

John Federici, MCIP, RPP

From: CARRIGAN, Andrew <[REDACTED]>
Sent: July 2, 2025 11:36 AM
To: John Federici, MCIP, RPP
Subject: RE: New Application: ZBA-09-2025 - 1096 Lakeshore Road

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 were expecting it or know that the content is safe. Forward the email to IT to validate.

Good Morning,

CPCV has no comments regarding this zoning by-law amendment.

Thank you

Andrew Carrigan | Delivery Services Officer | Canada Post | Delivery Planning | 955 Highbury Ave, London, ON N5Y 1A3 | 226-268-5914

 Please consider the environment before printing this email.

John Federici, MCIP, RPP

From: TC Energy <[REDACTED]>
Sent: July 2, 2025 2:41 PM
To: John Federici, MCIP, RPP
Subject: RE: New Application: ZBA-09-2025 - 1096 Lakeshore Road

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 were expecting it or know that the content is safe. Forward the email to IT to validate.

Good Afternoon John,

On behalf of TransCanada PipeLines Limited (TCPL), please be advised that we do not have any comments to provide on this application as TCPL's pipeline right-of-way is more than 200 metres from the subject site.

Cheers,
Christine

CHRISTINE FANDRICH (She/her), **Hons. BA, CPT | Planning and Design Technician**



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

12 James Street North, Suite 301, Hamilton, ON, L8R2J9



This communication is intended solely for the named addressee(s) and may contain information that is privileged, confidential, protected or otherwise exempt from disclosure. No waiver of confidence, privilege, protection or otherwise is made. If you are not the intended recipient of this communication, please advise us immediately and delete this email without reading, copying, or forwarding it to anyone.

John Federici, MCIP, RPP

From: Durst, Michael (MECP) <[REDACTED]>
Sent: July 3, 2025 10:27 AM
To: John Federici, MCIP, RPP
Subject: RE: New Application: ZBA-09-2025 - 1096 Lakeshore Road

Follow Up Flag: Follow up
Flag Status: Completed

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 were expecting it or know that the content is safe. Forward the email to IT to validate.

John,

As discussed. The ministry requires Konzelman to provide a report from their consulting engineers showing that the increased sewage flows from the proposed special events can be accommodated by the current sewage system. This report should be submitted before any zoning approval is granted. If Konzelman requires clarification, they can contact me.

Thanks,

Michael Durst

Environmental Compliance Officer
Niagara District Office
Ministry of the Environment, Conservation and Parks
301 St. Paul St., 9th Floor
St. Catharines, Ontario
L2R 3M8

[REDACTED]
[REDACTED] Fax

We want to hear from you. How was my service? You can provide feedback at [1-888-745-8888](tel:1-888-745-8888) or ontario.ca/inspectionfeedback

Nous attendons vos commentaires. Qu'avez-vous pensé de mon service? Vous pouvez nous faire part de vos commentaires au [1-888-745-8888](tel:1-888-745-8888) ou à ontario.ca/retroactioninspection

John Federici, MCIP, RPP

From: Taran Lennard <[REDACTED]>
Sent: July 3, 2025 3:45 PM
To: John Federici, MCIP, RPP
Subject: NPCA Review: ZBA-09-2025 - 1096 Lakeshore Road

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 were expecting it or know that the content is safe. Forward the email to IT to validate.

Hi John,

My colleagues' pre-consultation comments from March 28th, 2025 remain applicable for this application. The NPCA will require review and approval of any uses within the Lake Ontario Hazard limits, permanent or temporary. Take note that Ontario Regulation 155/06 is no longer our regulation, and O.Reg 41/24 came into effect in April of 2024. The definition of 'Development' under the Conservation Authorities Act states that:

- a) the construction, reconstruction, erection or placing of a building or structure of any kind; or
- b) any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure, or increasing the number of dwelling units in the building or structure; or
- c) site grading; or
- d) the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.

