



June 2, 2026

John Federici
Senior Planner
Town of Niagara-on-the-Lake
1593 Four Mile Creek Road
P.O. Box 100, Virgil, ON L0S 1T0

Dear John Federici,

**Re: 524 York Road, Niagara-on-the-Lake
Town File Nos. OPA-01-2025 and ZBA-01-2025
Application for Removal of Holding Provision**

Bousfields Inc. is the planning consultant for Niagara York Road Inc., the registered Owner of the lands located north of York Road and east of Glendale Avenue, municipally known as 524 York Road (the “site” or “subject site”). On behalf of the owner, we are pleased to submit the enclosed application for a Zoning By-law Amendment to lift the “H” Holding Symbol that applies to the southern portion of the subject site. The applicable Holding Provision requires that a Woodland Enhancement Plan be submitted prior to any development on the lands.

The subject site is a large triangular shaped site, approximately 2.83-hectares in size and divided by a central private road. The north portion of the subject site is developed with two 6-storey hotels (Staybridge Suites and Holiday Inn Express) and associated surface parking, and the south portion of the subject site is currently vacant, with wooded areas to the west. The southern portion represents the second phase of development on the lands.

Application History and Planning Policy Context

On May 20, 2026, an Official Plan Amendment (OPA 105) and Zoning By-law Amendment (By-law 4316CC(2)-26) were passed to permit the development of a 7-storey hotel building consisting of 226 hotel units on the southeast corner of the site, at the intersection of York Road and Counsell Street, and a 1-storey restaurant building at the southwest corner of the subject site. The Zoning By-law Amendment rezoned the southern portion of the site as RC1-15-H (Regional Commercial – Site Specific Holding Zone).

On April 14, 2026, an initial Site Plan Application (“SPA”) was submitted for the development of the southern portion of the subject site to implement the approved OPA and rezoning. The application is currently under review with Town Staff. Comments received from the initial SPA submission reiterated that development cannot occur on the lands until the “H” is lifted.

Analysis of Holding Provision

As noted above, the Holding Provision requires the submission of a Woodland Enhancement Plan as follows:

Site alteration or development of the subject lands identified as RC1-15-H on Schedule "A-21" shall not be permitted until such time as the submission and approval of a "Woodland Enhancement Plan" in addition to any necessary legal agreements required for environmental restoration and enhancement to take place off-site on parcels of land which are not the subject lands. The Holding (H) symbol shall not be removed until such time as the submission of the "Woodland Enhancement Plan" and necessary legal agreements have been entered into for off-site environmental restoration and enhancement, all to the satisfaction of the Director of Planning, Building and Development Services.

In this respect, a Woodland Enhancement Plan prepared by Colville Consulting Inc. was included in the initial SPA submission package for the second phase of development. The Woodland Enhancement Plan identifies two properties (also owned by the applicant) where woodland removals on the subject site can be offset, and outlines key details such as planting specifications, including tree replacement and planting densities; sediment and erosion control; and recommendations for best management practices for site preparation, pest management practices and monitoring.

Enclosures

In support of this application to remove the "H" symbol on the site, please find enclosed the following materials in digital format:

- A completed and signed Application Form;
- Woodland Enhancement Plan prepared by Colville Consulting Inc., dated April 2026.

The prescribed fee in the amount of \$2,700.00 will be couriered to the Town under separate cover.

We trust the foregoing is satisfactory and request that the Zoning By-law Amendment Application to lift the Holding Provision be reviewed and circulated. However, if you have any questions or require additional information, please do not hesitate to contact the undersigned or Rachel Nault (rnault@bousfields.ca) of our office.

Yours very truly,
Bousfields Inc.



David Falletta, MCIP, RPP

cc. *Peter Horn, Horn Design & Consulting Inc.*
Darko Vranich, Vrancor Group