



**Department of Community and Development Services**  
1593 Four Mile Creek Road  
P.O. Box 100, Virgil, ON L0S 1T0  
905-468-3266 • Fax: 905-468-0301

**[www.notl.org](http://www.notl.org)**

---

June 10, 2022

**VIA EMAIL ONLY**

Dear Sir/Madam:

**Re: Request for Comments  
Applications for Official Plan Amendment, Zoning By-law Amendment and  
Draft Plan of Subdivision  
Files OPA-02-2022, ZBA-07-2022 & 26T-18-22-01 (Modero Estates)  
Concession 7 Road (West Side) - North of York Road  
Town of Niagara-on-the-Lake**

---

The Department of Community & Development Services has received applications for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision with respect to lands located on the west side of Concession 7 Road and north of York Road.

The applications have been submitted to facilitate the construction of 383 residential units consisting of freehold and condominium units, as well as a mixed-use block, public and private roads, a stormwater management block and a park block. The proposed Official Plan Amendment seeks to facilitate the Town Official Plan and Glendale Secondary Plan into conformity with the regional Glendale District Plan by redesignating the development portions of the subject lands to residential designations in the Official Plan and Glendale Secondary Plan, and refine environmental designations. The proposed Zoning By-law Amendment seeks to rezone the development portion of the subject lands to three site-specific zones based on the subdivision layout. The Draft Plan of Subdivision proposes to establish a public street network and lots and blocks for residential development, as well as a stormwater management pond and a public park.

The subject lands are designated "Prestige Industrial" and "Conservation" in the Town Official Plan and zoned "Light Industrial," "Prestige Industrial," "Open Space – Key Features" under Zoning By-law 4316-09 and "Rural (A)" under Zoning By-law 500A-74.

The following supporting information was submitted by the applicant and is available electronically or by request:

1. Application for Draft Plan of Subdivision, May 6, 2022
2. Official Plan Amendment & Zoning By-law Amendment Application, May 6, 2022
3. Planning Rationale Report, April, 2022
4. Conceptual Site Plans, April 15, 2021
5. Draft Plan of Subdivision, March 25, 2022

6. Draft Plan of Subdivision Application, March, 2022
7. Parcel Registers and Property Index Maps, March 8, 2022
8. Cover Letter, April 1, 2022
9. Functional Servicing Report, March 4, 2021
10. Servicing Plan, Grading Plan, Streetscape Plan, June 8, 9, 2021; March 10, 11, 2022
11. Stormwater Management Plan, March 15, 2022
12. Transportation Impact Study, March, 2022
13. Environmental Impact Study, March, 2022
14. Geotechnical Assessment, December 7, 2020
15. Phase 1 Environmental Assessments, September 21, 2020; November 20, 2017
16. Urban Design Guidelines, March 2022
17. Stage 1-2 Archaeological Assessment, September 16, 2020
18. Noise and Land Use Compatibility Study, April 1, 2022
19. Additional Information, May 6, 2022

Please review this material with regard to the applicable plans, policies, legislation and activities of your department or agency and provide us with your comments. If you need additional information or reports please let us know and we will advise the applicant of the requests for further information.

A response by **July 22, 2022** is requested. If no response is received by this date, it will be assumed that your department or agency has no comment or objection to the proposal.

If you have any questions or comments, please do not hesitate to contact me at 905-468-6427 or via email at [josh.salisbury@notl.com](mailto:josh.salisbury@notl.com).

