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September 27, 2024

NPCA File No.: PLZBLA202401260

VIA EMAIL ONLY

Planning Department
The Township of West Lincoln
318 Canborough Street, P.O. Box 400
Smithville, L0R 2A0

Attention: Justin Paylove, Deputy Clerk

Subject: Application for Zoning By-Law Amendment, 1601-007-24
William and Cathy Vitucci
5447 Regional Road 20, West Lincoln
ARN 260202001018500

To the Planning Department,

Further to your request for comments for the Zoning By-Law Amendment in conjunction with the Consent Application, B04/2024WL, the Niagara Peninsula Conservation Authority (NPCA) can offer the following.

The NPCA regulates watercourses, flood plains (up to the 100-year flood level), Great Lakes shorelines, hazardous land, valleylands, and wetlands under Ontario Regulation 155/06 of the Conservation Authorities Act. The NPCA Policy Document: Policies for Planning and Development in the Watersheds of the Niagara Peninsula Conservation Authority (NPCA policies) provides direction for managing NPCA regulated features.

The NPCA has reviewed the NPCA mapping of **ARN 260202001018500** and notes that the subject property contains NPCA Regulated watercourse features but is not impacted by flood hazards. Therefore, the NPCA would have no objection to the Zoning By-Law Amendment application.

Please be advised that any future development within an NPCA Regulated Area will require review, approval, and issued NPCA Permits prior to the commencement of development.

I trust the above will be of assistance to you. Please do not hesitate to call should you have any further questions in this matter.

Yours truly,

A handwritten signature in black ink, appearing to read "Paige P.", is written over a light blue circular stamp.

Paige Pearson
Watershed Planner
(905) 788-3135, ext. 205
ppearson@npca.ca

Schedule D - Agency Comments

From: Wilson, Connor <Connor.Wilson@niagararegion.ca>
Sent: September 30, 2024 9:28 AM
To: Madyson Ettl
Cc: Development Planning Applications; Biba, Philippe; Busnello, Pat
Subject: RE: Notice of Public Meeting - 5447 Regional Road 20 - File No. 1601-007-24

Good morning Madyson

In accordance to Section 3.3.4 of the MOU, this application is exempted from Review by the Region as the Zoning By-law Amendment application for "Agricultural Purposes Only" is required as a condition of consent.

Staff wish to advise the applicant of the following:

Waste Collection

Niagara Region provides curbside waste and recycling collection for developments that meet the requirements of Niagara Region's Waste Collection Policy. The subject property is eligible to receive Regional curbside waste and recycling collection provided that the owner bring the waste and recycling to the curbside on the designated pick up day and that the following limits are not exceeded (based on current waste collection contract):

- Green – no limit (weekly)
- Waste – 2 bag/can limit per unit (bi-weekly)
- Curbside collection only
- Will remain as existing

Circular Materials Ontario are responsible for the delivery of residential Blue / Grey Box recycling collection services. The most up to date information regarding recycling can be found using the following link: <https://www.circularmaterials.ca/resident-communities/niagara-region/>

Protection of Survey Evidence

Survey Evidence adjacent to Regional road allowances is not to be damaged or removed during the development of the property. Staff request that any future agreements entered into for this development include a clause that requires the owner to obtain a certificate from an Ontario Land Surveyor stating that all existing and new evidence is in place at the completion of said development.

Let me know if you have any questions or concerns with the above.

All the Best,

Connor



Connor Wilson
Development Planner

Niagara Region, 1815 Sir Isaac Brock Way,
Thorold, ON, L2V 4T7

P: (905) 980-6000 ext. 3399

W: www.niagararegion.ca

E: connor.wilson@niagararegion.ca

From: Madyson Etzl <metzl@westlincoln.ca>

Sent: Wednesday, September 11, 2024 3:45 PM

To: Norio, Ann-Marie <Ann-Marie.Norio@niagararegion.ca>; clark.euale@ncdsb.com; Meghan Birbeck <mbirbeck@npca.ca>; Paige Pearson <ppearson@npca.ca>; notifications@enbridge.com; Municipal Planning <MunicipalPlanning@enbridge.com>; Busnello, Pat <pat.busnello@niagararegion.ca>; Wilson, Connor <Connor.Wilson@niagararegion.ca>; Development Planning Applications <devtplanningapplications@niagararegion.ca>; MR18enquiry@mpac.ca; Consultation <consultations@metisnation.org>; Lonny Bomberry <lonnybomberry@sixnations.ca>; Dawn LaForme <dlaforme@sixnations.ca>; Jennifer Dockstader <executivedirector@fenfc.org>; Chris Shawanoo <executivedirector@nrnc.ca>; DL-Council Members <DL-CouncilMembers@westlincoln.ca>; friedmanjoe21@gmail.com; jim.sorley@npei.ca; andrew.carrigan@canadapost.ca; newdevelopment@rci.rogers.com; randy.leppert@cogeco.com; Leroy Hill <jocko@sixnationsns.com>; megan.devries@mncfn.ca; Dawn LaForme <dlaforme@sixnations.ca>

Cc: Jennifer Bernard <jbernard@westlincoln.ca>; Dennis Fisher (West Lincoln) <dfisher@westlincoln.ca>; John Bartol <jbartol@westlincoln.ca>; Justin Paylove <jpaylove@westlincoln.ca>; tmcbride <tmcbride@westlincoln.ca>; Taf Tsuru <ttsuro@westlincoln.ca>; Gerrit Boerema <gboerema@westlincoln.ca>; Lisa Kasko-Young <lyoung@westlincoln.ca>; Brian Treble <btreble@westlincoln.ca>

Subject: Notice of Public Meeting - 5447 Regional Road 20 - File No. 1601-007-24

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Good Afternoon,

Please find attached the above mentioned notice for - 1601-007-24- –Zoning Bylaw Amendment – 5447 Regional Road 20.

This public meeting will be held on **Tuesday October 15th 2024**

Comments would be appreciated by September 30th.

If you have any questions, please contact me at 905-957-5126 or by email at metzl@westlincoln.ca

Sincerely,
Madyson Ettl

Our working hours may be different. Please do not feel obligated to reply outside of your working hours. Let's work together to help foster healthy work-life boundaries.

	<p>Madyson Ettl</p> <p>Senior Planner</p> <p>Tel: 905-957-3346 ext. 5126 Email: metzl@westlincoln.ca Web: www.westlincoln.ca</p> 
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