

SCHEDULE C- PD-20-2025

Susan Smyth

From: Ben Agro
Sent: March 27, 2025 10:39 AM
To: Susan Smyth
Subject: RE: PRELIMINARY SUBMISSION AGENCY CIRCULATION: 171 Mill Street - Legion Villa - Zoning By-law Amendment (File No. 1601-003-25)

Hi Susan,

RE;171 Mill St, Legion Villa

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
- 5) Barrier Free requirements

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.



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From: Susan Smyth <ssmyth@westlincoln.ca>

Sent: March 12, 2025 9:48 AM

To: Jennifer Bernard <jbernard@westlincoln.ca>; Dennis Fisher <dfisher@westlincoln.ca>; Tim Hofsink <thofsink@westlincoln.ca>; Ben Agro <bagro@westlincoln.ca>; Development Planning <devtplanningapplications@niagararegion.ca>; Carling Macdonald <Carling.Macdonald@niagararegion.ca>; Susan

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

April 10, 2025

File Number: PLZBA202500647

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: Zoning By-Law Amendment
Township File Number: 1601-003-25
Applicant: Quartek Group c/o Nick Yamich
Location: 171 Mill Street, West Lincoln

Regional Public Works Growth Management and Planning Division staff have reviewed the preliminary submission of the Zoning By-law Amendment application for 171 Mill Street in the Township of West Lincoln ("subject property").

The applicant is proposing a site-specific zoning provision of the Institutional zone that addresses maximum building height, number of units permitted, and lot frontage in order to facilitate the development of a new senior residential apartment building containing 52 units.

Please note, as of March 31, 2025, Niagara Region no longer has land use planning responsibilities under the Planning Act. However, Niagara Region will continue providing planning support to the Township of West Lincoln for environmental planning matters in accordance with the service level agreement between the Township and Region.

Niagara Region will continue to comment on Planning Act applications as it relates to regional infrastructure. Comments related to regional infrastructure and waste collection must be addressed in accordance with the Memorandum of Understanding (MOU) for Engineering Services between the Region and the Township of West Lincoln.

The following comments are provided to assist the Township in their review of the application.

Natural Heritage

The subject property is impacted by the Region's Natural Environment System (NES), consisting of the Lower Twenty Mile Creek Wetland Complex (PSW) Significant Woodland, Other Woodland, Permanent and Intermittent Watercourse and Shoreline Areas. Policy 3.1.9.8.1 of the *Niagara Official Plan, 2022* (NOP) typically requires the completion of an Environmental Impact Study (EIS) when development or site alteration is proposed on lands adjacent to natural heritage features.

At a site visit conducted on February 28, 2022, Regional Environmental Planning staff indicated that the EIS requirement could be waived in lieu of a Landscape Plan/Restoration Plan, provided a minimum 30 metre setback is maintained from the surveyed watercourse top of bank.

Based on a preliminary review of the Site Plan (prepared by Quartek, dated August 28, 2023), staff note that a minimum 30 metre setback appears to be illustrated from the surveyed watercourse top of bank in which no development and/or site alteration is proposed. That said, staff request that a specific measurement be included in the future submission to show the proposed setback distance from the watercourse top of bank. Provided that a minimum 30 metre setback is confirmed, staff would offer no objection to the application from an environmental perspective. Staff recommend that NES features and associated buffers are identified within an appropriately restrictive environmental zone.

Staff note that a Landscape Plan/Restoration Plan will be recommended as a requirement of future Planning Act applications to ensure that natural self-sustaining vegetation is planted throughout the watercourse setback. Additional mitigation measures, such as sediment and erosion control fencing along the development limit, will also be recommended.

Stormwater Management

A stormwater management brief will be required with future Planning Act applications, indicating in detail how the subject site stormwater will be accommodated and meet an enhanced water quality treatment prior to discharge from the site.

Waste Collection

Niagara Region provides curbside waste collection for developments that satisfy the requirements of its waste collection policy and procedure. The proposed development may be eligible to receive Regional curbside waste collection provided that the owners/tenants bring the waste to the curbside on their designated pick up day, and that

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the following limits are not exceeded:

Multi-Residential Waste Collection Limits:

- Green – no limit (weekly)
- Waste – 2 bags/cans per unit to a max. of 24 bags/cans per building (bi-weekly)

Based on the size and nature of the proposed development, it is understood it will be unable to satisfy Region's waste collection requirements. Therefore, waste collection for the site will be the responsibility of the owner through a private contractor and not Niagara Region.

Circular Materials Ontario is responsible for the delivery of residential blue and grey box recycling collection services:

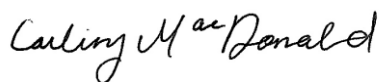
<https://www.circularmaterials.ca/resident-communities/niagara-region/>

Conclusion

Regional Public Works Growth Management and Planning Division staff offer no objection to the Zoning By-law Amendment application, subject to the satisfaction of the Township. As noted above, staff recommend that the environmental features identified in the Niagara Official Plan, and their associated buffers, are identified within an appropriately restrictive environmental zone.

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 carling.macdonald@niagararegion.ca.

Kind regards,



Carling MacDonald
Development Planner, Niagara Region

cc: Maggie Ding, P.Eng., Stormwater Management Engineer, Niagara Region
Phillipe Biba, Development Approvals Technician, Niagara Region
Adam Boudens, M.Sc., Senior Environmental Planner, Niagara Region

Susan Smyth

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: April 16, 2025 11:10 AM
To: Susan Smyth
Subject: RE: PUBLIC MEETING NOTICE - 171 Mill Street - Legion Villa - Zoning By-law Amendment (File No. 1601-003-25)

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.