Further, it is the mandate of Conservation Authorities to protect people and property in the event of a natural hazard. As this proposal is within with Lake Hazards, we need to ensure our mandate is achieved. As such, the applicant should be aware that should the temporary placing of tents or any similar structures be required for an event, the NPCA would require review and approval of such temporary structure.

As indicated in the pre-consultation comments, the NPCA will require review of the existing shoreline protection. Further, the NPCA's Great Lakes Hazard limits shall be reflected on site plans. The applicant can simply provide photographs of the existing shoreline protection at this time for our review. The NPCA would request confirmation / clarity for our records on the following – it appears that for this application there are no structures proposed, as all works are existing. In certain circumstances for an event, there may be temporary structures brought in at the time. Is this correct?

We will require further information at this time prior to expressing support.

Thank you.



Taran Lennard
Watershed Planner II

Niagara Peninsula Conservation Authority (NPCA)
3350 Merrittville Highway | Unit 9 | Thorold, ON L2V 4Y6

[REDACTED]
www.npca.ca
[REDACTED]

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>

John Federici, MCIP, RPP

From: Municipal Planning <[REDACTED]>
Sent: July 8, 2025 10:24 AM
To: John Federici, MCIP, RPP
Subject: RE: New Application: ZBA-09-2025 - 1096 Lakeshore Road

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 were expecting it or know that the content is safe. Forward the email to IT to validate.

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. This response does not signify an approval for the site/development.

Please continue to forward all municipal circulations and clearance letter requests electronically to
[REDACTED]

Regards,

Willie Cornelio CET (he/him)
Sr Analyst, Municipal Planning
Engineering

ENBRIDGE

[REDACTED]
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

Public Works, Infrastructure Planning and Development

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

Via Email Only

July 23, 2025

File Numbers: PLZBA202501514

John Federici, MCIP, RPP
Senior Planner
Town of Niagara-on-the-Lake
1593 Four Mile Creek Road
PO Box 100, Virgil, ON L0S 1T0

Dear Mr. Federici:

**Re: Regional Comments
Zoning By-law Amendment
Town File Number: ZBA-09-2025
Applicant: Konzelmann Winery
Agent: Quartek Group Inc. (Zamima Khan)
Address: 1096 Lakeshore Road
Municipality: Town of Niagara-on-the-Lake**

Regional Infrastructure Planning and Development staff have reviewed the information circulated with the applications for Zoning By-law Amendment and Draft Plan of Vacant Land Condominium for 1096 Lakeshore Road in the Town of Niagara-on-the-Lake.

The applications propose to introduce a new “Outdoor Event Space” use, to be located at the northeastern corner of the subject lands, near the lakefront.

To facilitate this, the Zoning By-law Amendment seeks to modify the existing “Special Exception 42 – Konzelman (21.A.42) Zone” under Town Zoning By-law 500A-74, as amended. The amendment would add permissions for the proposed “Outdoor Event Space” use on the subject lands. The most recent pre-consultation comments regarding the proposed development were provided to the Town via email on October 31, 2024.

A pre-consultation meeting for the proposal was held on March 20, 2025. The following Regional comments are offered to assist the Town in its review and consideration of the application.

Planning Act Changes

Pursuant to the *Planning Act*, as of March 31, 2025, Niagara Region no longer holds planning authority as an upper-tier municipality. As a result, the Niagara Official Plan (NOP) now functions as the official plan for all lower-tier municipalities within the Region. This plan remains in effect until a local municipality amends or revokes it. Accordingly, Town staff should ensure that the application conforms to the applicable policies of the NOP.

Under the *Planning Act*, an upper-tier municipality may provide planning advice and support to lower-tier municipalities, subject to mutual agreement. Niagara has entered into a Planning Service Agreement with the Town of Niagara-on-the-Lake to continue offering planning support in the following areas:

- Land Use Compatibility
- Gas and Petroleum Resources
- Water Protection Screening
- Environmental Planning
- Urban Design (on Regional Roads).

