September 16, 2026 BEL 224049

Ethan Laman BURPl, MCIP, RPP
Senior Planner
Upper Canada Consultants
3-30 Hannover Drive
St. Catharines, ON. L2W 1A3

via email: ethan@ucc.com

Cc:

Mr. Arie DeHaan,
DeHaan Homes Inc.

Re: Environmental Impact Study Addendum- Caistor Meadows Plan of Subdivision Caistorville Road, Township of West Lincoln

Dear Mr. Laman:

Beacon Environmental completed an Environmental Impact Study (EIS), dated July 3, 2025, in support of the proposed Caistor Meadows Draft Plan of Subdivision on Caistorville Road in the Township of West Lincoln. Following submission of the draft plan and EIS, the Township provided comments dated August 19, 2025, which included review comments from the Niagara Peninsula Conservation Authority (NPCA). Following additional discussions with the Township and NPCA, Upper Canada Consultants (UCC) revised the draft plan. This addendum assesses the revised plan, which is provided in **Attachment A**. Relevant background correspondence is provided in **Attachment B**.

Over 95% of the subject lands support active agricultural field. The Ministry of Natural Resources (MNRF) has mapped wetland units of the Provincially Significant Caistor Canborough Slough Forest Wetland Complex (PSW) along the west and south boundaries of the subject lands. The NPCA identified several regulated headwater drainage features associated with the agricultural field within the subject lands. These features form part of the headwaters of the Welland River, which is located approximately one kilometre to the east.

The draft plan assessed in the 2025 EIS included 30 m buffer lands to the PSW and an area of wetland creation to mitigate the removal of a small pocket of cattail marsh (0.04 ha) that is regulated by the NPCA. The NPCA comments provided general support for the plan; however, the NPCA identified that potential impacts to a regulated watercourse and associated buffer lands required additional information before the NPCA could provide approval for the application.

The primary issue related to the EIS was the assessment of Headwater Drainage Feature 1 which flows eastward across the agricultural field to a culvert at Caistorville Road (see EIS Figure 2 in **Attachment C)**. Based on the physical characteristics of the feature, including that it is regularly ploughed through and demonstrated absence of a defined bank or bed, the EIS concluded that the feature did not meet the watercourse definition under Ontario Regulation 41/24. However, in an email dated May 5, 2026, the NPCA stated that, based on field assessments, technical staff had determined that Headwater

Drainage Feature 1 met the definition of a regulated watercourse under Ontario Regulation 41/24. The NPCA also noted that it would be open to reviewing written justification explaining why the feature should not be considered a regulated watercourse.

On June 11, 2026, Mr. Michael Crawford, a Senior Geomorphologist with Beacon Environmental, conducted a field assessment of Headwater Drainage Feature 1. Based on the physical conditions, including the absence of defined bank and bed features (see photographic reference **Attachment D**), and the small drainage area of 0.5 km^2, it was concluded that Headwater Drainage Feature 1 would not be considered a watercourse as defined by Ontario Regulation 41/24 and therefore was not a regulated watercourse. Following review of this assessment, the NPCA provided an email dated July 14, 2026, stating that it supported Beacon's assessment based on the in-field technical analysis.

As HeadwaterDrainage Feature 1 does not meet the criteria to be considered a regulated watercourse, UCC revised the draft plan to realign the feature. The realignment will convey surface water through a vegetated swale across the subject lands, from the west boundary of the development to the Caistorville Road culvert (see the servicing plan in **Attachment A**). The drainage features do not provide wetland or riparian habitat; their only identified ecological function is to convey surface water downstream to the Welland River. The stormwater management plan (UCC 2024) confirms that grading, swales, and ditches associated with the residential lots and street will continue to direct flows to Drainage Feature 1, consistent with existing conditions. Downstream flows east of Caistorville Road to the Welland River will therefore be maintained.

The revised plan would create 16 lots accessed via Parker Drive, which would have two intersections with Caistorville Road. The plan continues to include 30 m buffer lands to the boundaries of the PSW. As identified in the 2025 EIS, to mitigate the loss of a small 0.04 ha cattail wetland pocket, a wetland/pond will be created in the buffer lands west of Lots 9 through 11. The requirement for a detailed wetland design, landscape plan, and NPCA approval should be identified as a condition of draft plan approval. In addition, to prevent post-development impacts a 1.5 m high chain link fence should be constructed along the rear of lots associated with the buffer lands. A no-gate condition should also be identified by the Township to prevent entry into the feature and buffers. All construction mitigation measures identified in Section 6.2.2 of the 2025 EIS are also to be implemented.

Based on the existing conditions associated with the subject lands and the elements of the revised draft plan, this EIS addendum concludes that, with implementation of the recommended design and construction mitigation measures, the proposed Caistor Meadows Draft Plan of Subdivision can be supported with respect to maintaining the natural heritage system of the Township of West Lincoln, Niagara Region, and the Province.

Prepared by:
Beacon Environmental Ltd.

