



1547 Bloor Street West  
Toronto, Ontario M6P 1A5  
☎ (416) 923-6630  
✉ info@sglplanning.ca

March 10, 2022

*Our File: JS.NL*

Mark Iamarino, MCIP, RPP  
Senior Planner  
Town of Niagara on the Lake  
1593 Four Mile Creek Road  
PO Box 100, Virgil ON L0S 1T0

Dear Mr. Iamarino:

**Re: 200 John Street East & 588 Charlotte Street  
Niagara-on-the-Lake, ON  
Re-Submission of Official Plan Amendment, Zoning By-law  
Amendment and Draft Plan of Subdivision  
Town File Nos: OPA-02-2020, 26T-18-20-01, ZBA-11-2020**

On behalf of Solmar (Niagara 2) Inc., we are pleased to provide the Town with our re-submission of applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision for the proposed development at 200 John Street East & 588 Charlotte Street in Old Town (Town File Nos: OPA-02-2020, 26T-18-20-01, ZBA-11-2020).

Since the original submission in July 2020, the applicant and their team of consultants have undertaken significant revisions to the proposed development based on comments and feedback received from the Town, the Region, other public agencies, and the public.

Detailed descriptions of how the proposed development has been revised in response to comments received are contained throughout our various submission materials, including in particular the Addendum Planning Assessment Report and updated Urban Design Brief. Overall, the proposed revised development achieves the following:

- Accommodates infill and intensification as required by Provincial and Regional plans within a broader range of housing types;
- Respects the existing neighbourhood character within the surroundings and provides for increased buffers to neighbouring residential development to the west through improvements to site organization, connectivity, and network of open spaces;
- Achieves an appropriate interface with the agricultural lands to the east;
- Protects the tributary of the One Mile Creek that crosses the subject site and sets out a plan for tree preservation and planting;
- Contributes to a high-quality design, respecting the unique sense of place of the previous estate through heritage inspired landscape features and access to the preserved and commemorated cultural features on the site; and
- Accommodates infrastructure improvements while minimizing on-site fill.

Digital files of the following documents are enclosed with this re-submission:

- Responses to Comments Received:
  - Response to Comments of Goodmans LLP & WSP (re. FSR and SWM), March 8, 2022, Schaeffers;
  - Natural Heritage Comment-Response Matrix, GEI Consultants;
  - Natural Heritage Peer Review – Natural Resource Solutions Inc., Comment-Response Matrix, GEI Consultants;
- Addendum Planning Assessment Report, March 2022, SGL Planning & Design Inc., including:
  - Draft Official Plan Amendment (within Appendix A);
  - Draft Zoning By-law Amendment (within Appendix B);
- Updated Urban Design Brief, March 2022, SGL Planning & Design Inc.;
- Draft Plan of Subdivision, March 10, 2022, SGL Planning & Design Inc.;
- Master Landscape and Heritage Commemoration Plan, March 2022, SGL Planning & Design Inc.;
- Environmental Impact Study Addendum, March 8, 2022, GEI Consultants;
- Functional Servicing & Stormwater Management Report, March 2022, Schaeffers Consulting Engineers, including the following reports:
  - Floodplain Analysis and Culvert Sizing Memo, March 8, 2022, Schaeffers Consulting Engineers;
  - Sanitary Capacity Analysis Report, March 2022, Schaeffers Consulting Engineers;
  - Water Supply Analysis Report, March 2022, Schaeffers Consulting Engineers;
- Digital CAD files for Floodplain, Hydrology and Sanitary Models;
- Servicing Plans, March 2022, Schaeffers Consulting Engineers:
  - D-1 Road Cross Sections;
  - D-1 Typical Bioswale Details;
  - SC-1 Erosion & Sediment Control Plan;
  - SC-1A Erosion & Sediment Control Plan – Creek Crossing Works;
  - SC-2 Erosion & Sediment Control Plan Details;
  - SG-1 Site Grading Plan (Part 1);
  - SG-2 Site Grading Plan (Part 2);
  - SS-1 Site Servicing Plan;
  - SS-2 Site Servicing Plan;
  - SWM-1 Storm Water Management Pond;
  - CS1 – Sections A and B;
- Arborist Report and Tree Inventory Report, March 10, 2022, Stantec and Buchanan Expert Tree Care; and
- Assessment of Agricultural and Urban Interface, March 10, 2022, Colville Consulting Inc.

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Solmar and its team of consultants look forward to continue working with the Town towards the ultimate approval of the proposed development applications.

Yours very truly,  
**SGL PLANNING & DESIGN INC.**



David Riley, MCIP, RPP  
Principal

cc. Solmar (Niagara 2) Inc.