



**Public Works Growth Management & Planning Division**

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

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**Via Email Only**

March 14, 2025

File Number: PLZBA202500442, PLSD202500436

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

Dear Ms. Smyth:

**Re: Preliminary Regional and Provincial Comments**  
**Application Type(s): Zoning By-law Amendment and Draft Plan of**  
**Subdivision (Preliminary Submission)**  
**Township File Number(s): 1601-002-25, 2000-001-25**  
**Owner/Applicant: R.V.L. Contracting Inc.**  
**Agent: Upper Canada Consultants (c/o Ethan Laman)**  
**Location: South Grimsby Concession 8, Part Lot 17, Reference Plan**  
**30R1561 (Joshua Court Subdivision), Township of West Lincoln**

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Regional Public Works Growth Management and Planning Division staff have reviewed the preliminary submission for the Zoning By-law Amendment and Draft Plan of Subdivision applications for the proposed Joshua Court Subdivision, located at the Concession 8, Part Lot 17 on Reference Plan 30R1561, on the east side of Regional Road 12 (Grimsby Road) in the Township of West Lincoln ("subject property").

The applicant is proposing to establish six rural residential lots fronting on a new public roadway (Joshua Court), as well as Blocks for stormwater management and a 0.3 metre reserve along Regional Road 12.

A virtual pre-consultation meeting attended by the Applicant and Township and Regional staff was held on April 4, 2024 for the proposed development. Since this meeting, the *Provincial Planning Statement, 2024* ("2024 PPS") has replaced the *Provincial Policy Statement, 2020* and *A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020*, effective as of October 20, 2024. As such, the following comments will reflect the policies of the 2024 PPS.

The following comments are provided from a Provincial and Regional perspective to assist the Township in their consideration of the applications. **As noted below, to support deeming the application complete, Regional staff recommend the submission of a revised Planning Justification Report or Addendum and an Addendum to the Environmental Noise Study to address the nearby industrial uses on the west side of Regional Road 12.**

### **Provincial and Regional Policies**

According to the *Provincial Planning Statement, 2024* (PPS), the portion of the subject property where development is proposed is within a Rural Settlement Area, and designated as Rural Settlement (Hamlet) in the *Niagara Official Plan, 2022* (NOP). The northerly 1.10 hectare portion of the property, denoted as "remnant lands" on the draft plan, is identified within the Prime Agricultural Area in the PPS and NOP.

Provincial and Regional policy directs growth outside of the urban area to rural settlements areas. The PPS states that, when directing development in rural settlement areas, planning authorities shall give consideration to locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels. Similarly, NOP Policy 2.2.3.3 states that development in rural settlements should be planned to encourage residential infill development that builds on the rural character and characteristics of the surrounding area; ensure there is adequate amenities to serve the needs of rural residents, area businesses and surrounding nearby agricultural community; consider the inclusion of active transportation infrastructure; protect the Region's natural environment system; and encourage reduced energy consumption, improved air quality, reduced greenhouse gas emissions and increased resilience to climate change.

NOP Policy 2.2.3.5 requires that rural settlements be serviced by sustainable private water and wastewater treatment systems. Staff defer to the Township with respect to private servicing.

Regional staff have reviewed the *Planning Justification Report* prepared by Upper Canada Consultants (dated January 2025) and are generally satisfied with the analysis provided. However, staff note that the PJR does not include an analysis of the Ministry of the Environment, Conservation and Parks' (MECP) D-6 Guidelines (Compatibility between Industrial Facilities) as it relates to the nearby industrial uses, as requested at the pre-consultation meeting (held on April 4, 2024).

Staff request the submission of a revised PJR or PJR Addendum to address the D-6 Guidelines, specifically with regard to Erie Powder Coatings (located at 2926 Regional Road 12) and the industrial business at 2914 Regional Road 12.