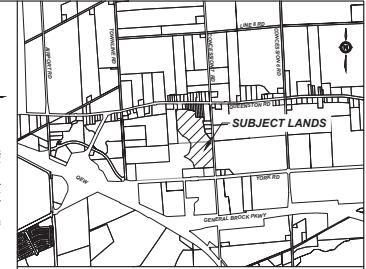
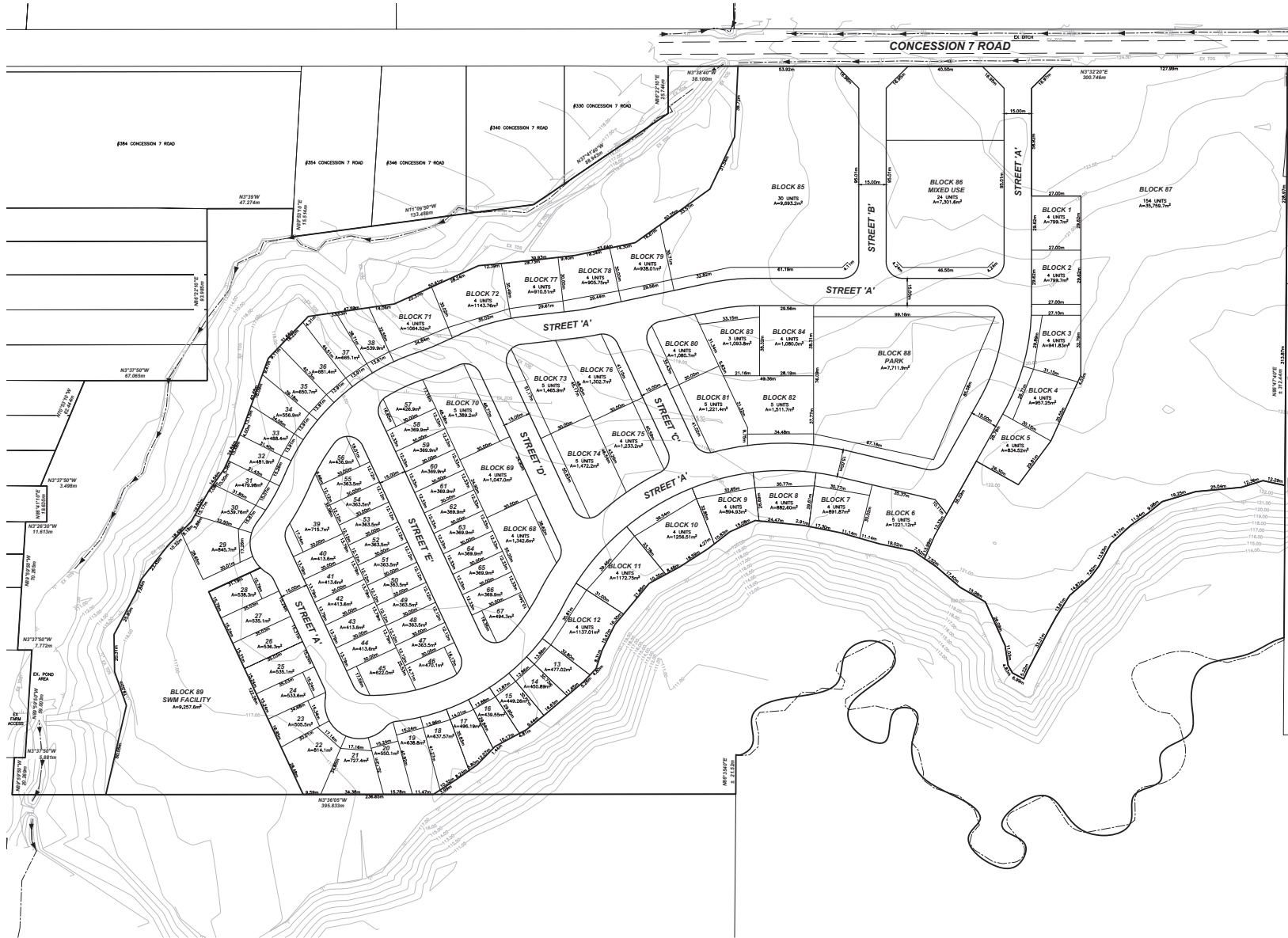
Respectfully,

A handwritten signature in black ink, appearing to read 'Josh Salisbury', written in a cursive style.

Josh Salisbury  
Planner II

- c. Lord Mayor & Council  
Rick Wilson, Manager of Planning, Town of Niagara-on-the-Lake  
Jennifer Vida, Hummel Properties Inc.

# MODERO ESTATES TOWN OF NIAGARA-ON-THE-LAKE



**KEY PLAN**  
N.T.S.

## DRAFT PLAN OF SUBDIVISION

### LEGAL DESCRIPTION

PART OF TOWNSHIP LOTS 180 & 181  
(GEOGRAPHIC TOWNSHIP OF NIAGARA)  
TOWN OF NIAGARA-ON-THE-LAKE

### OWNER'S CERTIFICATE

BEING THE REGISTERED OWNER, I HEREBY  
AUTHORIZE UPPER CANADA CONSULTANTS TO  
PREPARE AND SUBMIT THIS DRAFT PLAN OF  
SUBDIVISION TO THE TOWN OF  
NIAGARA-ON-THE-LAKE FOR APPROVAL.

*[Signature]* 2021-12-08  
2645162 ONTARIO INC. DATE

*[Signature]* 2021-12-08  
HUMMEL PROPERTIES DATE

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF  
THE LANDS TO BE SUBDIVIDED ARE  
CORRECTLY SHOWN.

*[Signature]* 2021-12-16  
THE LAROCQUE GROUP DATE

### LAND USE SCHEDULE

LAND USE	LOT/BLOCK	UNITS	AREA(ha)	AREA(%)
TOWN HOUSE	BLOCK 1-12, 48-54	121	3.201	20.76
SINGLE FAMILY	LOTS 12-47	55	2.669	17.31
CONDOMINIUM UNITS	BLOCK 80,87	183	5.275	34.21
MIXED USE	BLOCK 86	24	0.730	4.74
STORMWATER MGMT FACILITY	BLOCK 89		0.926	6.00
PARK	BLOCK 88		0.771	5.00
ROADWAY			1.847	11.98
<b>TOTAL</b>		<b>383</b>	<b>15.419</b>	<b>100.00</b>

DEVELOPABLE AREA = 15.419ha  
DEVELOPABLE DENSITY = 24.84 units/ha

ISSUED FOR	DATE	INIT
REVISION	DATE	INIT

DRAWING TITLE

**DRAFT PLAN OF  
SUBDIVISION  
MODERO ESTATES**

DRAFTING G.S.

DATE DECEMBER 17, 2021

PRINTED MARCH 25, 2022

SCALE 1:1000

DWG No. 2130-DP

REV 0