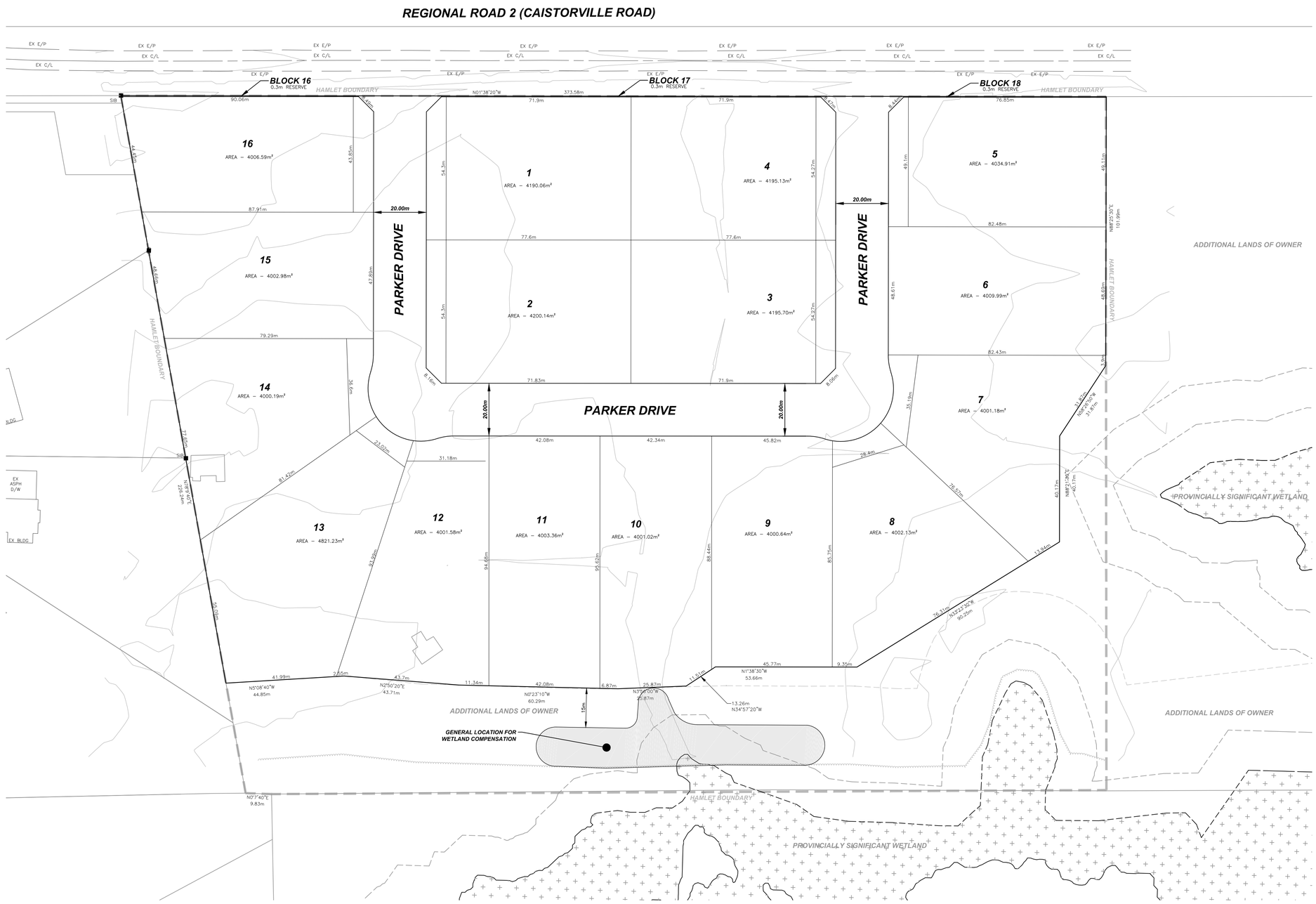
Ron Huzier, B.Sc (Hons.)
Senior Ecologist

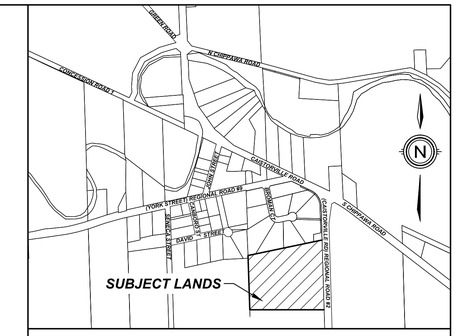
Reviewed by:
Beacon Environmental Ltd.

Kristi Quinn, B.E.S, Cert. Env. Assessment.
Principal, Senior Environmental Planner

Attachment A

CAISTOR MEADOWS
WEST LINCOLN





KEY PLAN
N.T.S.

DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION

PART OF LOT 20, CONCESSION 1
GEOGRAPHIC TOWNSHIP OF CAISTOR
NOW IN THE TOWNSHIP OF WEST LINCOLN
REGIONAL MUNICIPALITY OF NIAGARA

OWNER'S CERTIFICATE

BEING THE REGISTERED OWNER, I HEREBY AUTHORIZE UPPER CANADA CONSULTANTS TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF WEST LINCOLN FOR APPROVAL.

AUGUST 4, 2026
DEHANN HOMES INC. DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ARE CORRECTLY SHOWN.

DonChambers AUGUST 4, 2026
DONALD CHAMBERS (O.L.S.) DATE

REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT

a) SEE PLAN
b) SEE PLAN
c) SEE PLAN
d) SEE PLAN
e) SEE PLAN
f) SEE PLAN
g) SEE PLAN
h) PRIVATE WATER
i) SILTY SAND
j) SEE PLAN
k) FULL SERVICE
l) SEE PLAN

LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE FAMILY RESIDENTIAL	LOT 1–16	16	6.567	88.55
0.3m RESERVE	BLOCK 15–17		0.009	0.12
ROADWAY			0.840	11.33
TOTAL		16	7.416	100.00

DEVELOPABLE AREA = 7.484ha
DEVELOPABLE DENSITY = 2.16 units/ha

#	REVISION	DATE	INIT
.	.	.	.
.	.	.	.
0	ISSUED FOR REVIEW	2026–08–04	TA

UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS

DRAWING TITLE: ***DRAFT PLAN OF SUBDIVISION***	DRAFTING TA
	DATE AUGUST 4, 2026
	PRINTED SEPTEMBER 10, 2026
	SCALE 1:750
	DWG No. ***22255-DP*** / REV ***0***

DRAWING FILE: F:\22255\Planning\22255–DRAFT PLAN.dwg PLOTTED: Sep 10, 2026 – 3:21pm PLOTTED BY: TAllen

REGIONAL ROAD 2 (CAISTORVILLE ROAD)

PARKER DRIVE

BLOCK 16

BLOCK 17

BLOCK 18

20.0m-600Ø CSP CULV @ 0.55%

20.0m-600Ø CSP CULV @ 0.50%

17.470m-600Ø CSP CULV @ 0.35%

PROP CREEK RE-ALIGNMENT

PROP CREEK RE-ALIGNMENT

PROP DITCH

PROP 1.5m SHLD GRAN

PROP SWALE

EX DITCH

EX MARSH

EX BLDG

GAS WELL TO BE DECOMMISSIONED

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

NOTES:

1. THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER, AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
2. PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.
3. ALL CONSTRUCTION MUST COMPLY WITH THE NIAGARA PENINSULA STANDARD CONTRACT DOCUMENT.

