
RE: Notice of Public Meeting - Zoning By-law Amendment - 5445 Vaughan Road - Regional Comments - PLZBA202600447

From Reddon, Alexandra <Alexandra.Reddon@niagararegion.ca>

Date Tue 2026-04-21 2:19 PM

To Robin Shugan <rshugan@westlincoln.ca>

Cc Development Planning Applications <devtplanningapplications@niagararegion.ca>

Hi Robin,

Regional comments for this ZBA application are very similar to the related consent file - B092025WL. Please see below:

Natural Environment System:

- The subject property is impacted by the Natural Environment System (NES) of the Niagara Official Plan, including the Beaver Creek West Lincoln Wetland Complex (PSW), Significant Woodland, Linkages, Permanent and Intermittent Watercourses, and Other Wetlands.
- Environmental Planning staff have reviewed the Township's Zoning By-law and confirm that the extent of these identified NES features is currently captured within appropriately restrictive environmental designations. As such, staff are satisfied that the existing zoning framework provides suitable protection for the natural heritage features on the property and have no objection to the application.

Regional Road:

- Staff notes that a daylight triangle of 15 meters x 15 meters is required at the corner of Wellandport Road and Vaughan Road to meet the current Official Plan policies and to maintain sightlines. The applicant is to be aware should future consent or site plan applications be applied for the retained lot with frontage along Regional Road 27.
- The applicant is responsible for obtaining any applicable Regional road use permits for works adjacent to the Regional road.

Regional staff offer no objections to the ZBA application.

Thank you kindly,
Allie



Allie Reddon
Development Planner

Niagara Region, 1815 Sir Isaac Brock Way,
Thorold, ON, L2V 4T7, PO Box 1042

P: (905) 980-6000 ext. 3387

W: www.niagararegion.ca

E: alexandra.reddon@niagararegion.ca



My workday may look different from your workday. Please do not feel obligated to respond outside of your normal working hours.

From: Robin Shugan <rshugan@westlincoln.ca>

Sent: Monday, April 13, 2026 12:11 PM

To: DL-Council Members <DL-CouncilMembers@westlincoln.ca>; Development Planning Applications <devtplanningapplications@niagararegion.ca>; District School Board Niagara <michelle.mcphée@dsbn.org>; Busnello, Pat <pat.busnello@niagararegion.ca>; tlennard@npca.ca; ppearson@npca.ca; Municipal Planning <MunicipalPlanning@enbridge.com>; [Thomas.dell](mailto:Thomas.dell@canadapost.postescanada.ca) <Thomas.dell@canadapost.postescanada.ca>; abby.laforme@mncfn.ca; 'dlaforme@sixnations.ca' <dlaforme@sixnations.ca>; 'consultations@metisnation.org' <consultations@metisnation.org>; jocko@sixnationsns.com; traceyghdi@gmail.com; rowcentre@bell.ca; CP_Proximity-Ontario@cpr.ca; Dunsmore, Susan <Susan.Dunsmore@niagararegion.ca>; Planning@ncdsb.com; 'Landuseplanning@hydroone.com' <landuseplanning@hydroone.com>; jim.sorley <jim.sorley@npei.ca>; MR18Enquiry@mpac.ca; Reddon, Alexandra <Alexandra.Reddon@niagararegion.ca>; amy.shank@niagararegion.ca; Biba, Philippe <Philippe.Biba@niagararegion.ca>; Boudens, Adam <Adam.Boudens@niagararegion.ca>; Ding, Maggie <Maggie.Ding@niagararegion.ca>; Wilson-Trm, Josh

NPCA Response: Notice of Public Meeting - Zoning By-law Amendment - 5445 Vaughan Road

From Taran Lennard <tlennard@npca.ca>
Date Wed 2026-04-15 11:07 AM
To Robin Shugan <rshugan@westlincoln.ca>

Hi Robin,

The NPCA does not offer objections to the Zoning Bylaw Amendment for Part 1 or Part 2.

