



Planning, Building and Development Services
 1593 Four Mile Creek Road
 P.O. Box 100, Virgil, ON L0S 1T0
 905-468-3266 • Fax: 905-468-0301

www.notl.org

File No:	Date of Receipt:
Town Fee (\$):	Regional Fee (\$):
NPCA Fee (\$):	Operations Fee (\$):
Other Fee (\$):	Other Fee (\$):

(Office Use Only)

Application for an Official Plan Amendment and/or Zoning By-law Amendment Under the *Planning Act, R.S.O. 1990 c. P.13, as amended*

A pre-consultation meeting with Planning, Building and Development Services Staff is required prior to applying for an Official Plan Amendment and/or a Zoning By-law Amendment.

Please complete all applicable sections of this application. All measurements are to be provided in metric units. The information requested on this application is required to review the proposal. An incomplete application will be returned to the Registered Owner/Authorized Agent. If you have questions regarding the information requested on this application, please contact the Planning, Building & Development Services Department.

All information requested on this form is collected under the authority of the Planning Act, R.S.O. 1990, c. P.13, as amended, and the provisions of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56. The requested information on this application and all accompanying plans, reports, and information is required in order to process this application and will form part of the public record which may be published on the Town of Niagara-on-the-Lake website or by other means. The name and business address of the Registered Owner and/or Authorized Agent is public information. Questions about the collection of information can be made to the Town Clerk.

1. Type of Application			
<input checked="" type="checkbox"/> Official Plan Amendment	<input checked="" type="checkbox"/> Zoning By-law Amendment	<input type="checkbox"/> Removal of Holding Symbol (Complete Sections 2-4 only)	<input type="checkbox"/> Temporary Use By-law
2. Details of the Subject Lands			
Municipal Address 144, 176, 200 John Street East and 588 Charlotte Street		Assessment Roll Number 262701000212300/262701000200701	
Legal Description Lots 145 and 156, Registrar's Complied Plan 692 and Lot 14, Plan M-11			
Date the subject lands were acquired:	Lot Area (metric):	Lot Frontage (metric):	Lot Depth (metric):
Description of easements, rights-of-way, or restrictive covenants applicable to the subject lands (if applicable):			
3. Registered Owner (as shown on the deed and title of the property)			
Name Solmar (Niagara 2) Inc. and Two Sisters Resorts Corp.		Company Name Solmar (Niagara 2) Inc. and Two Sisters Resorts Corp.	
Mailing Address 122 Romina Drive		Unit Number	Postal Code L4K 4Z7
Province ON	Email blake@solmar.ca	Telephone 905-660-9222	
4. Authorized Agent (if one has been authorized)			
Name SGL Planning & Design Inc. (Paul Lowes and David Riley)		Company Name SGL Planning & Design Inc.	
Mailing Address 1547 Bloor Street West		Unit Number	Postal Code M6P 1A5
Province Ontario	Email plowes@sglplanning.ca; driley@sglplanning.ca	Telephone 416-923-6630	
Contact for all future correspondence (select one): <input checked="" type="checkbox"/> Registered Owner <input checked="" type="checkbox"/> Authorized Agent			
5. Mortgages, Charges, and Other Encumbrances (if applicable)			
Name <i>None</i>		Company Name	
Mailing Address		Unit Number	Postal Code
Province	Email	Telephone	