To support the Town's evaluation of environmental policy considerations related to the proposed applications, the below comments regarding the Natural Environment System are provided for the advice of Town staff.

Matters related to the Regional road and waste collection are to be addressed in accordance with the existing Memorandum of Understanding (MOU) for Engineering Services between the Region and the Town.

Natural Environment System

The subject property is impacted by the Region's Natural Environment System (NES), consisting of the Lake Ontario shoreline, which is considered a Key Hydrologic Feature (KHF) outside of Settlement Areas

As the proposed Zoning By-law Amendment is strictly for outdoor event space and does not involve any site alteration or development (no grading, temporary/permanent buildings, concrete, gravel or retaining walls), Regional staff offer no study recommendations from an environmental perspective. To help preserve the intent of protecting the Lake Ontario shoreline, the Town may wish to include provisions in the implementing Zoning By-law that restrict the use of shoreline lands to existing buildings and structures.

Private Servicing

Regional staff note that the Ministry of Environment Conservation and Parks (MECP) currently has jurisdiction over the existing septic system(s) on the subject lands, as total

sewage flows for the site currently exceed the Region's review limit of 10,000 litres per day. Accordingly, staff from the MECP should be consulted to ensure they do not have any concerns with the proposed application from a private servicing perspective.

Regional Road

The subject property has frontage along Regional Road 87 (Lakeshore Road). The applicant should be aware that a road widening of varying width (to be confirmed by field survey) along the Lakeshore Road frontage is required to achieve the designated road allowance of 10.05 metres, measured from the legal centreline.

Property conveyances will be requested as a condition of approval for any planning applications that involve an agreement (i.e. site plan approval). The required property conveyances should be shown on all future site or engineering plans prepared for this development.

Road Use Permits

The applicant is responsible for obtaining any applicable Regional road use permits, including:

- **Construction Encroachment Permit** – Required for any construction work on or below the Regional road allowance.
- **Entrance Permit** – Required for any private road entranceway, driveway, gate, or facility constructed as a means of access to a Regional road.
- **Sign Permit** – Required for placing any sign, notice, or advertisement within 20 metres of the centreline of a Regional road.
- **Road Occupancy Permit** – Required for any item that will be installed and remain on a Regional road allowance for a period of time.

Permit applications can be submitted through the following link:

<https://www.niagararegion.ca/living/roads/permits/>

Restorations within the Regional right-of-way must meet Niagara Region standards, available here: <https://www.niagararegion.ca/living/roads/permits/construction-encroachment-specifications.aspx>

Protection of Survey Evidence

Survey evidence adjacent to Regional road allowance must not be damaged or removed during development. Any agreements entered into as part of this application should include a clause requiring the applicant to obtain a certificate from an Ontario Land Surveyor confirming that all existing and new evidence is in place upon completion of the development.

Waste Collection

Niagara Region provides curbside waste collection services for developments that meet the criteria outlined in its Procedure for Requirements for Waste Collection. The proposed development may be eligible for Regional collection, provided that owners or tenants bring waste to the curbside on their designated collection day.

Waste collection for this development is expected to remain as existing.

Regional staff note that 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/>

Conclusion

In conclusion, Regional staff have no objections to the proposed Zoning By-law Amendment from a Regional infrastructure perspective.

In accordance with the Planning Service Agreement with the Town, Regional staff recommend that the Town include provisions in the implementing Zoning By-law to restrict the use of shoreline lands to existing buildings and structures. This measure supports the natural environmental system policies that require protection of the Lake Ontario shoreline.

Implementation of this recommendation is at the discretion of the Town.

