



Department of Community & Development Services
1593 Four Mile Creek Road
P.O. Box 100, Virgil, ON L0S 1T0
905-468-3266 • Fax: 905-468-0301

www.notl.org

File No:	Date of Receipt:
Town Fee (\$):	Regional Fee (\$):
NPCA Fee (\$):	Operations Fee (\$):
Other Fee (\$):	Other Fee (\$):

(Office Use Only)

Application for Approval of a Draft Plan of Subdivision and/or Draft Condominium Description

Under the *Planning Act, R.S.O. 1990 c. P.13, as amended*

A pre-consultation meeting with Community & Development Services Staff is required prior to applying for approval of a Draft Plan of Subdivision and/or Draft Condominium Description.

Please complete all applicable sections of this application. All measurements are to be provided in metric units. The information requested on this application is required to review the proposal. An incomplete application will be returned to the Registered Owner/Authorized Agent. If you have questions regarding the information requested on this application, please contact the Community & Development Services Department.

All information requested on this form is collected under the authority of the Planning Act, R.S.O. 1990, c. P.13, as amended, and the provisions of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56. The requested information on this application and all accompanying plans, reports, and information is required in order to process this application and will form part of the public record which may be published on the Town of Niagara-on-the-Lake website or by other means. The name and business address of the Registered Owner and/or Authorized Agent is public information. Questions about the collection of information can be made to the Town Clerk.

1. Type of Application

☐ Approval of a Draft Plan of Subdivision:	
☐ New Draft Plan of Subdivision (Complete Sections 2-5 and 12-13 only)	☐ Modification of an Approved Draft Plan of Subdivision (Complete Sections 2-4 and 10-13 only)
☐ Approval of a Draft Condominium Description:	
☐ Standard	☒ Vacant Land
☐ New Development Agreement (Complete Sections 2-4 and 10-13 only)	☐ Common Elements
	☐ Phased
	☐ Extension of an Approved Condominium Description (Complete Sections 2-4 and 10-13 only)

2. Details of the Subject Lands

Municipal Address Lands South of 419 Line 1 Road	Assessment Roll Number 262702001420900
Legal Description NIAGARA PT TWP LOT 118 RP; 30R 16065 PART	
Date the subject lands were acquired:	Lot Area (metric): 1.316 ha
	Lot Frontage (metric): 15.24 m
	Lot Depth (metric): 250 m
Description of easements, rights-of-way, or restrictive covenants applicable to the subject lands (if applicable):	

3. Registered Owner (as shown on the deed and title of the property)

Name	Company Name	Municipality
	1834489 Ontario Inc.	Niagara-on-the-Lake
Mailing Address PO Box 938, Virgil		Unit Number L0S 1T0
Province ON	Email joshbice@bicebuilders.com	Postal Code L0S 1T0
		Telephone

4. Authorized Agent (if one has been authorized)

Name Aaron Butler	Company Name NPG Planning Solutions Inc.	Municipality Niagara Falls
Mailing Address 4999 Victoria Avenue		Unit Number L2E 4C9
Province ON	Email abutler@npgsolutions.ca	Postal Code L2E 4C9
		Telephone

Contact for all future correspondence (select one): ☐ Registered Owner ☒ Authorized Agent

5. Solicitor (if different from Authorized Agent)

Name Lana Sgambelluri	Company Name Sullivan Mahoney LLP	Municipality St. Catharines
Mailing Address 40 Queen Street		Unit Number L2R 5G3
Province ON	Email lsgambelluri@sullivan-mahoney.com	Postal Code L2R 5G3
		Telephone

Town of Niagara-on-the-Lake
Application for Approval of Draft Plan of Subdivision and/or Draft Condominium Description

6. Mortgages, Charges, and Other Encumbrances (if applicable)	
Name	Company Name Municipality
Mailing Address	Unit Number Postal Code
Province	Email Telephone

7. Existing Building, Structures, and Uses
Describe the existing use(s) of the subject lands:
Vacant

Type of building or structure			
Construction date			
Existing use(s)			
Front yard setback (m)			
Rear yard setback (m)			
Side yard setback (m)			
Side yard setback (m)			
Height (m)			
Gross floor area (sq m)			
Lot coverage (%)			
Will any existing buildings or structures be demolished? ☐ Yes ☐ No			