#	REVISION	DATE	INIT

DRAFTING: TA
DESIGN: MH
CHECKED BY: MH
APPROVED BY:

UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS

OWNER
OWNER NAME
STREET
CITY
POSTAL CODE

CAISTOR MEADOWS
WEST LINCOLN
SITE SERVICING AND GRADING PLAN

CONSULTANT FILE No. 22255
DATE 2026-07-29
PRINTED 2026-09-10
SCALE 1:500 m
REF No.
DWG No. **22255-SSGP**
REV **0**

DRAWING FILE: F:\22255\Engineering\22255-caistor.dwg PLOTTED: Sep 10, 2026 - 7:55am PLOTTED BY: TAllen

Attachment B

West Lincoln
Your Future Naturally

318 Canborough St. P.O. Box 400
Smithville, ON L0R 2A0
T: 905-957-3346
F: 905-957-3219
www.westlincoln.ca

GROWTH AND SUSTAINABILITY DEPARTMENT

Date: August 19, 2025

To: Upper Canada Consultants
3-30 Hannover Drive
St. Catharines, ON L2W 1A3

Attn: Ethan Laman
Senior Planner

SUBJECT: Zoning By-law Amendment Application (File No. 1601-005-25)
Draft Plan of Subdivision Application (File No. 2000-004-25)
CON1 PART LOT 20
DeHaan Homes Inc. (Owner); Upper Canada Consultants (Agent)

Thank you for providing the preliminary submission of the planning and engineering related documents for the proposed development. The Township acknowledges receipt of the July 10, 2025 submission of the applications for the zoning by-law amendment and draft plan of subdivision for fourteen (14) rural residential lots on a new local public road.

The comments contained in this letter summarizes the preliminary comments from the internal departments and external agencies that relate to the drawings and/or supplemental reports/documents for this development.

At this time, the application will be deemed incomplete until all comments have been received (Region) and addressed.

Township of West Lincoln Growth and Sustainability Department
(Robin Shugan, Senior Planner, 905-957-3346 ext. 5138)

Draft Plan of Subdivision

- Indicate location of Petroleum Well and show setbacks from petroleum well to new building construction.
- Proposed 18 metre right of way Township requires 20 metre right of way.

Planning Justification Report (UCC, June 2025)

- The PJR to address the active Petroleum Well as per Section 15.2.3(d) of the Official Plan.
- PJR to address Official Plan Section 14.5.5 Local Roads. 20 metre right of way is required for local roads 18 metres by be provided subject to providing justification for 18 metre right-of-way to the satisfaction of the Township.

Environmental Impact Study (Beacon Environmental, July 3, 2025)

- Please see NPCA comments

Hydrogeological Assessment (Terra-Dynamics, February 23, 2024)

- Subdivision agreement will state that private services will be supplied by cistern and sewage disposal.

Stage 1, 2, 3 and 4 Archaeological Assessment
(Detritus Consulting Ltd., December 14, 2024- January 2025)

- Staff will require the Ministry Clearance Acknowledgement Letter for the draft plan of subdivision condition of approval.

Stormwater Management Report (UCC, June 2025)

- Niagara Region will peer review Stormwater Management Report on behalf of the Township. See Township Development Engineering comments.
- Stormwater Managment Report to be revised as per Region's comments

General Comments

- Region will peer review Stormwater Management Report
- NPCA comments to be addressed
- Righway of way to be 20 metres unless a justification is provided that will satisfy the Township.

Township of West Lincoln Growth and Sustainability Department
(Jennifer Bernard, Manager of Civil Land Development Engineering, 905-957-3396 ext.4693)

Please see attached comments

External Agency Comments

The external comments from Region the NPCA have been provided separately.

Conclusion

Please make the necessary changes/modifications as requested by the agencies and departments and resubmit with a summary letter that outlines how each of the commenting agency issues/comments has been addressed.

Upon receipt of addressing the comments to the satisfaction of the Director of Growth and Sustainability, a letter deeming the application complete and schedule the Public Meeting date will be provided.

Should you have any questions, please do not hesitate to contact myself or the commenting agency directly.

Sincerely,

Robin Shugan, CPT, ACST
Senior Planner

Cc: Gerrit Boerema, Director of Growth and Sustainability
Susan Smyth, Manager of Community Planning & Design
Jennifer Bernard, Manager of Civil Land Development Engineering

Niagara Peninsula CONSERVATION nature for all

3350 Merrittville Hwy. Unit 9
Thorold Ontario L2V 4Y6
905.788.3135 | info@npca.ca | npca.ca

August 15, 2025

Via Email Only

Susan Smyth, CPT
Manager, Community Planning & Design
Township of West Lincoln
318 Canborough Street Box 400
Smithville ON, L0R 2A0

NPCA File No.: PLSUB202500957

Dear Ms. Smyth,

Re: Niagara Peninsula Conservation Authority (NPCA) Comments
Application for Zoning Bylaw Amendment and Draft Plan of Subdivision
Township of West Lincoln: 680 Caistorville Road
Municipal File Nos.: 1601-005-25 & 2000-004-25

The NPCA has received a request to review the complete application in relation to a proposed residential subdivision. These are inclusive of 14 single detached lots, 1 block for environmental protection, and an 18-metre public road. In response to this request, we offer the following comments.

The NPCA regulates watercourses, flood plains (up to the 100-year flood level), Great Lakes shorelines, hazardous land, valleylands, and wetlands under *Ontario Regulation 41/24* of the *Conservation Authorities Act*. The NPCA's '*Policies for Planning and Development in the Watersheds of the Niagara Peninsula Conservation Authority'* (NPCA policies) provides direction for managing NPCA regulated features. The subject lands are impacted by watercourses and wetlands / unevaluated wetlands.

