Planning Justification Report

Zoning By-law Amendment

&

Draft Plan of Subdivision

Caistor Meadows

Township of West Lincoln

October 2026

Upper Canada Consultants
30 Hannover Drive
St. Catharines, ON L2W 1A3

UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS

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1.0 - INTRODUCTION

Upper Canada Consultants has been retained by DeHaan Homes Inc. to prepare a Planning Justification Report in relation to applications for Zoning By-law Amendment and Draft Plan of Subdivision for lands within the Caistorville rural settlement area. The applications propose the creation of 16 rural-residential lots with frontage on a proposed local roadway, and three blocks for 0.3-meter reserves.

A pre-consultation meeting for the proposal was held in January of 2025. The pre-consultation notes **are attached as Appendix III**.

The intent of this report is to provide an overview of the proposal and to demonstrate how the applications satisfy that *Planning Act*, are consistent with the Provincial Planning Statement, conform with the Niagara Official Plan and The Township of West Lincoln Official Plan and represent good planning.

2.0 - BACKGROUND AND SITE CONTEXT

The subject application pertains to the lands legally described as Part Lot 20, Concession 1, within the Township of West Lincoln. The lands are municipally addressed as 680 Caistorville Road, and can also be identified by the Assessment Roll Number 260201000310501. These lands will be known as the "subject lands" throughout this Planning Justification Report.

The subject lands are generally rectangular in shape and have a lot area of approximately 35.73 hectares and a lot frontage of approximately 1450 meters along Caistorville Road. Approximately 9.216 hectares in the northern section of the subject lands is within the Caistorville Rural Settlement Area (Hamlet) as shown in **Figure 1,** below. The remaining southern portion of the subject lands is within the prime agricultural land use designation, and also contains natural heritage features, consisting of Provincially Significant Wetland, Significant Woodland, and watercourses (see **Figure 2**).

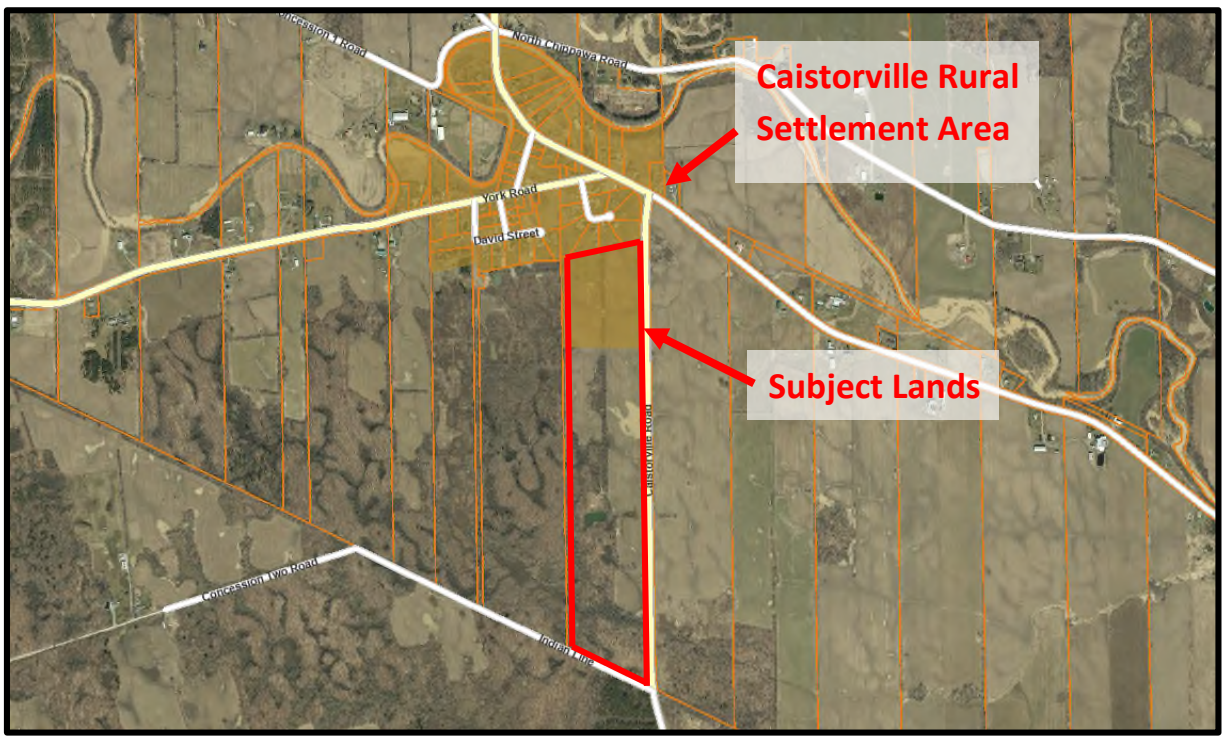


Figure 1 - Aerial Image of Subject Lands

The surrounding lands contain the following uses:

North: Hamlet residential uses
East: Agricultural
South: Agricultural and environmental lands
West: Agricultural and environmental lands

The property is zoned as agricultural under the Township of West Lincoln Zoning By-law, with the environmental areas being zoned under the Environmental Protection Zone. **Figure 2** below shows the zoning designation from schedule D2 of the Township of West Lincoln Zoning By-law.