8. Proposed Land Use(s) (select all that apply)				
Proposed Land Use(s)	Number of Units	Number of lots and blocks	Area (hectares)	Density (units/hectare)
☐ Single-Detached				N/A
☐ Semi-Detached				N/A
☒ Multi-Attached Residential	50	10	1.311	38.2
☐ Apartment				115
☐ Seasonal Residential				
☐ Mobile Home				
☐ Other Residential:				
RESIDENTIAL TOTAL	50	10	1.311	38.2
☐ Commercial				115
☐ Industrial				
☐ Institutional:				
☐ Parks and Open Space	N/A			N/A
☐ Roads	N/A			N/A
☐ Other:				
NON-RESIDENTIAL TOTAL				
GRAND TOTAL				

9. Access (select all that apply)
Identify how the subject lands will be accessed:
☒ Public road maintained all year ☐ Niagara River Parkway ☐ Provincial highway
☐ Public road maintained seasonally ☐ Private Easement/Right-of-way ☐ Waterway
 If the subject lands will be accessed by a waterway only, identify the parking and docking facilities to be used and the approximate distance of these facilities from the subject lands to the nearest public road:

10. Servicing (select all that apply)
Identify how the subject lands will be serviced:

Water ☒ Publicly owned and operated piped water system ☐ Privately owned and operated individual well ☐ Privately owned and operated communal well ☐ Lake or other water body ☐ Other:	Sewage Disposal ☒ Publicly owned and operated sanitary sewage system ☐ Privately owned and operated individual septic system ☐ Privately owned and operated communal septic system ☐ Privy ☐ Other:	Storm Drainage ☐ Sewers ☒ Ditches/swales ☐ Other:
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11. Provincial Policy	
Is this application consistent with policy statements issues under Section 3(1) of the <i>Planning Act</i> ? ☒ Yes ☐ No	
Is any portion of the subject lands within the Specialty Crop (Niagara Tender Fruit and Grape) Area? ☐ Yes ☐ No	
Is any portion of the subject lands within the Niagara Escarpment Plan Area? ☐ Yes ☒ No	
If yes to any, explain how this application conforms to Provincial policy statements and applicable Provincial plan(s): Please see Planning Justification Report included with this submission .	
12. Official Plan and Zoning Information	
Existing Niagara Regional Official Plan designation(s) of the subject lands: Designated Greenfield	
Does this application conform to the Niagara Regional Official Plan? ☐ Yes ☒ No	
If yes, explain how this application conforms to the Niagara Regional Official Plan: Please see Planning Justification Report included with this submission .	
Existing Town of Niagara-on-the-Lake Official Plan designation(s) of the subject lands: Low Density Residential	
Does this application conform to the Town of Niagara-on-the-Lake Official Plan? ☐ Yes ☒ No	
If yes, explain how this application conforms to the Town of Niagara-on-the-Lake Official Plan:	
Existing Town of Niagara-on-the-Lake Zoning of the subject lands: Residential Development (RD)	
Does this application conform to the Town of Niagara-on-the-Lake Zoning By-law? ☐ Yes ☐ No	
If yes, explain how this application conforms to the Town of Niagara-on-the-Lake Zoning By-law:	
13. Previous Applications (if applicable)	
Have the subject lands ever been the subject of an application under the <i>Planning Act</i> for approval of a plan of subdivision, a consent, a minor variance, a site plan, an official plan amendment, a zoning by-law amendment, or a Minister's zoning order? ☐ Yes ☐ No ☐ Unknown	
If yes, provide the information requested below:	
Application Type Consent	File/Ontario Regulation Number B-16/22 Status of the Application Approved
14. Concurrent Applications (if applicable)	
Application Type OPA/ZBA	File Number TBD Status of the Application Concurrent
15. Additional Information for Condominium Applications	
Has a site plan application for the proposed condominium been approved? ☐ Yes ☐ No	
Has a site plan agreement for the proposed condominium been entered into? ☐ Yes ☐ No	
Have any building permits for the proposed condominium been issued? ☐ Yes ☒ No	
Identify the construction status of the proposed condominium (select one):	
☒ Construction of the proposed condominium has not started.	
☐ The proposed condominium is currently under construction. Anticipated completion date: _____	
☐ Construction of the proposed condominium is completed. Completion Date: _____	
☐ The proposed condominium is a conversion of an existing building containing residential rental units. Number of units to be converted: _____	

