

<p>FOR OFFICE USE ONLY</p> <p>File # <u>B-2023-017</u></p> <p>Property: <u>7835-7957 McLeod Rd</u></p> <p>Date Reviewed: <u>Nov. 13, 2023</u> By: <u>S. Anderson</u></p> <p>Date Deemed Complete: <u>Nov. 13, 2023</u></p> <p>Hearing Date: <u>December 19, 2023</u></p>	<p>Date Received:</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>RECEIVED</p> <p>NOV 13 2023</p> <p>PLANNING & DEVELOPMENT</p> </div>
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revision rec'd Dec. 4, 2023

INSTRUCTIONS:

PRE-CONSULTATION

A formal pre-consultation meeting with Planning, Building & Development staff is required to take place within 1 year prior to application submission.

APPLICATION

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 Planning, Building and Development Department.

Information within this application is collected under the authority of the Ontario Planning Act and will be used by the City of Niagara Falls in the processing of this application. This information as well as supporting document, studies and reports may be used by other departments as well as agencies for the purpose of assessing the proposal and preparing comments. This information may also be available and released to the public upon request.

PUBLIC CONSULTATION

Applicants and/or their agents are required to participate in the public meeting hosted by City staff to inform surrounding property owners about the proposed consent application.

FEES

Separate cheques made out to the City, Region and NPCA are required.

The Region accepts on-line payments through their on-line payment portal:
<https://www.niagararegion.ca/business/payments/default.aspx>)

If fees are paid directly to the Region, please provide a copy of receipt with application submission.

**Fees are current as of the update of the application form. Please consult with City and Agency staff, or the respective agency websites, to confirm amounts identified on your pre-consultation meeting report.

Applicants must submit the following with the Consent Application.

Applicants are advised to review their application in person with the Planning Department prior to submission. Incomplete applications may result in delayed processing and hearing dates.

The following plans, reports, and information must accompany this application in a digital format (pdf):

- Application - One (1) copy of the application for each parcel of land
- Deed
- Survey Sketch
- A copy of the signed Pre-consultation Application (On-going consultation through Dev. Applications)
- All required plans, reports and information identified on the Pre-consultation Agreement
- Application Fees (Schedule A)
- Declaration Form (Schedule B)
- Site access permission form (Schedule C)
- Owner authorization (Schedule D)

Survey Sketch Requirements:

Two (2) copies of the survey sketch drawn to scale in **metric**, signed and stamped by an Ontario Land surveyor, showing the following:

- | | |
|---|---|
| <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Key map <input checked="" type="checkbox"/> The boundaries and dimensions of the subject lands, the part to be severed, the part to be retained <input type="checkbox"/> Size and type of all buildings and structures N/A <input checked="" type="checkbox"/> Dimensions between buildings and structures to property lines <input type="checkbox"/> Number of storeys and height of building N/A <input type="checkbox"/> Parking spaces and maneuvering aisles N/A <ul style="list-style-type: none"> o Properly sized and spaces numbered. <input type="checkbox"/> Sidewalk and curb locations N/A <input checked="" type="checkbox"/> Size and type of new building additions <input checked="" type="checkbox"/> Scale of plan <input checked="" type="checkbox"/> North Arrow <input checked="" type="checkbox"/> Street Names <input type="checkbox"/> Identify location of variance(s) N/A <input checked="" type="checkbox"/> Driveway location and width <input type="checkbox"/> Tree locations N/A <input checked="" type="checkbox"/> Building coverage (% of lot area) <input checked="" type="checkbox"/> Landscaped area (% of lot area) | <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Location, size, dimensions of all existing and proposed structures to remain or to be removed on the subject land. <input checked="" type="checkbox"/> All setbacks: front yard depth, rear yard depth, side yard widths (exterior and interior) <input checked="" type="checkbox"/> Existing uses of abutting properties <input type="checkbox"/> Location of all natural and artificial feature's location on the subject land and adjacent land that may affect the application (opinion of applicant) N/A <input type="checkbox"/> Location of Septic System and well N/A <input checked="" type="checkbox"/> Location, width, centerline, and name of any roads within or abutting the subject land (indicating whether it is an unopened road allowance, public travelled road, private road or right-of-way) <input type="checkbox"/> If water access, location of parking and docking facility. N/A <input checked="" type="checkbox"/> Location and nature of any easements of property |
|---|---|

