

Connor Maclsaac

From: Young, Katie
Sent: November 27, 2025 2:14 PM
To: Connor Maclsaac
Cc: Development Planning Applications
Subject: RE: New Application - ZBA-26-2025 - 52 & 56 Shaw's Lane

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Hi Connor,

As previously confirmed by Amy (email dated April 17, 2025), Regional staff have no comments on this application.

Thank you,
Katie



Katie Young, MsC (PI), MCIP, RPP
Senior Planner

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



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

Connor Maclsaac

From: Kyle Riley
Sent: December 9, 2025 11:44 AM
To: Connor Maclsaac
Cc: Taran Lennard
Subject: Re: New Application - ZBA-26-2025 - 52 & 56 Shaw's Lane
Attachments: 52 & 56 Shaws Lane Basemap.pdf

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Hello Connor,

There are no NPCA-regulated features located at 52 or 56 Shaw's Lane at this time. As such, the NPCA offers No Objections to proposed development.

Please contact the undersigned should you have any questions.

Best regards,



Kyle Riley (M.A.)
Watershed Planner

Niagara Peninsula Conservation Authority (NPCA)

3350 Merrittville Highway, Unit 9, Thorold, Ontario L2V 4Y6



For more information on Permits and 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.

The NPCA completed its [Watershed-based Resource Management](#) and [Conservation Area](#) Strategies, paving the way for sustainable conservation across the Niagara Peninsula watershed. It's [Watershed Natural Asset Analysis and Valuation](#) for the Niagara Peninsula watershed offers new insights that redefine how we view nature. **Explore them today!**

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>.

ArcGIS Web Map



12/9/2025, 11:42:29 AM

1:564

SWOOP 2020 NPCA

- Red: Band_1
- Green: Band_2
- Blue: Band_3

WRIP Quaternary Watersheds (10K)

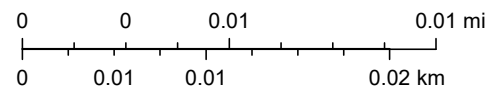
Assessment Parcels

Niagara Region Ortho 2023

- Red: Red
- Green: Green
- Blue: Blue

Niagara Region 2018 Imagery

- Red: Band_1
- Green: Band_2



NPCA, https://gis.npca.ca/portal/apps/sites/admin/assets/templates/sites/defaultSite/resources/Open_Government_Licence_v2.pdf, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User

Web AppBuilder for ArcGIS

Connor Maclsaac

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: December 4, 2025 11:03 AM
To: Connor Maclsaac
Subject: RE: New Application - ZBA-26-2025 - 52 & 56 Shaw's Lane

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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.

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Thank you,

Casey O'Neil (she/her)

Advisor Municipal Planning
Engineering

ENBRIDGE
TEL: 416-495-5180
500 Consumers Rd, North York, ON M2J1P8

enbridge.com
Safety. Integrity. Respect. Inclusion. High Performance.