North of the subject lands is the Caistorville Rural Settlement Area (Hamlet), this area contains single detached dwellings. The northern portion of the subject lands also fall within the Caistorville Rural Settlement Area (Hamlet).

East of the subject lands is zoned as agricultural; this area contains agricultural lands used for crop production.

South of the subject lands lies the Municipality of Haldimand County, this area also contains agricultural lands used for crop production.

The area west of the subject lands is zoned as environmental protection and agricultural, consistent with the land uses and zoning designations that exist in the southern portion of the subject lands.

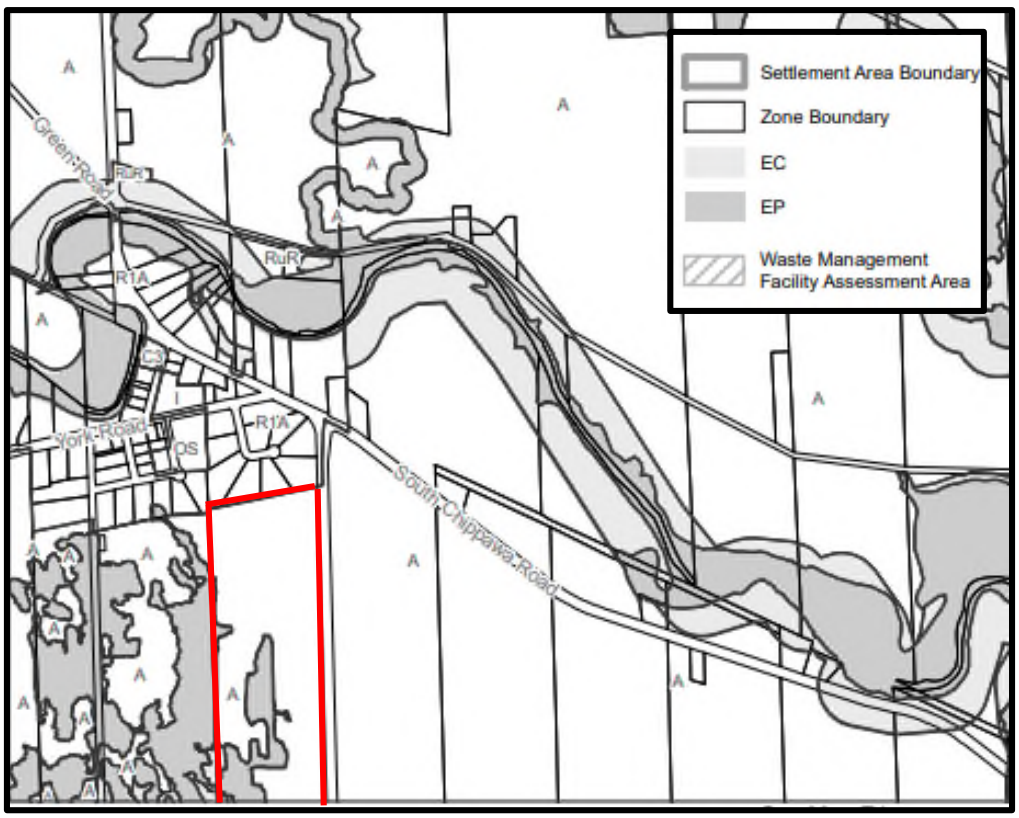


Figure 2 - Excerpt from Schedule D2 – Township of West Lincoln Zoning By-Law

3.0 - PROPOSAL

The owner is proposing a residential subdivision called “Caistor Meadows” comprised of sixteen (16) single detached lots fronting onto a proposed public road. The proposed development area encompasses 7.484 hectares of the property within the Caistorville Rural Settlement Area (Hamlet). The remaining 28.246 hectares of the property falling outside of the Hamlet boundary will be maintained for continued agricultural and environmental uses.

The proposed single detached lots have areas ranging from 4005.37 square meters to 5298.07 square meters, which complies with the minimum lot area for lots with private sewage systems. The proposed subdivision has been deliberately organized to avoid regulated environmental and natural features and their buffer areas to ensure that these features and areas are not impacted by the proposed development. The natural areas will remain on the remnant lands which serves to both avoid fragmentation of the features as well as municipal maintenance obligations.

The image below shows **Figure 3**, this displays an excerpt of **Appendix I** which is the proposed Draft Plan of Subdivision.

