

From: [CARRIGAN, Andrew](#)
To: [Victoria Nikoltcheva](#)
Subject: RE: New Application - ZBA-21-2022 - 507 Butler Street, NOTL
Date: Wednesday, November 2, 2022 3:25:46 PM

CAUTION: This email originated from outside the Town of Niagara-on-the-Lake. Use caution when clicking on a link or opening an attachment unless you know that the content is safe. If unsure, forward the email to IT to validate.

Good Afternoon,

CPC has no comments regarding this zoning by-law amendment.

Andrew Carrigan | Delivery Services Officer | Canada Post | Delivery Planning | 955 Highbury Ave, London, ON N5Y 1A3 | 226-268-5914



Please consider the environment before printing this email.

From: [Shanks, Amy](#)
To: [Victoria Nikoltcheva](#)
Cc: [Development Planning Applications](#)
Subject: RE: New Application - ZBA-21-2022 - 507 Butler Street, NOTL
Date: Friday, November 11, 2022 2:43:18 PM

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Good afternoon Victoria,

Regional Planning and Development Services staff have reviewed the information circulated with the application and have no objections to the proposed Zoning By-law Amendment from a Provincial or Regional policy perspective, provided the Town is satisfied that all archaeological and cultural heritage resource concerns associated with the proposed development are appropriately addressed.

I hope this information is of assistance. Please let me know if you have any questions.

Kind regards,
Amy

Amy Shanks, MCIP, RPP
Senior Planner, Secondary Plans
Planning and Development Services, Niagara Region
1815 Sir Isaac Brock Way, Thorold L2V 4T7
Phone: 905-980-6000 ext. 3532
Toll-free: 1-800-263-7215
www.niagararegion.ca

From: Tim Moxam
Sent: Thursday, January 19, 2023 3:05 PM
To: Victoria Nikoltcheva
Cc: Clerks
Subject: File no.ZBA-21-2022-507 Butler Street,Niagara-on- the-Lake

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To Whom it may concern

I am writing to express my concern regarding the proposed development of the above property not only as the adjacent property owner but also as a resident of Niagara on the Lake.

In the eighteen years we have lived in NOTL we have seen a town that once flourished in open green spaces reduced to a shadow of it's former self.

We bought and built on the adjacent lot based on the,"Heritage,"designation of the,"William Stuart Homestead,"next door.

For exactly the reason expressed above.

The current owner has repeatedly tried to severe and build on the lot but has been denied by the Committee of Adjustments.

I fail to see any reason why Ontario's current housing shortage should have any bearing on the development of an Ontario provincially designated Heritage property.

Yours very Truly

Timothy Moxam
320 John Street West
PO Box 1849
Niagara on the Lake

Sent from my iPad

From: Ernest Tucker
Sent: Sunday, January 22, 2023 11:49 AM
To: Victoria Nikoltcheva
Subject: File no. ZBA-21-2022-507 Butler Street, Niagara-on-the-Lake

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To Whom It May Concern;

I am writing with reference to the proposed development of the above property. I purchased my home on John Street in November of 2021. I moved here from Toronto in large part because of the appeal of Niagara-on-the-Lake's quieter ambience. Much of this could be traced to its gracious and spacious design, with homes on large lots on heavily-treed streets. Another major factor was the historic nature of the town.

Now it appears that both of these appeals are threatened in my immediate vicinity. An infill home will not only crowd the streetscape in contrast to the one I thought I was joining, but will significantly impair the historic site that anchors the street. A home purchase is a major decision, and factors such as neighbouring historic areas figure largely in one's decision. To have a heritage site redesignated feels very much like a betrayal; knowledge of such a possibility would certainly have tempered my enthusiasm for the home I loved, and bought.

The housing shortage in Ontario is being used as an excuse for a number of travesties. Violating greenspace and heritage promises will not solve the shortage of affordable homes; million-dollar-plus housing is not what is needed in this province.

I hope this application will be denied. I would like to be included in the virtual open house in order to witness the result.

Yours truly,
Ernest Tucker
330 John Street West
P. O. Box 284

From: [Fred Rowe](#)
To: [Victoria Nikoltcheva](#)
Subject: Open House comment registration
Date: Monday, January 30, 2023 9:44:03 AM

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Hello Victoria

Thank you for the nice conversation this morning.

I am writing to have my comments registered with regard to Zoning bylaw amendment.

We live at 515 Butler street and have received the notification of rezoning.

File No. ZBA-21-2022 – 507 Butler street, Niagara on the Lake.

Please record that my wife and I are opposed to the rezoning of the Willian Stewart Homestead to accommodate a new residential lot.

The heritage building and its property need to be maintained. The heritage site should not be altered.

Thank you

Fred and Debra Rowe