



Public Works Growth Management & Planning Division

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

905-980-6000 Toll-free:1-800-263-7215

Via Email Only

January 7, 2025

File Number: PLZBA202401743

Madyson Ettl
Senior Planner
Township of West Lincoln
318 Canborough Street
Smithville, ON L0R 2A0

Dear Ms. Ettl:

Re: Regional and Provincial Comments
Application Type: Zoning By-Law Amendment
Town File Number: 1601-013-24
Applicant/Owner: Poly Dome Ontario Inc. (c/o Darren VanBuuren)
Agent: Seberras Engineering Group
Location: 7793 Young Street, West Lincoln

Regional Public Works Growth Management and Planning Division staff have reviewed the Zoning By-law Amendment application for 7793 Young Street in the Township of West Lincoln (“subject lands”).

The applicant is proposing to rezone the Agricultural 'A' farmlands that had been converted into a parking lot on the west side of the property to Agriculture Related 'AR-51' zone with the existing site specific exception that covers the remainder of the property. The intent of the rezoning application is to fulfill a condition of consent (File No. B01/2024WL; approved by the Committee of Adjustment on February 28, 2024).

The following comments are provided from a Provincial and Regional perspective to assist the Township in their consideration of the application.

Provincial and Regional Policies

The subject lands are identified within the Prime Agricultural Area in the *Provincial Planning Statement, 2024* (PPS) and *Niagara Official Plan, 2022* (NOP). The NOP includes a site-specific policy (Policy 8.13.2) for the subject lands to permit agriculturally-related manufacturing operation, with an expansion of approximately 1,800 m² to an existing 4,645 m² industrial operation.

Provincial and Regional policies recognize that agricultural land is a valuable asset that must be properly managed and protected. The policies of the PPS and NOP restrict lot creation in agricultural areas, and only permit severances for agricultural lots, legal or technical reasons, minor boundary adjustments, a residence surplus to a farming operation, and infrastructure (subject to specific criteria).

Staff offered no objection to the previous related minor boundary adjustment application which added the the lands that are proposed to be rezoned through this application to 7793 Young Street, including the parking lot to the west of the property and a 2,670 m² building addition (File No. B01/2024WL).

Archaeological Potential

The subject lands are within the Region's mapped area of archaeological potential, as identified on Schedule 'K' of the NOP. Provincial and Regional policies state that development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved or the land has been investigated and cleared or mitigated following clearance from the Province.

Given the scope and nature of the proposal, the risk of impacting archaeological resources is considered low. As such, in lieu of an archaeological assessment, Regional staff provide the following archaeological advisory for the applicant's information:

"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 police 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."

The Niagara Region Archaeological Management Plan can be found at:

<https://www.niagararegion.ca/culture-and-environment/pdf/archaeological-management-plan.pdf>.

Natural Heritage

There is a permanent/intermittent watercourse located directly adjacent to the subject lands that isn't currently captured in the Township's Zoning By-law (see attached map). Typically, staff recommend that all Natural Environment System (NES) features and their buffers are identified with appropriately restrictive environmental zoning. As such, Regional Environmental Planning staff recommend that the Township request a Zoning By-law Schedule that illustrates the watercourse and 30 metre buffer within a restrictive zone.

Conclusion

Regional Public Works Growth Management and Planning Division staff offer no objection to the application; however, it is recommended that the Township request a

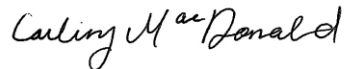
PLZBA202401743

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Zoning By-law Schedule that illustrates the permanent/intermittent watercourse feature and associated 30 metre buffer within a restrictive zone.

Please send copies of the staff report and notice of the Township's decision on these applications. If you have any questions related to the above comments, please contact me at carling.macdonald@niagararegion.ca.

Kind regards,



Carling MacDonald
Development Planner, Niagara Region

cc: Pat Busnello, MCIP, RPP, Manager of Development Planning, Niagara Region
Adam Boudens, MSc, Senior Environmental Planner, Niagara Region

From: Paige Pearson <ppearson@npca.ca>
Sent: February 3, 2025 3:00 PM
To: Madyson Ettl
Subject: RE: Notice of Public Meeting 7793 Young Street (Polydome Ontario Inc.)

Hi Madyson,

Thank you for reconnecting with the NPCA as this appears to have been missed; thank you for taking the time to confirm. Below, I can offer the following comments:

1601-013-24- –Zoning Bylaw Amendment – 7793 Young Street (Polydome Ontario Inc.):

The subject property being, **7793 Young Street** is impacted by a 15 m buffer of a watercourse along the east, as well as a 30 m buffer of the Lower Twenty Mile Creek Wetland Complex to the south of the property. However, the wetland buffer is negated by the public road (Young Street).

The intent of the proposed Zoning Bylaw Amendment (ZBA) is to fulfill a condition of consent for severance from the Consent Application, B01/2024WL. From the Consent Application completed in February of 2024, the NPCA offered no concern for the proposed boundary adjustment area does not contain NPCA Regulated features.

