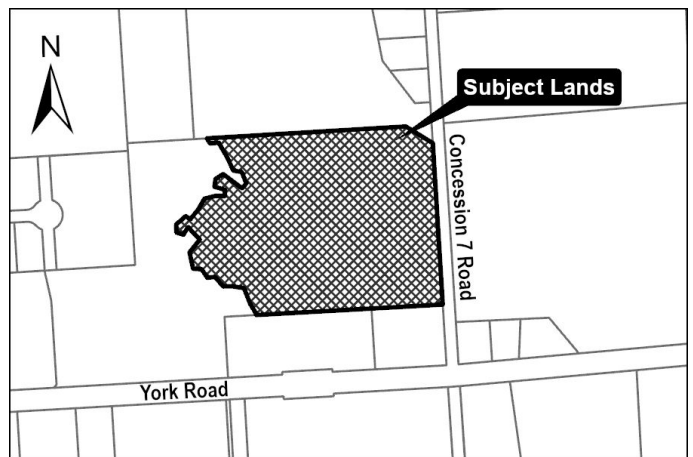


	<b>What:</b>	Notice of <b>Complete Application</b> and <b>Open House</b> for a <b>Draft Plan of Common Element Condominium</b> (under Section 51 of the <i>Planning Act, R.S.O. 1990, c. P.13</i> , as amended).
	<b>When:</b>	Open House: <b>Monday, May 4, 2026 at 5:00 pm</b>
	<b>Where:</b>	Open House: Electronically via the directions below
	<b>Regarding:</b>	File 26CD-18-26-01 – Concession 7 (West Side), North of York Road (Modero Subdivision – Block 84, Phase 2), Niagara-on-the-Lake

**What is this?**

An application for a Draft Plan of Common Element Condominium has been received for the subject lands (see location map). The application applies to and represents the second phase of development for lands known as “Block 84” within the approved Modero Plan of Subdivision.



The proposed Draft Plan of Common Element Condominium will consist of shared infrastructure and amenities serving the private units within the development, which include the roadways,

sidewalks, landscaped areas, visitor parking, utilities and services, in addition to an environmental area west of Block 84. The applicant had previously made application for a Draft Plan of Common Element Condominium for the entirety of Block 84, which has been revised to separate the block into two (2) phases of development. This Notice is applicable to the second phase of development. Site Plan Approval and the lifting of Part Lot Control will be required to facilitate the future development of the proposed 56 block townhouse dwelling units for the second phase of development. The development of the future townhouse dwellings is not part of the subject Draft Plan of Common Element Condominium.

**Dialogue is encouraged:**

You are invited to attend the Open House to gather information and provide input regarding this matter.

**The Open House will be held electronically at this time.**

If you wish to participate electronically at the Open House, you must register in advance with the Town Staff noted below. You will receive an email on the date of the meeting with instructions to connect to the Open House on your computer, tablet or telephone.



- **Open House** – John Federici ([john.federici@notl.com](mailto:john.federici@notl.com) or 905-468-6441) (register as soon as possible but prior to 12 noon on Monday, May 4, 2026)

If you wish to view the Open House for information purposes, registration is not required. The meeting will be recorded and available for viewing after the meeting on the Town’s website at <https://www.notl.com/council-government/meetings-agendas-minutes>

**Please Note:** Written comments on the application are encouraged and must be submitted to the Town Clerk, at 1593 Four Mile Creek Road, P.O. Box 100, Virgil, ON L0S 1T0 or via email at [clerks@notl.com](mailto:clerks@notl.com) referencing the above file number. Unless indicated otherwise, all submissions, including personal information, will become part of the public record.



**For more information:**

A copy of the application and supporting documents for the proposal may be obtained on the Town's website at <https://www.notl.com/business-development/planning-services/public-planning-notice> or at the Community and Development Services Department within Town Hall.

Please contact John Federici, Senior Planner, at 905-468-6441 or via email at [john.federici@notl.com](mailto:john.federici@notl.com) if additional information is required.



If you wish to be notified of the future decision with respect to the application, you must submit a written request to the Town Clerk including your name and the address to which such notice should be sent.

If a person or public body does not share their views in writing to the Town Clerk or orally at a statutory Public Meeting before a decision is made, the person/public body:

- a) Is not entitled to appeal the decision of the Town of Niagara-on-the-Lake to the Ontario Land Tribunal; and
- b) May not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Please note that third party appeals are restricted for this application as per Bill 185, Cutting Red Tape to Build More Homes Act, 2024. *Planning Act* appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a "specified person" (as defined by the *Planning Act 1(1)*), and any "public body" (as defined by the *Planning Act 1(1)*).

Dated at the Town of Niagara-on-the-Lake, April 22, 2026  
Grant Bivol, Town Clerk