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6. Access (select all that apply)				
Identify how the subject lands will be accessed:				
<input checked="" type="checkbox"/> Public road maintained all year	<input type="checkbox"/> Niagara River Parkway	<input type="checkbox"/> Provincial highway		
<input type="checkbox"/> Public road maintained seasonally	<input type="checkbox"/> Private easement/Right-of-way	<input type="checkbox"/> Waterway		
If the subject lands will be accessed by a waterway only, identify the parking and docking facilities to be used and the approximate distance of these facilities from the subject lands to the nearest public road:				
7. Servicing (select all that apply)				
Identify how the subject lands will be serviced:				
Water	Sewage Disposal	Storm Drainage		
<input checked="" type="checkbox"/> Publicly owned and operated piped water system	<input checked="" type="checkbox"/> Publicly owned and operated sanitary sewage system	<input checked="" type="checkbox"/> Sewers		
<input type="checkbox"/> Privately owned and operated individual well	<input type="checkbox"/> Privately owned and operated individual septic system	<input checked="" type="checkbox"/> Ditches/swales		
<input type="checkbox"/> Privately owned and operated communal well	<input type="checkbox"/> Privately owned and operated communal septic system	<input type="checkbox"/> Other: _____		
<input type="checkbox"/> Lake or other water body	<input type="checkbox"/> Privy			
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____			
8. Existing Buildings, Structures, and Uses				
Identify the existing use(s) of the subject lands and the length of time the existing use(s) have continued:				
Please see Planning Justification Report and Heritage Impact Assessment for detail				
Type of Building or Structure				
Construction Date				
Existing Use(s)				
Time the Existing Use(s) have continued				
Front Yard Setback (m)				
Rear Yard Setback (m)				
Side Yard Setback (m)				
Side Yard Setback (m)				
Height (m)				
Gross Floor Area (sq m)				
Lot coverage (%)				
9. Proposed Buildings, Structures, and Uses (if applicable)				
Identify the proposed use(s) of the subject lands:				
Hotel and associated uses, medium density residential (please see Planning Justification Report for detail)				
Type of Building or Structure				
Construction Date				
Proposed Use(s)				
Front Yard Setback (m)				
Rear Yard Setback (m)				
Side Yard Setback (m)				
Side Yard Setback (m)				
Height (m)				
Gross Floor Area (sq m)				
Lot coverage (%)				
10. Provincial Policy				
Is this application consistent with policy statements issues under Section 3(1) of the <i>Planning Act</i> , R.S.O. 1990, c. P.13, as amended? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Is any portion of the subject lands within the Specialty Crop (Niagara Tender Fruit and Grape) Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Is any portion of the subject lands within the Niagara Escarpment Plan Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
If yes to any, explain how this application conforms to Provincial policy statements and applicable Provincial plan(s):				
Consistency with Provincial Planning Statement (2024) is addressed in Planning Justification Report				

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11. Official Plan Information	
Existing Niagara Regional Official Plan designation(s) of the subject lands: Urban Area - Delineated Built-Up Area	
Does this application conform to the Niagara Regional Official Plan? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, explain how this application conforms to the Niagara Regional Official Plan: Refer to Planning Justification Report	
Existing Town of Niagara-on-the-Lake Official Plan designation(s) of the subject lands: General Commercial and Open Space (site-specific); Low Density Res., Medium Density Res., and Agricultural	
Does this application conform to the Town of Niagara-on-the-Lake Official Plan? Yes <input checked="" type="checkbox"/> No	
If yes, explain how this application conforms to the Town of Niagara-on-the-Lake Official Plan: Refer to Planning Justification Report	
Does this application propose to change or replace a designation in the Official Plan? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, what is the Official Plan designation that the amendment is proposing to change or replace? Change boundary between General Commercial (site-specific) and Low / Medium Density Res., as detailed in the Planning Justification Report	
Does the proposed amendment change, replace, or delete a policy in the Official Plan? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, which Official Plan policy is to be changed, replaced, or deleted? Refer to Planning Justification Report	
Does the proposed amendment add a policy to the Official Plan? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, what is the nature and extent of the Official Plan policy that the amendment is proposing to add? Refer to Planning Justification Report	
Do the subject lands have a pre-determined requirement for maximum height or density? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Does this application propose to alter the boundaries of an existing settlement area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Does this application propose to remove any lands from an existing employment area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes to any of the above questions, provide details of the Official Plan policies that deal with the matter(s): Refer to Planning Justification Report (including draft Official Plan Amendment to address density)	
Explain the purpose for the proposed Town of Niagara-on-the-Lake Official Plan amendment (if applicable): To implement the development of a proposed hotel and associated uses, as well as medium density residential uses on the subject lands. Refer to Planning Justification Report for detail.	
12. Zoning Information	
Existing Town of Niagara-on-the-Lake Zoning of the subject lands: General Commercial site-specific (GC-56), Open Space site-specific (OS-56), Residential Development (RD)	
Explain the nature and extent of the proposed Zoning By-law Amendment: To implement the development of a proposed hotel and associated uses, as well as medium density residential uses on the subject lands. Refer to Planning Justification Report for detail.	
Explain the reason for the proposed Zoning By-law Amendment: Refer to Planning Justification Report	
13. Surrounding Land Uses	
North	Butler's Barracks National Historic Site
South	Residential Subdivision (The Promenade), Upper Canada Heritage Trail
East	Estate Residential, Agricultural (Two Sisters Vineyard)
West	Residential Subdivision (Weatherstone Court and Charlotte Street)