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

1. Type of Application			
<input type="checkbox"/> Creation of a New lot	<input checked="" type="checkbox"/> Addition to a lot (boundary adjustment)		
<input type="checkbox"/> Easement (describe below)	<input type="checkbox"/> Lease		
<input type="checkbox"/> Partial discharge of mortgage **	<input type="checkbox"/> Mortgage or charge		
<input type="checkbox"/> Disposal of surplus farm dwelling	<input type="checkbox"/> Right-of-way		
** Please note that if a mortgage exists on the property a partial discharge of mortgage will be required as part of the application			
If a lot addition, identify the lands to which the parcel will be added:			
Part 1 (see Survey Sketch)			
Name of person(s), if known, to whom land or interest in land is intended to be conveyed, leased or mortgaged:			
5031691 Ontario Inc.			
2. Details of the Subject lands (indicate all measurements in metric)			
Municipal Address 7835 to 7957 McLeod Road (Parts 1-2,8-13, 15-21,24-27)		Assessment Roll Number 2725 090 0064 6560 0000 (Parts 1-2,8-13,15-21,24-27)	
Legal Description PT TWP LTS 163 & 170 STAMFORD, DESIGNATED AS PART 29 ON REFERENCE PLAN 59R14189; NIAGARA FALLS and PT TWP LT 170 STAMFORD, DESIGNATED AS PARTS 1-2,8-13,15-21,24-27 ON REFERENCE PLAN 59R14189; NIAGARA FALLS;			
Date the subject lands were acquired: July 6, 2010	Lot area +/- 18,186.1sm existing. +/- 18,960.6 sm after addition	Lot frontage +/- 147.54m	Lot Depth +/- 143.56m max
Are there any easements or restrictive covenants affecting the land? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
If yes, description of easements or restrictive covenants and its effect:			
EASEMENT OVER PTS 4 & 5 ON 59R14189 AS IN SN291634; TOGETHER WITH AN EASEMENT OVER PTS 4 & 5 ON 59R14189 AS IN SN291634			
3. Registered Owner (as shown on the deed and title of the property)			
Name McLeod Square Inc. c/o Guery Goyo	Company Name McLeod Square Inc.	Municipality [REDACTED]	
Mailing Address [REDACTED]	Unit No.	Postal Code [REDACTED]	
Province	Email	Telephone [REDACTED]	
4. Authorized Agent (if one has been authorized)			
Name Walter Hugo	Company Name McLeod Square Inc.	Municipality [REDACTED]	
Mailing Address [REDACTED]	Unit No.	Postal Code [REDACTED]	
Province	Email	Telephone [REDACTED]	
5. Solicitor (if different from authorized agent)			
Name Elie Ghannoum	Company Name GLG LLP Lawyers	Municipality [REDACTED]	
Mailing Address [REDACTED]	Unit No.	Postal Code [REDACTED]	
Province	Email	Telephone [REDACTED]	

Contact for all future correspondence			
<input type="checkbox"/> Registered Owner <input checked="" type="checkbox"/> Authorized Agent <input type="checkbox"/> Solicitor <input type="checkbox"/> All of the above			
6. Mortgages, Charges, and Other Encumbrances (if applicable)			
Name Carson Griffi		Company Name Meridian Credit Union Limited	
Mailing Address 75 Corporate Park Drive		Unit No.	Municipality St. Catharines
Province Ontario		Email Carson.Griffi@meridiancu.ca	Postal Code L2S 3W3
		Telephone 905.988.4042 ext. 2071	
7. Description of the Proposed Lot/Severed Portion (all measurements in metric)			
Part number (s) Part 2	Lot area +/- 774.5sm	Lot frontage +/- 7.15m	Lot depth +/- 143.56m
Existing Use: Vacant Commercial		Proposed Use: Residential	
What were the previous uses of the subject lands?			
<input type="checkbox"/> Residential <input type="checkbox"/> Agricultural <input type="checkbox"/> Industrial <input type="checkbox"/> Parkland		<input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Other:	
Identify how the lands will be accessed below:			
<input type="checkbox"/> Provincial Highway <input type="checkbox"/> Municipal road maintained all year <input type="checkbox"/> Municipal road maintained seasonally <input type="checkbox"/> Waterway <input type="checkbox"/> Private Road		<input type="checkbox"/> Niagara River Parkway <input type="checkbox"/> Private easement <input checked="" type="checkbox"/> Regional Road (Montrose Road) <input type="checkbox"/> Other Public Road <input type="checkbox"/> Right-of-way	
If the lands to be severed 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 lands to be severed to the nearest public road:			
Identify how the lands will be serviced below:			
Water		Sewage Disposal	
<input checked="" type="checkbox"/> Publicly owned and operated piped water system <input type="checkbox"/> Privately owned and operated individual well <input type="checkbox"/> Privately owned and operated communal well <input type="checkbox"/> Lake or other water body <input type="checkbox"/> other		<input checked="" type="checkbox"/> Publicly owned and operated sanitary sewage system <input type="checkbox"/> Privately owned and operated individual septic system <input type="checkbox"/> Privately owned and operated communal septic system <input type="checkbox"/> Privy <input type="checkbox"/> Other:	
Storm Drainage			
<input checked="" type="checkbox"/> Sewers <input type="checkbox"/> Ditches/swales <input type="checkbox"/> Other:			
Identify the existing buildings and structures on the lands: On Part 1: Nil On Part 2: Nil			
Identify the proposed buildings and structures on the lands: The Residential property (Part 1) is vacant, but current applications are for 83 Townhouses. The larger Commercial property has 6 Commercial Buildings, unaffected by the subject application.			
If severed lands, will merge with abutting, lands identify the Part number on the attached sketch, and name of the current owner: Part 2 will be added to Part 1, see attached Survey Sketch			