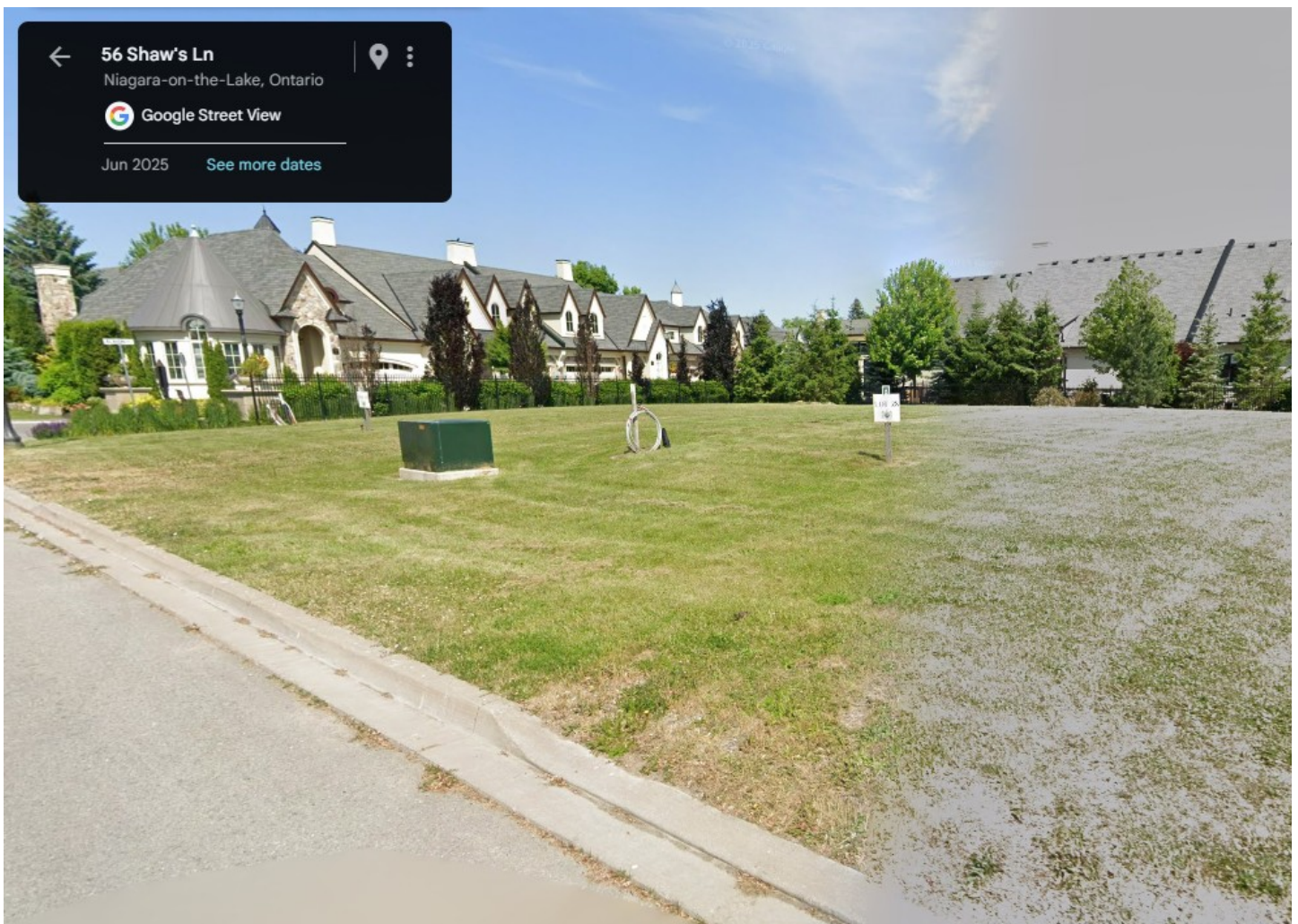
Connor Maclsaac

From: Kevin Sidey
Sent: December 11, 2025 2:49 PM
To: Connor Maclsaac
Cc: Todd Watson; Thomas Lattimer
Subject: RE: New Application - ZBA-26-2025 - 52 & 56 Shaw's Lane - 1 Week Comment Reminder

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Good Afternoon Connor,

Please advise the developer that there are currently only provisions to feed two (2) services to the original lots and that a third service will need to be installed at developer cost. Also note that there is an existing pad mounted transformer TX1684 located on the existing property line between #52 & #56 Shaw's Lane.



If you have any questions or concerns, please do not hesitate to contact me.

Thanks,

Kevin Sidey | Sr. Engineering Technologist
Niagara-on-the-Lake Hydro Inc.

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Connor Maclsaac

From: Kevin Sidey
Sent: February 26, 2026 9:11 AM
To: Connor Maclsaac
Cc: Todd Watson; Thomas Lattimer
Subject: RE: Re-Submission - ZBA-26-2025 - 52 & 56 Shaw's Lane

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Good Morning Connor,

Yes, please accept this email as confirmation that the comments included in your report are sufficient.

If you have any questions or concerns, please do not hesitate to contact me.

Thanks,

Kevin Sidey | Sr. Engineering Technologist
Niagara-on-the-Lake Hydro Inc.

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