T-18-25-02) 46 Paxton Lane, Niagara-on-the-Lake

What is this?

Town Council for Niagara-on-the-Lake has considered written and oral submissions and approved a Modification to an Approved Draft Plan of Subdivision on the subject lands known municipally as 46 Paxton Lane (see the location map).

The Modification to the Approved Draft Plan of Subdivision on the subject lands, known as The Settlement at St. Davids (Extension), reduces the number of units from 33 to 29, removes the conditions of draft approval associated with the provisionally severed Paxton House, removes conditions of draft approval requiring the conveyance of Block 18 to the Town, and provides for other administrative changes to bring the draft conditions up to date.

The last date for filing a notice of appeal is April 22, 2026.

A notice of appeal:

- i. must be filed with the Town Clerk;
- ii. must set out the reasons for the appeal; and
- iii. must be accompanied by the fee required by the Ontario Land Tribunal.

An appeal to the Ontario Land Tribunal (OLT) in respect to all or part of this amendment may be made by filing a notice of appeal with the Town Clerk by one (1) of the following means:

- Through the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting the Town of Niagara-on-the-Lake as the Approval Authority; or,
- Through providing physical copies of the appeal materials to Town Hall at the address below; or,
- Through providing electronic copies of the appeal materials to the Town Clerk at clerks@notl.com.

The appeal fee can be paid online through e-file or by certified cheque/money order and submitted to the Town (certified cheque/money order to be addressed to the Minister of

Finance, Province of Ontario). Further information and the required forms are available on the OLT website at www.olt.gov.on.ca.

Further notice and appeal eligibility:

Only individuals, corporations or public bodies may appeal decisions in respect of a proposed Zoning By-law Amendment and/or a Modification to an Approved Draft Plan of Subdivision to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal of the decision of Town Council, unless the person or public body, before Town Council made its decision, made oral submissions at a public meeting or written submissions to Town Council, or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.



Third party appeals are restricted for this application as per Bill 185, *Cutting Red Tape to Build More Homes Act, 2024*. *Planning Act* appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a “specified person” (as defined by the *Planning Act 1(1)*), and any “public body” (as defined by the *Planning Act 1(1)*).

Information with respect to the Modification to the Approved Draft Plan of Subdivision and the associated decision is available for public inspection from 8:30 a.m. to 4:30 p.m., Monday to Friday at the Town of Niagara-on-the-Lake, 1593 Four Mile Creek Road, P.O. Box 100, Virgil, ON L0S 1T0. For inquiries, please contact the Town Clerk.

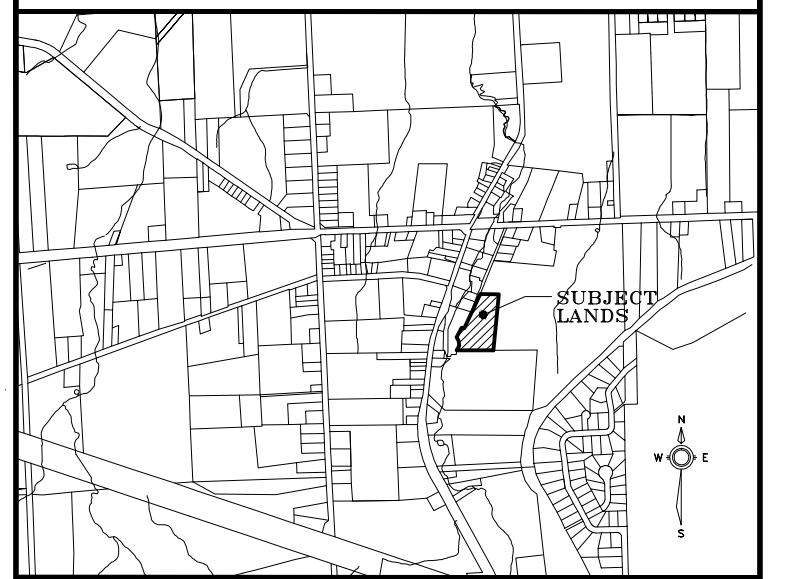
Dated at the Town of Niagara-on-the-Lake, **April 2, 2026**

Grant Bivol, Town Clerk (clerks@notl.com or 905-468-3266)

Town Hall, 1593 Four Mile Creek Road, P.O. Box 100, Virgil, ON L0S 1T0

DRAFT PLAN OF SUBDIVISION The Settlement at St. David's (Extension)

PART OF LOT 90, TOWNSHIP OF NIAGARA,
TOWN OF NIAGARA ON THE LAKE,
REGIONAL MUNICIPALITY OF NIAGARA



KEY MAP - N.T.S.

