

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

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Date of Receipt:
Regional Fee (\$):
Operations Fee (\$):
Other Fee (\$):

## 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 S	ubdivision:					
Plan of (Complete Sections 2-6 and Approved Draft Plan of P				Plan of Sul	of an Approved Draft odivision (Complete 6 and 11-14 only)	
☐ Approval of a Draft Condom	inium Descrip	otion:				
☐ Standard ☐ Vacant						
□ New Development Agreement □ Modification of an Approved □ Extension of an Approved (Complete Sections 2-6 and Condominium Description Condominium Description (Complete Sections 2-6 and 11-15 only)				scription (Complete		
2. Details of the Subject	t Lands					
Municipal Address 200 John Street East & 588 Charlo	otte Street			Assessment	Assessment Roll Number	
Legal Description LOTS 145 AND 156 REGISTRAR'	S COMPILED	PLAN 692 AND LO	OT 14 PLAN M-11, T	OWN OF I	NOTL	
Date the subject lands were acqui January 11, 2018 and April 12, 20	ea (metric): na.	Lot Frontage (metr 20.1 m	,	Depth (metric):		
Description of easements, rights-o	Description of easements, rights-of-way, or restrictive covenants applicable to the subject lands (if applicable):					
3. Registered Owner (as	shown on the	e deed and title of t	he property)			
Name Company Name					Municipality	
Benedetto Marotta Solmar (Niagara 2) Inc.			Unit Number   Postal Code			
Mailing Address 122 Romina Drive				L4K 4Z7		
Province Ontario	Email benny@solm	ar.ca		Telephone 905-660-9222		
4. Authorized Agent (if o				10. St. 30.		
Name Company Name			Municipali	ty		
Luis Correia	Solmar Developm	nent Corp.	Vaughar	į.		
Mailing Address 122 Romina Drive				Unit Numb	Postal Code L4K 4Z7	
Province Ontario	Province Email			Telephone 905-660-9222 ext.230		
Contact for all future correspondence (select one):						
5. Solicitor (if different from Authorized Agent)						
Name Company Name			Municipality			
Mailing Address			Unit Numb	per Postal Code		
Province	Email	ř	×	Telephone		

6. Mortgages, Charges	, and Other	Encumbran	ces (if appl	icable)	ALL SALES	
6. Mortgages, Charges, and Other Encumbrances (if applicable)  Name  Company Name  Municipality						
	C	AMERON STEPH	ENS FINANC	CIAL	Toronto Unit Number	Postal Code
Mailing Address 25 Adelaide Street East					600	M5C 3A1
Province	Province Email				Telephone 416.591.87	707
ON	and the Comments of the Commen	4.11-		TI SECTION	410.591.67	01
7. Existing Building, St		nd Uses				
Describe the existing use(s) of the				deseri	had within t	ha aubmitted
The lands are currently vacant. The documents enclosed with this appl		buildings on both p	properties, as	descri	bed within t	ne submitted
Type of building or structure	iloution.					
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 struc	tures be demolish	ned?		Yes	☐ No	
8. Proposed Land Use	(s) (select all tha	t apply)				
Proposed Land Use(s)	Number of Units	Number of lots and blocks	Area (hectares)	Dens (units	ity s/hectare)	Number of Parking Spaces
Single-Detached	125	125	4.03		31.0	N/A
Semi-Detached	66	33	1.54		42.6	N/A
☐ Multi-Attached Residential						
☐ Apartment						
☐ Seasonal Residential						
☐ Mobile Home						
☐ Other Residential:						
RESIDENTIAL TOTAL	191	158	5.57		34.3	N/A
☐ Commercial	191	130	3.37		34.0	TWA .
☐ Industrial						
☐ Institutional:	_					
Parks and Open Space	N/A	2	0.89	N/A		N/A
Roads	N/A	1	1.88	N/A		N/A
Other: NHS, Greenbelt, Strea	m <sub>e</sub>	6	4.0			
NON-RESIDENTIAL TOTAL		9	6.77			
GRAND TOTAL	191	167	12.34			
9. Access (select all that app	oly)			N. su		
Identify how the subject lands will	be accessed:					
☐ Public road maintained all yea	ır 🗆 Niag	ara River Parkwa	ıy		Provincial	highway
☐ Public road maintained season	No.	ate Easement/Rig			Waterway	r
If the subject lands will be access				d docki	ng facilities	to be used and the
approximate distance of these fac	cilities from the su	bject lands to the	nearest publi	c road:		
100 - 40						
10 Convicing (salest all the	of annaly A			Stall.		
10. Servicing (select all that						Salt Committee Committee Committee
Identify how the subject lands will		Dianaga!		240-	m Drainaca	
Water  Publicly owned and operated	Sewage Public	Disposal	erated	5-6-10-0-10-0	m Drainage Sewers	•
piped water system		ry sewage systen				
☐ Privately owned and operated individual well		ely owned and op			itches/swal	es
☐ Privately owned and operated	I ☐ Privat	ely owned and op	erated		Other:	
communal well		nunal septic syster	n			
☐ Lake or other water body	☐ Privy					
I ☐ Other:	☐ Other	•				