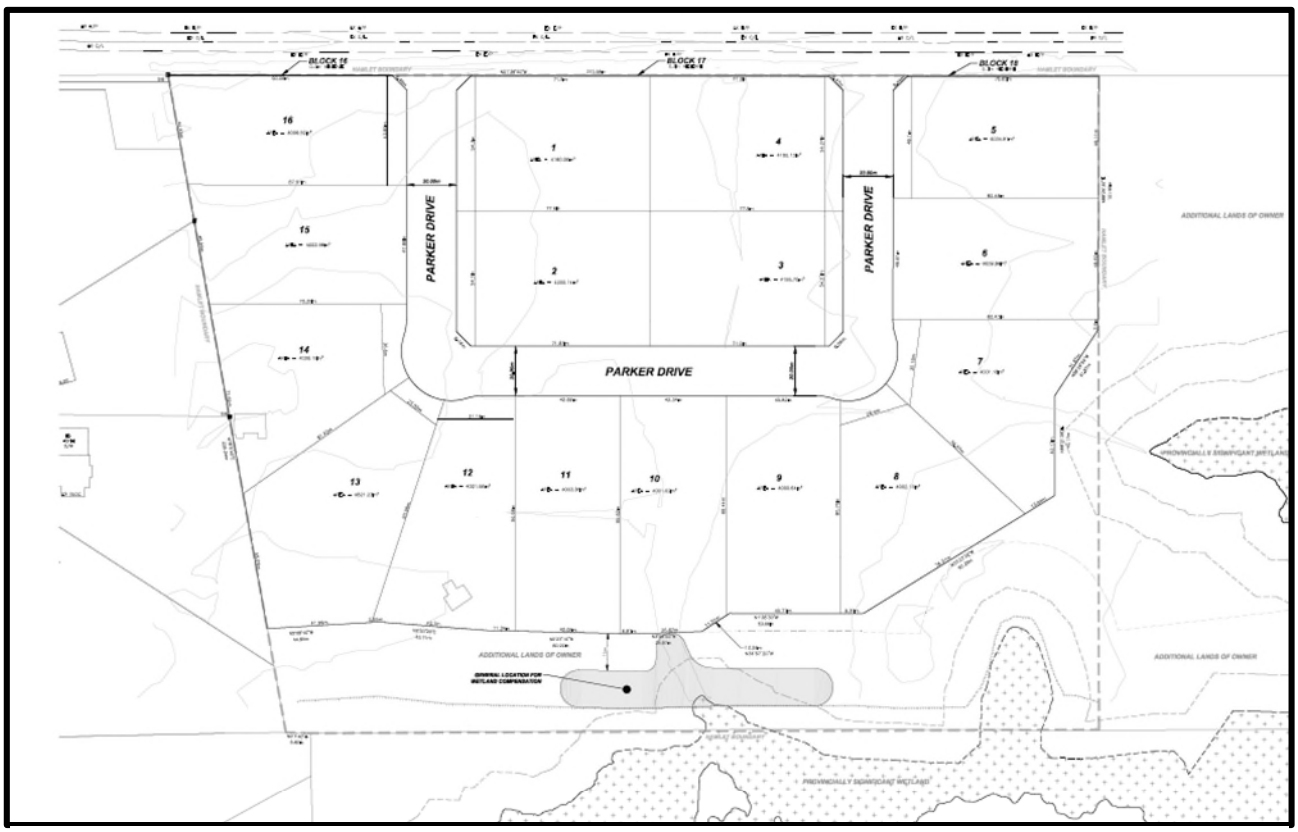


Figure 3 - Excerpt from Appendix I – Draft Plan of Caistor Meadows

the current proposal has been modified from the original Draft Plan of Subdivision submitted to the Township on July 7, 2025. The revised Draft Plan incorporates changes resulting from further review and consultation with the Township and commenting agencies through the circulation of the original submission.

A key modification relates to the drainage features traversing the property. Following further consultation with the Niagara Peninsula Conservation Authority (NPCA), it was determined that these drainage features do not meet the regulatory parameters of the Conservation Authority and, accordingly, are not subject to NPCA review and approval as regulated features.

The original Draft Plan identified the drainage features within separate blocks, based on the understanding that the features would be subject to environmental protection zoning and would ultimately be conveyed to the municipality. As the features have subsequently been confirmed to not be regulated by the NPCA, there is no longer a requirement to establish separate environmental protection blocks for these features. A copy of the correspondence confirming this assessment has been included as **Appendix IV**.

The revised Draft Plan incorporates the drainage features into the development lands rather than identifying them as separate blocks. The drainage features will continue to be accommodated through the overall stormwater management and drainage strategy for the property. Their removal as separate blocks does not represent their removal from the site drainage system; rather, the revised plan reflects their confirmed status as non-regulated drainage features and the resulting change in how they are appropriately addressed through the subdivision design. This modification also addresses the Township's concern regarding municipal ownership and the associated maintenance obligations that would arise from the conveyance of the drainage blocks.

4.0 - REQUIRED APPLICATIONS

A pre-consultation meeting related to the proposal occurred on January 16th, 2025 which identified that applications for a Draft Plan of Subdivision and Zoning By-law Amendment are required to facilitate the proposed development. A copy of the pre-consultation notes is included as **Appendix III**.

4.1 – DRAFT PLAN OF SUBDIVISION

Section 51(24) of the *Planning Act* establishes the process or requirements to make an application for a Draft Plan of Subdivision.

The submitted Draft Plan of Subdivision application is necessary to address the applicable considerations for land division in the *Planning Act*. The Draft Plan of Subdivision process requires public participation and council approval. Conditions of approval are required to be satisfied before the municipality enters into a subdivision agreement with the developer.

The submitted application has been made pursuant to the requirements under Section 51(24) the *Planning Act*.

