


From: [Sarah Mastroianni](#)
To: [Mark Chuang](#)
Cc: [Meghan Birbeck](#); [Taran Lennard](#)
Subject: RE: New application, ZBA-21-2023, 451 Line 1 Road
Date: Tuesday, October 3, 2023 8:27:07 AM
Attachments: [image001.png](#)

CAUTION: This email originated from outside the Town of Niagara-on-the-Lake. Use caution when clicking on a link or opening an attachment unless you know that the content is safe. If unsure, forward the email to IT to validate.

Hi Mark,

Please note, there are no NPCA regulated features on or within close enough proximity to this property. As such, the NPCA has no comments to make on this file.

Thank you.

	<p>Sarah Mastroianni Manager, Planning and Permits</p> <p>Niagara Peninsula Conservation Authority (NPCA) 250 Thorold Road West, 3rd Floor Welland, ON L3C 3W2</p> <p>905.788.3135 Ext. 249 www.npca.ca smastroianni@npca.ca</p>
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Updates regarding NPCA operations and activities can be found at Get Involved NPCA Portal, or on social media at facebook.com/NPCAOntario & twitter.com/NPCA_Ontario.

For more information on Permits, Planning and Forestry 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 155/06 please go to the NPCA Enforcement and Compliance webpage at <https://npca.ca/administration/enforcement-compliance>.

From: Mark Chuang <mark.chuang@notl.com>

From: [Municipal Planning](#)
To: [Mark Chuang](#)
Subject: RE: New application, ZBA-21-2023, 451 Line 1 Road
Date: Tuesday, October 10, 2023 3:08:21 PM

CAUTION: This email originated from outside the Town of Niagara-on-the-Lake. Use caution when clicking on a link or opening an attachment unless you know that the content is safe. If unsure, forward the email to IT to validate.

Thank you for your circulation.

Enbridge Gas does not object to the proposed application however, we reserve the right to amend our development conditions.

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.

Delivered Via Email

October 17, 2023

Town of Niagara on the Lake
1593 Four Mile Creek Road
P.O. Box 100
Virgil, ON, L0S 1T0

Att: Clerks Department

Re: ZBA-21-2023 451 Line 1 Road, West Side of Oakley Drive, Niagara-on-the-Lake
Consent Applications B-28/23 & B29/23

We write this letter in support of the proposed Zoning Bylaw Amendment for 451 Line 1 Road, West Side of Oakley Drive and the Consent Applications for 451 Line 1 Road.

We are the developers of Settlers Landing Phase 2 sub division, which is the lands to the south east of 451 Line 1 Road.

After reviewing the proposed Zoning Bylaw Amendment and Consent Applications it is our opinion that this proposed zoning fits in perfectly with the Konik Estates and Settlers Landing Phase 2 sub divisions. Approval of these applications will create a more inviting entrance off of Line 1 into the new developments on Oakley Drive.

We thank the Town for the opportunity to provide comments on the Zoning Bylaw Amendment and Consents and would hope that Council and Committee of Adjustment approves these applications.

Regards,

Josh Bice
Bice Builders

From: [calvin childs](#)
To: [Mark Chuang](#)
Subject: 451 Line 1 Road Council Meeting
Date: Tuesday, November 7, 2023 8:25:50 PM

CAUTION: This email originated from outside the Town of Niagara-on-the-Lake. Use caution when clicking on a link or opening an attachment unless you know that the content is safe. If unsure, forward the email to IT to validate.

Hi Mark:

I have concerns with the reduced street setback and the 6 metre length driveways with the houses fronting on Oakley and the increased probably of frequent parking on the street. This will conflict with the 6 banks(~96 individual mailboxes) of Canada Post 'super boxes' located across the street roughly opposite lot 2 driveway. This will present a 'bottleneck' for traffic at the entrance to the housing development. The mailboxes should be relocated to a less congested section of the street or provisions made for guest parking off of the street.

Calvin Childs
463 Line 1 Road