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14. Previous Applications (if applicable)

Have the subject lands ever been the subject of an application under the *Planning Act, R.S.O. 1990, c. P.13, as amended* for approval of a plan of subdivision or condominium, a consent, a minor variance, a site plan, an official plan amendment, a zoning by-law amendment, or a Minister's zoning order? Yes No Unknown

Are any lands within 120 metre of the subject lands the subject of an application made by the Registered Owner under the *Planning Act, R.S.O. 1990, c. P.13, as amended* for approval of a plan of subdivision or condominium, a consent, a minor variance, a site plan, an official plan amendment, a zoning by-law amendment, or Minister's zoning order? Yes No Unknown

If yes to either, provide the information requested below:

Application Type	File Number	Status of the Application
OPA/ZBA	OPA-02-2020, ZBA-11-2020	OLT Decision
Official Plan Amendment	OPA-06-2025	Withdrawn
Draft Plan of Subdivision	26T-18-20-01	OLT Decision
ZBA and SPA (Randwood)	N/A	Withdrawn

15. Concurrent Applications (if applicable)

Application Type	File Number	Status of the Application
N/A		

16. Checklist of Requirements for a Complete Application (all boxes must be checked)

The following plans, reports, and information must accompany this application:

- One (1) signed copy of the Pre-Consultation Agreement;
- All applicable application fees (payable by cash, cheque, or debit);
- Property Index Map(s) of the subject lands from the Land Registry Office, dated within one (1) month of receipt of this application;
- Parcel Register(s) (including all PIN printouts and Legal Instruments) of the subject lands from the Land Registry Office, dated within one (1) month of receipt of this application;
- Two (2) folded hardcopies of the Reference Plan(s) included in the legal description of the subject lands, to scale (unfolded copies will not be accepted);
- Two (2) hardcopies of a draft by-law for each separate document being amended;
- Two (2) hardcopies of a schedule accompanying each draft by-law, if applicable;
- Two (2) hardcopies of all required plans, reports, and information identified on the Pre-Consultation Agreement;
- For all large-format plans, two (2) sets of reduced plans on 11' X 17' paper; and
- One (1) digital copy, in PDF format, of all required materials.

This application will be circulated to various agencies for review and comment. Where the scope or nature of the application requires input from a large number of agencies, additional copies of this application and accompanying plans, reports, and information may be required.

17. Checklist of Drawing Requirements (all applicable boxes must be checked)

Plans and drawings accompanying this application must show the following information, in metric units:

- North arrow;
- Metric scale;
- The boundaries and dimensions of the subject lands;
- The location, size, type, and setbacks of all existing and proposed buildings and structures on the subject lands;
- Natural and artificial features located within or adjacent to the subject lands, such as buildings, railways, roads/highways, pipelines, watercourses, drainage ditches, top of banks, wetlands, wooded areas, wells, septic tanks, and parking and docking facilities (if access to the subject lands is by waterway only), or any other features that may affect this application in the opinion of the Registered Owner/Authorized Agent;
- The existing use(s) of adjacent lands (for example, residential, agricultural, or commercial);
- The location, width and name any road/highway within or abutting the subject lands, and indicating whether it is an unopened road allowance, a public road, a private road, or a right-of-way; and
- The location and nature of any easement affecting the subject lands (if applicable).