4.2 – ZONING BY-LAW AMENDMENT

Section 34 of the *Planning Act* grants municipal councils the authority to pass Zoning By-laws to regulate the use of the land within the municipality. Amendments to such By-laws are permitted pursuant to Section 34(10) of the *Planning Act*.

The submitted Zoning By-law Amendment application seeks to re-zone the area of the lands proposed for development from an Agricultural (A) zone to a site-specific Rural Residential (RuR-XX) zone to permit the proposed single detached lots. The proposed Zoning By-law Amendment also proposes to refine the limits of the Environmental Protection Zone (EPA) to reflect the precise location of the wetland and woodland features identified and field-mapped through the Environmental Impact Assessment.

The submitted application has been made pursuant to the requirements under Section 34(10) the *Planning Act*.

5.0 – SUPPORTING STUDIES

A summary of the key conclusions of the reports and studies which have been submitted for the subject applications is provided below. These summaries do not replace the analysis and findings of the original reports. The original reports should be consulted for complete information.

Archeological Assessment

A stage 1-2 Archeological Assessment of the subject lands was completed by Detritus Consulting. The stage 1 background research indicated that the subject lands exhibited moderate to high potential for identification and recovery of archeological resources and therefore a stage 2 assessment was recommended and conducted. The stage 2 field assessment conducted on November 27th, 2023 and April 24th, 2024.

The two agricultural fields were assessed and this investigation resulted in the identification and documentation of seven pre-contact Indigenous sites and two isolated findspots. The seven archeological sites were registered as P1(AgGw-209), P2(AgGw-210), P3(AgGw-211), P4(AgGw-212), P5(AgGw-213), P6(AgGw-214), and, P7(AgGw-215).

Based on the results of the stage 2 investigation, P1, P3, P4, P5 and P6 met the requirements for further assessment, which is being undertaken. Based on the results of the stage 2 investigation, P2, P7, Findspot 1 and Findspot 2 do not fulfill any criteria for a stage 3 archeological investigation.

5.2 – HYDROGEOLOGICAL REPORT

Terra-Dynamics Consulting Inc. completed a Hydrogeological Report of sewage impacts to support the development of a residential subdivision located on the subject lands. The report was prepared on February 23rd, 2024 and the following conclusions and recommendations were made.

The Hydrogeological Report provided the following recommendations for consideration:

1. Lots on private sewage systems and cisterns may be sustainably created on lot areas of 0.4 hectares as long as Ontario Building Code set-backs are met;
2. The design of the site layout can be completed during the Building Permit stage and will need to ensure minimum 15-meter set-backs from wetland areas and water supply cisterns and the sewage disposal systems;
3. A development agreement should be completed with the Township indicated water supply will be a cistern(s); and,
4. The monitoring wells should be decommissioned once Site Plan approval is received.

5.3 – STORMWATER MANAGEMENT PLAN

Upper Canada Consultants completed a Stormwater Management Plan for the proposed development. The report was prepared in October 2026 in accordance with provincial guidelines contained in the "Stormwater Management Planning and Design Manual, March 2003". The objectives of the study are as follows:

1. Establish specific criteria for the management of stormwater from this site.
2. Determine the impact of development on the stormwater peak flow and volume from this site.
3. Investigate alternative from controlling the quantity and quality of stormwater from this site.
4. Establish a stormwater management plan to provide the necessary quantity and quality controls for flows discharging from the development.

The report establishes the existing a proposed condition of the site and lays out the stormwater management criteria, after the conduction of a stormwater analysis the following conclusions are provided:

- Stormwater quality controls will be proved by an enhances grassed swales to normal protection (70% TSS removal) levels.
- Storm quantity controls are not considered necessary for the subject lands
- Stormwater flows from the proposed development area will be directed to the tributary watercourse to the Welland River (Outlet A) during all storm events.

5.4 – ENVRIONMENTAL IMPACT STUDY

Beacon Environmental Limited was retained to undertake an Environmental Impact Study (EIS) for the proposed draft plan of subdivision to be located within the subject lands. The report is dated for June 6th, 2025 and concludes the following:

Based on the assessment of environmental conditions and the applicable natural heritage development policies of the Province, Niagara Region and Township of West Lincoln there are no EPA or ECA features present within the development footprint which require retention.

The EIS concludes that with the implementation of the recommended design and construction mitigation measures the proposed plan of subdivision is supported with respect to maintaining the natural heritage system of the Township of West Lincoln, the Niagara Region and the Province.

Following further consultation with the NPCA regarding the drainage features identified on the original Draft Plan, Beacon Environmental Limited prepared an Addendum to the EIS, dated

September 16, 2026. The Addendum specifically considers the removal of the drainage feature blocks from the Draft Plan resulting from the determination that the features do not meet the regulatory parameters of the NPCA.

The Addendum confirms that the revised Draft Plan continues to conform with the applicable natural heritage policies of the Township of West Lincoln, Niagara Region and the Province, subject to the implementation of the identified mitigation measures.

6.0 - POLICY ANALYSIS

Applications within the Township of West Lincoln are subject to the *Planning Act,* the 2024 Provincial Planning Statement, the 2022 Niagara Official Plan, the 2021 Township of West Lincoln Official Plan.

