



August 14, 2024

Ms. Natalie Thomson, Secretary-Treasurer  
Committee of Adjustment  
Town of Niagara-on-the-Lake  
1593 Four Mile Creek Road, PO Box 100  
Virgil, Ontario  
L0S 1T0

**Re: Consent Application B-09/24 – 187 Queen Street**

Dear Ms. Thomson:

The Niagara Foundation was established as a voluntary charitable organization in 1962 to promote the history, traditions and culture of the Niagara area. Over the years the Foundation, along with other heritage groups, have made presentations to various levels of government, committees, commissions and related parties, promoting the preservation of the architectural, cultural and environmental integrity of Niagara-on-the-Lake.

At your August 15<sup>th</sup> Committee meeting you will be asked to approve Consent Application B-09/24, an application to sever a portion of 187 Queen Street. The Niagara Foundation opposes this severance request as 187 Queen Street is:

- Designated under Part IV of the provincial *Heritage Act* (lands and building);
- Specifically mentioned in the Bray Estate Lot study as an estate lot of interest; and
- Arguably the best example of the cultural heritage landscape that Section 7 of the Official Plan is designed to protect.

The Foundation has consistently objected to both the severance application and the corresponding Zoning By-law amendment (ZBA-05-2024) for 187 Queen Street, including a presentation at the May 7<sup>th</sup> Public Meeting and correspondence with Council prior to its July 30<sup>th</sup> session.

The staff report before you this evening (CDS-24-141) recommends approval of the severance application **subject to** several conditions. We draw your attention to the condition set out in Section 1.1.6, specifically:

PRESERVING NIAGARA-ON-THE-LAKE'S  
HERITAGE SINCE 1962  
PO Box 790  
Niagara-on-the-Lake  
Ontario, L0S 1J0

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*That the owner/applicant receives final approval for a Zoning By-law Amendment that contains provisions required to facilitate the proposal [the severance].*

At its July 30<sup>th</sup> meeting, Council defeated the Zoning By-law amendment required in the staff report. As a result, we ask the Committee of Adjustment to honour the conditions set in place by staff and refuse the requested severance.

Heritage is an important element of Niagara-on-the-Lake. Council has determined the zoning change requested for these heritage lands is not appropriate. If the zoning is inappropriate, and was ultimately refused, the severance is also unnecessary. We hope you agree with this position and reject the severance request.

Thank you for your consideration

Yours very truly,

**The Niagara Foundation**

A handwritten signature in blue ink that reads "Lyle Hall". The signature is written in a cursive, flowing style.

Lyle Hall  
Chair