INFORMATION REQUIRED

- UNDER SECTION 91 (17) OF THE PLANNING ACT, R.S.O. 1990, c.P.19 AS AMENDED
- (a) - AS SHOWN
 - (b) - AS SHOWN
 - (c) - AS SHOWN
 - (d) - AS LISTED BELOW
 - (e) - AS SHOWN
 - (f) - AS SHOWN
 - (g) - AS SHOWN
 - (h) - MUNICIPAL WATER
 - (i) - SILTY CLAY TO CLAY
 - (j) - AS SHOWN
 - (k) - MUNICIPAL SANITARY AND STORM SEWERS
 - (l) - AS SHOWN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

SIGNED _____
DASHA PAGE, O.L.S., J.D BARNES LIMITED

DATE _____

OWNER'S CERTIFICATE

I HEREBY CONSENT TO THE FILING OF THIS PLAN PREPARED BY THE ODANDETECH GROUP INC. IN DRAFT FORM.

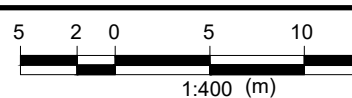
SIGNED _____

DATE _____

LAND USE SCHEDULE

LOTS/BLKS	LAND USE	AREA(M ²)	# OF UNITS
BLKS. 1-4	TOWNHOUSES - PHASE 1	0.457	17
LOTS 5-16	SINGLE DETACHED - PHASE 1	0.507	12
BLOCK 17	COMMON ELEMENT ROAD	0.303	
BLOCK 18	FUTURE RESIDENTIAL - PHASE 2	0.407	
BLOCK 19	FUTURE RESIDENTIAL - PHASE 2	0.062	
BLOCK 20	PAXTON LANE EXTENSION	0.027	
TOTAL		1.763	29

ST. DAVID'S EXTENSION



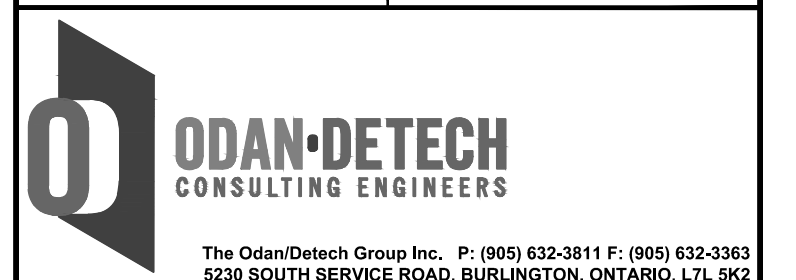
#	DATE	BY	DESCRIPTION
4	2026-01-19	A.M.	ISSUED DRAFT PLAN (REV 3)
3	2025-10-21	A.M.	ISSUED DRAFT PLAN (REV 2)
2	2025-09-29	A.M.	ISSUED DRAFT PLAN (REV 1)
1	2025-08-12	A.M.	ISSUED DRAFT PLAN

