

John Federici, MCIP, RPP

From: James Slingerland <[REDACTED]>
Sent: February 10, 2025 4:43 PM
To: John Federici, MCIP, RPP
Cc: Connie Slingerland; Jeremy Tran; Charles Pillitteri; Lucy Friesen
Subject: File No. ZBA -19-2024-747 and 795 East West Line Public meeting
Attachments: Vineland & Pillitteri Perpetuity agreement 2015 of 25 ft .pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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To whom it may concern,

Pillitteri Estates Winery is the main property affected by the proposal by Vineland Growers Co-Op File No. ZBA -19-2024 ,747 and 795 East West Line for site specific parking and to remove the 30 meter buffer of landscaped open space measured from the rear yard lot line. All of the rear Lot line of Vineland Growers Co-Op is Pillitteri Estates Winery Vineyards.

Vineland Growers Co-Op and Pillitteri Estates Winery are neighbours in good standing with each other. In 2015 Pillitteri Estates Winery supported the expansion of Vineland Estates by agreeing to sell to them .567 hectares allowing them to expand. As part of that agreement (attached on page 6 noted in yellow) there is an easement that grants our farm equipment the use of 25 feet onto the land we sold Vineland Growers in perpetuity for the purpose of a turn around for equipment for the maintenance and harvest of our vineyard.

We appreciate the needs Vineland Growers have to utilize vacant areas for parking and storage as they are an agricultural operation critical to the benefit of the farming community. We see no problem with the application so long as the 25 ft easement is respected and that dust/debris/refuse/water etc does not interfere or become a detriment with the operation and survival of our Vineyard.

In short, continue being good neighbours and continue to honour the easement and Pillitteri Estates Winery is happy to support the application of Vineland Growers Co-op.
Cheers!

Jamie Slingerland
 Director of Viniculture
 Pillitteri Estates Winery
 1696 Niagara Stone Road

Niagara-on-the-Lake



John Federici, MCIP, RPP

From: John Federici, MCIP, RPP
Sent: March 10, 2025 1:31 PM
To: [REDACTED]
Subject: RE: Vineland Growers Coop Expansion

Hello Mr. De Luca,

This e-mail is to confirm that your comments have been received and will form part of the public record.

Town Staff have made note of the comments in your e-mail and will consider these in our review of the Zoning By-law Amendment Application.

If you have questions or further comments, please reach out.

Regards,

John Federici, MCIP, RPP
Senior Planner

john.federici@notl.com

Town of Niagara-on-the-Lake
1593 Four Mile Creek Road
P.O. Box 100, Virgil, ON L0S 1T0
Telephone: (905) 468-3266
Website: www.notl.com

From: Antonio de Luca <[REDACTED]>
Sent: March 7, 2025 3:12 PM
To: Christie New <christie.new@notl.com>
Subject: Vineland Growers Coop Expansion

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Good Afternoon.

Forgive me if this is not the correct place to send this email, perhaps, if it is not, you can direct me to the appropriate persons. I am hoping that Lord Mayor Zalepa learns of my dilemma.

I read with great interest and concern of the proposed expansion on East West Line of the Vineland Grower's Co-Op. I would like to voice my concern and opposition to this proposal as it does now. We live across the street (Since 2010) and are constantly being disrupted but the noise of the traffic coming and going from this location. There is also the threat of pollution caused by the idle of the tractor trailer's (Carbon Monoxide?) and the dust - I would propose that they conduct an air quality measure to ensure our safety. I am not one generally opposed to progress and business, however, this proposal as it stands now, is a direct threat to my property value and, as a longtime resident and taxpayer of this community, I would like them to please consider my concerns as they move ahead. You may ask Lord Mayor Gary Zalepa about my character as we are longtime acquaintances.

Respectfully,

Tony de Luca



John Federici, MCIP, RPP

From: John Federici, MCIP, RPP
Sent: March 26, 2025 8:42 AM
To: Vince Mazza
Subject: RE: Open House – ZBA-19-2024 – 747 and 795 East and West Line

Hi Vince,

Confirming that the correct attachment has been filed.

Regards,

John Federici, MCIP, RPP
Senior Planner

john.federici@notl.com

Town of Niagara-on-the-Lake
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From: Vince Mazza <[REDACTED]>
Sent: March 25, 2025 9:09 PM
To: John Federici, MCIP, RPP <john.federici@notl.com>
Subject: RE: Open House – ZBA-19-2024 – 747 and 795 East and West Line

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Thanks for the reply John. Just want to confirm that the email below had the wrong attachment, please use the attachment from the second email with the corrected date. Please confirm. Thanks again, Vince
On Mar 25, 2025, at 11:09 a.m., "John Federici, MCIP, RPP" <john.federici@notl.com> wrote:

Morning Vince,

Thank you for your submission. This e-mail is to confirm receipt of your comments.