6.1 - PLANNING ACT

Section 2 of the *Planning Act* outlines the matters of provincial interest which planning authorities must have regard for when considering planning applications. The submitted planning application has regard for items (a), (b), (h), and (p) of Section 2 of the *Planning Act* these policies state the following:

Subsection (a) states that "the protection of ecological systems, including natural areas, features and functions" shall be considered. The proposed subdivision has been laid out to avoid and consider the environment features, this ensures that the development does not impact these features. The Environmental Impact Study, and Environmental Impact Addendum submitted with the applications confirms that the proposed development will not negatively impact the natural environment, subject to the recommended mitigation measures.

Subsection (b) states that "the protection of the agricultural resources of the province" shall be considered. The development lands represent the area of the property within the Caistorville Rural Settlement Area (Hamlet) where limited residential development is permitted, this area makes up 20.76% (7.416ha) of the subject lands. The remaining 79.24% (28.314ha) of the property is located within the Provincial Prime Agricultural Area and will be retained for continued agricultural and environment uses. Therefore, the application has regard for the protection of agricultural resources.

Subsection (h) states that "the orderly development of safe and healthy communities" shall be considered. The proposed lot creation requires approval of a Draft Plan of Subdivision, this process involves comprehensive review by the Township, Region and agencies as well as a full public process which ensures the orderly development of safe and healthy communities and the logical continuation of the Caistorville Rural Settlement (Hamlet) Area.

Subsection (p) states that "the appropriate location for growth and development" shall be considered. The portion of the subject lands within the Rural Settlement Area is the location for the proposed residential development. The lands within the Prime Agricultural Areas will be retained for continued agricultural uses. Therefore, the addition of new residential development in this area is deemed appropriate by way of their inclusion in the Rural Settlement Area.

For these reasons, the submitted application has regard for matters of provincial interest under the *Planning Act*.

6.1.1 – Draft Plan of Subdivision

Draft Plans of Subdivision are evaluated against the criteria set out in Section 51(24) of the *Planning Act*. Therefore, a demonstration of how the proposal satisfies the applicable *Planning Act* criteria is provided below. Section 51(24) of the *Planning Act* states the following:

In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

a) *The effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;*

The matters of provincial interest are discussed above and the proposed subdivision does consider and aligns with matter of provincial interest as it relates to the creation of fourteen (14) residential lots.

b) *Whether the proposed subdivision is premature or in the public interest;*

The proposed development is in public interest as the subject land are located within the Caistorville Rural Settlement (Hamlet) area, where rural development is permitted. The proposed development adds additional residential units to an underutilized lot, thus providing the logical continuation of the Rural Settlement (Hamlet) Area in a way that is appropriate. Therefore, the proposed subdivision is considered to be in public interest and not premature.

c) *Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*

The plans conformity to the Niagara Official Plan and the Township of West Lincoln Official Plan is discussed in detail below under section 6.3 and 6.5 of this Planning Justification Report.

d) *The suitability of the land for the purposes for which it is to be subdivided;*

The subject lands are suited for development as the existing property is underutilized and within the Caistorville Rural Settlement (Hamlet) area. The proposed development has been subject to a Hydrogeological Report, a Stormwater Management Plan and an Environmental Impact Study and Addendum, these reports speak to the suitability of the land for the proposed subdivision. Refer to Section 5 of this Planning Justification Report for more detail.

i. *If any affordable housing units are being proposed, the sustainability of the proposed units for affordable housing;*

No affordable housing units are being proposed.

e) The number, width, location and proposed grades and elevation of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

The proposed development will have frontage along Caistorville Road (Regional Road 2), which is a Regional Road in the Township of West Lincoln.

f) The dimensions and shapes of the proposed lots;

The subject lands are generally rectangular in shape and have a lot area of approximately 35.73 hectares and a lot frontage of approximately 1450 meters along Caistorville Road. Approximately 9.216 hectares in the northern section of the subject lands is within the Caistorville Rural Settlement (Hamlet) Area, this is the portion that will be developed. The proposed single detached lots have areas ranging from 4,000.19 square meters to 4,821.23 square meters, this is shown on the Draft Plan attached in **Appendix I** of this application.

g) The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the building and structures proposed to be erected on it and the restrictions, if any, on adjoining land;

No existing restrictions have been identified on the subject land or on adjoining lands that would impact the development as proposed.

h) Conservation of natural resources and flood control;

With regard to the conservation of natural resources, The Environmental Impact Study and Addendum confirm that, subject to the implementation of mitigation measures, the proposed development will not negatively impact adjacent natural heritage features or their functions.