11. Provincial Policy							
Is this application consistent with policy statements issues under Section 3(1) of the <i>Planning Act</i> ?							
Is any portion of the subject lands within the Specialty Crop (Niagara Tender Fruit and Grape) Area?							
Is any portion of the subject lands within the Niagara Escarpment Plan Area? ☐ Yes ■ N							
If yes to any, explain how this application conforms to Provincial policy statements and applicable Provincial plan(s):							
	Please see Planning Assessment Report submitted in support of this application.						
I loade dee i lamming / leedeelment / tope							
12. Official Plan and Zonin	a Information						
Existing Niagara Regional Official Plan							
Urban Area							
Does this application conform to the Nia	agara Regional Official Plan?		Yes [	□No			
If yes, explain how this application confi	orms to the Niagara Regional Official Pla	in:					
Please see Planning Assessment Repo	rt submitted in support of this application	•					
34							
Existing Town of Niagara-on-the-Lake 0	Official Plan designation(s) of the subject	lands:					
Low Density Residential and Agricultura							
	wn of Niagara-on-the-Lake Official Plan?		Yes [	□No			
	orms to the Town of Niagara-on-the-Lake						
Please see Planning Assessment Repo	rt submitted in support of this application	•					
Existing Town of Niagara-on-the-Lake 2							
Residential Development (RD) and Agri							
	wn of Niagara-on-the-Lake Zoning By-la		Yes [	□No			
If yes, explain how this application conf	orms to the Town of Niagara-on-the-Lake	e Zoning By-law:					
Please see Planning Assessment Repo	rt submitted in support of this application	L.					
13. Previous Applications	(if applicable)						
Have the subject lands ever been the si	ubject of an application under the Plannir	ng Act for approval of	☐ Yes				
	or variance, a site plan, an official plan a	mendment, a zoning	■ No				
by-law amendment, or a Minister's zoni	ng order?		☐ Unkno	wn			
If yes, provide the information requeste							
Application Type	File/Ontario Regulation Number	Status of the Applicat	ion				
44.0							
14. Concurrent Application	T T	Status of the Applicat	ion				
Application Type File Number Status of the Application  OPA and ZBA Application Filed Concurrently (no file # yet) Filed Concurrently							
OPA and ZBA Application	Filed Concurrently (no file # yet)	Filed Collect	rendy				
15 Additional Information	for Condominium Applicat	ions		1115			
Has a site plan application for the prope		☐ Yes	□ No				
		☐ Yes	□ No				
Has a site plan agreement for the proposed condominium been entered into?  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) sign 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 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							
Ident	fy all plans, reports, and information subm	HAMPONES I.					
No.	Title	Date	Author				
1	Please see attached cover letter for list.						
2							
3							
4							
5							
6							
7							
8							
9		-					
10		4					
12							
			Overnor				
-	Acknowledgement and Agre		Owner				
I,_	Senedetto Marotta, Solmar (Niagara 2) Inc. (Name of Registered Owner/Company)	AM THE REGISTERED OW	NER OF THE SUBJECT LANDS AND				
I A	CKNOWLEDGE AND AGREE that all info	ormation requested on this form	is collected under the authority of the				
Pro	nning Act, R.S.O. 1990, c. P.13, as amen tection of Privacy Act, R.S.O. 1990, c. M.S.	<ol><li>The information is required in</li></ol>	n order to process this application and				
me	ns part of the public record which may be ans. The name and business address of the	e Registered Owner and/or Au	thorized Agent is public information.				
I A my	CKNOWLEDGE AND AGREE that the To property to view, photograph and survey r	wn of Niagara-on-the-Lake, its ny property as necessary for thi	employees and agents may enter onto s application.				
IA	CKNOWLEDGE AND AGREE that all co	sts of processing this application	on shall be paid for by the Registered				
Ow	mer. The Registered Owner shall reimburse	e the Town of Niagara-on-the-La	ike, upon demand, for all costs incurred				
by	the Town of Niagara-on-the-Lake in resp	ect of this application. Without	limiting the foregoing, the Registered				
Ow	mer acknowledges and agrees to pay such	expenses regardless of wheth	er or not this application is approved or				
pro	ceeded with and are not refundable. If cos- -Lake, the Registered Owner understands	sts are not paid by the due date	e imposed by the rown of Magara-on-				
the	piect lands and collected in like manner as	property taxes.	Joseph Will De added to the tax bill of the				
Sui	oject lands and collected in like mariner as	subject lands and collected in like manner as property taxes.					
	1 / 0 2020						
	_/  )	1.1	9 7070				
·		_ Juli	y 9, 2020				
20	(Signature of Registered Owner)	/	y 9, 2020 (Date)				
	Authorization of Registered	Owner	(Date)				
If t	Authorization of Registered his application is being submitted by an molete this section. If there is more than or	Owner  Authorized Agent, the Register Registered Owner, a separa	ered Owner of the subject lands must te authorization from each individual or				
If to	Authorization of Registered	Owner  Authorized Agent, the Register Registered Owner, a separathis page must be attached for	ered Owner of the subject lands must te authorization from each individual or				
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21. Sworn Declaration	
Luis Correia, Solmar (Niagara 2) Inc.	OF THE City of Toronto
(Name of Registered Owner/Company or Authorized Agent/Company)	(Name of City, Town, Township, etc.)
IN THE Province of Ontario	
(Name of Regional Municipality or Province)	
DO SOLEMNLY DECLARE that the information contained the documents that accompany this application is true and c	in this application and that the information contained in omplete.
Declared before me in	in the Regional Municipality York (Warme of Regional Municipality or Province)
on this 10th day of 10 N , 20 20 . (Month) , 20 (Year)	
( The second	The state of the s
(Signature of Registered Owner/Authorized Agent)	Anna Bialobe 26 Spandssioner of Oath)
	a Commissioner, etc., Province of Ontario,
	Solliar Develonment Com and it
	. dosidiaties, associated companies, and aget:
	Expires October 1, 2021
THIS APPLICATION MUST BE SUBMITTED TO:	
Town of Niagara-on-the-Lake	Phone: (905) 468-3266
Community & Development Services	Fax: (905) 468-0301

1593 Four Mile Creek Road PO Box 100 Virgil, ON LOS 1T0

Website: www.notl.org