

June 15, 2022

Pat Wirth



Township of West Lincoln

318 Canborough Street
Smithville, Ontario, LOR 2A0

Attention: Dave Bylsma, Mayor, Mike Rehner, Jason Trombetta,
Shelley Bradaric, Harold Jonker, Cheryl Ganann, William Reilly, Councilors and
Joanne Scime, Town Clerk

Re: Passing of OPA 62 and 63

I have recently been receiving correspondence from Planning regarding the new urban boundary which will come to the edge of the creek on my property at 2428 Tober Road sometime in the future.

I have now been made aware of the passing of OPA 62 and OPA 63 regarding existing green space which is to happen on June 27th. While the passing of OPA62 and OPA63 will protect our existing green space, I am led to believe that this may be contested by existing land owners and developers. I trust that that Council will use their best efforts to see that OPA 62 and OPA 63 remain as prepared and that no changes be made.

It is important that Smithville move forward and at the same time retain its identity as a great place to live with parks, waterways, trails, open space and natural habitat.

Sincerely, Pat Wirth

A handwritten signature in cursive script, appearing to read "Pat Wirth", written over the typed name.

Official Plan Team
Planning and Development Services - Niagara Region

We are the owners of the property located at Regional Rd 20NS, Con 8 PT LOT 33 RP 30R6980 Parts 11 to 13, a map is inserted at the end of this letter. This property is being actively farmed by one of the owners, Frank DeFilippis – Twenty Ridge Farms. Frank DeFilippis is a registered farmer with the OFA (Ontario Federation of Agriculture). We are sending this letter as it has come to our attention that this property is designated as PSW (Provincially Significant Wetlands) as part of the Niagara Region Draft Official Plan.

On September 29, 2020 by invitation of staff at the Township of West Lincoln (Gerrit Boerma) a walk through of this property took place. The walk through took place from the hydro corridor to Highway 20. In attendance at that meeting was Frank DeFilippis, Gerrit Boerma (Township of West Lincoln) and staff from the Niagara Region (Adam Boudens) and the NPCA (Adam Aldworth). The consensus from our discussion that day was that PSW were not evident.

Below you can see the recent email correspondence between myself and Mr. Boerma. Mr. Boerma indicates that in order to have this marking of PSW removed we would most likely need to hire an environmental consultant to do that work.

We have farmed this land for fifty years and want to continue to farm this land. It is very unfair to expect a farmer to hire an environmental consultant just to ensure that land can continue to be farmed without the worry that it could be halted due to a designation that has been discretionarily placed on the property.

We are requesting that the PSW be removed from the portion of land from Highway 20 to the Hydro Corridor, the same portion that we walked on September 29, 2020. At that meeting, all in attendance agreed that there was no evidence of PSW. We will be sending a copy of this letter to Nadine Gill at the OFA as well as our Regional Representative, Councillor Albert Witteveen.

Below is a copy of the email correspondence with Mr. Boerma as well as the map.

Sincerely

Frank DeFilippis
Nick DeFilippis

EMAIL CORRESPONDANCE WITH GERRIT BOERMA:

----- Forwarded message -----

From: **Frank DeFilippis** *

Date: Wed, Feb 9, 2022 at 9:06 AM

Subject: Visit from NPCA Niagara Region and West Lincoln

To: Nick DeFilippis >, <gboerema@westlinvoln.ca>

Good morning Gerrit

On September 29, 2020, there was a meeting with yourself and staff from the NPCA and Niagara Region at our family-owned property located at Regional Rd 20NS, Con 8 PT LOT 33 RP 30R6980 Parts 11 to 13. I was also in attendance at that meeting. We walked all the way to the Hydro corridor that day so that staff could inspect the property.

I would appreciate it if you could forward the resulting decision that was made by the staff from NPCA and the Region. I recall that after the meeting the consensus was that there really was no reason for the property inspected to be considered PSW. I have noticed that on the Region website that a portion of that property that we walked is still PSW. Based on how the meeting went on September 29th it doesn't make sense.

I look forward to hearing from you.

Thank you,

Frank DeFilippis

Gerrit Boerema

Mon, Feb
14, 9:56
AM

Good Morning Frank,

There have been no changes made to the natural heritage mapping or Provincially Significant Wetland (PSW) mapping on your property by the NPCA or Region. This is because PSW is mapping that is done by the Province and only the Province can change that mapping (not the NPCA or Region).

The Region and NPCA advised that based on what they saw, mapping changes could be justified to the Province, but that this would require going through an Ontario Wetland Evaluation Study (OWES). I reached out to the Ministry at that time, and even sent them a few of the pictures, and they confirmed that to re-map any PSW, would require going through the OWES process.

This process can be undertaken by a private landowner, but you would most likely need to hire your own environmental consultant to do that work. If you want, I can send you a few contacts from the NPCA, Region and Ministry.