APPROVALS

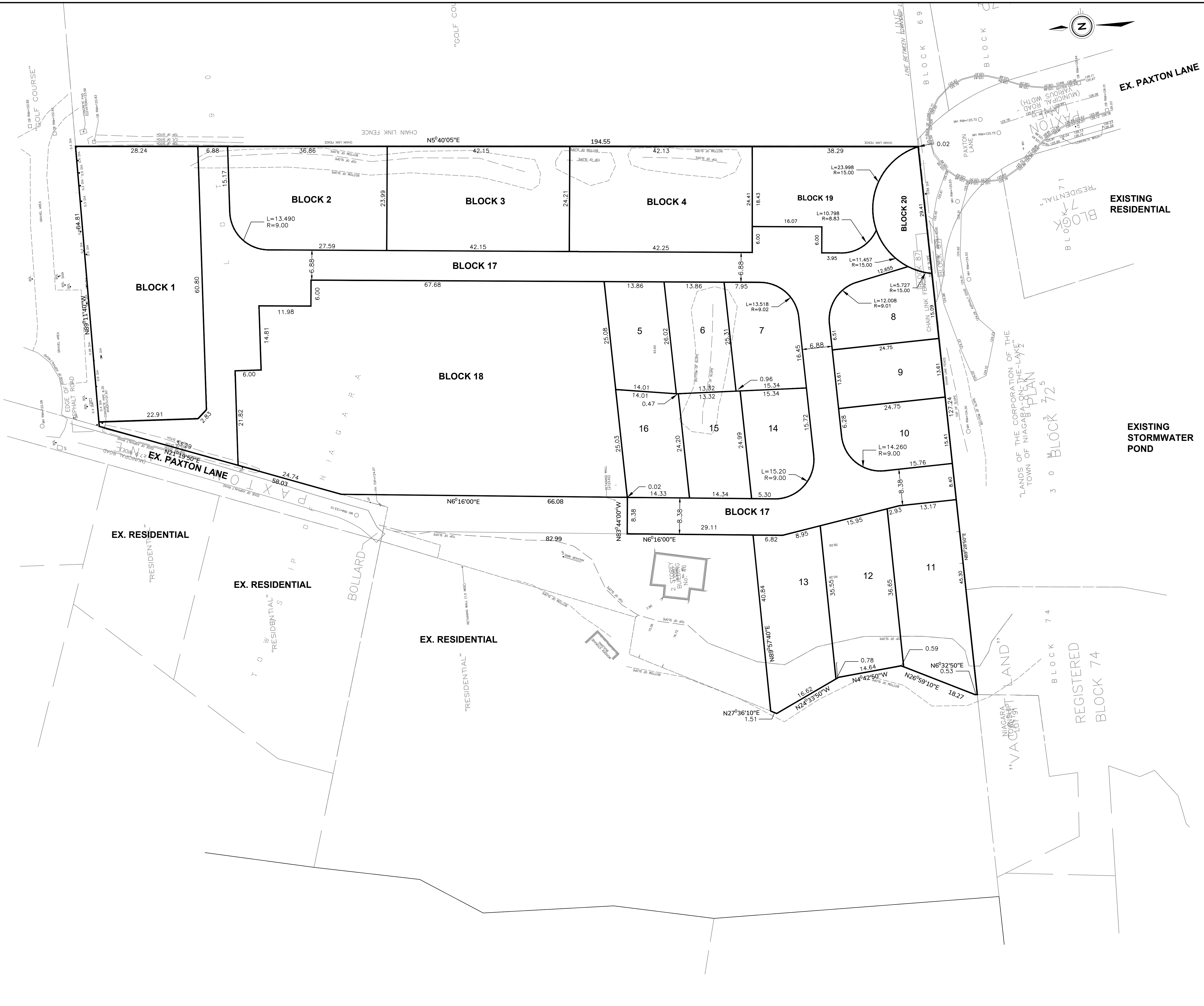
APPROVED: _____ DATE: _____

DESIGNED BY: _____ M.H.H. DATE: 2025-10-21
DRAWN BY: _____ A.M. FILE NUMBER: 10238
CHECKED BY: _____ D.C.S. SHEET NUMBER: 33320DF

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY SUPERVISION AND I AM A REGISTERED PROFESSIONAL PLANNER WITHIN THE PROVINCE OF ONTARIO AND I AM A MEMBER OF THE SOCIETY OF PROFESSIONAL PLANNERS OF ONTARIO.