Zoning Bylaw Amendment and Draft Plan of Subdivision

A Zoning Bylaw Amendment is required to also facilitate the re-zoning from an agricultural zone to a rural residential zone. An existing Environmental Protection Zone will remain around the Provincially Significant Wetland, along with an Environmental Protection Zone proposed for a watercourse block within the subdivision. The remaining land outside of the wetlands and watercourse will be zoned Agricultural. In principle, the NPCA is satisfied with the Zoning, but do offer comments below that may cause some adjustments.

The NPCA has reviewed the '*Planning Justification Report'* as prepared by Upper Canada Consultants (dated June, 2025), the *'Stormwater Management Plan'*, as prepared by Upper Canada Consultants (dated June 2025), the *'Environmental Impact Study'* as prepared by Beacon Environmental (dated July 3, 2025) as well as the 'Draft Plan of Subdivision' as prepared by Upper Canada Consultants (dated June 23, 2025). The NPCA notes that the watercourses proposed for removal drain external properties, and the southern watercourse provides a connection from the PSW to the watercourse. The Stormwater Management report identified the external areas as draining overland toward the subject property. As these properties are drained by existing watercourses, it is the opinion of the NPCA that removing and regrading the watercourses would cause problems for both existing homeowners (blocking of flows) and future homeowners of the subdivisions (concentrated flows entering the yard with no direction).

Niagara Peninsula CONSERVATION nature for all

3350 Merrittville Hwy. Unit 9
Thorold Ontario L2V 4Y6
905.788.3135 | info@npca.ca | npca.ca

As such, the NPCA is requesting the following:

The Southern Watercourse: Through a previous draft plan document, this feature was shown in a block on its own. It is the opinion of the NPCA that this be retained and reflected on the current Draft Plan (generally between Blocks 3 and 4) and connecting via a culvert under the road to Block 15. This will permit the movement of water through its own designated block without the potential for negative impacts to residential lands. This capturing of both watercourses was originally proposed, and would be more supportable by NPCA. The current concept raises concerns, which our Agency is of the opinion can easily be addressed.

The watercourse with the pond (near the northwest section of the lands) is well defined with a clear channel directing flows south. Please provide confirmation pertaining to how water will be managed on site, as swales will likely be required to convey flows. Swales can be supported by NPCA, so confirmation of the ultimate drainage patten should be confirmed.

Through our Agency review of the Environmental Impact Study, the NPCA would acknowledge that the EIS will need to reference the current NPCA Policy document (2024) as some Policy interpretations are reflective of the 2022 Document. The NPCA recognizes that the development will require the removal of a 0.04 hectare pocket of wetland. The Protection Hierarchy has been applied to this feature. At a high level, the NPCA is supportive of compensation in principle, with the location of the recreated wetland within the buffer of the western PSW near Drainage Feature 1. The NPCA will require that an online pond not be created through this process. Please revise Draft Plan to identify the compensation location. Detailed design elements can occur at a later date and be addressed through a condition of draft approval. Please also ensure that the proposed site plan is supported by the findings, recommendations, and mitigation measures within the EIS.

As such, the NPCA will require revisions to the drawing set, and that any additional blocks of watercourse be zoned with an appropriate Environmental Protection Zoning category. These revisions will be required prior to providing conditions of draft plan approval.

Conclusion

In summary, the NPCA will require additional information prior to expressing support of the application or draft plan conditions.

I trust the above will be of assistance to you. Should you have any further questions or require further information in this matter, please do not hesitate to call. For administrative purposes, please forward any decisions and resolutions of your Council. In the event of an appeal to the Ontario Land Tribunal (OLT) please send notice of any Case Management Conference.

Please send a copy of any Staff Reports and/or Council recommendations once they are available. If you have any questions, please let me know.

Thank you,

Taran Lennard
Watershed Planner II
(905) 788-3135 ext. 277
tlennard@npca.ca

Niagara Region
Public Works – Infrastructure Planning and Development Division
1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7
905-980-6000 Toll-free:1-800-263-7215

Via Email Only

August 19, 2025

Region Files: PLZBA202501634, PLSD202501535

Susan Smyth, CPT
Manager, Community Planning and Design
Township of West Lincoln
318 Canborough Street
Smithville, ON, L0R 2A0

Dear Ms. Smyth:

Re: Preliminary Regional Comments
Proposed Zoning By-law Amendment and Draft Plan of Subdivision
Township Files: 1601-005-25, 2000-004-25
Owner: DeHaan Homes Inc.
Agent: Upper Canada Consultants (c/o Ethan Laman)
680 Caistorville Road (Caistor Meadows)
Township of West Lincoln

Regional Infrastructure Planning and Development staff has reviewed the proposed Zoning By-law Amendment (ZBA) and Draft Plan of Subdivision (DPS) for lands municipally known as 680 Caistorville Road in the Township of West Lincoln. The proposed subdivision will be called Caistor Meadows.

The ZBA application proposes to rezone the northern portion of the subject lands from Agricultural (A) Zone to Rural Residential Zone and zone Block 15 of the Draft Plan to Environmental Protection (EP) Zone. The remnant portion of the property will retain the exiting EP Zone and A Zone.

The DPS application will facilitate the development of 14 single detached lots fronting onto a proposed public road, one block for environmental protection, and three blocks for a 0.3 meter reserve.

A pre-consultation meeting was held to discuss the proposal on January 16, 2025, with Township and Regional staff in attendance.

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. Township Council approved entering into a service level agreement with Niagara Region ('Planning Services Agreement') to continue providing support and advice to the Township of West Lincoln for environmental planning.

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

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

Natural Environment System

Regional staff have reviewed the circulated materials and confirm that all required studies/reports have been included. As such, staff would offer no objection to deeming the application complete.

Regional Road Allowance

The subject property has frontage along Regional Road 2 (Caistorville Road). The applicant is to be aware of the following regional property requirements:

- A daylighting triangle of 6 metres by 6 metres is required at all four corners/quadrants of the proposed intersections of 'Street A' and Caistorville Road to maintain sightlines.
- A 1-foot (0.3 metre) reserve is required along the frontage of Caistorville Road for control of access.