I will file the comments, and they will be considered during the review of the Application.

If you have any questions or further comments in the future, please let me know.

Regards,

John Federici, MCIP, RPP
Senior Planner

john.federici@notl.com

Town of Niagara-on-the-Lake
1593 Four Mile Creek Road
P.O. Box 100, Virgil, ON L0S 1T0
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Website: www.notl.com

From: Vince Mazza <[REDACTED]>
Sent: March 25, 2025 5:06 AM
To: John Federici, MCIP, RPP <john.federici@notl.com>
Subject: RE: Open House – ZBA-19-2024 – 747 and 795 East and West Line

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Hi John,
Please see letter attached.

Please confirm receipt.
Thank you,
Vince

On Mar 6, 2025, at 3:34 p.m., "John Federici, MCIP, RPP" <john.federici@notl.com> wrote:

Hi Vince,

To be clear, I did not request written comments. I advised during the Open House that, pursuant to the provisions of the *Planning Act*, if you wanted your comments to form part of the public record you would have to either provide written comments or provide verbal comments at the statutory Public Meeting which took place on Tuesday, March 4, 2025.

I have attached the former Zoning By-law Amendment, and the associated Staff Report which was approved by Town Council in 2015. This is the planning instrument that allowed for the previous expansion of the farm produce storage building operated by the Vineland Growers.

There were also applications for a consent to facilitate a boundary adjustment between 795 East and West Line and the property to the south (discussed in the Staff Report), in addition to an application for an easement in favour of the owners to the south, specifically to have a legally established turnaround area for farm equipment. There was also a Site Plan Approval application to amend the Site Plan Agreement registered on title.

If you'd like any further information, please let me know.

Regards,

John Federici, MCIP, RPP
Senior Planner

john.federici@notl.com

Town of Niagara-on-the-Lake
1593 Four Mile Creek Road
P.O. Box 100, Virgil, ON L0S 1T0
Telephone: (905) 468-3266
Website: www.notl.com

From: Vince Mazza <[REDACTED]>
Sent: March 6, 2025 11:09 AM
To: John Federici, MCIP, RPP <john.federici@notl.com>
Subject: RE: Open House – ZBA-19-2024 – 747 and 795 East and West Line

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John,

What was the date that Vineland Growers applied for a site expansion or any other type of change before this current one?

Could you please also send a list of all applications made by Vineland growers to the town relating to these properties since inception and results of said applications.

This information is required for the letter that you requested which is being prepared by counsel. You will receive the completed letter upon receipt of the aforementioned materials.

Thank you,

Vince

On Mar 5, 2025, at 10:51 a.m., "John Federici, MCIP, RPP" <john.federici@notl.com> wrote:

Hi Vince,

Please see below a link to all the materials that have been submitted with the application:

[747 and 795 East and West Line - ZBA-19-2024 | Town of Niagara-on-the-Lake](#)

If you have any further questions, please let me know.

Regards,

John Federici, MCIP, RPP
Senior Planner

john.federici@notl.com

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P.O. Box 100, Virgil, ON L0S 1T0

Telephone: (905) 468-3266

Website: www.notl.com

From: Vince Mazza [REDACTED]
Sent: March 5, 2025 10:47 AM
To: John Federici, MCIP, RPP <john.federici@notl.com>
Subject: RE: Open House – ZBA-19-2024 – 747 and 795 East and West Line

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Thanks, John.

Is there a link (or other source) that you could send me where all of the documentation relating to this file is located? I'm looking for maps and such but a full repository would be great.

Ty,

V

On Mar 5, 2025, at 8:53 a.m., "John Federici, MCIP, RPP" <john.federici@notl.com> wrote:

Morning Vince,

There is no formal deadline, but I would suggest having the written comments sent in as soon as you can. The verbal comments you provided last night are part of the public record, but it is always good to have the comments in writing.

If you have any other questions, please let me know.

Regards,

John Federici, MCIP, RPP
Senior Planner

john.federici@notl.com

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Website: www.notl.com

From: Vince Mazza [REDACTED]
Sent: March 5, 2025 1:12 AM
To: John Federici, MCIP, RPP <john.federici@notl.com>
Subject: RE: Open House – ZBA-19-2024 – 747 and 795 East and West Line

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Hi John,

Thanks for sending this along.

I am having a letter drafted. Is there a deadline for this?

Thanks again for your help.

