

**HUMMEL PROPERTIES INC.
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October 17th 2024

Town of Niagara-on-the-Lake
1593 Four Mile Creek Road
PO Box 100, Virgil, ON. L0S 1T0

Attention: John Federici, Senior Planner, MCIP, RPP,

**RE: 2203 Niagara Stone Road
Request to Extend Draft Plan of Vacant Land Condominium Approval
(26CD- 18-20-02)**

Hummel Properties Inc. (HPI), obtained the above noted approval in November 2021, for a period of three years. The approval was granted with a set of conditions to be satisfied in order to obtain final approval of the plan and proceed to implementation. For the reasons outlined in this letter, HPI respectfully requests that the Council of the Town of Niagara-on-the-Lake extends the draft approval for another 3-year period.

The approval referenced above was granted to support the creation of 6 vacant land units, a private road, common elements and exclusive use areas for the property located at 2203 Niagara Stone Road. The approval would facilitate the construction of 6 high end townhouses that would be regulated under the Condominium Act.

Since the approval in 2021, HPI has cleared the majority of conditions and the Town provided a draft Condominium Agreement and Site Plan Agreement. During this period of time the economy was suffering as a result of the pandemic. The market for high end townhouses disappeared and the Condo and Site Plan agreement were not executed. HPI decided that the project was not marketable under the pandemic conditions and it was therefore put on hold. The market is still struggling to recover and the project will remain on hold until such time as the market conditions are favorable. The draft plan extension is required in order to allow HPI to maintain the existing approval in hopes that the market will improve.

HPI requests that in these unpredictable times, that the Town grant the maximum time period of three years for this approval. HPI continues to monitor the market conditions and hopes to proceed with this project when the timing is right.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Vida', is positioned above the printed name.

Jennifer Vida, MCIP, RPP
Director of Development