Gerrit,



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COVID 19 Update January 27, 2022 – Starting January 31st, the Township of West Lincoln is proceeding with implementing the Province's steps to cautiously and gradually ease Public Health measures. Please read the latest update on our [website](#)



Frank DeFilippis

Mon, Feb
14, 10:47
AM

to Gerrit

Thanks for getting back to me Gerrit. If you can send the contacts that would be great

Gerrit Boerema

Mon, Feb
14, 12:03
PM

to me

Sure – The Provincial Contact was/is David Denyes - David.Denyas@ontario.ca

The NPCA contact who came on the site visit was Adam Aldworth aaldworth@npca.ca

And the Regional staff that came to the site was Adam Boudens Adam.Boudens@niagararegion.ca

Gerrit,

Below is the map of the property, it is being actively farmed from the hydro lines to highway 20, there are no Significant Wetlands in this area, contrary to how the map is coded.



On Jun 15, 2022, at 3:58 PM, Chris <[REDACTED]> wrote:

Hi Joanne: Wednesday, June 15, 2022

We hope you are in favor of this official plan since to us it seems to be a win/win situation.

There is sensible urban expansion along with good protection for our natural heritage systems.

Our paid experts should know what they are talking about and looking out for the future of our community and its citizens.

We ask that you strongly support the Official Plan Amendment 62 and 63 for the sake of West Lincoln's residents and their physical and mental well-being.

Supporting you on June 27,
Sid and Chris Frere

-----Original Message-----

From: noreply@westlincoln.ca [<mailto:noreply@westlincoln.ca>] On Behalf Of Kathy & Henry Pupek, 46 Richard Crescent
Sent: June 8, 2022 4:00 PM
To: Barb Hutchinson <BHutchinson@westlincoln.ca>
Subject: [BULK] Support of OPA 63

Dear Mayor and Councillors,

As residents of Smithville, we whole-heartedly support the above proposal that will help ensure that Smithville will 'grow naturally' by protecting our Natural World Heritage sites that provide crucial habitats to many iconic species, as well as protect rare ecological processes and stunning landscapes. Thanks to all who progressively vote to contribute to our economy, climate stability and overall human well-being, now and for future generations.

Origin: https://www.westlincoln.ca/en/township-office/mayor-and-council.aspx?fbclid=IwAR0d701Gb9abo0tZhR_ubRbPKbv_LpP13iW2PAsKfZToomGzKGy1hNHlYgQ

This email was sent to you by Kathy & Henry Pupek <[REDACTED]> through <https://www.westlincoln.ca/>.

From: Toni Mills [<mailto:>]
Sent: June 22, 2022 8:01 PM
To: Joanne Scime <jscime@westlincoln.ca>
Subject: OPA 63

I am sending you a copy of an email I have sent to the Councillors so that it can be entered into records.

I am just sending this email to compliment the effort and thought that has gone into the growth plan for Smithville. It demonstrates a conscientious effort to be responsible about “building on” to our community. I am also happy to see the fair inclusion of a Natural Heritage System for so many reasons. Personally, my kitchen, living room and deck look out unto the creek and the walk bridge. Although, I have seen some changes in water flow and sometimes overflow, there is still a substantial gathering of wildlife and waterfowl. Having this green space, with all of the creatures that go with it, has been a major contributor to my mental health, especially during the past two years of Covid and isolation. As a Christian, I understand we are all stewards of God’s creation, and I am pleased with OPA 63 and its inclusion of a proper amount of green space.

Thanking you, in advance, for approving this plan, I am

Sincerely,

Antoinette (Toni)Mills

Ron and Sylvie Budenas

18 Harvest Gate
Smithville, Ontario
L0R 2A0

June 7, 2022

Township of West Lincoln

318 Canborough Street
Smithville, Ontario
L0R 2A0

Attention: *Dave Bylsma, Mayor; Mike Rehner, Jason Trombetta, Shelly Bradaric, Harold Jonker, Cheryl Ganann, William Reilly, Councillors and Joanne Scime, Town Clerk*

Re: **OPA 62 and 63**

We have previously written to Mr. Reilly and Mr. Treble regarding our profound displeasure with the egregious actions initiated by the landowner and a developer that occurred behind our property this past spring. We were very thankful that the actions taken by Mr. Reilly and Mr. Treble halted those actions as swiftly as they did. Our immediate neighbours were equally thankful and appreciative.

Consequently, that left us with the feeling that members of council and our mayor are supportive of the common sense approach to development and expansion of Smithville and we believe that this will continue to be the case.

We are therefore writing again to express our support of Council in passing OPA 62 and OPA 63 on June 27, 2022 with particular protection of our Natural Heritage Systems. We must all remember that while development is inevitable it must be done in a manner that will benefit everyone now and for generations to come so council's responsibility is not just for us but for the future of everyone. Natural Heritage Systems which include waterways, trees and wildlife are critically important for a healthy community and must be protected at all costs.

We trust that our wishes will be given full consideration and remain,

Yours respectfully,



Ron and Sylvie Budenas
289-799-0830