

June 13th, 2023

Aimee Alderman, MSc, MCIP, RPP
Planner II
The Town of Niagara-on-the-Lake
1593 Four Mile Creek Road
Niagara-on-the-Lake, ON
L0S 1T0

**VACANT NORTHWEST PARCEL BETWEEN 727 AND 733 KING STREET
THE COMMUNITY OF OLD TOWN, NIAGARA-ON-THE-LAKE
OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENT APPLICATIONS**

Dear Ms. Alderman,

We are pleased to submit the enclosed Official Plan Amendment and Zoning By-law Amendment Applications associated with the vacant northwest parcel between 727 and 733 King Street located in the Community of Old Town, Town of Niagara-on-the-Lake.

As you know, our client Butler's Development Garden Inc., is proposing a 3-storey apartment building on the Subject Lands with 17 residential units and 18 parking spaces. This proposed development will require a site-specific Official Plan Amendment to address the proposed density, and a Zoning By-law Amendment to rezone the Subject Lands from the current Residential (R1) zone to a Residential Multiple (RM1) zone, with site-specific provisions to address lot frontage, permit an ornamental iron fence abutting the vineyard to the west, and permit an exemption from the required children's play area.

As part of our submission, please find enclosed the following:

- One (1) copy of the completed, signed, and commissioned Official Plan Amendment and Zoning By-law Amendment Applications;
- One (1) copy of the Pre-Consultation Agreement, dated December 15th, 2022;
- One (1) copy of the Planning Justification Report and Urban Design Brief prepared by NPG Planning Solutions Inc., dated June 2023;
- One (1) copy of the Draft Official Plan Amendment and accompanying Schedule;
- One (1) copy of the Draft Zoning By-law Amendment and accompanying Schedule;

- One (1) copy of the Site Plan (A1), Floor Plans (A2-A3), Building Elevations (A4), and Shadow Study (SS1-SS2) prepared by Raimondo Architects, dated May 12th, 2023;
- One (1) copy of the Functional Servicing Report with a Stormwater Management Analysis prepared by Upper Canada Consultants (UCC), dated April 2023;
- One (1) copy of the Property Transfer Document and Parcel Registry;
- One (1) cheque in the amount of \$14,890 addressed to the Town of Niagara-on-the-Lake; and
- One (1) cheque in the amount of \$570 addressed to the Regional Municipality of Niagara.

Should you require anything further or have any questions, please do not hesitate to contact the undersigned.

Yours Truly,

A handwritten signature in black ink, appearing to read 'Jesse Auspitz', written in a cursive style.

Jesse Auspitz, MCIP, RPP
Senior Planner
NPG Planning Solutions Inc.