Staff acknowledge that the draft plan shows the reserves as Blocks 16-18. The required property is to be conveyed free and clear of any mortgages, liens or other encumbrances, and is to be described by Reference Plan. The cost of providing this plan will be the full responsibility of the applicant. The applicant will arrange for a land surveyor to submit the preliminary undeposited survey plan along with all related documents to Niagara Region Surveys staff for review and approval. Surveys staff will advise the land surveyor of any required revisions to the plan. Once the plan is deposited and the transfer registered, the Region will clear the applicable condition.

Should the applicant have any questions, please direct them to contact the individuals listed below:

Jordan Hadler, Law Clerk
E-mail: Jordan.Hadler@niagararegion.ca
Phone: 905-980-6000 ext. 3271
(For inquiries specific to the transfer of property to the Region)

Normans Taurins, Manager, Surveys & Property Information
E-mail: Normans.Taurins@niagararegion.ca
Phone: 905-980-6000 ext. 3325
(For inquiries specific to the reference plan)

Road Use Permits

The applicant is responsible for obtaining any applicable regional road use permits:

- Construction encroachment permit is needed for any construction work to be completed on or below the regional road allowance.
- Entrance permit is needed for any private road entranceway, driveway, gate or facility constructed as a means of access to a regional road.
- Sign permit is needed for placing any sign, notice or advertisement within 20 metres of the centreline of a regional road.
- Road occupancy permit is needed for any item that will be installed and remain on a regional road allowance for a period of time.

Permit applications can be made through the following link:
https://www.niagararegion.ca/living/roads/permits/

Restorations within the regional right-of-way are to be to Niagara Region standards:
https://www.niagararegion.ca/living/roads/permits/construction-encroachment-specifications.aspx

Protection of Survey Evidence

Survey evidence adjacent to regional road allowances is not to be damaged or removed during the development of the property. Any agreements entered into as part of this application should include a clause requiring for the applicant to obtain a certificate from an Ontario Land Surveyor stating that all existing and new evidence is in place at the completion of said development.

Stormwater Management

Based on the review of the ‘Stormwater Management Plan’ prepared by Upper Canada Limited, dated June 2025, Region staff offer the following comments:

- Update the development stormwater management (SWM) plan to achieve an Enhanced level of protection, as required by the Region’s pre-consultation notes dated January 2025. This requirement is based on the Niagara Region’s SWM

Guidelines and the Type I fish habitat of the downstream receiver, the Welland River.
- Supplement the Report with confirmation of the drainage boundary for Area EX1, as shown in Figure 2, which indicates flow eastly toward Outlet A. However, based on the Region's information, most of the property at 668 Seneca Street drains westly not toward Outlet A.
- Circulate the grading, servicing and construction sediment and erosion control plans for review and approval. The site grading plan is required to confirm the post-development drainage patterns, as shown on Figure 4.
- Confirm whether the site ditch conveys flow from the Provincially Significant Wetland (PSW) east toward Outlet A, or if it drains west to the PSW at the west boundary of the development. The drainage direction shown on the Draft Plan of Subdivision appears to differ from that presented in the Report figures, and clarification is required to resolve this inconsistency.
- Supplement the Report with an analysis of the impact of providing post-development peak flow control to Outlet A, to confirm that flow control is not required.

Waste Collection

Niagara Region provides curbside waste collection services for developments that satisfy its Procedure for Requirements for Waste Collection. The proposed development may be eligible to receive regional collection provided that the owners/tenants bring the waste to the curbside on their designated pick-up day, and that the following limits are not exceeded:

<u>Low Density Residential</u>

- Green – no limit (collected weekly)
- Waste – 2 bags/cans per unit (collected bi-weekly)

If pursuing regional curbside waste collection, the development must be designed such that the regional collection truck can safely maneuver the site in either direction of travel without having to reverse or depart the travelled portion of the road. Proposed road widths and curb radii are to be identified on the site/engineering plans, and where the minimum required dimensions are not achieved, swept path overlays using the regional collection truck turning template are to be provided.

The developer will need to submit an Application for Commencement of Collection when collection services are required to begin.

If the subject development is unable to satisfy the regional waste collection requirements or meet the above curbside waste collection limits, then waste collection for the site will be the responsibility of the owner through a private contractor.

Circular Materials Ontario is responsible for the delivery of residential blue and grey box recycling collection services, and related information can be found at the following link: https://www.circularmaterials.ca/resident-communities/niagara-region/

Conclusion

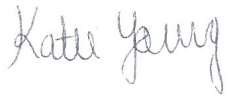
Regional Infrastructure Planning and Development staff offer no objection to the Township deeming the application complete based on the material provided. However, as detailed in the stormwater management section above, staff request the applicant submit a revised stormwater management plan/report to address staff comments.

Regional staff will provide detailed comments and conditions of approval when the application is formally circulated for review.

Please be advised that through changes to the *Planning Act*, the NOP is effectively an official plan of the Township of West Lincoln, which remains in effect until the Township revokes or amends it to provide otherwise. As such, Township staff should be satisfied that the application conforms to NOP policies.

Should you have any questions regarding the above comments, please contact the undersigned at Katie.Young@niagararegion.ca.

Kind regards,



Katie Young, MCIP, RPP
Senior Development Planner

cc: Adam Boudens, Senior Environmental Planner / Ecologist
Josh Wilson, P.Eng., Manager (A), Development Engineering
Philippe Biba, Development Approvals Technician
Maggie Ding, P.Eng., Stormwater Management Engineer

West Lincoln
Your Future Naturally

318 Canborough St. P.O. Box 400
Smithville, ON
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www.westlincoln.ca

Memo

To:	Susan Smyth, Manager, Community Planning & Design Robin Shugan, Senior Planner
From:	Jennifer Bernard, Manager, Civil Land Development
Date:	August 14, 2025
Re:	Caistor Meadows - Draft Plan of Subdivision Application & ZBA

Public Works has completed a review of the Caistor Meadows Draft Plan of Subdivision application and Zoning By-law Amendment for DeHaan Homes Inc. and provides the following comments:

Draft Plan of Subdivision DWG No. 22255-DP dated June 23, 2025
Initial comments on the Draft Plan of Subdivision were provided at the January 16/25 pre-consultation (attached for reference) meeting including the following:

- Pre-consultation comment - The Draft Plan of Subdivision proposes a local road with a right-of-way of 18m. All Township owned local roads shall have a minimum right-of-way of 20m, the subdivision layout is to be revisited to meet this standard. Where the required road width cannot be provided, a reduced right-of-way may be considered if justification can be provided to show how the proposal meets policy 6.11.7.4.4.h) in the Township's Official Plan.