Kind regards,

Vince

On Mar 4, 2025, at 9:41 a.m., "John Federici, MCIP, RPP" <john.federici@notl.com> wrote:

Hi Vince,

Further to our phone call this morning, please see below a link to the agenda for the Committee of the Whole – Planning meeting (Item 4.2 on the list) this evening:

[Committee of the Whole - Planning - March 04, 2025](#)

As discussed, if you have any questions, please let me know.

Regards,

John Federici, MCIP, RPP
Senior Planner

john.federici@notl.com

Town of Niagara-on-the-Lake
1593 Four Mile Creek Road
P.O. Box 100, Virgil, ON L0S 1T0
Telephone: (905) 468-3266
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From: Vince Mazza <[REDACTED]>
Sent: March 4, 2025 12:03 AM
To: John Federici, MCIP, RPP <john.federici@notl.com>
Subject: Re: FW: Open House – ZBA-19-2024 – 747 and 795 East and West Line

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Hi John,

I recall you saying that you were going to call me in the one or two days following the call that we had.

Did I miss your call?

My apologies if I did.

I will be available all day tomorrow until the meeting. Please feel free to reach out to me at the telephone number below. If I don't respond, please send me a quick email and I will call you right back.

Thank you,

Vince

[REDACTED]

-

On Feb 18, 2025, at 5:22 p.m., Vince Mazza [REDACTED] wrote:

Thank you, John.

On Feb 18, 2025, at 4:15 p.m., "John Federici, MCIP, RPP" <john.federici@notl.com> wrote:

John Federici, MCIP, RPP
Senior Planner

john.federici@notl.com

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March 25, 2025

The Town Council of Niagara-on-the-Lake
1593 Four Mile Creek Road
PO Box 100
Virgil, ON L0S 1T0

Dear Honourable Members of the Town Council,

This letter concerns the proposed expansion of Vineland Growers' operations at 795 and 747 East and West Line, Niagara-on-the-Lake (collectively referred to as the **Commercial Facility**).

As owners and occupiers of the residences and farm at 754 East and West Line and 766 East and West Line (referred to herein collectively as "**Our Family Farm**"), we have experienced significant disruptions to the enjoyment of our property and daily life due to the current operations of the Commercial Facility and are deeply concerned in relation to how the expansion of the same will further lessen the enjoyment of our homes, the value of our residential/farm property (including attractiveness of the same to potential buyers if the need ever arises to sell it in relation to "location" (e.g., across from a commercial facility that cannot guarantee peaceful enjoyment of the property due the coming and going of trucks with airbrakes and the loading and unloading of pallets), environmental issues and concerns (dust) , and on our ability to live in peace and quiet. My parents first purchased this property in the early 1980s, it is where we grew up, and my mother's nest egg to ensure her ongoing care given that my father passed and my mother's medical conditions require her to reside at Pleasant Manor due to Dementia and Alzheimer. It is the only residence that she can recognize when she returns home for a day visit.

As previously advised, the issues encountered include:

1. ****Excessive Noise amounting to Noise Pollution **** throughout the day and night: Transport trucks deliver heavy loads day and night. This is an issue given:

(a) Despite the posted speed limit of 60 kms, fully loaded 18-wheelers often approach the driveways at higher rates of speed that results in very loud screeching brakes. The sound of the airbrakes and/or screeching brakes are alarming, particularly after 11 pm and in the middle of the night that are outside of the hours allowable by our municipality. The after-hours noise is particularly problematic as: (i) it has resulted in many nights of interrupted sleep that is not just limited in any manner or scope; and (ii) as late as Tuesday evening after I spoke, I was advised by Mr. Tregunno personally cannot be; and

(b) The extremely loud booms, bangs, and related sounds of pallet mover equipment operating in the middle of the night, which is also outside of the hours allowable by the municipality, contributes to interrupted sleep and other enjoyment of the properties that is unreasonable and excessive as it is not just limited in any manner or scope. Some of these bangs are so loud that make the ground tremble harshly at Our Family Farm.

Noise Pollution is unwanted or excessive [sound](#) that can have [deleterious](#) effects on human health, wildlife, and environmental quality. Noise Pollution is commonly generated inside many industrial facilities. As such, it is not surprising that this is the case at the Commercial Facility. Have any environmental or other assessments been conducted in relation to the Noise Pollution and its [deleterious](#) effects on human health, wildlife, and environmental quality?

With all due respect to Mr. Tregunno's personal, commercial assessment, modern technology and farmers' ability to store/keep fruit that was had at the turn of the 19th century (i.e., re perishability of fruit) no longer applies and amounts to putting business interests of the owners of the Commercial Facility without limits as to reasonableness above longstanding property owners' property interests. I do not assess that it is accurate that no reasonable limits can be placed on the Commercial Facility's hours of operations.