Regards,

Willie Cornelio ^{CET} (he/him)

Sr Analyst, Municipal Planning
Engineering

ENBRIDGE
TEL: 416-495-6411
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

From: Susan Smyth <ssmyth@westlincoln.ca>
Sent: Friday, April 11, 2025 4:18 PM
To: Jennifer Bernard <jbernard@westlincoln.ca>; Ben Agro <bagro@westlincoln.ca>; Development Planning <devtplanningapplications@niagararegion.ca>; Carling Macdonald <Carling.Macdonald@niagararegion.ca>; Susan Dunsmore <Susan.Dunsmore@niagararegion.ca>; Lampman, Cara <Cara.Lampman@niagararegion.ca>; Paige Pearson <ppearson@npca.ca>; Taran Lennard <tlennard@npca.ca>; Six Nations <dlaforme@sixnations.ca>; Haudenosaunee <info@hdi.land>; Metis <consultations@metisnation.org>; District School Board Niagara <Michelle.McPhee@dsbn.org>; Niagara Energy <jim.sorley@npei.ca>; Catholic School Board <clark.euale@ncdsb.com>; Canada Post <Thomas.Dell@canadapost.postescanada.ca>; Municipal Planning <MunicipalPlanning@enbridge.com>; Cogeco <randy.leppert@cogeco.com>; Rogers <newdevelopment@rci.rogers.com>; LandUsePlanning@HydroOne.com; Cynthia Summers <csummers@westlincoln.ca>; Beth Audet <baudet@westlincoln.ca>
Cc: Gerrit Boerema <gboerema@westlincoln.ca>; DL-Council Members <DL-CouncilMembers@westlincoln.ca>
Subject: [External] PUBLIC MEETING NOTICE - 171 Mill Street - Legion Villa - Zoning By-law Amendment (File No. 1601-003-25)

Good Afternoon,

From: [Taran Lennard](#)
To: [Susan Smyth](#)
Subject: RE: NPCA Review Response - 171 Mill Street
Date: April 10, 2025 3:02:10 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image007.png](#)

Hi Susan,

We appreciate the additional files and insight respecting this application. We recognize that the existing areas of EP Zone in the swale were removed from this Zone as a part of a previous application.

The NPCA recognizes that that main parcel will be seeking site-specific provisions within the Institutional (I) Zone to permit the development of a Senior Citizens Apartment Building on the subject lands. The NPCA does not offer objections. Further, there exists a 100-year floodplain on the property. The existing Environmental Protection (EP) Zone is set to remain with no amendment. The NPCA is supportive of this Zone, provided this zone is able to preclude any development or site alterations, unless in accordance with the expressed written Policies of the Conservation Authority.

The NPCA will advise that for future Planning applications, the NPCA will require detailed information respecting the filling in of the swale. While historic site visits had been undertaken and deemed the swale not to be a regulated watercourse, the NPCA notes that this swale does hold floodwaters under 100-year conditions. In accordance with an email from NPCA dated April 21st, 2022, the NPCA could be supportive of the filling of the swale, with an appropriate Engineering Analysis. While not an impact to this application, future applications (ie: Site Plan, if required) will need to address this element. Works permits will need to be applied for to NPCA at a later date (upon approval of any Planning applications). The NPCA would be pleased to discuss detailed requirements with the Applicant upon request.

As such, the NPCA is in a position to support this Zoning Bylaw Application. Future applications and/or Conservation Authority Works Permit(s) shall include detailed design elements respecting the project.

Should there be any questions, please let me know. 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
tlennard@npca.ca

Memo

To: Susan Smyth, Manager of Planning
From: Jennifer Bernard, Manager, Civil Land Development
Date: April 11, 2025
Re: Legion Villa – Preliminary Submission

A review was completed of the preliminary submission of the Legion Villa Zoning By-law Amendment Application; the following comments will require follow-up:

Servicing Feasibility Report

1. An emergency access is being proposed through an existing easement in favour of the Ministry of Transportation for ingress and egress to the site from St. Catharines St. There is an existing hydro pole, private driveway and curb located within the easement to St. Catharines St, how does the proponent propose this is an accessible emergency access? Is the proponent proposing to construct an access road to Township standards through the easement? How will the proponent be granted the use of this easement that is for the Ministry of Transportation? The Township Fire Department will provide final approval of the proposed emergency access in accordance with the Fire Code (NFPA 1141 – Standard for Fire Protection Infrastructure for Land Development in Wildland, Rural and Suburban Areas).

2. Section 2.1 suggests a secondary connection to the watermain on St. Catharines St will be necessary to meet fire flows for the proposed building. This needs to be confirmed and the location for this secondary connection through private lands secured in an easement.

3. Section 2.2 notes that sanitary servicing for the proposed building will be provided by a connection to the existing 200mm sanitary sewer located within an easement through the Legion Villa site. This connection is acceptable however the report does not identify the estimated flows to the sanitary system expected to be generated by the new building. This information is to be provided to allow for confirmation of system capacity and allocation in the Township's network.

4. Originally the storm outlet from Mill St was to an existing drainage course through the site. This is likely the drainage course for which the easement is being eliminated and the channel being directed to a storm sewer to accommodate the new building.

As this is an existing drainage condition to be accommodated on site and considering the minor area of the Mill St cul-de-sac that drains to this outlet, the Township will not contribute to the cost of alterations to the site drainage or treatment of stormwater being directed to the proposed storm sewer. The proponent is required to provide an easement for this storm outlet in favour of the Township as part of this Planning application.