With regard to the conservation of flood control, the subject lands are not impacted by floodplain hazard. A preliminary Grading Plan and a Stormwater Management Plan have been submitted with the applications which provide an overview of how stormwater will be managed on site to meet regulatory requirements.

i) The adequacy of utilities and municipal services;

The subject lands are located within a rural settlement area and will be serviced with private sewage and water systems. The residential lots are designed in regards to this requirement as the lot sizes are the minimum of 0.4 hectares, this is intentional as to provide a minimum lot are for the private services.

j) The adequacy of school sites;

Caistor Central Public School is within a ten (10) minute drive of the subject lands. Robert Land Academy is within a twelve (12) minute drive of the subject lands. Smithville Public School is within a seventeen (17) minute drive of the subject lands. School Boards are circulated and given an opportunity to comment on the adequacy of school sites as it relates to this application.

k) The area of land, if any, within the proposed subdivision that, exclusive of highways, it to be conveyed or dedicated for public purposes;

In addition to the roadway, two, 0.3-meter reserves along Caistorville Road are proposed to be dedicated.

l) The extent to which the plan's design optimized the available supply, means of supplying, efficient use and conservation of energy; and

The proposed development is within the Caistorville Rural Settlement (Hamlet) Area and this development represents the logical continuation of the rural settlement area. A Hydrogeological Report has been submitted with this application, this report states that the proposed residential lots are of adequate size to provide private water and private sewage systems while still maintaining an efficient use of the subject lands. The proposed development will be serviced by a private road, this will allow for appropriate and safe access for the future residents of the proposed subdivision while still providing adequate servicing to each lot.

m) The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41(2) of this Act or subsection 14(2) of the city of Toronto Act, 2006.

The proposed development is not subject to site plan control.

For these reasons, the submitted application has regard for matters of provincial interest consistent with Section 51(24) of the *Planning Act*.

6.2 - PROVINCIAL PLANNING STATEMENT (2024)

The Provincial Planning Statement (PPS) provides policy direction on the matter of Provincial interest and sets the policy framework for regulating the development and use of land. The *Planning Act* states that all planning decisions are required to be consistent with the PPS.

POLICY 2.1 – PLANNING FOR PEOPLE AND HOMES

Policy 2.1 of the PPS states that planning authorities shall base population and employment growth forecasts on projections published by the Ministry of Finance and may modify as

appropriate. The PPS requires that planning authorities support the achievement of complete communities. Section 2.1.6 states the following:

a) *Accommodating an appropriate range and mix of land uses, hosing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;*
b) *Improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and*
c) *Improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.*

The proposed development is within an area that is designated to accommodate rural residential growth. The proposed residential plan of subdivision helps contribute to the 15-year land supply for housing and the achievement of a complete community by providing limited rural residential housing opportunities in an area that is planned for such uses that can be supported by broader community. The subdivision will be designed to ensure people can navigate safely within the development and the housing choice provided is targeted towards improving quality of life for the rural residential residents that it will serve.

POLICY 2.2 – HOUSING

Policy 2.2 provides that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents and states the following:

a) *Establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;*

The proposed plan of subdivision contributes to providing range of housing options and density that differ from the traditional urban residential subdivision by meeting the housing needs of the rural residential community and contributing to building out the Caistorville Rural Settlement Area (Hamlet).

POLICY 2.5 – RURAL AREAS WITHIN MUNICIPALITIES

The submitted application falls within the Caistorville Rural Settlement Area (Hamlet) as per schedule B of the Niagara Official Plan. This corresponds with the rural settlement designation

under the PPS. Policy 2.5 of the PPS discusses goals and requirements regarding rural areas (including rural settlements) within municipalities and states the following:

1. *Healthy, integrated and viable rural areas should be supported by:*
    a. *Building upon rural character, and leveraging rural amenities and assets;*
    b. *Promoting regeneration, including the redevelopment of brownfield sites;*
    c. *Accommodating an appropriate range and mix of housing in rural settlement areas;*
    d. *Using rural infrastructure and public service facilities efficiently;*
    e. *Promoting diversification of the economic base and employment opportunities through goods and services, including value-added production and the sustainable management or use of resources;*
    f. *Providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural and natural assets;*
    g. *Conserving biodiversity and considering the ecological benefits provided by nature; and*
    h. *Providing opportunities for economic activities in prime agricultural areas in accordance with policy 4.3*
2. *In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.*
3. *When directing development in rural settlement areas in accordance with policy 2.3, planning authorities shall give consideration to locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels.*

The proposed development represents contextually appropriate development within a rural settlement area in accordance with the PPS. The lands have been identified by the planning authority as being appropriate for rural residential uses through their inclusion in the Caistorville Rural Settlement Area (Hamlet). The proposed residential lots are consistent with, and maintain the existing character of the hamlet. The proposed lots all exceed 0.4 hectares (1 acre) in area, which is the minimum area required under the Niagara Official Plan for lots on private septic services. The Hydrogeological Report submitted with the applications confirm that the proposed lot sizes can adequately support private sewage systems. The development therefore has regard for the appropriate provision of services.

POLICY 3.6 – SEWAGE, WATER AND STORMWATER

Policy 3.6 of the PPS discusses regulations and requirements for sewage and water services to be considered by planning authorities, policy 3.6.3 states the following:

3. *Where municipal sewage services and municipal water services are not available, planning or feasible, private communal sewage services and private communal water services are the preferred form of servicing for multi-unit/lot development to support protection of the environment and minimize potential risks to human health and safety*

The Caistorville Rural Settlement Area (Hamlet) does not have municipal sewage or water services and the proposed lots will therefore require private water and sewage systems. The hydrogeological report submitted with the application confirms that the proposed lots can accommodate private water and sewage systems with no negative impacts.