16. Checklist of Requirements for a Complete Application (all boxes must be checked)

The following plans, reports, and information must accompany this application:

- ☒ One (1) signed copy of the Pre-Consultation Agreement;
- ☒ All applicable application fees (payable by cash, cheque, or debit);
- ☒ Evidence that at least one (1) signage has been posted on the subject lands, as per the requirements outlined in Schedule A to this application form;
- ☒ Property Index Map(s) of the subject lands from the Land Registry Office, dated within one (1) month of receipt of this application;
- ☒ Parcel Register(s) (including all PIN printouts and Legal Instruments) of the subject lands from the Land Registry Office, dated within one (1) month of receipt of this application;
- ☒ Two (2) folded hardcopies of the Reference Plan(s) included in the legal description of the subject lands, to scale (unfolded copies will not be accepted);
- ☒ Two (2) folded hardcopies of a Draft Plan of Subdivision and/or Condominium Description of the subject lands, to scale (unfolded copies will not be accepted);
- ☒ Two (2) folded hardcopies of a Landscape Plan of the subject lands, to scale (unfolded copies will not be accepted);
- ☒ Two (2) folded hardcopies of a preliminary Grading Plan of the subject lands, to scale (unfolded copies will not be accepted);
- ☒ Two (2) hardcopies of all required plans, reports, and information identified on the Pre-Consultation Agreement;
- ☒ For all large-format plans, two (2) sets of reduced plans on 11" X 17" paper; and
- ☒ One (1) digital copy, in PDF format, of all required materials.

This application will be circulated to various agencies for review and comment. Where the scope or nature of the application requires input from a large number of agencies, additional copies of this application and accompanying plans, reports, and information may be required.

17. Checklist of Drawing Requirements (all applicable boxes must be checked)

Plans and drawings accompanying this application must be prepared by an Ontario Land Surveyor, and must show the following information, in metric units:

- ☒ Town signing block (to be provided by the Town);
- ☒ North arrow;
- ☒ Metric scale;
- ☒ The boundaries of the subject lands, certified by an Ontario land surveyor;
- ☒ The locations, widths and names of the proposed roads/highways within the proposed subdivision/condominium and of existing roads/highways on which the proposed subdivision/condominium abuts;
- ☒ On a small key plan, on a scale of not less than one centimetre to 100 metres, all lands adjacent to the proposed subdivision/condominium that is owned by the Registered Owner or in which the Registered Owner has an interest, every subdivision/condominium adjacent to the proposed subdivision/condominium and the relationship of the boundaries of the subject lands to the boundaries of the Town lot or other original grant of which the land forms the whole or part;
- ☒ The purpose for which the proposed lots/units are to be used;
- ☒ The existing uses of all adjacent lands;
- ☒ The dimensions and layout of the proposed lots/units, and if any affordable housing units are being proposed, the shape and dimensions of each proposed affordable housing unit and the approximate location of each proposed affordable housing unit in relation to other proposed residential units;
- ☒ Natural and artificial features, such as buildings, railways, roads/highways, pipelines, watercourses, drainage ditches, top of banks, wetlands, wooded areas, wells, and septic tanks located on or adjacent to the subject lands;
- ☒ The availability and nature of domestic water supplies;
- ☒ The nature and porosity of the soil on the subject lands;
- ☒ Existing contours or elevations as may be required to determine the grade of the roads/highways and the drainage of the subject lands;
- ☒ The municipal services available or to be available to the subject lands; and
- ☒ The nature and extent of any restrictions affecting the subject lands, including restrictive covenants or easements (if applicable).

Community & Development Services Staff may request that additional information be provided in the plans and drawings that accompany this application, based on the scope and nature of the proposal.