Moreover, like in the case of the pickle ball courts, Our Family Farm was here well before: (i) the Commercial Facility's last expansion and/or after the other fruit co-ops closures that lead to the expansion of the Commercial Facility; and (ii) this further request and is not in a traditionally commercial or industrial area of the Town. Notably those closed fruit co-op facilities in Niagara were: (a) on Creek Road in Virgil at the lights, which is a longstanding commercial and not residential location in Virgil; and (b) on Highway 55 across from the Credit Union and other commercial operations, which is also a longstanding commercial and not residential location in Virgil.

If my recollection is correct, and this can be checked through town records, the original driveway to the Commercial Facility was on Concession 4 (closer to other commercial operations) and not East and West Line (residential and valuable farm land properties).

2. ****Dust Pollution****: There is an unbearable amount of dust during the summer months, with little to no effort to mitigate this ongoing issue using anti-dust products despite multiple requests. Only upon repeated requests are anti-dust products put down, which provides very short-term relief. This again amounts to putting business interests of the owners of the Commercial Facility without limits as to reasonableness above longstanding property owners' property interests. This also must have an impact on other residents and farmers in the area and/or the commercial operations of Ferox Winery.

Have any environmental or other assessments been conducted in relation to the Dust Pollution and its [deleterious](#) effects on human health, wildlife, and environmental quality?

3. ****Property Damage****: In addition to negatively impacting the property value of Our Family Farm, aggressive and/or inexperienced drivers of fully loaded 18-wheelers make wide turns and damage property at Our Family Farm.

4. ****Sleep Disruption and loss of enjoyment of life and property from Noise Pollution and Light Pollution.**

Light Pollution is the result of unwanted or excessive artificial [light](#), here the headlights of 18-wheelers pointing directly into our bedroom windows.

Like Noise Pollution, Light Pollution that causes adverse effects and degrades environmental quality – in addition to it constituting a nuisance that degrades the enjoyment and value of our properties. For example, occupants of Our Family Farm are being aggressively woken up in the middle of the night, the headlights of 18-wheelers pointing directly into bedroom windows. Occupants have even approached drivers on multiple occasions to request they redirect their lights, but this issue persists.

Have any environmental or other assessments been conducted in relation to the Light Pollution and its [deleterious](#) effects on human health, wildlife, and environmental quality?

These disturbances not only affect the quality of life of the occupants of Our Family Farm but also raise concerns about the broader impact on our neighborhood, wildlife, and farmland.

We respectfully urge the Council to consider the issues we have raised and consider the following potential solutions to limit the present and potential but likely future damage to Our Family Farm, local wildlife, and our neighbours:

1. ****Restrict Truck Operations****: Prohibit transport trucks and other commercial vehicles from entering or exiting the facility between 11:00 p.m. and 7:00 a.m., in accordance with municipal noise regulations with strict penalties/fines for abusers. This at the outset would require police enforcement by the NRP.
2. ****Relocate Entrance****: Move the transport truck entrance from East and West Line (residential) to Concession 4. Concession 4 connects to: (a) Highway 55; and (b) the newly widened and expanded Line 3, which in turn connects to Creek Road the other major access road. The stretch of Concession 4 between East and West Line and Highway 55 has no driveways or homes across the street thereby minimizing damage to private properties and/or owners' enjoyment of life and property. This would also provide a more easily navigable route for heavy vehicles and reduce disruptions to residential areas. While a stoplight or stop sign would be needed on the stretch of Concession 4 between both ends of it and Highway 55 (like at Line 1 by Penners), this ultimately is needed anyways given: (i) the amount of traffic; and (ii) to take the burden of traffic volume off of Highway 55 that are currently being experienced.
3. ****Compensation for Damages****: Consider financial compensation for property damage and losses incurred due to the current and any future operations, including loss of enjoyment and property value.
4. ****Equitable Opportunities****: IF the Council assesses that it is appropriate to expand commercial and industrial operations at the Commercial Facility, this will impact property value, enjoyment of life and property, and will require owners in our neighbourhood to assess how they can mitigate such losses. IF the Council allows the Commercial Facility to expand its operations, it must make reasonable and fair provisions to allow all neighboring

properties the same opportunities, including developing commercial operations such as cold storage, distribution, or logistics businesses that will assist them mitigating their damages (i.e., can move their residences to a more peaceful location and mitigate their losses by selling to commercial operations and/or open their own) . This would ensure fairness and the balancing of interests in our community.

I trust that the Council will carefully evaluate all of the impacts of the Commercial Facility's proposed expansion on owners, residents, the environment, and our wildlife and take appropriate measures to address these concerns. I would be happy to provide further details or discuss this matter in person if needed.

Sincerely,

(Signed)

Vince Mazza II