The Odan-Detech Group Inc. P: (905) 632-3811 F: (905) 632-3363
5230 SOUTH SERVICE ROAD, BURLINGTON, ONTARIO, L7L 5K2



Files: 26T-18-05-01 (PL130165) and 26T-18-25-02
Draft Approval Date: March 24, 2026
Lapse Date: March 24, 2029

Town of Niagara-on-the-Lake
Conditions of Draft Plan of Subdivision Approval

The conditions of final approval and registration of “The Settlement at St. Davids Extension Subdivision,” Files 26CD-18-12-01 and 26T-18-25-02 are revised are as follows:

1. That this approval applies to “Settlement at St. Davids Extension Draft Plan of Subdivision” prepared by Odan Detech Consulting Engineers identified as Sheet Number 33320DP, dated October 21, 2025 and revised on January 19, 2026, for lands known municipally as 46 Paxton Lane being legally described as ‘Part of Township Lot 90 Niagara Part 1, as in 30R15642; in the Town of Niagara-on-the-Lake, Regional Municipality of Niagara’ consisting of 12 single detached lots, 4 blocks of 17 townhouse units, Block 19 for open space, Block 18 for future development, Block 17 for a private road as a common element in a plan of condominium, and Block 20 for a turnaround facility.
2. That the owner enter into one or more agreements with the Town of Niagara-on-the-Lake agreeing to satisfy requirements, financial and otherwise, of the Municipality including the provisions of services, roads, signage, grading, drainage, streetlighting, sidewalks and urban design. The agreement shall also specifically prohibit development on the lands, save and except for model homes until such time as sanitary sewers can be adequately provided.
3. That the subdivision agreement between the owner and the Town of Niagara-on-the-Lake be registered by the municipality against the lands to which it applies, pursuant to the provisions of the *Planning Act*.
4. That the owner agrees in the subdivision agreement to grant to the municipality any required easements for services or utilities free and clear of any mortgages, liens or encumbrances.
5. That the owner pays 5% cash in lieu of park dedication pursuant to Section 51.1 of the *Planning Act* based on the total value of the subject lands as determined by an appraisal prepared by a qualified person and approved by the Town. All costs associated with obtaining an appraisal are the responsibility of the Owner.
6. That the owner acknowledges within 60 days of draft plan approval of this subdivision that draft approval does not include a commitment of servicing allocation by the Regional Municipality of Niagara as this servicing allocation will be assigned at the time of final approval of the subdivision for registration purposes.

7. That immediately within 60 days of draft plan approval, the owner shall provide the Regional Niagara Planning and Development Department with a written undertaking that all offers and agreements of purchase and sale, which may be negotiated prior to registration of this subdivision, shall contain a clause clearly indicating that a servicing allocation for this subdivision will not be assigned until the plan is granted final approval for registration.
8. That the design drawings for the water, sanitary sewer and stormwater drainage systems required to service this development (including any required downstream municipal sewer improvement) be submitted to the Regional Public Works Department for review and approval.
9. That prior to final approval for registration of this plan the owner shall obtain Ministry of the Environment Certificates of Approval to the satisfaction of the Regional Public Works Department for the necessary servicing (watermains, storm sewers and sanitary sewers) for this development.
10. That the Developer/Owner shall ensure all streets and development blocks can permit access to and egress from collection locations throughout all phases of development, in accordance with Niagara Region's Procedure for Requirements for Waste Collection. On any streets where through passage is not provided/maintained, the Developer/Owner shall provide a temporary cul-de-sac / turnaround area designed according to the required minimum dimensions.
11. That the Developer/Owner will be required to submit an Application for Commencement of Collection in order to initiate Regional waste collection services at the new development. Applicable terms and conditions are listed on the agreement form.
12. That prior to approval of the final plan or any on-site grading, the owner shall submit to the Regional Planning and Development Department for review and approval two copies of the following plans for the subdivision designed and sealed by a suitably qualified professional engineer.
 - a) Detailed lot grading and drainage plans, noting both existing and proposed grades and the means whereby overland flows will be accommodated across the site;
 - b) Detailed sediment and erosion control plans;
 - c) That the subdivision agreement between the owner and the Town of Niagara-on-the-Lake contain provisions whereby the owner agrees to implement those approved plans.