If you have any questions related to the above comments, please contact me at

████████████████████

Kind regards,



Amy Shanks, MCIP, RPP
Senior Development Planner

cc: Phillippe Biba, Development Approvals Technician, Niagara Region
Adam Boudens, Senior Environmental Planner / Ecologist, Niagara Region

John Federici, MCIP, RPP

From: Municipal Planning <[REDACTED]>
Sent: December 3, 2025 10:10 AM
To: John Federici, MCIP, RPP
Subject: RE: Second Submission: ZBA-09-2025 - 1096 Lakeshore Road

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 were expecting it or know that the content is safe. Forward the email to IT to validate.

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. This response does not signify an approval for the site/development.

Please continue to forward all municipal circulations and clearance letter requests electronically to [REDACTED].

Regards,

Willie Cornelio CET (he/him)

Sr Analyst, Municipal Planning
Engineering

ENBRIDGE

[REDACTED]
500 Consumers Rd, North York, ON M2J1P8

enbridge.com

Safety. Integrity. Respect. Inclusion.

John Federici, MCIP, RPP

From: Taran Lennard <[REDACTED]>
Sent: December 12, 2025 8:47 AM
To: John Federici, MCIP, RPP
Subject: NPCA Review - 1096 Lakeshore Road

Follow Up Flag: Follow up
Flag Status: Flagged

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 were expecting it or know that the content is safe. Forward the email to IT to validate.

Hi John,

The NPCA has reviewed the provided documentation with this second circulation. Of note, it is important to indicate per the applicant that no new development or site alteration is proposed. This application is to recognize small events that will take place on an existing disturbed area near Lake Ontario.

Multiple hazards are associated with the Great Lakes, and impact the site. However, the majority of these risks exist closer to the Lake. This entertainment area will be located within the Erosion Hazard of Lake Ontario. Erosion hazard risks are mitigated with appropriate shoreline protection. Photographs of the shore protection have been provided to NPCA for review. The NPCA is of the opinion that the shore protection is in adequate condition to mitigate the erosion hazard. As such, the NPCA can support in principle this application request.

The applicant shall be aware that development and/or site alteration of any kind will require the review and approval of NPCA prior to the commencement of works on site. Works Permits may be required depending on the scope, nature, and location of a proposal.

Should there be any questions, please let me know. Thank you.



Taran Lennard
Watershed Planner II

Niagara Peninsula Conservation Authority (NPCA)
3350 Merrittville Highway | Unit 9 | Thorold, ON L2V 4Y6

[REDACTED]
www.npca.ca
[REDACTED]

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>

Public Works, Infrastructure Planning and Development

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

Via Email Only

December 16, 2025

Region File Number: PLZBA202501514

John Federici, MCIP, RPP
Senior Planner
Town of Niagara-on-the-Lake
1593 Four Mile Creek Road
PO Box 100, Virgil, ON L0S 1T0

Dear Mr. Federici:

**Re: Regional Comments – 2nd Submission
Proposed Zoning By-law Amendment
Town File Number: ZBA-09-2025
Applicant: Konzelmann Winery
Agent: Quartek Group Inc. (Zamima Khan)
Address: 1096 Lakeshore Road
Municipality: Town of Niagara-on-the-Lake**

Regional Infrastructure Planning and Development staff have reviewed the information circulated with the application for a Zoning By-law Amendment at 1096 Lakeshore Road in the Town of Niagara-on-the-Lake.

The applications propose to introduce a new “Outdoor Event Space” use, to be located at the northeastern corner of the subject lands, near the lakefront.

To facilitate this, the Zoning By-law Amendment seeks to modify the existing “Special Exception 42 – Konzelman (21.A.42) Zone” under Town Zoning By-law 500A-74, as amended. The amendment would add permissions for the proposed “Outdoor Event Space” use on the subject lands.

A pre-consultation meeting for the proposal was held on March 20, 2025. Regional staff provided comments on the first submission July 23, 2025. The following Regional comments are offered to assist the Town in its review and consideration of the application.

