VIA EMAIL

Alex Boekestyn
Planner II
Town of Niagara-on-the-Lake

September 30, 2026

RE: Zoning By-law Amendment Application for 1425 Lakeshore Road (Sunnybrook Farm Estate Winery / Ironwood Cider House)

Please accept this cover letter and attached materials as our application submission for a zoning by-law amendment for 1425 Lakeshore Road.

A pre-consultation meeting for the proposal was held in December 2025. The proposal has not meaningfully changed since the pre-consultation meeting. Based on the pre-consultation agreement the following supporting materials are provided as part of our submission:

- Signed and Commissioned Application Form
- Planning Justification Report with Draft Zoning By-law Amendment
- Stormwater Management Report (memo or letter)
- Site Drainage Plan
- Private Sewage System Detailed Design and Assessment
- Site Plan
- Floor Plans

A landscape plan and planting plan has not been included as part of this submission as there are no changes to existing landscaping proposed. An Archaeological Assessment was not prepared based on the pre-consultation comments provided by the Town's Heritage Planner that one would not be required if no construction is anticipated to result in ground disturbing activities within the portion of the Subject Lands identified as having archaeological potential.

Application fees for the Town and Region will be provided separately by the applicant by cheque and online payment, respectively.

Please let us know if you need anything further or have any questions about the submitted materials. We look forward to working with you during the application review and approval process for this application.



Robert Fiedler, PhD
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