Note: The Region may request the Niagara Peninsula Conservation Authority to review the detailed lot grading and drainage plan as well as the detailed sediment and erosion control plan on the Region's behalf and to submit comments to the Regional Planning and Development Department regarding the approval of these plans and the subsequent clearance of related conditions by Regional Planning staff.

13. That the owner receive clearance from the Ministry of Citizenship and Multiculturalism for reports titled Archeological Assessment (Stages 1 and 2), dated April 2012, and Archeological Assessment (Stage 3) dated September 2010, both prepared by Mayer Heritage Consultants Inc., and for any other required archaeological assessments. All archaeological issues shall be resolved to the satisfaction of the Town and the Ministry of Citizenship and Multiculturalism which may include modifications to the draft plan. No demolition, grading or other soil disturbances shall take place on the subject property prior to the Ministry, through the Town Planning, Building & Development Services Department, confirming that all archaeological resource concerns have met licensing and resource conservation requirements.

Note: Copies of the archaeological assessment reports are to be submitted to the Town for information.

14. That Block 18 be placed into a Holding (H) Zone and that no development or site alteration (save and except for approved maintenance) is permitted on those lands identified as Block 18 until such time as the Holding symbol has been lifted. The Holding (H) symbol shall not be removed until such time as the submission of archaeological assessment(s) and acknowledgement letter by the Ministry to the satisfaction of the Corporation of the Town of Niagara-on-the-Lake.

Note: Copies of the archaeological assessment report(s) are to be submitted to the Town for information.

15. That the lands below top of bank, and within 7.5m of the stable top of bank and be placed within an “Environmental Conservation Zone” that prohibits structural development and prevents removal of existing vegetation on steep slopes and that these prohibitions be registered on the title of Lots 11, 12 and 13, including reference to an approved landscape plan designed to ensure slope protection/stability (see conditions #20)
16. That detailed sedimentation and erosion control plans be prepared for the Niagara Peninsula Conservation Authority’s review and approval.
17. That detailed lot grading and drainage plans, nothing both existing and proposed grades and the means whereby overland flows will be accommodated across the site, be submitted to the Conservation Authority for their review and approval.
18. That prior to the approval of the final plan, the owner submit to the Conservation Authority a detailed stormwater management plan for the subdivision completed by a qualified engineer and prepared in accordance with MOEE Stormwater Management Practices, Planning and Design Manual, June 1994.
19. That the owner agrees in the executed subdivider’s agreement to:

1. Erect a limit of work fence a minimum of 3m from the top of the Four Mile Creek valley slope during the construction phase;
 2. That recommendations of the stormwater management plan be implemented;
 3. Notify potential homebuyers that the Four Mile Creek Valley and an area 15m from the top of bank on each side of the creek are regulated by the Conservation Authority in accordance with Regulation 155/06;
 4. Not place or dump material of any kind, whether originating on-site or off-site, on the Four Mile Creek valley slope, and to maintain the natural grades of this valley slope; and,
 5. Re-vegetate all disturbed areas immediately upon completion of the works.
20. That prior to building permit issuance for lots 11, 12 and 13, a landscape architect prepares and submits a landscape plan for the rear yards that will provide slope protection/stability, subject to confirmation and approval by a qualified geotechnical engineer to the satisfaction of the Niagara Peninsula Conservation Authority.
21. That the above noted draft plan conditions 10-21 inclusive be implemented in the subdivision agreement to the satisfaction of the Director of Planning, Building and Development Services.
22. That the detailed design drawings with calculations for the watermain system, the sanitary sewer system and the stormwater drainage system required to service this proposal be in accordance with current Town Specifications and subject to M.O.E. and Town Public Works Approvals and submitted to the Town's Public Works & Infrastructure Services Departments and the Fire and Emergency Services Department for review and approval.
23. That the owner agrees in of any services. The owner shall also agree in the subdivision agreement subdivision agreement to construct all on-site and off-site servicing in accordance with the servicing plans as approved by the Town's Public Works & Infrastructure Services Department and to post the standard subdivision agreement securities and cash deposits relating to primary, secondary and tertiary works, plan reviews, site inspections (based on working days), signs and barricades and road clean up prior to commencing the installation to:
1. Cost share in the watermain looping along Paxton Lane and the existing storm water management facility in the Settlement of St Davids to the south **as** applicable.
 2. Cost share in the construction costs of the main entrance of Four Mile Creek Road as applicable.
24. That the owner enters into an easement agreement with the owner of 46 Paxton Lane (Part of Township Lot 90, Niagara, being Parts 1 and 2 30R16466), to provide servicing over Part 2 as in 30R16466, and that such agreement contain wording clearly stating that all proposed contents of the easement, including but not limited to emergency access, servicing infrastructure and sidewalk/path surfaces, shall be