### **Land Use Compatibility (Agricultural Lands)**

The adjacent lands north and east of the subject property fall outside the Urban Area

boundary and are designated for agricultural use, and there are three poultry barns at the adjacent property to the north (2981 Regional Road 12) which may pose compatibility concerns (e.g., noise and odour). Provincial and Regional policies state that where agricultural uses and non-agricultural uses interface, land use compatibility shall be achieved by avoiding and/or minimizing/ mitigating adverse impacts on the agricultural system.

While the Ministry of Agriculture, Food and Rural Affairs' (OMAFRA) *Minimum Distance Separation (MDS) Document* (Publication 853) states that rural settlement areas are subject to applicable MDS setbacks, staff acknowledge that Section 7.2.3(k) of the Township of West Lincoln Official Plan exempts development within hamlets from complying with the MDS requirements. As such, staff defer to the Township to determine appropriate setbacks if required.

Regional staff request the inclusion of a warning clause in the subdivision agreement to advise future residents of potential impacts from nearby agricultural activities (included in the attached Appendix).

### **Noise Impacts**

The proposed development is subject to transportation-related noise from Regional Road 12 (Grimsby Road) and Highway 20, as well as stationary noise sources from nearby industrial and commercial uses. The PPS and NOP state major facilities (including transportation corridors as well as industrial uses) and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants. Further, the Regional Road Traffic Noise Control Policy (PW5.NO1.0) requires that all development applications for sensitive uses along existing Regional roads be considered for noise abatement features.

Regional staff have reviewed the *Environmental Noise Study* prepared by Valcoustics Canada Ltd. (dated October 7, 2024), which assesses transportation-related noise from Regional Road 12 and Highway 20 as well as stationary noise from the commercial uses to the south of the site fronting on Highway 20. With respect to transportation-related noise, standard mitigation measures are recommended to meet the NPC-300 guidelines, including provisions for the installation of air conditioning at Lots 1 and 2 and upgraded wall and window construction for all units in the development.

With respect to stationary noise, the study determined that noise mitigation is not required as sound levels are anticipated to meet the MECP Class 2 noise guideline limits. Staff, however, request an Addendum assessing stationary noise impacts from the industrial uses to the west of Regional Road 12 as these sources are not addressed in the Environmental Noise Study. A condition requiring the implementation of the recommended mitigation measures of the Environmental Noise Study and the subsequent Addendum is included in the attached Appendix.

## Archaeological Potential

The subject property is 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.

Regional staff have reviewed the *Stage 1-2 Archaeological Assessment* prepared by Detritus Consulting Ltd. (dated December 14, 2024). No archaeological resources were identified, and no further archaeological assessment was recommended. Staff request the submission of an acknowledgment letter from the Ministry of Citizenship and Multiculturalism prior to the issuance of a building permit. A condition to this effect is included in the attached Appendix.

Please note that the Stage 1-2 Archaeological Assessment did not cover the remnant lands at the north end of the subject property. Should future development be proposed on these lands, an additional Stage 1-2 Archaeological Assessment will be required.

Recognizing that no archaeological survey, regardless of its intensity, can entirely negate the possibility of deeply buried archaeological materials, Regional staff request that the following standard archaeological clause be included in the subdivision agreement:

*"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 (Available at: <https://www.niagararegion.ca/culture-and-environment/pdf/archaeological-management-plan.pdf>)."*

## Natural Environment System

Regional environmental planning staff have reviewed the *Scoped Environmental Impact Study* (EIS) (prepared by Beacon Environmental Limited, dated September 24, 2024) and confirm that the EIS sufficiently addresses the work plan outlined in the approved EIS Terms of Reference. As such, staff would offer no objection to deeming the application complete from an environmental perspective.

## Regional Road

### Road Allowance

This subject property has frontage along Regional Road No. 12 (Grimsby Road). At this location, the NOP designated width for Regional Road No. 12 is 26.2 metres. No widening is required.

To ensure future accesses are from the private road, the applicant is required to gratuitously grant a 0.3 metre reserve (1ft) alongside the frontage of Regional Road 12. The reserves are currently shown on the draft plan as Blocks 8 and 9. The reserve is to be dedicated free and clear of any mortgages, liens or other encumbrances, and is to be described by Reference Plan. The cost of providing this plan will be the full responsibility of the applicant. The applicant will arrange for the land surveyor for the property to submit the preliminary undeposited survey plan along with all related documents to Regional Surveys staff for approval. Regional Surveys staff will advise the land surveyor of any required revisions to the plan. Once the plan is deposited and the transfer registered, the Region will clear the applicable condition.

