

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

(Office Use Only)

Application for Minor Variance, Fence Variance, Sign Variance or Legal Non-Conforming Use Permission

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 Minor Variance, Fence Variance, Sign Variance, or Legal Non-Conforming Use Permission.

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 and 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

☒ Minor Variance ☐ Fence Variance ☐ Sign Variance ☐ Legal Non-Conforming Use Permission

2. Details of the Subject Lands

Municipal Address Konik Estates Phase 2 Condominium (Crossroads Landing)		Assessment Roll Number Numerous	
Legal Description Part of Township Lot 119, Geographic Township of Niagara, being Parts 1 & 2, Plan 30R-15178 (save & except 30M-468), Part 1, 30R-5177 and Part 1, 30R-16258 (comprising of PIN 46384-0584 (L.T.), PIN 46384-0564 (L.T.), and PIN 46384-0704 (L.T.))			
Date the subject lands were acquired 2018/2019	Lot Area (metric) 4.382	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	Company Name Grey Forest Homes Ltd.	Municipality St. Catharines
Mailing Address 1 Keefer Road	Unit Number	Postal Code L2M 6K4
Province Ontario	Email berard@sympatico.ca	Telephone 905-687-9416

4. Authorized Agent (if one has been authorized)

Name William Heikoop	Company Name Upper Canada Consultants	Municipality St. Catharines
Mailing Address 30 Hannover Drive	Unit Number 3	Postal Code L2W 1A3
Province Ontario	Email wheikoop@ucc.com	Telephone 905-688-9400

Contact for all future correspondence (select one): ☐ Registered Owner ☒ Authorized Agent

5. Official Plan and Zoning Information

Existing Niagara Regional Official Plan designation(s) of the subject lands:

Designated Greenfield Area (Schedule B)

Existing Town of Niagara-on-the-Lake Official Plan designation(s) of the subject lands:

Low Density Residential (Schedule C) & Greenfield Areas (Schedule I-2)

Existing Town of Niagara-on-the-Lake Zoning of the subject lands:

RM1-45(b)

6. Details of the Proposal

Identify the nature and extent of relief from the Zoning By-law, Fence By-law, or Sign By-law:

Relief is requested from the site-specific Zoning By-law for the minimum distance between buildings located on the same lot of 3m between walls not containing windows to a habitable room, and 9m between walls where one wall contains a window to a habitable room, and 15m between walls where both walls contain a window to a habitable room (10.4.2.3(i)). A reduction is requested to:

1. Min distance between buildings located on the same lot from 14m to 14 m between walls where both walls contain a window to a habitable room (rear walls)
2. Min distance between buildings located on the same lot from 15m to 3m between walls where both walls contain a window to a habitable room (end walls)

Explain why the proposed use cannot comply with the provisions of the Zoning By-law, Fence By-law, or Sign By-law:

As this is a condominium site, all townhouse blocks are technically on the same lot. While the units have the required 1.5m to the interior side yard, the design includes habitable room windows on end walls of the townhouse blocks that are separated by 3m.

7. 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:

N/A

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 (sq m)				

8. Proposed Buildings, Structures, and Uses (if applicable)

Identify the proposed use(s) of the subject lands:

Please see enclosed site plan and elevations

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 (sq m)				

9. Access (select all that apply)

Identify how the subject lands will be accessed:

- ☒ Public road maintained all year
 ☐ Niagara River Parkway
 ☐ Provincial highway
☐ Public road maintained seasonally
 ☐ Private easement/Right-of-way
 ☐ 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:

10. Servicing (select all that apply)

Identify how the subject lands will be serviced:

Water

- ☒ Publicly owned and operated piped water system
☐ Privately owned and operated individual well
☐ Privately owned and operated communal well
☐ Lake or other water body
☐ Other: _____

Sewage Disposal

- ☒ Publicly owned and operated sanitary sewage system
☐ Privately owned and operated individual septic system
☐ Privately owned and operated communal septic system
☐ Privy
☐ Other: _____