privately owned and maintained in perpetuity by the condominium corporation. The Town shall be provided a copy of such easement agreement.

25. That the owner agrees in the subdivision agreement to submit a residential street lighting plan for review and approval by the Town Public Works & Infrastructure Services Department. The street lighting poles and fixtures should be the same as provided in the Settlement of St. Davids to the south and constructed to Town Standards.
26. That the owner agrees in the subdivision agreement to provide a pedestrian access through the development approved by the Town Public Works & Infrastructure Services Department and connecting new and old Paxton Lane and;
 1. That the owner enters into an easement agreement with the owner of 46 Paxton Lane (Part of Township Lot 90, Niagara, being Parts 1 and 2 30R16466), to provide a pedestrian access connecting new and old Paxton Lane over Part 2 as in 30R16466 in accordance with the servicing plans as approved by the Town's Public Works & Infrastructure Department. The Town shall be provided a copy of such easement agreement.; and
 2. That the owner enters into an agreement with the Town to provide a pedestrian access connecting new and Old Paxton Lane over the adjacent Town owned lands being Part of Block 72 as in 30M-375, in accordance with the servicing plans as approved by the Town's Public Works Department, and that such agreement contain wording clearly stating that construction within, and access to, the Town-owned lands be solely limited to the installation of the pedestrian access, all at the owners cost.
27. That the owner agrees in the subdivision agreement to provide 13 guest parking spaces within the development.
28. That the owner agrees in subdivision agreement, subject to the approval of the Public Works & Infrastructure Services Department, to provide for a turnaround at the entrance to the subdivision from Paxton Lane to accommodate snow plows and other Town maintenance vehicles, and that such agreement contain wording that requires the owner to prepare an R-plan showing the limits of the turnaround facility within the adjacent Town Owned lands, and that those lands be conveyed to become part of the Town's road allowance, all at the owners cost.
29. That the owner agrees in the subdivision agreement that during the construction of development the site will be kept in a reasonably tidy condition so that the raising of dirt and dust is kept to a minimum and further that all roads adjacent to and in the vicinity of the development are kept clean of mud and debris and that any standing water is eliminated.

30. That the subdivision agreement between the owner and the Town of Niagara-on-the-Lake address any required fencing and/or landscaping along the perimeter of townhouse blocks (excluding the front line).
31. The owner shall agree in the subdivision agreement that:
 - The north most emergency access from Paxton Lane shall be gated/chained to restrict vehicular access and access will be permitted only for emergency vehicles. The emergency access required for the development shall be built to meet or exceed all applicable code requirements by the developer to the satisfaction of the Town and a 0.3 m municipal reserve shall be dedicated to the municipality from Old Paxton Lane.
32. The owner enters into an easement agreement with the owner of 46 Paxton Lane (Part of Township Lot 90, Niagara, being Parts 1 and 2 30R16466), to provide and develop a minimum 6m wide vehicular access for emergency vehicles over Part 2 as in 30R16466. The emergency access shall be built to meet or exceed all applicable code requirements to the satisfaction of the Town and shall be gated/chained at the southern extent of the access to restrict vehicular access into the subdivision, and access into the subdivision will be permitted only for emergency vehicles. The Town shall be provided a copy of such easement agreement.
33. A Heritage Impact Assessment (HIA) shall be completed before the issuance of a building permit to determine the impacts on the adjacent historic structure at 46 Paxton Lane, known as the Paxton House. The (HIA) would analyze the design, massing, scale and positioning of structures on Blocks 13, 14, 15, 16 and 18 to determine and mitigate the impacts on Paxton House. These mitigative measures would inform the final design of the structures on Blocks 13, 14, 15, 16 and 18. The HIA shall be reviewed by the Municipal Heritage Committee with approval subject to the satisfaction of the Director of Planning, Building and Development Services.
34. That the owner agrees in the subdivision agreement that the development will be subject to the Village of St. Davids Guidelines. The subdivision agreement shall include urban design approval process procedures and shall also contain the following:
 1. That prior to a building permit being issued by the Town for the dwelling units that the design of the proposed buildings be reviewed and approved by the Urban Design Review Panel in accordance with the approved Village of St. Davids Urban Design Guidelines.
 2. That the owner agrees that all offers and agreements of purchase and sale shall contain a clause clearly indicating that prior to the issuance of a building permit the design of the dwelling units is subject to approval by the Urban Design Review Panel in accordance with the approved Village of St. Davids Urban Design Guidelines