Should the applicant have any questions, please direct them to contact the individuals listed below:

- ***For inquiries specific to the transfer of property to the Region, please contact:***

Jordan Hadler, Law Clerk  
Telephone: 905-980-6000 extension 3271  
E-mail: jordan.hadler@niagararegion.ca

- ***For inquiries specific to the reference plan, please contact:***

Normans Taurins, Manager, Surveys & Property Information  
Telephone: 905-980-6000 extension 3325  
E-mail: normans.taurins@niagararegion.ca

### Engineering Plans

Staff have reviewed the submitted Grading Plan prepared by Upper Canada Consultants (dated September 11, 2024) and offer the following comments:

- Rural access is to be designed and constructed in accordance with NRS 600. Staff request that the applicant provide dimensions and radii with future submissions.
- Staff note that reinstatements and restorations are to be in accordance with Niagara Region Construction Encroachment Specifications.
- Any damage to the road structure on Regional Road 12, not resulting from service installation, will need the entire lane to be milled and paved (50mm minimum).

### Regional Entrance / Construction Permits

Prior to any construction/work taking place within the Regional road allowance, a Regional Construction, Encroachment, and entrance Permit must be obtained from the Transportation Services Division, Public Works Department.

### Regional Sign Permits

Please note that the placement of any sign, notice or advertising device within 20 metres of the centerline of St. Catharines Street will require a Regional Sign Permit.

Permit applications can be made through the following link:

<http://niagararegion.ca/living/roads/permits/default.aspx>

### **Protection of Survey Evidence**

Survey evidence adjacent to Regional road allowances is not to be damaged or removed during the development of the property. Any agreements entered into for this development should include a clause that requires the applicant 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.

### **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 brings 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):

#### Low Density

- No Limit green containers; and,
- 2 Garbage Containers to a maximum of 2 containers (Biweekly)
- Curbside Collection Only

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

Future engineering plans are to show that the road design meets the current waste collection procedure, or alternatively, provide drawings showing the Regional truck turning templates on a plan to ensure the design meets the requirements for the trucks.

March 14, 2025

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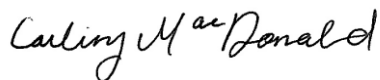
## Conclusion

In order to support deeming the applications complete, Regional Public Works and Growth Management Division staff request the submission of a revised Planning Justification Report or Addendum addressing the Ministry of the Environmental, Conservation and Parks' D-6 Guidelines as it relates to nearby industrial uses, as well as an Addendum to the Environmental Noise Study to address stationary noise impacts from the industrial uses.

Preliminary conditions of draft plan approval are provided in the attached Appendix for information purposes only. Please note that final conditions of draft plan approval will be provided following satisfactory review of the revised PJR/Addendum and Environmental Noise Study Addendum.

If you have any questions related to the above comments, please contact me at [carling.macdonald@niagararegion.ca](mailto:carling.macdonald@niagararegion.ca)

Kind regards,



Carling MacDonald  
Development Planner, Niagara Region

cc: Pat Busnello, MCIP, RPP, Manager of Development Planning, Niagara Region  
Josh Wilson, P.Eng., Manager of Development Engineering, Niagara Region  
Adam Boudens, M.Sc., Senior Environmental Planner, Niagara Region

