

# SCHEDULE B - PD-19-2025

**Susan Smyth**

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**From:** Ben Agro  
**Sent:** April 11, 2025 1:46 PM  
**To:** Susan Smyth  
**Subject:** RE: ZONING BY-LAW AMENDMENT APPLICATION SUBMISSION - 4426 Regional Road 20 (Linde Truck and Trailer) File No: 1601-014-24

Hi Susan,

Building comments as follows;

- 1) Building permit application with Building Permit Fees and Development Charges required
- 2) Building Matrix required
- 3) Architectural, Structural and Mechanical drawings required
- 4) Fire route access required

Thanks!  
Ben

***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.***



**Ben Agro**

**Chief Building Official**

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Email: [bagro@westlincoln.ca](mailto:bagro@westlincoln.ca)  
Web: [www.westlincoln.ca](http://www.westlincoln.ca)

   
 

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## Susan Smyth

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**From:** Municipal Planning <MunicipalPlanning@enbridge.com>  
**Sent:** April 16, 2025 10:39 AM  
**To:** Susan Smyth  
**Subject:** RE: ZONING BY-LAW AMENDMENT APPLICATION SUBMISSION - 4426 Regional Road 20 (Linde Truck and Trailer) File No: 1601-014-24

Thank you for your circulation.

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

Please continue to forward all municipal circulations and clearance letter requests electronically to [MunicipalPlanning@Enbridge.com](mailto:MunicipalPlanning@Enbridge.com).

Regards,

**Willie Cornelio** CET (he/him)  
Sr Analyst, Municipal Planning  
**Engineering**

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**Safety. Integrity. Respect. Inclusion.**

**From:** [Taran Lennard](#)  
**To:** [Susan Smyth](#)  
**Subject:** NPCA Review Response: 4426 Regional Road 20 File No: 1601-014-24  
**Date:** May 2, 2025 9:17:23 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Hi Susan,

The NPCA can confirm that we've no objections to the support of this application.

The NPCA has reviewed the status of the nearby watercourse and advises that we do not offer a flooding concern with the feature. The applicant should be aware that the larger parcel surrounding their lands includes a regulated watercourse. Any development or site alteration within the buffer of the feature would require review and approval by our Agency, should any works be proposed.

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 41/24 please go to the NPCA Enforcement and Compliance webpage at <https://npca.ca/administration/enforcement-compliance>