35. That the owner agrees in the subdivision agreement that any outstanding taxes will be paid prior to the registration of the final plan.
36. That the owner agrees to include on all offers of purchase and sale a statement that advises the prospective purchaser that:
 1. Business mail delivery will be from a designated centralized mailbox.
 2. The developers/owners are responsible for officially notifying the purchasers of the centralized mail box locations prior to closing of any sale

That the owner further agrees to:

1. Install a concrete pad in accordance with the requirements of, and in locations to be approved, by Canada Post to facilitate the installation of Community Mailboxes.
 2. Identify the pads on engineering and servicing drawings. The pads are to be poured at the time of the sidewalk and/or curb installation within each phrase of the plan of subdivision.
 3. Determine the location of all centralized mail services in cooperation with Canada Post and to post the location of these sites on appropriate maps, information boards and plans.
37. Prior to commencing any work with the Plan, the developer must confirm with Bell Canada that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the developer is advised that he may be communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the developer is advice that he may be required to pay for the connection, the developer shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication services for emergency management (i.e. 911 emergency services).
38. That if final approval is not given to this plan within 3 (three) years of the draft approval date and no extensions have been granted, draft approval shall lapse. If the owner wishes an extension to the draft approval, a written explanation with reasons why the extension to the draft approval, a written explanation with reasons why the extension is required, must be received by the Town prior to the lapsing date.
39. The developer agrees in the subdivision agreement that where an environmental assessment is not required as a condition of draft subdivision approval that:
 - a) During the construction of services or other works being undertaken on the lands that Owner agrees that should waste, materials or other contaminates be discovered that the Ministry of the Environment, the Regional Municipality of Niagara and the Town of Niagara-on-the-Lake shall be notified by the Owner.
 - b) The Owner will indemnity and save harmless the Town from and against all actions, causes of actions, interest, claims, demands, costs, charges, damages, expenses and loss.

40. That the owner agrees in the subdivision agreement to submit a Tree Inventory and Protection Plan, prior to site alteration, for review and approval by the Town's Community & Protective Services Department, that the owner agrees to implement the findings of this Plan, and that the owner notifies the Town's Urban Forestry Officer prior to site alteration, and that the Town's Urban Forestry Officer may inspect the property to ensure compliance with this Plan at any time.