18. Plans, Reports, and Information Submitted with this Application

Identify all plans, reports, and information submitted with this application:

No.	Title	Date	Author
1	Planning Justification Report	March 2024	NPG Planning Solutions Inc.
2	Phase One ESA	October 2, 2023	Andre Breberina P. Geo
3	Phase Two ESA	February 15, 2024	Andre Breberina P. Geo
4	FSR/SWM	January 2024	Upper Canada Consultants
5	Grading and SWM Plan	January 2024	Upper Canada Consultants
6	Site Plan	January 4, 2024	Upper Canada Consultants
7	Draft Plan of Condominium	January 5, 2024	Upper Canada Consultants
8			
9			
10			
11			
12			

19. Acknowledgement and Agreement of Registered Owner

I, Josh Bice/1834489 Ontario Inc **AM THE REGISTERED OWNER OF THE SUBJECT LANDS AND**
(Name of Registered Owner/Company)

I ACKNOWLEDGE AND AGREE that all information requested on this form is collected under the authority of the *Planning Act, R.S.O. 1990, c. P.13, as amended*, and the provisions of the *Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56*. The information is required in order to process this application and forms part of the public record which may be published on the Town of Niagara-on-the-Lake website or by other means. The name and business address of the Registered Owner and/or Authorized Agent is public information.

I ACKNOWLEDGE AND AGREE that the Town of Niagara-on-the-Lake, its employees and agents may enter onto my property to view, photograph and survey my property as necessary for this application.

I ACKNOWLEDGE AND AGREE that all costs of processing this application shall be paid for by the Registered Owner. The Registered Owner shall reimburse the Town of Niagara-on-the-Lake, upon demand, for all costs incurred by the Town of Niagara-on-the-Lake in respect of this application. Without limiting the foregoing, the Registered Owner acknowledges and agrees to pay such expenses regardless of whether or not this application is approved or proceeded with and are not refundable. If costs are not paid by the due date imposed by the Town of Niagara-on-the-Lake, the Registered Owner understands and acknowledges that the costs will be added to the tax bill of the subject lands and collected in like manner as property taxes.

Josh Bice

Digitally signed by Josh Bice
Date: 2024.03.05 13:41:12 -05'00'

(Signature of Registered Owner)

(Date)

20. Authorization of Registered Owner

If this application is being submitted by an Authorized Agent, the Registered Owner of the subject lands must complete this section. If there is more than one Registered Owner, a separate authorization from each individual or corporation is required. An additional copy of this page must be attached for each Registered Owner.

I, Josh Bice/1834489 Ontario Inc **AM THE REGISTERED OWNER OF THE SUBJECT LANDS**
(Name of Registered Owner/Company)

AND HEREBY AUTHORIZE Aaron Butler/NPG Planning Solutions Inc.
(Name of Authorized Agent/Company)

TO SUBMIT THIS APPLICATION to the Town of Niagara-on-the-Lake, appear on my behalf at any hearing(s) of this application, and provide any information or material required by the Town of Niagara-on-the-Lake relevant to this application.

I UNDERSTAND that all information requested on this form is collected under the authority of the *Planning Act, R.S.O. 1990, c. P.13, as amended*, and the provisions of the *Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56*. The information is required in order to process this application and forms part of the public record which may be published on the Town of Niagara-on-the-Lake website or by other means. The name and business address of the Registered Owner and/or Authorized Agent is public information.

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Josh Bice

Digitally signed by Josh Bice
Date: 2024.03.05 13:41:27 -05'00'

(Signature of Registered Owner)

(Date)

21. Sworn Declaration

I, Aaron Butler/NPG Planning Solutions Inc. **OF THE** City of Niagara Falls
(Name of Registered Owner/Company or Authorized Agent/Company) (Name of City, Town, Township, etc.)

IN THE Region of Niagara
(Name of Regional Municipality or Province)

DO SOLEMNLY DECLARE that the information contained in this application and that the information contained in the documents that accompany this application is true and complete.

Declared before me in City of Niagara Falls in the Region of Niagara
(Name of City, Town, Township, etc.) (Name of Regional Municipality or Province)
on this 6 day of March, 2024.
(Month) (Year)

CHRISTOPHER RYAN PALEY,
a Commissioner, etc., Province of Ontario,
for Halucha Cost Consulting Inc. and its associated companies.
Expires October 9, 2024

[Signature]
(Signature of Registered Owner/Authorized Agent)

[Signature]
(Signature of Commissioner of Oath)

THIS APPLICATION MUST BE SUBMITTED TO:

Town of Niagara-on-the-Lake
Community & Development Services
1593 Four Mile Creek Road
PO Box 100
Virgil, ON L0S 1T0

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