  The Draft Plan of Subdivision shows an 18m right-of-way yet no justification has been provided, the Township continues to request the standard 20m right-of-way.

- Pre-consultation comment - The Draft Plan of Subdivision proposes Blocks 14, 15, 16 and 17, identified as Environmental Lands and Watercourse, be dedicated to the Township. Staff are opposed to assuming those lands as they are unusable and would require maintenance. Further consideration of the subdivision layout and perhaps discussion with the NPCA to determine what options may be available for those lands.

  The latest Draft Plan proposes Block 15, identified as Environmental Protection lands, would be dedicated to the Township. Staff continue to oppose assumption of these lands as they are unusable and would require maintenance to some degree.

  Staff requests consideration be given to Block 15 remaining under the ownership of DeHaan Homes Inc. as it is required for drainage across #680 Caistorville Rd.

The Township would only be responsible for the culvert under Street A. This recommendation should be reviewed with the NPCA.

Stormwater Management Report dated June 2025

The Niagara Region will peer review the Stormwater Management Report on behalf of the Township however, this review will not be completed until the Draft Plan has addressed all Township Department and outside agency comments in case the Stormwater Management Report requires revision. Once the final version of the report is complete, the Township will request the peer review to be completed, the cost for the peer review will be at the expense of the Owner.

July 21, 2025

Project Name: 680 Caistorville Road, West Lincoln
DOCA Project Number: 2025-0752
Proponent: Dehaan Homes Inc.
Project Location: 680 Caistorville Road, West Lincoln

Dear Susan Smyth,

This letter is to confirm receipt of the project-related correspondence sent by the Town of West Lincoln, on July 10, 2025, regarding 680 Caistorville Road, West Lincoln.

The Mississaugas of the Credit First Nation (MCFN) are the Treaty Holders of the land on which the project will take place – specifically, thev680 Caistorville Road, West Lincoln . The MCFN holds Indigenous and Treaty Rights specific to the project location and its environs, which may be adversely impacted by it. The Department of Consultation and Accommodation (DOCA) is designated by the MCFN to handle consultation matters on its behalf.

The DOCA consultation team has reviewed the project-related correspondence identified above, in addition to any associated documentation. The following DOCA Units have completed a review and their questions and comments have been included below.

Archaeology Unit
Primary Reviewer: **Adam LaForme, MCFN DOCA- Manager of Archaeology**

Questions and Comments: *It is the expectation of the Mississaugas of the Credit First Nation Department of Consultation and Accommodation (MCFN DOCA) to be fully engaged in all archaeological assessments related to development projects.*

However, MCFN DOCA was not invited to participate in the archaeological assessments conducted for this project. As a result, we are unable to confirm the validity of the findings or support the recommendations presented.

We respectfully request that MCFN DOCA be included in all future archaeological work to ensure our meaningful involvement and to uphold our responsibilities in protecting cultural heritage.

Environment Unit
Primary Reviewer: **Simar Kaur, MCFN DOCA- Environment Coordinator**
Please see the listed comments and questions below:

- *In addition to permanent fencing, what other measures are there to prevent post development impacts on EP block 15? Are there plans in place for managing recreational trail access, if any are proposed in the future?*

- *The EIS states that cumulative impacts of past, present, and future development are beyond the scope of this study. However, cumulative impacts are a standard part of environmental planning. Why is this scope excluded?*

- *Is a Wildlife Handling and Salvage Plan being developed? Given the relocation of a meadow habitat and the wetland removal, such a plan would be highly recommended to ensure appropriate species management.*

- *The report seems to assume there will be no significant cumulative impacts. Is this assumption based on data or precedent?*

- *Are any provincially significant wetlands expected to be impacted, directly or indirectly, because of this development?*

Until the questions, concerns, and/or interests identified in this letter have been satisfactorily addressed, the project must not receive approval or proceed with any ground-altering activities. We request a response to our feedback within two to three weeks' time.

DOCA expects to be notified of any and all future project updates and/or changes.

If you have any questions for the DOCA consultation team, please feel free to contact us.

Thank you,



Abby (LaForme) Lee
Consultation Coordinator
Department of Consultation and Accommodation
Phone: 905-768-4260
Email: abby.laforme@mncfn.ca

CC: Megan DeVries, Manager of Consultations, megan.devries@mncfn.ca

Simar Kaur, Environment Coordinator, Simar.Kaur@mncfn.ca

Adam LaForme, Manager of Archaeology, Adam.LaForme@mncfn.ca

Municipal Planning,
Engineering

tel 416 495 5180
municipalplanning@enbridge.com

Enbridge Gas Inc.
500 Consumers Road
North York, ON
M2J 1P8

July 16, 2025

Susan Smyth
Manager, Community Planning & Design
Township of West Lincoln
Planning Department
318 Canborough Street
P.O. Box 400
Smithville, ON L0R 2A0

RE: Draft Plan of Subdivision, Zoning By-law Amendment
DeHaan Homes Inc.
680 Caistorville Road
Township of West Lincoln
File No.: 2000-004-25, 1601-005-25

Dear Susan,

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.

The Owner agrees to provide Enbridge Gas Inc. (Enbridge Gas) the necessary easements at no cost and/or agreements required by Enbridge Gas for the provision of local gas services for this project, in a form satisfactory to Enbridge Gas.

Sincerely,

Willie Cornelio CET
Sr Analyst Municipal Planning

From:	Ron Huizer
To:	Ron Huizer
Subject:	FW: Draft Plan of Subdivision- Caistor Meadows - Additional Site Visit.
Date:	Friday, September 11, 2026 9:36:03 AM
Attachments:	image002.png image003.png image004.png image005.png image006.png RE Caistor Meadows - Revised Draft Plan .msg

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Ron Huizer, B.Sc. (Hons.) / Senior Ecologist
BEACON ENVIRONMENTAL
C) 416.729.0544

From: Taran Lennard <tlennard@npca.ca>
Sent: May 5, 2026 3:44 PM
To: Robin Shugan <rshugan@westlincoln.ca>
Cc: Ethan Laman <ethan@ucc.com>; Susan Smyth <ssmyth@westlincoln.ca>
Subject: RE: Draft Plan of Subdivision- Caistor Meadows - Additional Site Visit.

