

May 23, 2024

Victoria Nikoltcheva  
Planner II  
Town of Niagara-on-the-lake  
1593 Four Mile Creek Road  
Virgil, Ontario, L0S 1T0

**RE: Consent, Zoning By-law Amendment and Site Plan Amendment Applications  
for 15608 & 15618 Niagara River Parkway | First Submission**

Dear Victoria,

Please accept this letter as supporting documentation for the first submission of the Consent, Zoning By-law Amendment and Site Plan Amendment Applications associated with the properties known as 15608 & 15618 Niagara River Parkway.

NPG Planning Solutions Inc. (NPG) has been retained by Mr. William Meany ("Applicant/Owner of 15618 Niagara River Parkway") as a planning consultant. Please accept this combined submission of the Consent, Zoning By-law Amendment and Site Plan Amendment Applications associated with the Subject Lands on behalf of Mr. Meany and Mr. Klaus Reif ("Applicant/Owner of 15608 Niagara River Parkway").

The Consent application is a minor boundary adjustment between 15608 & 15618 Niagara River Parkway. Lands are proposed to be severed from 15608 Niagara River Parkway and merged with the adjacent site at 15618 Niagara River Parkway.

The proposed Zoning By-law Amendment application, which is expected as a condition of the Consent, will re-zone the severed lands from the current Site-Specific Rural (A) Zone of 15608 Niagara River Parkway (which permits an Estate Winery) to the Site-Specific Rural Residential (RR) Zone of 15618 Niagara River Parkway. The Zoning By-law Amendment also deals with a setback deficiency resulting from the boundary adjustment.

Lastly, the Site Plan Amendment application, which is also expected as a condition of the Consent, adjusts the boundary of the Estate Winery property at 15608 Niagara River Parkway to reflect the boundary adjustment.

In regard to planning fees for these applications:

- One (1) cheque payable to the Town of Niagara-on-the-lake will be submitted shortly in conjunction with the submission of our applications.
- Regional fees will be paid online, and proof of payment will be provided thereafter to the Town.

In support of the submission, the following supporting studies/drawing have been submitted:

- A Planning Justification report prepared by NPG Planning Solutions Inc., dated May 2024, which includes a draft copy of the proposed Zoning By-law Amendment.
- A consent sketch, prepared by the Larocque Group, dated April 17, 2024
- Property Index Maps and Parcel Registers for both properties
- A Site Plan drawing prepared by Quartek Group Inc, dated May 8, 2024

We trust the above alongside the appendices is satisfactory. 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 'Isabella Briosio'.

**Isabella Briosio**

Planner

NPG Planning Solutions Inc.

[lbriosio@npgsolutions.ca](mailto:lbriosio@npgsolutions.ca)