



jennifervidaconsulting@gmail.com

PO Box 522

St. Davids, ON.

L0S 1P0

Phone: 905-246-3061

October 30th 2025

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

Attention: Connor MacIsaac, Planner II,

**Re: 46 Paxton Lane Draft Plan of Subdivision File 26CD-18-24-04
Application for Minor Redline Revision
Update Submission**

On behalf of 2233497 Ontario Limited (The Owners), I am pleased to submit the enclosed supplementary documentation in support of the application to redline the draft approved subdivision located at 46 Paxton Lane in the village of St. Davids.

On August 20th an application for redline revision to the draft plan approval was submitted to the Town on the basis that a previous redline revision had already been issued by the Town. To date there is no documentation to confirm the previous changes were approved other than final clearance letters from engineering, planning and external agencies. As a result, this redline application is now intended to capture some minor site layout changes in order to ensure that the draft plan matches the approved engineering design and other final approval documents. This memo outlines the extent of the changes to be captured as part of this process:

1. To seek approval for minor layout modifications to the plan that were made in 2022. Such plan was the basis for the engineering design and approvals that took place in 2022. The purpose is to ensure that the draft plan is approved in a manner that matches the documentation and plans that were submitted and

approved as part of the final clearance process. Specifically, the changes to the plan include:

- a. The removal former Lot 17 from the boundary of the plan, in order to affect the severance and enable the conveyance of this land to Hummel Properties Inc., under consent approval no. B-09-25-46.
 - b. To make minor adjustments to the internal layout of the plan including reducing the overall number of units. The enclosed redline plan shows the areas of the plan that are proposed to be adjusted. The changes are minor in nature, conform to the approved zoning and are consistent with the final approval documents. The road network and emergency accesses will remain as originally approved.
2. To update the current draft plan conditions in order to remove any conditions related to the restoration of the designated heritage structure, as this is now intended to be undertaken as a separate process by a separate party.

To amend the conditions related to proposed blocks 18 & 19, so as to retain the blocks in the ownership of the developer, rather than transferring the blocks to the Town for open space use. Specifically, the following conditions are proposed to be revised:

- a. **Condition 1** – revise unit count from 33 units to 29 units.
- b. **Condition 13** – delete all text and replace with wording that reflects the retention of the open space blocks by the developer for future development. To also include wording that the lands be placed into a holding zone until future development applications and archaeological clearance are secured.
- c. **Condition 14** – remove reference to the severed lands and revise lot numbers to reflect the revised plan.
- d. **Condition 19** – same as above.
- e. **Condition 29** – additional wording is proposed for additional clarity as to which access this condition applies.
- f. **Condition 31** – The developers are in the final stages of perfecting a severance to remove the lot containing the designated heritage structure from the plan of subdivision, and as such, once the consent is perfected (November 2025), this clause is no longer applicable to the lands within the revised plan boundary and is to be removed.

NOTE: a redline copy of the current draft plan conditions is provided as part of this submission for reference purposes.

3. To place a Holding (H) Zone on Blocks 18 & 19 as part of this redline process in order to ensure that no development occurs on these blocks until such time as

a development application is approved for these blocks, including confirmation of Archaeological Clearance from the Ministry of Tourism and Culture.

In support of this submission, I am happy to enclose a redline version of the draft plan conditions outlining the proposed changes, a revised draft plan of subdivision that aligns with the approved engineering and final approval documents, an overlay plan showing the approved subdivision layout with a redline showing the proposed changes to the plan.

If you require any further clarification or documentation, please do not hesitate to contact the undersigned.

Thank you.

Sincerely,



Jennifer Vida, MCIP, RPP

Cc: Tom Richardson, Sullivan Mahoney, via email
Jay Vanmali, 2233497 Ontario Limited, via email