Planning Act Changes

Staff advise pursuant to the *Planning Act*, as of March 31, 2025, Niagara Region is an upper-tier municipality without planning responsibilities. The council of an upper-tier municipality, on conditions agreed upon with the council of a local municipality, may provide advice and assistance to local municipalities in respect of planning matters generally. Niagara Region has entered into a Planning Services Agreement (PSA) with the Town of Niagara-on-the-Lake to continue providing support and advice in the areas of land use compatibility, gas and petroleum resources, water protection screening, environmental planning, and urban design (on Regional Roads).

Please be advised that through this change to the *Planning Act*, the *Niagara Official Plan, 2022* (NOP) is effectively an official plan of the Town of Niagara-on-the-Lake, which remains in effect until the Town revokes or amends it to provide otherwise. As such, Town staff should be satisfied that the application conforms to NOP policies.

On this basis, the following comments pertaining to the natural environment are provided as advice to assist the Town in their review of the application. Under the Memorandum of Understanding for Engineering Review between the Town and the Region, the comments related to Regional infrastructure, private servicing and waste collection are considered Regional requirements with respect to the Region's interests.

Natural Environment System

The subject property is impacted by the NOP Natural Environment System (NES), consisting of the Lake Ontario shoreline, which is considered a Key Hydrologic Feature (KHF) outside of Settlement Areas.

NOP policies typically require the completion of an Environmental Impact Study (EIS) when development or site alteration is proposed within 120 m of KHFs. However, the proposed ZBA is strictly for outdoor event space, and does not involve any site alteration or development (no grading, temporary/permanent buildings, concrete, gravel or retaining walls). The area is to remain grassed and the Lake Ontario shoreline is already zoned appropriately. As such, Regional Environmental Planning staff offer no objection to the application.

Private Servicing

Regional staff note that the Ministry of Environment Conservation and Parks (MECP) currently has jurisdiction over the existing septic system(s) on the subject lands, as total sewage flows for the site currently exceed the Region's review limit of 10,000 litres per day. Accordingly, staff from the MECP should be consulted to ensure they do not have any concerns with the proposed application from a private servicing perspective.

Regional Road

The subject property has frontage along Regional Road 87 (Lakeshore Road). The applicant should be aware that a road widening of varying width (to be confirmed by field survey) along the Lakeshore Road frontage is required to achieve the designated road allowance of 10.05 metres, measured from the legal centreline.

Property conveyances will be requested as a condition of approval for any planning applications that involve an agreement (i.e. site plan approval). The required property conveyances should be shown on all future site or engineering plans prepared for this development.

Road Use Permits

The applicant is responsible for obtaining any applicable Regional road use permits, including:

- **Construction Encroachment Permit** – Required for any construction work on or below the Regional road allowance.
- **Entrance Permit** – Required for any private road entranceway, driveway, gate, or facility constructed as a means of access to a Regional road.
- **Sign Permit** – Required for placing any sign, notice, or advertisement within 20 metres of the centreline of a Regional road.
- **Road Occupancy Permit** – Required for any item that will be installed and remain on a Regional road allowance for a period of time.

Permit applications can be submitted through the following link:

<https://www.niagararegion.ca/living/roads/permits/>

Restorations within the Regional right-of-way must meet Niagara Region standards, available here: <https://www.niagararegion.ca/living/roads/permits/construction-encroachment-specifications.aspx>

Protection of Survey Evidence

Survey evidence adjacent to Regional road allowance must not be damaged or removed during development. Any agreements entered into as part of this application should include a clause requiring the applicant to obtain a certificate from an Ontario Land Surveyor confirming that all existing and new evidence is in place upon completion of the development.

Waste Collection

Niagara Region provides curbside waste collection services for developments that meet the criteria outlined in its Procedure for Requirements for Waste Collection. The

proposed development may be eligible for Regional collection, provided that owners or tenants bring waste to the curbside on their designated collection day.

Waste collection for this development is expected to remain as existing.