## Appendix 1

### Preliminary Conditions of Draft Plan Approval (For Information Purposes Only)

#### Joshua Court Subdivision (South Grimsby Concession 8, Part Lot 17, Reference Plan 30R1561)

1. That the subdivision agreement between the owner and the Township of West Lincoln include the following warning clause and that the owner agrees to insert the clause in all offers and agreement of purchase and sale or lease for each dwelling unit:
  - *“These lands are in proximity to lands designated for agricultural uses. The lands may be subject to noise, odour, and/or dust from nearby agricultural operations, which may interfere with some activities of the dwelling occupants.”*
2. That the subdivision agreement between the owner and the Township of West Lincoln includes a clause requiring the owner to implement the recommendations of the *Environmental Noise Study* prepared by Valcoustics Canada Ltd. (dated October 7, 2024), as well as the requested Addendum addressing industrial uses west of Regional Road 12.
3. That the subdivision agreement between the owner and the Township of West Lincoln includes a clause whereby the owner agrees to have all final architectural drawings stamped by an acoustical engineer to ensure that the noise control measures have been incorporated and NPC-300 indoor sound level criteria has been addressed/satisfied.
4. That the subdivision agreement between the owner and the Township of West Lincoln include the following archaeological advisory clause:

*"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 (Available at: <https://www.niagararegion.ca/culture-and-environment/pdf/archaeological-management-plan.pdf>)."*
5. That the applicant/owner receive acceptance from the Ministry of Citizenship and Multiculturalism (MCM) for the *Stage 1-2 Archaeological Assessment* prepared by Detritus Consulting Ltd. (dated December 14, 2024) prior to the issuance of a building permit. No demolition, grading or other soil disturbances shall take place on the subject property prior to the issuance of a letter from MCM confirming that



all archaeological resource concerns have met licensing and resource conservation requirements.

6. That the owner dedicates to the Regional Municipality of Niagara, free and clear of mortgages, liens and other encumbrances, and agree to pay for all associated cost related to a 0.3 metre reserve along Regional Road 12 (Grimsby Road). Shown as Blocks 8 and 9 on the draft plan.
7. That revised engineering drawings addressing the transportation engineering comments are submitted for review and approval by Regional staff.
8. That prior to any construction taking place within the Regional Road Allowance, the Owner shall obtain a Construction Encroachment Permit.
9. That the owner/developer ensure that all streets and development blocks can provide access in accordance with Niagara Region's Corporate Policy and By-laws relating to the curbside collection of waste and recycling and complete the Application for Commencement of Collection prior to waste collection services commencing.
10. That the subdivision agreement between the owner and the Township contain a provision whereby the owner agrees to obtain a certificate from an Ontario Land Surveyor stating that all existing and new survey evidence is in place at the completion of the development.

### **Clearance of Conditions**

Prior to granting final approval, the Township of West Lincoln must be in receipt of written confirmation that the requirements of each condition have been met satisfactorily and that all fees have been paid to the satisfaction of Niagara Region.

### **Subdivision Agreement**

Prior to final approval for registration, a copy of the executed Condominium/Subdivision Agreement for the proposed development should be submitted to Niagara Region for verification that the appropriate clauses have been included. Niagara Region recommends that a copy of the draft agreement be provided in order to allow for the incorporation of any necessary revisions prior to execution.

**Note:** Clearance requests shall be submitted to the Region in accordance with the Memorandum of Understanding, which stipulates that requests for formal clearance of conditions are to be received and circulated to the Region by the local municipality. The local municipality is also responsible for circulating a copy of the draft agreement, and the Region is unable to provide a final clearance letter until the draft agreement is received. The Region is committed to reviewing submissions related to individual conditions prior to receiving the formal request for clearance. In this regard, studies and reports (one hard copy and a PDF digital copy) can be sent directly to the Region with a copy provided to the local municipality.

## Susan Smyth

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**From:** Taran Lennard <tlennard@npca.ca>  
**Sent:** March 14, 2025 3:12 PM  
**To:** Susan Smyth  
**Subject:** RE NPCA Response - Regional Road 12 Hamlet Proposed Zoning By-law Amendment Application (File No. 1601-002-25) & Draft Plan of Subdivision Application (File No. 2000-001-25) (RVL Contracting Inc.)

