

October 5, 2023

Aimee Alderman
Planner
Town of Niagara-on-the-Lake

**135 QUEEN STREET
ZONING BY-LAW AMENDMENT**

Dear Aimee,

We are pleased to submit the enclosed Zoning By-law Applications for the lands municipally known as 135 Queen Street in the Town of Niagara-on-the-Lake. The Application seeks to revise the Town of Niagara-on-the-Lake Zoning By-law 4316-09 to allow medical clinic and medical office as permitted uses on the Subject Lands.

As part of our submission, please find the enclosed:

- One (1) cheque in the amount of \$5,630 addressed to the Town of Niagara-on-the-Lake
- One (1) copy of the Pre-consultation agreement, dated July 20, 2023
- One (1) copy of the signed Zoning By-law Amendment application form;
- One (1) copy of the Planning Justification Brief, prepared by NPG Planning Solutions, dated October 2023;
- One (1) copy of the Site Plan, prepared by Nestico Architect Inc., dated March 2020;
- One (1) copy of the Parcel Registry for 178 Gate Street;
- One (1) copy of the Parcel Registry for 135 Queen Street;
- One (1) copy of the Property Index Map for 178 Gate Street;
- One (1) copy of the Property Index Map for 135 Queen Street;
- One (1) copy of Surveyor's Real Property Report, dated March 2020.

We trust the above is satisfactory, should you require anything further or have any questions please do not hesitate to contact the undersigned.

Yours truly,



Max Fedchyshak, M. Pl

Planner
NPG Planning Solutions Inc.