The applicant shall be aware that the remnant parcel (Part 2) contains a Provincially Significant Wetland, several regulated watercourses, associated buffers for both the wetland and watercourses, as well as flood hazard areas around the existing watercourses. Should any future development of any kind be requested on Part 2, applicable studies through the NPCA's review and approval process may be required. Works permits and applicable fees could apply. Our Agency would review based off the scope, nature, location of any proposals.

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

Stay informed on the proposed changes to Ontario's Conservation Authorities and what this means for NPCA and the communities we serve. Visit [Get Involved NPCA](#) for the latest updates. **There are no changes to service delivery at this time — we remain your conservation authority.**

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>

From: Robin Shugan <rshugan@westlincoln.ca>
Sent: April 13, 2026 12:11 PM
To: DL-Council Members <DL-CouncilMembers@westlincoln.ca>; Development Planning Applications <devtplanningapplications@niagararegion.ca>; District School Board Niagara <michelle.mcphée@dsbn.org>; Pat.busnello@niagararegion.ca; Taran Lennard <tlennard@npca.ca>; Paige Pearson <ppearson@npca.ca>; Municipal Planning <MunicipalPlanning@enbridge.com>; [Thomas.dell](#) <Thomas.dell@canadapost.postescanada.ca>; abby.laforme@mncfn.ca; 'dlaforme@sixnations.ca' <dlaforme@sixnations.ca>; 'consultations@metisnation.org' <consultations@metisnation.org>; jocko@sixnationsns.com; traceyghdi@gmail.com; rowcentre@bell.ca; CP_Proximity-Ontario@cpr.ca; susan.dunsmore <susan.dunsmore@niagararegion.ca>; Planning@ncdsb.com; 'Landuseplanning@hydroone.com' <landuseplanning@hydroone.com>; jim.sorley <jim.sorley@npei.ca>; MR18Enquiry@mpac.ca; alexandra.reddon@niagararegion.ca; amy.shank@niagararegion.ca; Philippe.Biba@niagararegion.ca; Adam.Boudens@niagararegion.ca; Maggie.ding@niagararegion.ca; josh.wilson@niagararegion.ca
Cc: Jennifer Bernard <jbernard@westlincoln.ca>; Justin Paylove <jpaylove@westlincoln.ca>; Tim Hofsink <thofsink@westlincoln.ca>; Ben Agro <bagro@westlincoln.ca>; Mike DiPaola <mdipaola@westlincoln.ca>; Ray Vachon <rvachon@westlincoln.ca>; Barb Hutchinson <BHutchinson@westlincoln.ca>; Sarah Petrina <spetrina@westlincoln.ca>
Subject: Notice of Public Meeting - Zoning By-law Amendment - 5445 Vaughan Road

Good afternoon,

RE: Notice of Public Meeting - Zoning By-law Amendment - 5445 Vaughan Road

From Jennifer Bernard <jbernard@westlincoln.ca>
Date Mon 2026-04-20 11:09 AM
To Robin Shugan <rshugan@westlincoln.ca>

📎 1 attachment (218 KB)
B092025WL (Sjaarda).pdf;

Hi Robin,

I have no further comments than what was provided for the consent application, I've attached that memo.

Thanks,
Jenn



Jennifer Bernard | Manager, Civil Land Development
C.E.T.
Township of West Lincoln

T 905-957-3346 ext 6732
E jbernard@westlincoln.ca
W www.westlincoln.ca

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Good afternoon,
Please see the attached Notice of Public Meeting regarding a Zoning By-law Amendment for the lands municipally known as 5445 Vaughan Road. The purpose of this application is to rezone Parcel 1 from Agriculture to a site specific Rural Residential Zone for residential purposes and to rezone the remnant parcel (Parcel 2) from Agriculture to Agricultural Purposes Only Zone for agricultural purposes. This application is also related to Consent File B092025WL.

The Public Meeting is scheduled for **May 4th, 2026 @ 6:30pm** at Town Hall, 318 Canaborough Street. Please provide any **comments or concerns** to myself rshugan@westlincoln.ca by **April 24, 2026**. Thank you.