Hi Robin & Ethan,

The NPCA has taken the time to review this request with our Technical Staff. For your knowledge, the NPCA's Ecologist was on site July 23, 2024, and our Engineer was on site November 5th 2025. In both cases, NPCA technical staff have determined the features on site to be regulated as they meet the definition of a regulated watercourse as defined within Ontario Regulation 41/24 and as noted within the CA Act. Respectfully, the NPCA does not feel another site visit will be of value as it will not change our findings.

The CA is bound by the definition of "watercourse" within the Act and Regulation which is very broad. As such, each file is reviewed based on the information collected through site visits as well as any required studies/plans requested though the Planning stages of the file. The definition of a regulated watercourse in Ontario Regulation 41/24 is not strict, and we do recognize it is a bit vague and left open to interpretation. There is no specific clause within the definition on, for example, the height of the bed and bank. As such, it is the decision of the NPCA on a site-by-site basis. In this case, based on the two site visits by NPCA; our review of our digital terrain models and historical aerial imagery; and our review of the submitted EIS, the NPCA has concluded that this feature is a regulated watercourse. The 2025 EIS indicates that Drainage Features 1 and 3 will be retained and will compensate the loss of linkage, by providing linkage to the PSW units to the west and south which further demonstrates its hydrological importance to the site and the broader landscape/watershed.

While the NPCA would be open to reviewing written justification as to how this feature is not a regulated watercourse, it should be known that the opinion of the NPCA at this time is that the feature is a regulated watercourse.

Again, while the features on site are regulated by the NPCA, I do want to advise that the NPCA was in general support of the last plan which showed the watercourse realigned on the retained parcel, subject to a few points of clarity, as outlined in my email of March 18, 2026. I have attached this for reference. We would be near a point of issuing draft plan conditions with that design.

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

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From: Robin Shugan <rshugan@westlincoln.ca>
Sent: April 22, 2026 11:59 AM
To: Taran Lennard <tlennard@npca.ca>
Cc: Ethan Laman <ethan@ucc.com>; Susan Smyth <ssmyth@westlincoln.ca>; Paige Pearson <ppearson@npca.ca>
Subject: Draft Plan of Subdivision- Caistor Meadows - Additional Site Visit.

Hi Taran,
The Township is looking to set up another site visit with the NPCA, Region, and UCC to further understand concerns and to work towards a solution for re-routing the watercourse.

Based on the submitted EIS, it is the Township's understanding that the watercourse may not be considered a regulated watercourse, however, the NPCA's site visit identified it as a regulated feature. We thought it might be helpful to go on site together

for clarification and get a better visual understanding on how to move the project forward. UCC would like their Environmental Consultant to attend the site visit, is the NPCA available April 28 @10am to meet on site?

Thank you,

Robin

West Lincoln
Your Future Naturally

Robin Shugan | Senior Planner

T 905-957-3346 ext. 5138
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W www.westlincoln.ca

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From:	Ethan Laman
To:	Taran Lennard
Cc:	Ron Huizer; Michael Crawford; Robin Shugan; Susan Smyth; Gerrit Boerema; Arie Dehaan
Subject:	Caistor Meadows - Drainage Feature Evaluation
Date:	Tuesday, July 7, 2026 10:22:27 AM
Attachments:	Micheal Crawford CV 2026.pdf

Hi Taran,

Please see the below assessment of the drainage feature on site from Micheal Crawford. His CV is also attached, outlining his credentials and expertise. His determination is that the feature is not a regulated watercourse.

Given the differing conclusions reached so far, we think a site walk is the best way to move forward. Perhaps if you could you let us know your team's availability over the next week or so and we can coordinate a time that works for the group.

Thank you,

Ethan Laman BURPl, MCIP, RPP
Senior Planner
Upper Canada Consultants
3-30 Hannover Drive
St. Catharines, ON. L2W 1A3

Tel: (905) 688-9400 ext. 505
Cell: (289) 228-5879
Fax: (905) 688-5274
Email: ethan@ucc.com
Web: www.ucc.com

Summer hours in effect. Out of office 2:30pm on Fridays

From: Michael Crawford <mcrawford@beaconenviro.com>
Sent: July 1, 2026 9:16 AM
To: Ethan Laman <ethan@ucc.com>; Ron Huizer <rhuizer@beaconenviro.com>
Subject: Re: Is it a watercourse - Caistorville

Good morning Ethan,

After visiting the site and a review photos, topo provided and a high-level review of available online resources, the feature bisecting the subject property does not appear to be a

watercourse. While there does not appear to be elements of bed and banks features present upstream of Caistorville Road, this feature appears to have been influenced or modified by the surrounding agricultural practices. However, if we look at the drainage area of this feature using the Ontario Watershed Information tool (OWIT), the drainage area is lees than 0.5 km^2. There also does not appear to be a floodline associate with the creek from the available NPCA mapping. Given the small drainage area and lack of bed and bank features present, this feature would not be considered a watercourse and fall under the headwater drainage feature evaluation and classification under the guidelines. I would recommend setting up a walk with the NPCA to confirm this evaluation.

Thanks,

Mike

Michael Crawford, B.Sc.*, P.Geo. (Limited)*, CAN-CISEC.
Senior Geomorphologist Restoration Specialist
BEACON Environmental
305 Reid Street, Peterborough, ON K9J 3R2
C) 613.583.3681
www.beaconenviro.com

From:	Ron Huizer
To:	Ron Huizer
Subject:	FW: Caistor Meadows - Drainage Feature Evaluation
Date:	Friday, September 11, 2026 9:56:00 AM
Attachments:	image001.png Caistor Meadows Map.pdf

Ron Huizer, B.Sc. (Hons.) / Senior Ecologist
BEACON ENVIRONMENTAL
C) 416.729.0544

From: Taran Lennard
Sent: July 14, 2026 8:25 AM
To: Ethan Laman
Subject: RE: Caistor Meadows - Drainage Feature Evaluation

Hi Ethan,

Thank you for the discussion yesterday. Upon reviewing the file, photos and imagery with our Director, the NPCA is looking to entertain the call of Mike Crawford, a qualified Geomorphologist. It is important to note that this is a very site specific decision, and each file/property will continue to be viewed under its specific lens depending on scope, nature and location.