Planning, Building and Development Services Staff may request that additional information be provided in the plans and drawings that accompany this application, based on the scope and nature of the proposal.

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18. Plans, Reports, and Information Submitted with this Application

Identify all plans, reports, and information submitted with this application:

No.	Title	Date	Author
1	Please see attached cover letter for detail		
2			
3			
4			
5			
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9			
10			
11			
12			

19. Acknowledgement and Agreement of Registered Owner

I, Benny Marotta AM THE REGISTERED OWNER OF THE SUBJECT LANDS AND
(Name of Registered Owner/Company)

I ACKNOWLEDGE AND AGREE that all information requested on this form is collected under the authority of the *Planning Act, R.S.O. 1990, c. P.13, as amended*, and the provisions of the *Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56*. The information is required in order to process this application and forms part of the public record which may be published on the Town of Niagara-on-the-Lake website or by other means. The name and business address of the Registered Owner and/or Authorized Agent is public information.

I ACKNOWLEDGE AND AGREE that the Town of Niagara-on-the-Lake, its employees and agents may enter onto my property to view, photograph and survey my property as necessary for this application.

I ACKNOWLEDGE AND AGREE that all costs of processing this application shall be paid for by the Registered Owner. The Registered Owner shall reimburse the Town of Niagara-on-the-Lake, upon demand, for all costs incurred by the Town of Niagara-on-the-Lake in respect of this application. Without limiting the foregoing, the Registered Owner acknowledges and agrees to pay such expenses regardless of whether or not this application is approved or proceeded with and are not refundable. If costs are not paid by the due date imposed by the Town of Niagara-on-the-Lake, the Registered Owner understands and acknowledges that the costs will be added to the tax bill of the subject lands and collected in like manner as property taxes.

Benny Marotta March 11/26
(Signature of Registered Owner) (Date)

20. Authorization of Registered Owner

If this application is being submitted by an Authorized Agent, the Registered Owner of the subject lands must complete this section. If there is more than one Registered Owner, a separate authorization from each individual or corporation is required. An additional copy of this page must be attached for each Registered Owner.

I, Benny Marotta AM THE REGISTERED OWNER OF THE SUBJECT LANDS
(Name of Registered Owner/Company)

AND HEREBY AUTHORIZE SGL Planning & Design Inc.
(Name of Authorized Agent/Company)

TO SUBMIT THIS APPLICATION to the Town of Niagara-on-the-Lake, appear on my behalf at any hearing(s) of this application, and provide any information or material required by the Town of Niagara-on-the-Lake relevant to this application.

I UNDERSTAND that all information requested on this form is collected under the authority of the *Planning Act, R.S.O. 1990, c. P.13, as amended*, and the provisions of the *Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56*. The information is required in order to process this application and forms part of the public record which may be published on the Town of Niagara-on-the-Lake website or by other means. The name and business address of the Registered Owner and/or Authorized Agent is public information.

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Benny Marotta March 11/26
(Signature of Registered Owner) (Date)

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21. Sworn Declaration

I, Raymond Ziemba OF THE City of Toronto
(Name of Registered Owner/Company or Authorized Agent/Company) (Name of City, Town, Township, etc.)

IN THE _____
(Name of Regional Municipality or Province)

DO SOLEMNLY DECLARE that the information contained in this application and that the information contained in the documents that accompany this application is true and complete.

Declared before me in City of Toronto in the Province of Ontario
(Name of City, Town, Township, etc.) (Name of Regional Municipality or Province)

on this 17 day of March, 2026.
(Month) (Year)

Signed by: Raymond Ziemba
35E44D6592B64EA...
(Signature of Registered Owner/Authorized Agent)

Signed by: Leslie Robinson
09A760CF401B4BE...
(Signature of Commissioner of Oath)

This declaration was commissioned remotely by audio-visual technology in accordance with Ontario law. O.Reg 431/20

Leslie Robinson
LSO#81562T

THIS APPLICATION MUST BE SUBMITTED TO:

Town of Niagara-on-the-Lake
Planning, Building and Development Services
1593 Four Mile Creek Road
PO Box 100
Virgil, ON L0S 1T0

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