Storm Drainage

- ☒ Sewers
☐ Ditches/swales
☐ Other: _____

11. Sign Details (for Sign Variance only)

Identify the type of work being proposed:

- ☐ Erect new sign
 ☐ Alter existing sign
 ☐ Repair existing sign
 ☐ Relocate existing sign
 ☐ Add electrical component to existing sign

Identify the material or finish of the proposed sign:

Length of proposed sign (m)		Minimum height above grade (m)	
Height of proposed sign (m)		Maximum height of proposed sign (m)	
Depth of proposed sign (m)		Projection of proposed sign, if applicable (m)	

Identify the type and number of signs to be erected:

Type	No.	Type	No.	Type	No.
☐ Awning		☐ Banner		☐ Canopy	
☐ Construction		☐ Directional		☐ Directory	
☐ Ground		☐ Mobile		☐ Neon (No Flashing)	
☐ Pole		☐ Projecting		☐ Sandwich	
☐ Subdivision		☐ Window		☐ Wall	

12. Previous Applications

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, or a zoning by-law amendment?

☐ Yes
☐ No
☐ Unknown

If yes, provide the information requested below for each previous application:

Application Type	File Number	Status of the Application
Zoning By-law Amendment	ZBA-02-2024	Approved
Draft Plan Vacant Land Condominium	26CD-18-24-01	Approved
Draft Plan of Subdivision	26T-18-24-02	Approved

13. Concurrent Applications

Application Type	File Number	Status of the Application
N/A		

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

The following plans, reports and, information must accompany this application in a digital format (pdf):

- ☐ One copy of the Pre-Consultation Agreement;
- ☒ All applicable application fees (payable by cheque, cash, or debit);
- ☒ A sketch of the subject lands;
- ☐ A sketch of the proposed fence/sign, (Fence and Sign Variances only);
- ☐ All required plans, reports and, information identified on the Pre-Consultation Agreement;

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.

15. 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.

16. 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 enclosed cover letter and brief	June 5th, 2026	Chelsea Liotta, UCC
2			
3			
4			
5			
6			

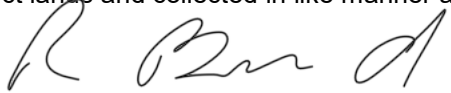
17. Acknowledgement and Agreement of Registered Owner

I, Grey Forest Homes Ltd. 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.



(Signature of Registered Owner)

JUNE 4, 2026

(Date)

18. 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, Grey Forest Homes Ltd. AM THE REGISTERED OWNER OF THE SUBJECT LANDS
 (Name of Registered Owner/Company)

AND HEREBY AUTHORIZE Upper Canada Consultants

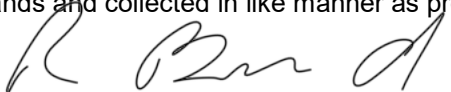
(Name of Authorized Agent/Company)

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.

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.



(Signature of Registered Owner)

JUNE 4, 2026

(Date)

19. Sworn Declaration

I, Upper Canada Consultants OF THE City of St. Catharines
(Name of Registered Owner/Company or Authorized Agent/Company) (Name of City, Town, Township, etc.)

IN THE Region of Niagara
(Name of Regional Municipality or Province)

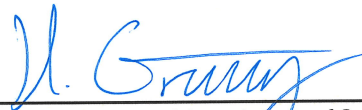
DO SOLEMNLY DECLARE that the information contained in this application and that the information contained in the documents that accompany this application is true and complete.

Declared before me in City of St. Catharines in the Region of Niagara
(Name of City, Town, Township, etc.) (Name of Regional Municipality or Province)

on this 5 day of June, 2026.
(Month) (Year)



(Signature of Registered Owner/Authorized Agent)



(Signature of Commissioner of Oath)

Hannah Kay Gracey, a Commissioner, etc.,
Province of Ontario, for Upper Canada
Planning & Engineering Ltd.

Expires November 26, 2026.

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

Phone: (905) 468-3266
Fax: (905) 468-0301
Website: www.notl.org