For our files, would Mr. Crawford be able to corroborate his response to specific photographs, for our files? For example, I have attached the NPCA's internal hillshade layer on our mapping. This layer 'appears' to show a watercourse but we recognize this is not the case. I've highlighted in a red box the specific location where our Director was interested on any photographs to justify the lack of feature.

Following that response, I will send a final email from us, to the Township and copy you on that.

Any questions, feel free to let me know, or have Mr. Crawford give me a call. 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
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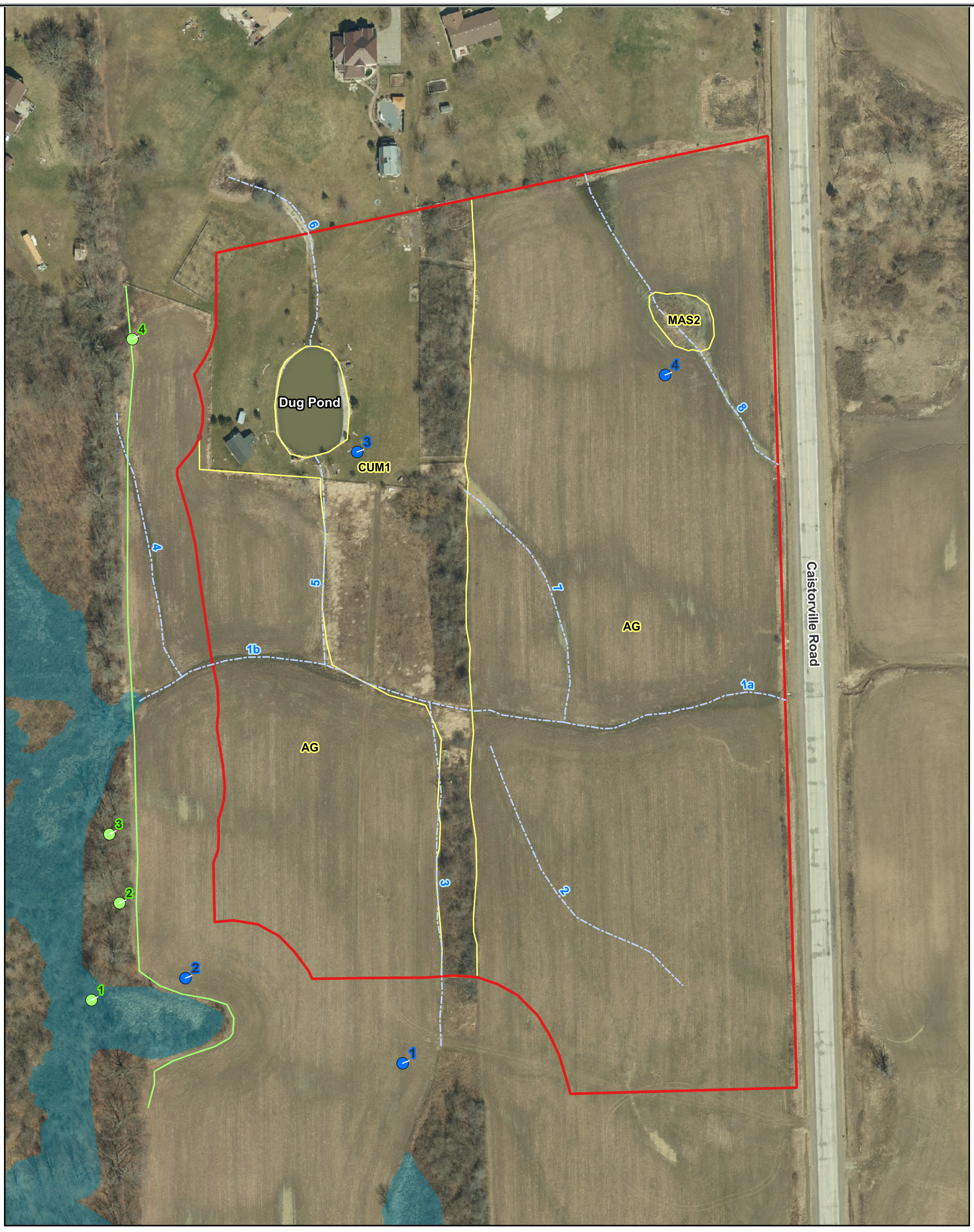
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Attachment C



Legend

- Subject Property (Aproximate)
- Ecological Communities
- Drainage Features
- Revised Provincially Significant Wetland
- Dripline
- Amphibian Survey Stations
- Snag Tree Locations

Code	Wetland Communities
MAS2	Mineral Shallow Marsh
	Cultural Communities
CUM1	Mineral Cultural Meadow
	Other Communities
AG	Agricultural Crop

Existing Conditions

Figure 2

Caistorville West Lincoln

BEACON ENVIRONMENTAL

Project: 224049
Last Revised: April 2025

Client: Dehaan Homes

Prepared by: BD
Checked by: RH

DRAFT

N

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Orthoimagery Baselayer: FBS Niagara Region (2023)

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Attachment D



Photograph 1. Drainage Feature 1 Ploughed Furrows in Farm Field - Looking West to the West Property Boundary – March 15, 2024



Photograph 2. Drainage Feature 1 Ploughed Furrows in Farm Field - Looking West to the West Property Boundary – May 24, 2024



Photograph 3. Drainage Feature 1 Ploughed Furrows in Farm Field - Looking East to the East Property Boundary – March 15, 2024



Photograph 4. Drainage Feature 1 Ploughed Furrows in Farm Field – Looking West to the West Property Boundary – May24, 2024