Hi Susan,

The NPCA has reviewed the 'Scoped Environmental Impact Study, Proposed Plan of Subdivision, 7283 Grimsby Road' as prepared by Beacon Environmental Limited (dated Sept 24, 2024), the Hydrogeological Investigation' as prepared by Englobe Corporation (dated January 3, 2025), the 'Stormwater Management Plan, Joshua Court Subdivision' as prepared by Upper Canada Consultants (dated March 2024), as well as the 'Site Grading Plan' as prepared by Upper Canada Consultants (dated Sept 11, 2024). Upon our reviews, it is the opinion of the NPCA that the existing ditch (north end of property, from Grimsby Rd, through Outlet 'D' to 'C' on the Grading Plan).

The NPCA notes that the watercourse is slated to be realigned. The NPCA, at a high level, could support a regulated watercourse realignment where Policy Section 9.2.3.2 is achieved. The NPCA would require justification be provided to our agency respecting the need for the watercourse realignment. Justification should also speak to the core mandates of conservation authorities in that the realignment will not create conditions or circumstances that, in the event of a natural hazard, might result in the damage or destruction of property or persons, and not affect the control of flooding, erosion, or unstable soil or bedrock. A realigned channel should be located within its own block without buffers extending onto other private lands, be zoned an appropriate Environmental Protection Zoning, and be sized sufficiently to convey a 100-year storm event. Natural channel design principles shall be considered (this element will be left until detailed design) to ensure the realignment does not result in erosion or flooding concerns.

The NPCA would advise that the southern swale (to Outlet 'B') is not a regulated watercourse under our Act. We would advise that it appears flows from the SWM Pond meet at the property line and outlet onto private lands (2930 South Grimsby Rd 8). As this is not a regulated watercourse the NPCA will not formally comment on if / how this outlet is appropriate.

As such, the NPCA will require revisions as indicated above, prior to expressing support of the applications.

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.

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# Memo

**To:** Susan Smyth, Senior Planner  
**From:** Jennifer Bernard, Manager, Civil Land Development  
**Date:** March 19, 2025  
**Re:** RR12 Draft Plan of Subdivision Application – RVL Contracting Inc.

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Public Works has completed a review of the RR12 Draft Plan of Subdivision application for RVL Contracting Inc. and provides the following comments:

## **Draft Plan of Subdivision Drawing**

In consideration of the required lot sizing and this being a rural road without underground servicing the Township will accept the reduced road allowance of 18m. The proposed cul-de-sac will provide an adequate turnaround for winter control vehicles.

The Township's Fire Department and/or Building Department is to confirm if there is a need for a fire cistern for this development. If so it is to be located in the road allowance as per Township standards.

As noted at the pre-consultation meeting, the Township will want to see the geotechnical report and the street lighting, erosion & sediment control and landscaping plans.

## **Stormwater Management Report**

Staff reviewed the proposal for a dry storm pond for the site. Operations staff have concerns with the maintenance that will be required for the dry pond and channel to the outlet. Since the pond fronts lots 4 & 5 and the channel is along the side of lot 4 there will be expectations for the Township to have a regular schedule for grass cutting/weed control. The Township would also be taking ownership of a retaining wall along lot 4 which will have future maintenance and replacement costs. This site is outside of the urban area requiring more resources and maintenance than is standard for the development of 6 lots.

There is also concern that since the NPCA has confirmed Outlet B is to a private swale on the neighbouring property and not to a regulated feature, that is not considered a legal and secured outlet, there is no guarantee that outlet will be permitted in the future.

Staff would like the Upper Canada Consultants to provide information on what post development flows would be out to the RR12 ditch if controls were provided within the roadside ditches and possibly altering lot grading. Depending on the outcome, the Township will discuss with Regional staff. If the consultant can suggest any other options aside from an underground storage tank, the Township is open to recommendations.

February 19, 2025

Susan Smyth  
Senior Planner, Planning Department  
Township of West Lincoln  
318 Canborough Street  
P.O. Box 400  
Smithville, ON L0R 2A0

Dear Susan,

Re: Draft Plan of Sudivision, Zoning By-law Amendment  
RVL Contracting Inc.  
Regional Road 12 Hamlet Subdivision  
Township of West Lincoln  
File No.: 2000-001-25, 1601-002-25

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 always call before you dig, see web link for additional details:  
<https://www.enbridgegas.com/safety/digging-safety-for-contractors>

The Owner agrees to provide Enbridge Gas Inc. (Enbridge Gas) the necessary easements at no cost and/or agreements required by Enbridge Gas for the provision of local gas services for this project, in a form satisfactory to Enbridge Gas.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Casey O'Neil'.

