

March 5, 2023

Town of Niagara-on-the-Lake  
1593 Four Mile Creek Road  
Virgil, ON  
L0S 1T0

**LANDS SOUTH OF 419 LINE 1 ROAD  
OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT & DRAFT PLAN  
OF VACANT LAND CONDOMINIUM APPLICATIONS**

To Planning Staff,

We are pleased to submit the enclosed Official Plan Amendment, Zoning By-law Amendment, and Application for Draft Plan of Vacant Land Condominium for the lands located south of 419 Line 1 Road in the Town of Niagara-on-the-Lake. The Applications are proposed to facilitate the development of ten (10) townhouse blocks consisting of a total of 50 townhouse dwelling units on a private road. An Official Plan Amendment is required to redesignate the Subject Lands from “Low Density Residential” to a residential exception designation “EX-RES-##”. The Site-Specific exception proposes a “Medium Density Residential” designation with a density of 38.2 units per hectare. A Zoning By-law Amendment is required to rezone the lands from Residential Development (RD) to a Site-Specific Residential Multiple 1 Zone (RM1-XX).

As part of our submission, please find the enclosed:

- One (1) cheque in the amount of \$29,045 addressed to the Town of Niagara-on-the-Lake related to planning fees;
- One (1) cheque in the amount of \$12,000 addressed to the Town of Niagara-on-the-Lake related to the Operations Deposit;
- One (1) cheque in the amount of \$9,636 addressed to the Niagara Region;
- One (1) copy of the signed Official Plan Amendment & Zoning By-law Amendment application form;
- One (1) copy of the signed Draft Plan of Condominium application form;
- One (1) copy of the Pre-consultation agreement, dated June 1, 2023;
- One (1) copy of the Planning Justification Report (with Draft OPA & ZBA), prepared by NPG Planning Solutions, dated March 2024;
- One (1) copy of the Phase I Environmental Site Assessment, prepared by Andre Breberina P. Geo, dated October 2, 2023;
- One (1) copy of the Phase II Environmental Site Assessment, prepared by Andre Breberina P. Geo, dated February 15, 2023;
- One (1) copy of the Functional Servicing Report, prepared by Upper Canada Consultants, dated January 2024;

- One (1) copy of the Stormwater Management Brief, prepared by Upper Canada Consultants, dated January 2024;
- One (1) copy of the Preliminary Grading Plan; prepared by Upper Canada Consultants, dated January 2024;
- One (1) copy of the Site Plan, prepared by Upper Canada Consultants, dated January 2024;
- One (1) copy of the Draft Plan of Condominium, prepared by Upper Canada Consultants, dated January 2024;
- One (1) copy of the Property Index Map and Parcel Registers; and
- One (1) copy of the Reference Plan, prepared by JD Barnes;

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.