If an easement is proposed, identify the Part number on the attached sketch, purpose, and benefitting Part number and owner:

8. Details of the Lands to be Retained (measurements in metric)

Part number(s) on drawing: Part 3	Lot area +/-41,562.75 sm after consent	Lot frontage +/- 323.9 max, irregular shape	Lot depth +/- 268m irregular shape
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Existing Use: Commercial	Proposed Use: Commercial
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What were the previous uses of the subject lands?

<input type="checkbox"/> Residential <input type="checkbox"/> Agricultural <input type="checkbox"/> Industrial <input type="checkbox"/> Parkland	<input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Other:
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Identify how the lands will be accessed:

<input type="checkbox"/> Provincial Highway <input checked="" type="checkbox"/> Municipal road maintained all year <input type="checkbox"/> Municipal road maintained seasonally <input type="checkbox"/> Waterway <input type="checkbox"/> Private Road	<input type="checkbox"/> Niagara River Parkway <input type="checkbox"/> Private easement <input type="checkbox"/> Regional Road <input type="checkbox"/> Other Public road <input type="checkbox"/> Right-of-way
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If the lands to be severed 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 lands to be severed to the nearest public road:

Identify how the lands will be serviced below:

Water <input checked="" type="checkbox"/> Publicly owned and operated piped water system <input type="checkbox"/> Privately owned and operated individual well <input type="checkbox"/> Privately owned and operated communal well <input type="checkbox"/> Lake or other water body <input type="checkbox"/> other	Sewage Disposal <input checked="" type="checkbox"/> Publicly owned and operated sanitary sewage system <input type="checkbox"/> Privately owned and operated individual septic system <input type="checkbox"/> Privately owned and operated communal septic system <input type="checkbox"/> Privy <input type="checkbox"/> Other:	Storm Drainage <input checked="" type="checkbox"/> Sewers <input type="checkbox"/> Ditches/swales <input type="checkbox"/> Other:
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Identify the existing buildings and structures on the lands:

Part 3: There are 6 Commercial Buildings.

Identify the proposed buildings and structures on the lands:

9. Current Designation

Municipal Official Plan: Major Commercial	Regional Policy Plan: Urban Area (Built-Up Area)
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Current Zoning: Residential R5C(H)-912 Zone

10. Previous Applications (if applicable)		
Have any lands been severed from the parcel originally acquired by the Registered owner of the subject lands? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
If yes, provide the dates: June 10, 2010, B-2009-022		
Transfer McLeod Square Inc.	Name of transferee McLeod Square Inc.	Use of severed lands Vacant
Have the subject lands ever been the subject of an application under the Planning Act, R.S.O. 1990, c.P.13, as amended for approval of a plan of subdivision or condominium, a consent, a minor variance, a site plan, an official Plan amendment or a zoning by-law amendment? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown		
If yes, provide the information requested below for each previous application:		
Application Type	File Number	Status of the Application
Vacant Land Plan of Condominium	26CD-11-2021-002	In process
11. Concurrent Applications		
Application Type	File Number	Status of Application
Zoning By-law Amendment	AM-2021-009	In process
12. Additional Information		
Is the application consistent with the policy statements issued under section 3(1) of the Act? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Are the subject lands within an area of land designated under any Provincial plan(s)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please indicate if the application conforms to or does not conflict with the applicable Provincial Plan. The subject consent application conforms to the Provincial Growth Plan.		



