



March 24, 2026

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: Application for a Draft Plan of Common Element Condominium
Modero Block 84, Phase 2, Niagara-on-the-Lake**

On behalf of our client, Modero Estates (NOTL) Inc., please accept this submission for Draft Plan of Common Element Condominium for Phase 2 of Block 84 of the Modero subdivision which is located on the west side of Concession 7 Road in the Town of Niagara-on-the-Lake.

Due to uncertainty of the current market conditions and the cost of servicing, Block 84 will now be phased as two separate condominiums. This will allow the development to proceed in stages, avoiding the upfront requirement to provide and install infrastructure for all units at once.

Numerous items for review will overlap with the concurrent submissions, including the updated Functional Servicing Brief and Stormwater Management Brief, M-Plan for the Modero subdivision, updated Landscape Plan and Planting Plans, building elevations and floor plans, and updated servicing plans. A civil cost estimate and landscape cost estimate have been provided solely for Phase 2.

The submitted application constitute the second condominium site within the Modero Estates Subdivision, contemplating 56 residential block townhouse units.

Phase 1 of Block 84 now contemplates 72 residential units.
Phase 2 of Block 84 contemplates 56 residential units.

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

- Pre-Consultation Agreement (November 21st, 2024);
- Site Plan;
- Draft Plan of Common Element Condominium Plan
- Landscape Plan and Planting Plan;
- Building Elevations and Floor Plans;
- Planning Justification Report;
- Detailed Engineering Design Set;
- Updated Functional Servicing Brief and SWM Brief;
- Phase 2 Civil Securities Estimate;
- Phase 2 Landscape Securities Estimate;
- Parcel Register and PIN Map



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It is requested that Town staff confirm the required application fees. Upon confirmation payment will be provided.

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

Respectfully submitted,

Chelsea Liotta
Planner
Upper Canada Consultants