POLICY 4.1 – NATURAL HERITAGE

Policy 4.1 of the PPS discusses regulations and requirements regarding the protection and preservation of Natural Heritage features, policy 4.1.1 and 4.1.2 state the following:

1. *Natural features and areas shall be protected for the long term*
2. *The diversity and connectivity of natural features in the area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between the among natural heritage features and areas, surface water features and ground water features.*

The proposed development has been designed in such a way to minimize the impact on the natural features and resources within the subject lands. The Environmental Impact Study and addendum submitted with the applications confirm that the proposed development will not negatively impact adjacent natural features subject to the implementation of the recommended mitigation measures.

POLICY 4.3 - AGRICULTURE

Policy 4.3 of the PPS discusses regulations and requirements for agriculture to be considered by planning authorities. Policy 4.3.1 speaks to the general policies for agriculture and states the following:

1. *Planning authorities are required to use an agricultural system approach, based on provincial guidance, to maintain and enhance a geographically continues agricultural land base and support and foster the long-term economic prosperity and productive capacity of the agri-food network.*
2. *As part of the agricultural land base, prime agricultural areas, including specialty crop areas, shall be designated as protected for long-term use for agriculture.*

The PPS required the long-term protection of prime agricultural areas for agricultures uses. In conformity to this policy direction, the proposed lot created occurs within makes up 20.76%

(7.416ha) of the subject lands within the designated Caistorville Rural Settlement Area (Hamlet). The remaining 79.24% (28.314ha) of land within the Regions Prime Agricultural Area will be retained for continued agricultural and environment uses. Therefore, the application has regard for the protection of agricultural resources.

POLICY 4.6 – CULTURAL HERITAGE AND ARCHEOLOGY

Policy 4.6 of the PPS discusses regulations and requirements regarding the protection and preservation of heritage property and features, policy 4.6.2 and 4.6.5 state the following:

2. *Planning authorities shall not permit development and site alteration on lands containing archeological resources or areas of archaeological potential unless significant archeological resources have been conserved.*
5. *Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.*

The required archeological assessments are being undertaken as stated previously in Section 5.1 of this Planning Justification Report. The Municipality has tools to ensure the development and site alteration does not occur before ministry clearance is received to confirm that no archaeological resources are impacted.

For these reasons, the submitted application has regard for matters of provincial interest consistent with the Provincial Planning Statement (PPS).

6.3 - NIAGARA OFFICIAL PLAN (2022)

The 2022 Niagara Official Plan (NOP) outlines the long-term strategic policy planning framework for managing growth in the region to a planning horizon ending in 2051.

CHAPTER 2 – GROWING REGION

Chapter 2 of the NOP contains the policy framework for the accommodation of the Region's projected population and employment growth. The subject lands are located within the Caistorville Rural Settlement Area (Hamlet) which is identified on schedule "F" of the NOP,

Figure 3 below shows an expert of this schedule and is illustrative to the designation of the subject lands and the designation of the land surrounding the subject lands.