SCHEDULE A 2023 FEES

City of Niagara Falls Application Fees	Fee (includes HST)
Consent Application	\$3,675.00
Consent Application to separate two existing units	\$1,850.00
Change of Conditions	\$600.00
Minor Variance	\$2,300.00
Re-notification/Rescheduling (consent/minor variance)	\$300.00
Concurrent Consent/Minor Variance Application	\$4,450.00
Concurrent Consent Application - First Application	\$3,675.00
Each additional consent application on same lands	\$550.00
Request for Exemption from 2-year waiting period for variances	\$425.00
Additional fee for calling of a Special Meeting to address an application	\$800.00

Other Fees:	Fee (includes HST)
<p>Niagara Peninsula Conservation Authority (NPCA) Properties near a waterbody/water course or lands designated "hazard" Pre-consultation with the NPCA is necessary and will determine if application is subject to this fee.</p>	<p>Consent: Minor - \$1,050.00 Major - \$1,987.50</p> <p>Minor Variance: Minor - \$ 600.00 Major - \$1,800.00</p>
Niagara Region (2022 fees)	
Minor Variance Review	\$435.00
Consent Review – Within Urban Area	\$645.00
Consent Review – Rural/Outside Urban Area	\$905.00
Consent with Private Sewage System Review	\$400.00
Niagara Escarpment Commission Development Permit	
Development Permit Review	\$815.00
Minor Development Permit Review (No Provincial or Regional concerns identified such as sheds, garages, pools, etc.)	\$435.00



**SCHEDULE B
DECLARATION OF THE APPLICANT OR AUTHORIZED AGENT**

The following declaration must be signed by the applicant or agent in the presence of a Commissioner for the Taking of Affidavits.

I, Walter Hugo
(Name of Owner or Applicant/Agent on behalf of owner if required)

of the Town/City of Toronto
(Town, City or Township)

in the Regional Municipality of _____
(Region/County/District)


solemnly declare that all the statements contained in this application are true, and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same fore and effect as if made under oath y the virtual of THE CANADA EVIDENCE ACT.

Dated at the: City of Markham
(Town, City or Township)

in the Regional Municipality of York
(Region/County/District)

this 8th day of November 2023.
(day) (month)

Walter Hugo
Name (Please print)

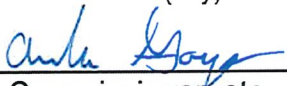

Signature

COMMISSIONER:

Declared before me at the Town/City of Markham
(Town, City or Township)

in the Regional Municipality of York
(Region/County/District)

this 8th day of November 2023.
(day) (month)

 82250R
A Commissioner, etc.

Commission Stamp



SCHEDULE C SITE ACCESS PERMISSION FORM

To be completed by the owner:

I / We, McLeod Square Inc., Guery Goyo being the registered owner(s)
of 0 Monrose Road and 7835 to 7957 McLeod Road, City of Niagara Falls
(Subject Lands/Municipal Address)


hereby grant City of Niagara Falls staff, agencies, and Members of a City Committee to enter the subject site to review and confirm the information provided on this application.

Date at the Town/City of Markham
(Town/City or Township)

In the Regional Municipality of York
(Region/County/District)

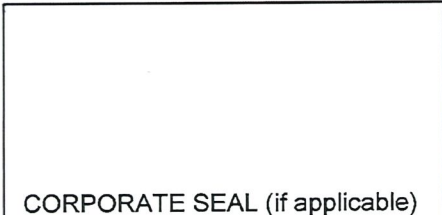
This 8th day of November 2023.
(day) (month)

Guery Goyo
Owner Name (Please print)


Owner Signature

Owner Name (Please print)

Owner Signature


CORPORATE SEAL (if applicable)

Note: If the subject property is owned by a numbered company, please include the names/signatures of the principal owners.



SCHEDULE D – OWNER AUTHORIZATION

AUTHORIZATION TO ACT ON BEHALF OF THE OWNER

(Must be completed if the applicant/agent is not the registered owner of the lands)

I / We, being the registered owner(s) of the lands subject to this application hereby authorize Walter Hugo
(Name of Person and Company if applicable)

of the Town/City of Toronto
(Town/City or Township)

In the Regional Municipality of _____
(Region/County/District)

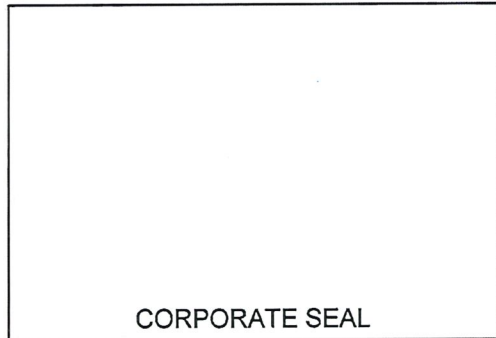
This 8th day of November 2023.
(day) (month)

Guery Goyo
Owner Name (Please print)

Guery Goyo
Owner Signature

Owner Name (Please print)

Owner Signature



NOTE: if the registered owner is a corporation, the corporate seal must be affixed to this form in addition to the signature of authorized signing officers.