



APRIL 10. 2025

TOWN OF NIAGARA ON THE LAKE  
1593 FOUR MILE CREEK RD  
PO BOX 100  
VIRGIL, ON L0S 1T0

To Kirsten McCauley, Director of Community and Development Services,

We are writing on behalf of our clients Anna and John Prioste, Owners of the property located at 277 Wellington St, NOTL, in response to the letter of notice issued to residents dated March 11, 2025 RE: Queen-Picton (Old Town) Heritage Conservation District Study Area By-law. Please see attached Owner Authorization form granting Brock Builders Inc. authorized agency to speak with the Town regarding this matter on this property.

Thank you for a constructive meeting on April 10, 2025 to assist us in clarifying what options are available to our clients in seeking possible exemption from the study area and potential relief from the building permit freeze for a project that is currently under design.

In follow up to that meeting, we understand that the consulting firm Cultural Spaces provided a revised study area border to the Municipal Heritage Committee dated March 26<sup>th</sup>, 2025, which significantly alters the areas of inclusion. We understand that the proposed border revisions are primarily based on highlighting contributing and non-contributing properties within the original and proposed revisions to the study area, and that further revision to the borders may occur pending staff and resident input.

We understand that exemption from the study area cannot be provided by Town staff, and can only be done through an Act of Council. As such, we would like to respectfully request additional consideration to revision of the updated Heritage study area border for the block of properties between Davies and Wellington St., from Platoff St. to Castlereagh, which includes our client's property at 277 Wellington St. Please see the included sketches below. We believe this would be similar to revisions to blocks on Victoria st, Mary St., and others in what appear to be a response to the groupings of non-contributing properties. We believe that exemption from the study area and future Heritage District would be in line with, and beneficial to, a future Heritage District by increasing the percentage of contributing properties in the future district, by removing the non-contributing properties contained on this block.

We understand that revised study area borders will be presented to Council for acceptance in June. However, we also understand that unless Council chooses to amend the current by-law to change the study area borders to more recently revised borders, properties that are no longer within the updated study area would still be under a building permit freeze until final adoption of a new Heritage District as late as February 2026. Considering that prospect, we also respectfully request that Council consider moving to adopt the revised study area borders and revise the by-law to lift the building permit freeze on properties outside the study area to assist residents, contractors and vendors alike in pursuing viable projects in those areas.



We understand that revision of the current Heritage Design Guidelines will also be a part of this study, and we look forward to working with Town Staff to align the design of our project(s) to updated Heritage Design Guidelines to reduce revision and delay to future projects that may not receive a building permit under the current freeze.

We thank you for your consideration on this matter, and we look forward to hearing from you at your earliest convenience with any questions or concerns you may have regarding our request.

Sincerely,

**Nathan Smith** | Project Manager & Estimator  
Brock Builders Inc.

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