**Casey O'Neil**  
Sr Analyst Municipal Planning  
Engineering

ENBRIDGE  
TEL: 416-495-5180  
500 Consumers Rd, North York, ON M2J1P8  
[enbridge.com](http://enbridge.com)  
Safety. Integrity. Respect. Inclusion.

## Robin Shugan

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**From:** Ben Agro  
**Sent:** July 4, 2025 11:35 AM  
**To:** Robin Shugan  
**Subject:** RE: FIRST PRELIMINARY SUBMISSION PACKAGE: Regional Road 12 Hamlet Proposed Zoning By-law Amendment Application (File No. 1601-002-25) & Draft Plan of Subdivision Application (File No. 2000-001-25) (RVL Contracting Inc.)

Hi Robin,

Building Comments for Joshua Court are as follows;

- 1) Building Permit application required
- 2) Architectural Plans/Site Plans/Grading Plans per lot required
- 3) Septic Permit application required
- 4) All Building and Septic Permit Fees to be paid at application
- 5) All Development Charges to be paid prior to obtaining building permits
- 6) Adequate water for fire fighting 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.***



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**From:** Robin Shugan <[rshugan@westlincoln.ca](mailto:rshugan@westlincoln.ca)>  
**Sent:** July 4, 2025 11:02 AM  
**To:** Ben Agro <[bagro@westlincoln.ca](mailto:bagro@westlincoln.ca)>; Tim Hofsink <[thofsink@westlincoln.ca](mailto:thofsink@westlincoln.ca)>  
**Subject:** FW: FIRST PRELIMINARY SUBMISSION PACKAGE: Regional Road 12 Hamlet Proposed Zoning By-law Amendment Application (File No. 1601-002-25) & Draft Plan of Subdivision Application (File No. 2000-001-25) (RVL Contracting Inc.)

## Robin Shugan

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**From:** Tim Hofsink  
**Sent:** July 7, 2025 4:55 PM  
**To:** Robin Shugan; Ben Agro  
**Subject:** RE: FIRST PRELIMINARY SUBMISSION PACKAGE: Regional Road 12 Hamlet Proposed Zoning By-law Amendment Application (File No. 1601-002-25) & Draft Plan of Subdivision Application (File No. 2000-001-25) (RVL Contracting Inc.)

Hello Robin,

As far as I am aware, West Lincoln has been requiring the installation of fire cisterns in each of the past hamlet subdivision developments. As a rule these have been approximately 10,000L cisterns, with the number required determined by the size/number of residences in the subdivision. At this time I am not aware whether this is specifically a provincial requirement within the Building Code.

For many of the approved subdivision hamlets in West Lincoln there is a secondary means of access, particularly in courts/circles in which fire apparatus are able to enter/exit through a second entry way. Where appropriate, these can be very beneficial in supporting fire suppression operations.

Please let me know if there's any other support I can provide.

Cheers,

Tim

***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.***



**Tim Hofsink**

**Fire Chief**

Tel: 905-957-3346 ext.6733  
Email: [thofsink@westlincoln.ca](mailto:thofsink@westlincoln.ca)  
Web: [www.westlincoln.ca](http://www.westlincoln.ca)



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**From:** Robin Shugan  
**Sent:** July 4, 2025 11:02 AM  
**To:** Ben Agro <bagro@westlincoln.ca>; Tim Hofsink <thofsink@westlincoln.ca>  
**Subject:** FW: FIRST PRELIMINARY SUBMISSION PACKAGE: Regional Road 12 Hamlet Proposed Zoning By-law Amendment Application (File No. 1601-002-25) & Draft Plan of Subdivision Application (File No. 2000-001-25) (RVL Contracting Inc.)

Good morning Ben and Tim,