

---

# Memo

**To:** Susan Smyth, Senior Planner  
**From:** Jennifer Bernard, Coordinator of Engineering Services  
**Date:** November 5, 2024  
**Re:** Extension of Draft Plan Approval - Crossings on the Twenty North Plan of Condominium

---

Public Works has reviewed Recommendation Report – Extension of Draft Plan Approval for Crossings on the Twenty North Condominium (DeHaan Homes Inc.) File No. 2100-072-08.

A pre-construction meeting was held in October with the Owner and their consultants to review the site remediation plans. Another pre-construction meeting will be scheduled prior to site servicing work commencing. It is understood a signed Development Agreement and securities have now been received.

The development engineering design was approved based on the proposed site servicing to include a connection to the watermain on St. Catharines St, a connection to the existing sanitary sewer located in an easement through the site that flows to the Smithville Pumping Station, and a connection to the existing storm sewer that is located in an easement in the access road through the site. The storm sewer outlets directly to Twenty Mile Creek.

A review was completed of the Conditions of Approval and it is agreed a condition should be included to add a clause to the development agreement that sewer, water and stormwater capacity and allocation cannot be guaranteed until final registration of the plan of subdivision or issuance of building permits. No further modifications to the conditions were identified by Public Works and there are no concerns with the proposal for an extension of draft plan approval.

## Susan Smyth

---

**From:** Taran Lennard <tlennard@npca.ca>  
**Sent:** September 27, 2024 2:36 PM  
**To:** Susan Smyth  
**Subject:** RE: Draft Plan Approval Extension Request - Crossing on the Twenty (North) Condominium (File No. 2100-072-09 CDM)

Good Afternoon Susan,

The NPCA would not offer objections to the extension request.

Due to the historic nature of this application, any remaining Conditions (if still outstanding) in relation to the Woodlot and/or Tree Savings Plans, would be reviewed and cleared by the Region of Niagara due to the switch in MOU a few years back.

Thank you.



**Taran Lennard**  
Watershed Planner II

**Niagara Peninsula Conservation Authority (NPCA)**  
3350 Merrittville Highway | Unit 9 | Thorold, ON L2V 4Y6

905.788.3135 ext. 277

[www.npca.ca](http://www.npca.ca)

[tlennard@npca.ca](mailto:tlennard@npca.ca)

For more information on Permits & Planning, please go to the Permits & Planning webpage at <https://npca.ca/administration/permits>.

For mapping on features regulated by the NPCA please go to our GIS webpage at <https://gis-npca-camaps.opendata.arcgis.com/> and utilize our Watershed Explorer App or GIS viewer.

To send NPCA staff information regarding a potential violation of Ontario Regulation 155/06 please go to the NPCA Enforcement and Compliance webpage at <https://npca.ca/administration/enforcement-compliance>

---

**From:** Susan Smyth <ssmyth@westlincoln.ca>  
**Sent:** September 9, 2024 4:32 PM  
**To:** Connor Wilson <connor.wilson@niagararegion.ca>; Development Planning <devtplanningapplications@niagararegion.ca>; david.kyle@canadapost.ca; subdivision@Hydroone.com; Iwona.Lipowski@HydroOne.com; mark-ups@enbridge.com; planninganddevelopment@bell.ca; Meghan Birbeck <mbirbeck@npca.ca>; jim.sorley@npei.ca; Taran Lennard <tlennard@npca.ca>  
**Cc:** Gerrit Boerema <gboerema@westlincoln.ca>; Brian Treble <btreble@westlincoln.ca>  
**Subject:** Draft Plan Approval Extension Request - Crossing on the Twenty (North) Condominium (File No. 2100-072-09 CDM)

Good Afternoon,

Please find attached the request for an extension of draft plan approval for Crossing on the Twenty (North) Condominium (DeHaan Homes) and the Planning Staff's request for agency comment.

**Public Works Growth Management and Planning**

1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7  
905-980-6000 Toll-free:1-800-263-7215

---

**Via Email Only**

October 3, 2024

Regional File Number: PLCD202401117  
Susan Smyth, Senior Planner  
Township of West Lincoln  
318 Canborough St., P.O. Box 400  
Smithville, ON L0R 2A0

Dear Ms. Smyth:

**Re: Regional and Provincial Comments**  
**Application Type: Draft Plan of Condominium Extension**  
**Township File Number: 2100-072-09 CDM**  
**Applicant: Dehaan Homes Inc.**  
**Agent: Arcadis Inc.**  
**Location: Crossings on the Twenty (North) Condominium**  
**Township of West Lincoln**

---

Staff of the Regional Growth Strategy and Economic Development Department has received a request from the Agent on behalf of the Applicant for the extension of Draft Plan of Condominium for the property municipally known as Plan M88 Part Lot 56 57 (Crossing on the Twenty (North) Condominium) in the Township of West Lincoln for no less than two (2) years. Regional staff received notice of this extension request on September 9, 2024.

The Draft Approved Plan of Subdivision consists of 10 units in Plan M88 Part Lot 56 57 (according to the Site Plan, prepared by IBI Group, no date). Draft Plan Approval was granted by the Township on October 26, 2009, for a period of (3) three years, and has been subsequently extended multiple times with the most recent request set to expire on October 26, 2024.

In requesting an extension, the Agent has noted an environmental consultant has been retained for the file and a remedial action plan has been prepared, with site remediation to commence within the coming months. With remediation and building development, registration of the condominium cannot be finalized. The additional extension request will allow for remediation and building construction to be completed

October 3, 2024

## Conditions of Approval

Upon review of the most recent approved conditions of Draft Plan Approval as listed in Attachment 3 and 4 of Township Report PD-068-20, Regional staff request the inclusion of a standard archaeological warning clause in the condominium agreement in the event that any resources are unexpectedly encountered during construction works:

*“If deeply buried or previously undiscovered archaeological remains/resources are found during development activities on the subject lands, all activities must stop immediately. If the discovery is human remains, contact the Niagara Regional Police Service and coroner to secure the site. If the discovery is not human remains, the area must be secured to prevent site disturbance. The project proponent must then follow the steps outlined in the Niagara Region Archaeological Management Plan: Appendix C.*

*<https://www.niagararegion.ca/projects/archaeological-managementplan/default.aspx>”*

## Conclusion

Staff understands from the Township’s circulation letter that the applicant has been working towards final clearance of conditions and is working towards site remediation. As such, provided the above clause above is included in the Draft Plan Agreement, Regional staff do not object to the requested extension of Draft Plan approval for a period of two (2) years from a Provincial and Regional perspective.

Please send copies of the staff report and notice of the Township’s decision on this application. If you have any questions related to the above comments, please contact me at [connor.wilson@niagararegion.ca](mailto:connor.wilson@niagararegion.ca).

Kind regards,



Connor Wilson  
Development Planner

cc: Pat Busnello, Manager, Development Planning, Niagara Region  
Katie Young, Senior Development Planner, Niagara Region