41. That the owner agrees in the subdivision agreement to, prior to the issuance of occupancy permits for any dwelling units, register and provide documentation confirming final registration of the Common Element Condominium under the Condominium Act, 1998, over Block 17, being the private roadway block, including all associated common elements such as internal private roads, sidewalks, visitor parking, lighting, stormwater management features, and underground services to the satisfaction of the Director of Planning, Building and Development Services, in consultation with the Director of Public Works and Infrastructure. The owner further agrees in the subdivision agreement:
 - a) Submit and obtain approval from the Town for a Draft Plan of Condominium establishing all required common elements, including but not limited to private roads, visitor parking, shared servicing infrastructure, easements, and any other shared facilities identified through the subdivision approval process;
 - b) That all residential lots relying on the private roadway for access shall be designated as Parcels of Tied Land (POTLs) to the Common Element Condominium;
 - c) That the Condominium Corporation shall be responsible for all maintenance, repair, and operation of the private roadway and related common elements;
 - d) That the Town of Niagara on the Lake will not assume responsibility for the maintenance of these blocks or services;
 - e) That the owner agrees that all offers and agreements of purchase and sale shall contain a clause clearly indicating the Town of Niagara on the Lake shall not assume responsibility for the maintenance of these blocks or services; and
 - f) That this Common Element Condominium will be registered on the title of each owner in the subdivision.

Clearance of Conditions

Prior to granting final approval for the subdivision plan, the Town of Niagara-on-the-Lake Community and Development Services Department requires **written notification** from the following departments and agencies that their respective conditions have been met satisfactorily.

Department or Agency	Conditions
Niagara Region	6, 7, 8, 9, 10, 11, 12, 18 & 39
Town Planning, Building & Development Services	1, 2, 3, 4, 5, 13, 14, 21, 24, 27, 28, 30, 33, 34, 35, 36, 37, 38 & 41
Town Community and Protective Services (Fire & Emergency Services, Urban Forestry, Parks & Recreation)	22, 31, 32 & 40
Town Public Works & Infrastructure Services	4, 19, 22, 23, 24, 25, 26, 27, 28
Canada Post	36
Bell Canada	37
Niagara Peninsula Conservation Authority	15, 16, 17, 18, 19 & 20
Ministry of Citizenship and Multiculturalism	13 & 14

Clearance of the conditions of final approval should be coordinated with the following contacts:

Department or Agency	Contact Name	Address	Phone	Email
Town Planning, Building & Development Services	Aimee Alderman, Director of Planning, Building & Development Services	1593 Four Mile Creek Road, P.O. Box 100, Virgil, ON, L0S 1T0	(905) 468-3266	aimee.alderman@notl.com
Town Public Works & Infrastructure Services	Jordan Frost, Director of Public Works and Infrastructure	1593 Four Mile Creek Road, P.O. Box 100, Virgil, ON, L0S 1T0	(905) 468-3266	Jordan.Frost@notl.com
Town Community and Protective Services (Fire & Emergency Services and Parks & Recreation)	Jay Plato, Fire Chief	1593 Four Mile Creek Road, P.O. Box 100, Virgil, ON, L0S 1T0	(905) 468-3266	jay.plato@notl.com

Town Corporate Services Department	Grant Bivol, Town Clerk	1593 Four Mile Creek Road, P.O. Box 100, Virgil, ON, L0S 1T0	(905) 468-3266	clerks@notl.com
Town Urban Forestry	Harry Althorpe, Urban Forestry By-law Enforcement Officer	1593 Four Mile Creek Road, P.O. Box 100, Virgil, ON, L0S 1T0	(905) 468-3266	Harry.Althorpe@notl.com
Niagara Peninsula Conservation Authority	David Deluce, Director, Planning & Development	3350 Merrittville Hwy, Unit 9 Thorold, ON L2V 4Y6	(905) 788-3135	ddeluce@npca.ca
Niagara Region	Katie Young, Senior Planner	1815 Sir Isaac Brock Way, P.O. Box 1042, Thorold, ON, L2V 4T7	(905) 980-6000	Katie.young@niagararegion.ca
Canada Post	Andrew Carrigan, Delivery Planning Officer	955 Highbury Ave. N. London, ON N5Y 1A3	(226) 268-5914	andrew.carrigan@canadapost.ca
Ministry of Citizenship and Multiculturalism	Andrea Williams, Archaeology Review Officer		(437) 339-9197	andrea.williams@ontario.ca
Bell Canada				planninganddevelopment@bell.ca

Review of Conditions

Should any of the conditions appear unjustified or their resolution appear onerous, requests to revise or remove conditions may be presented by the owner to the Committee of the Whole. The Committee will consider requests to revise or delete conditions, subject to ratification by Town Council.