Regional staff note that 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/>

Conclusion

In conclusion, Regional staff have no objections to the proposed Zoning By-law Amendment from the perspectives of both the PSA and MOU for Engineering Services.

If you have any questions related to the above comments, please contact me at [REDACTED] Please send the staff report and Council's decision on the application when available.

Kind regards,



Katie Young, MCIP, RPP
Senior Planner

cc: Phillipe Biba, Development Approvals Technician
Adam Boudens, Senior Environmental Planner / Ecologist

John Federici, MCIP, RPP

From: Durst, Michael (MECP) <[REDACTED]>
Sent: December 17, 2025 4:04 PM
To: John Federici, MCIP, RPP
Subject: RE: Second Submission: ZBA-09-2025 - 1096 Lakeshore Road

Follow Up Flag: Follow up
Flag Status: Flagged

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 were expecting it or know that the content is safe. Forward the email to IT to validate.

John,

Apologies. I have reviewed the sewage flow analysis that was provided with the submission. The ministry has no concerns if special event guests are limited to those numbers that would allow the sewage system to operate within its approved rated capacity.

Please let me know if you require anything else.

Thanks,

Michael Durst

Environmental Compliance Officer
Niagara District Office
Ministry of the Environment, Conservation and Parks
301 St. Paul St., 9th Floor
St. Catharines, Ontario
L2R 3M8

[REDACTED]
[REDACTED]
[REDACTED]

We want to hear from you. How was my service? You can provide feedback at [1-888-745-8888](tel:1-888-745-8888) or ontario.ca/inspectionfeedback

Nous attendons vos commentaires. Qu'avez-vous pensé de mon service? Vous pouvez nous faire part de vos commentaires au [1-888-745-8888](tel:1-888-745-8888) ou à ontario.ca/retroactioninspection

John Federici, MCIP, RPP

From: Municipal Planning <[REDACTED]>
Sent: February 27, 2026 4:18 PM
To: John Federici, MCIP, RPP
Subject: RE: Third Submission: ZBA-09-2025 - 1096 Lakeshore Road

Follow Up Flag: Follow up
Flag Status: Flagged

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 were expecting it or know that the content is safe. Forward the email to IT to validate.

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. This response does not signify an approval for the site/development.

Please continue to forward all municipal circulations and clearance letter requests electronically to
[REDACTED]

Regards,

Willie Cornelio CET (he/him)

Sr Analyst, Municipal Planning
Engineering

ENBRIDGE

[REDACTED]
500 Consumers Rd, North York, ON M2J1P8

enbridge.com

Safety. Integrity. Respect. Inclusion.

John Federici, MCIP, RPP

From: Taran Lennard <[REDACTED]>
Sent: March 6, 2026 1:34 PM
To: John Federici, MCIP, RPP
Subject: NPCA Response: Third Submission: ZBA-09-2025 - 1096 Lakeshore Road
Attachments: NPCA Review - 1096 Lakeshore Road

Follow Up Flag: Follow up
Flag Status: Flagged

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 were expecting it or know that the content is safe. Forward the email to IT to validate.

Hi John,

Thank you for the opportunity to review this updated application. I can confirm that the NPCA's previous comments (attached) remain applicable.

Thank you.



Taran Lennard
Watershed Planner II

Niagara Peninsula Conservation Authority (NPCA)
3350 Merrittville Highway | Unit 9 | Thorold, ON L2V 4Y6

[REDACTED]
www.npca.ca
[REDACTED]

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>

John Federici, MCIP, RPP

From: Young, Katie <[REDACTED]>
Sent: March 9, 2026 2:32 PM
To: John Federici, MCIP, RPP
Cc: Development Planning Applications
Subject: RE: Third Submission: ZBA-09-2025 - 1096 Lakeshore Road

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 were expecting it or know that the content is safe. Forward the email to IT to validate.

Hi John,

Regional staff offer no further comments on this third submission.

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

P: [REDACTED]

W: www.niagararegion.ca

E: [REDACTED]



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