



May 27, 2025

UCC FILE No. 2130

To: John Federici
Senior Planner
Town of Niagara-on-the-Lake
1593 Four Mile Creek Road
PO Box 100
Virgil ON L0S 1T0

**Re: Applications for a Draft Plan of Common Element Condominium and Site Plan Approval
Modero Block 84
Unaddressed lands on the west side of Concession 7 Road, Niagara-on-the-Lake**

On behalf of our client, Marz Homes (NOTL) Inc., please accept this submission for Draft Plan of Common Element Condominium and Site Plan Applications for a portion of unaddressed lands within the Draft Approved Plan of Subdivision known as Modero, located on the west side of Concession 7 Road in the Town of Niagara-on-the-Lake.

The submitted applications constitute the first condominium site within the Modero Subdivision. This Phase of development contemplates 146 residential units.

In addition to the signed application form, the following fees and materials are provided with this submission:

- A cheque in the amount of **\$19,995.00** payable to the Town of Niagara-on-the-Lake
 - Draft Plan Common Element Condominium: **\$14,000.00**
 - Site Plan Application: **\$9,070.00**
 - Pre-Consultation Fee Deduction: **\$3,075.00**
- A cheque in the amount of **\$5,780.46** payable to the Regional Municipality of Niagara
 - Major Engineering Review Fee: **\$1,325.00**
 - Draft Pan of Condo Review Fee: **\$1,790 + (\$790*3.374ha)**
- One (1) copy of the Pre-consultation Agreement (November 21st, 2024)
- One (1) copy of a Draft Plan of Common Element Condominium prepared by A.J. Clarke (May 2025)
- One (1) copy of a Site Plan prepared by Upper Canada Consultants (May 2025)
- One (1) copy of a Coloured Demonstration Plan prepared by Upper Canada Consultants (March 2025)
- One (1) copy of a Landscape Plan and Unit Planting Plan prepared by Adesso (May 2025)
- One (1) copy of a Planning Justification Brief prepared by Upper Canada Consultants (May 2025)
- One (1) copy of a Ministry Acknowledgement Letter (October 2024)
- One (1) copy of an Updated Noise Feasibility Study prepared by HGC Engineering Inc. (May 2025)
- One (1) copy of a Functional Servicing Report and Stormwater Management Plan prepared by Upper Canada Consultants (May 2025)
- One (1) copy of the Securities Estimate prepared by Upper Canada Consultants (May 2025)



**UPPER CANADA
CONSULTANTS**
ENGINEERS / PLANNERS

**Upper Canada Planning
& Engineering Ltd.**

3-30 Hannover Drive
St. Catharines, ON L2W 1A3

T: 905-688-9400
F: 905-688-5274

- One (1) copy of a Detailed Engineering Design Set prepared by Upper Canada Consultants (May 2025)
- One (1) copy of building elevations and floor plans prepared by Marz Homes (February 2025)
- One (1) copy of the Parcel Register and PIN Map for the subject lands (March 2025)

If you require any additional materials or have any questions, please contact the undersigned.

Respectfully submitted,

Chelsea Liotta
Planner
Upper Canada Consultants