Based on the area of proposed parking lot and the proposed addition to the structure, the two areas are not impacted by NPCA Regulated Areas as such, the NPCA can support the Zoning Bylaw Amendment **1601-013-24** with no further conditions required by the NPCA.

Please be advised that any future proposed works that encroach within NPCA Regulated Areas (i.e., watercourse buffer area to the east) would require prior review, approval, and NPCA Permits prior to the start of development activities.

Thank you,



Paige Pearson (She/Her)
Watershed Planner

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

(O) 905.788.3135 Ext 205
www.npca.ca
ppearson@npca.ca

The NPCA completed its [Watershed-based Resource Management](#) and [Conservation Area](#) Strategies, paving the way for sustainable conservation across the Niagara Peninsula watershed. It's [Watershed Natural Asset Analysis and](#)

[Valuation](#) for the Niagara Peninsula watershed offers new insights that redefine how we view nature. **Explore them today!**

From: Madyson Ettl <metzl@westlincoln.ca>
Sent: February 3, 2025 2:21 PM
To: Paige Pearson <ppearson@npca.ca>
Subject: FW: Notice of Public Meeting 7793 Young Street (Polydome Ontario Inc.)

Good Afternoon Paige,

I am getting together the recommendation Report for the zoning amendment for 7793 Young Street and I cant seem to find NPCA comments on this.
Would you be able to resend them to me?

Thank you,
Maddy

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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From: Madyson Ettl
Sent: December 4, 2024 12:36 PM
To: 'ann-marie.norio@niagararegion.ca' <ann-marie.norio@niagararegion.ca>; 'clark.euale@ncdsb.com' <clark.euale@ncdsb.com>; 'Paige Pearson' <ppearson@npca.ca>; 'Wilson, Connor' <Connor.Wilson@niagararegion.ca>; 'notifications@enbridge.com' <notifications@enbridge.com>; 'Municipal Planning' <MunicipalPlanning@enbridge.com>; 'Busnello, Pat' <pat.busnello@niagararegion.ca>; 'Development Planning Applications' <devtplanningapplications@niagararegion.ca>; 'MR18enquiry@mpac.ca' <MR18enquiry@mpac.ca>; 'consultations@metisnation.org' <consultations@metisnation.org>; 'lonnybomberry@sixnations.ca' <lonnybomberry@sixnations.ca>; 'dlaforme@sixnations.ca' <dlaforme@sixnations.ca>; 'ExecutiveDirector@fenfc.org' <ExecutiveDirector@fenfc.org>; 'executivedirector@nrnc.ca' <executivedirector@nrnc.ca>; 'friedmanjoe21@gmail.com' <friedmanjoe21@gmail.com>; 'jim.sorley@npei.ca' <jim.sorley@npei.ca>; 'andrew.carrigan@canadapost.ca'

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'jocko@sixnationsns.com' <jocko@sixnationsns.com>; 'megan.devries@mncfn.ca'
<megan.devries@mncfn.ca>; DL-Council Members <DL-CouncilMembers@westlincoln.ca>
Cc: Jennifer Bernard <jbernard@westlincoln.ca>; Gerrit Boerema <gboerema@westlincoln.ca>; Dennis
Fisher <dfisher@westlincoln.ca>; Stephanie Pouliot <spouliot@westlincoln.ca>; Justin Paylove
<jpaylove@westlincoln.ca>; Barb Hutchinson <BHutchinson@westlincoln.ca>; Taf Tsuru
<ttsuro@westlincoln.ca>; Lisa Kasko-Young <lyoung@westlincoln.ca>; Truper McBride
<tmcbride@westlincoln.ca>; Jeni Fisher <jfisher@westlincoln.ca>; Ben Agro <bagro@westlincoln.ca>;
Susan Smyth <ssmyth@westlincoln.ca>
Subject: Notice of Public Meeting 7793 Young Street (Polydome Ontario Inc.)

Good Afternoon,

Please find attached the above mentioned notice for - 1601-013-24- –Zoning Bylaw Amendment – 7793
Young Street (Polydome Ontario Inc.)

Comments would be appreciated by **January 6th 2025**

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

Sincerely,
Madyson Ettl

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BUILDING DEPARTMENT MEMORANDUM

TO: Madyson Ettl, Senior Planner

FROM: Ben Agro, CBO

DATE: January 7th, 2025

SUBJECT: Planning File Number 1601-013-24, 7793 Young Street, Poly Dome Ontario Inc.

Building Department Comments;

A building permit application required with permit fees and development charges.

The Building Department would require a building design matrix for proposed addition to determine type of construction, required fire separations, means of egress, if proposed building in sprinklered or not sprinklered, etc.

A full set of design drawings are required for review to proceed with permit application.

The Building Department would also require a proposal for firefighting for the existing and proposed addition to determine if existing pond is adequate.

Ben Agro, CBO