



**August 29, 2025**

**UCC FILE No. 25010**

**To:** Planning Development  
Town of Niagara-on-the-Lake  
1593 Four Mile Creek Road  
PO Box 100  
Virgil ON L0S 1T0

**Re: Application for Official Plan Amendment, Zoning By-law Amendments, Draft Plan of Standard Condominium, Site Plan Approval  
116 Four Mile Creek Road, St. Davids, Niagara-on-the-Lake**

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On behalf of our client Pinewood Homes (Tara) Ltd. please accept this submission for combined Official Plan Amendment and Zoning By-law Amendment, Draft Plan of Standard Condominium and Site Plan Approval for lands addressed as 116 Four Mile Creek Road in the Village of St. Davids within the Town of Niagara-on-the-Lake. The proposed development is to be referred to as 'Pine Mansions IV'.

The submitted applications will permit the construction of a four-storey 77-unit residential apartment building.

In addition to the signed application forms, the following fees and materials are provided with this submission:

- A cheque in the amount of **\$35,625.00** payable to the Town of Niagara-on-the-Lake
  - Official Plan Amendment **\$9,835.00**
  - Zoning By-law Amendment **\$9,260.00**
  - Site Plan Approval **\$9,070.00**
  - Draft Plan of Standard Condominium base charge **\$10,400.00**
  - Pre-Consultation Fee Deduction (**\$2,940.00**)
- A cheque in the amount of **\$9,500.00** payable to the Town of Niagara-on-the-Lake
  - Engineering Review Fee
- A cheque in the amount of **\$3,775.00** payable to the Regional Municipality of Niagara
  - Minor OPA Review Fee **\$2,450.00**
  - Major Engineering Review Fee **\$1,325.00**
- One (1) Parcel Register and PIN Map for the subject lands
- One (1) Pre-Consultation Agreement
- One (1) Site Plan
- One (1) OBC Matrix
- One (1) Coloured Demonstration Plan
- One (1) Draft Plan of Standard Condominium
- One (1) Architectural Drawing Set including Elevations and Floor Plans
- One (1) Rendering
- One (1) Shadow Study
- One (1) Planning Justification Report including a Streetscape Analysis, Urban Design Review, Draft Official Plan Amendment and Zoning By-law Amendment



- One (1) Phase 1 Environmental Site Assessment
- One (1) Arborist Report and Tree Inventory
- One (1) Functional Servicing Report including a Stormwater Management Plan
- One (1) Noise Feasibility Study
- One (1) Landscape Plan
- One (1) Plant Palette
- One (1) Visual Impact Assessment
- One (1) Photometrics and Lighting Plan
- One (1) Storm Drainage Area Plan
- One (1) Sanitary Sewer Connection Plan and Profile
- One (1) Site Servicing and Grading Plan

The Cost Estimate will be provided through a subsequent submission.

If you require any additional materials or have any questions, please contact the undersigned.

Respectfully submitted,

Chelsea Liotta  
Planner  
Upper Canada Consultants