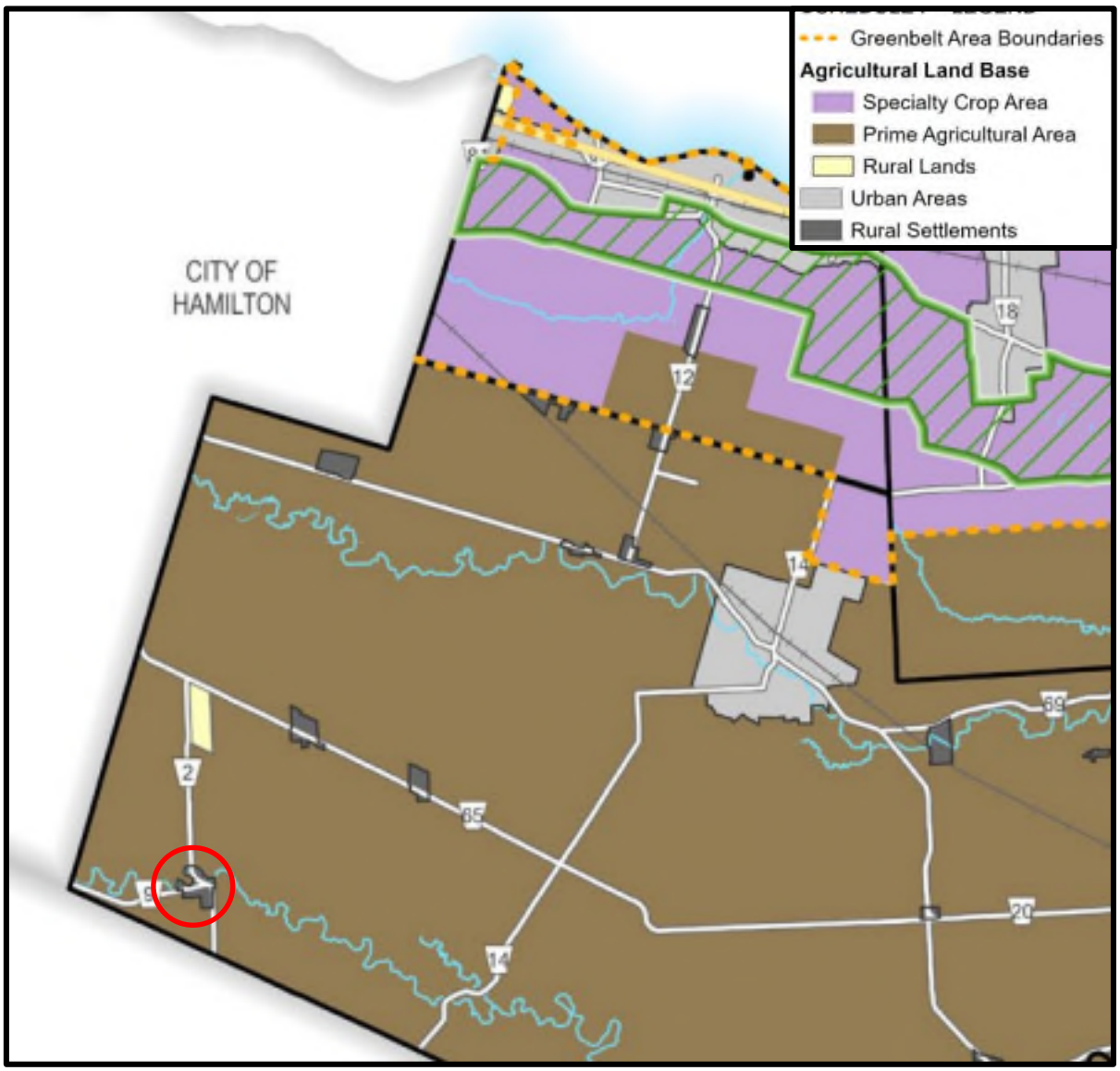


Figure 4 - Excerpt from Schedule F – Niagara Official Plan

Rural settlements, otherwise referred to as "hamlets" form a unique component of the Region's growth strategy. Policies specific to growth and development within rural settlements are contained under section 2.2.3 and states the following:

A limited amount of development will occur outside of urban areas to achieve the forecasts in Table 2-1.
Rural settlements identified on Schedule B shall be the focus of development outside of urban area boundaries.

Development in rural settlements should be planned to:

a. *Encourage residential infill development that builds on the rural character and characteristics of the surrounding area;*
b. *Ensure there is adequate amenities to serve the needs of rural residents, area businesses am the surrounding nearby agricultural community;*
c. *Consider the inclusion of active transportation infrastructure;*
d. *Protect the region's natural environment system in accordance with the policies in section 3.1; and*
e. *Encourage reduced energy consumption, improved air quality, reduced greenhouse gas emissions, and increased resilience to climate change in accordance with the policies in Section 3.5.*

A portion of rural employment is to be planning within rural settlements to support the surrounding agricultural community. Local Area Municipalities should ensure that adequate lands are available for rural employment within rural settlement boundaries to satisfy long-term needs and support the rural economy.
Rural settlements will be services by sustainable private water and wastewater treatment systems in accordance with section 5.2.

Table 2-1 identifies that the Township of West Lincoln is anticipated to have a population of 38,370 people by 2051. Growth outside of the urban area boundary is encourage on the subject lands as the proposed development is within the Caistorville Rural Settlement Area (Hamlet). The proposal represents the logical continuation of development within the Caistorville Rural Settlement Area (Hamlet). The development patterns are compatible with the existing character of the hamlet and the proposed lot sizes ensure that the residential uses are sustainable on private sewage and water services, and that future residents will have sufficient private amenity area.

CHAPTER 3 – SUSTAINABLE REGION

Chapter 3 of the NOP outline objectives and policies for a Regional natural heritage system and water resource system. The objectives of this section are as follows:

i) Identify and protect other woodlands as a way to maintain treed area in the region
s) Recognize the role and value of compatible and complementary agricultural and rural uses within and adjacent to the natural environment system

The proposed development considers and implements natural areas to regulate its effect on the surround areas thus leading to climate change resiliency. The Environmental Impact Study submitted with the applications identifies the extent of the natural heritage features on site, and recommends appropriate mitigation measures for their preservation.

Most of the rear lot lines are located 30 meters from the boundary of the PSW that lies on the southern portion of the subject lands, with only a 15-meter section of the lot line occurring within 18 meters of the point of the PSW. The EIS states that this is a very localized reduction to the 30-meter buffer and is not considered to be significant with respect to potential impacts to the PSW Units.

The implementation of these measures ensures the identified environmental features on the subject lands will be afforded appropriate protections through the implementation of Environmental Protection Zoning. The development has been designed to consider the environmental and agricultural areas within the subject lands, in accordance with Regional Official Plan policies

CHAPTER 4 – COMPETITIVE REGION

Chapter 4 of the NOP outlines objectives and policies for the regional the agricultural system, the agricultural land base is comprised of prime agricultural areas, including specialty crop areas, and rural lands. The agricultural land base will be protected for the provision of healthy, local food for present and future generations. Farming will be productive, diverse and sustainable. The objectives of this section are as follows:

a) *Facilitate a strong, diverse and resilient agricultural economy;*
b) *Protect the region's agricultural land base;*
c) *Ensure agriculture is the predominate land use in specialty crop area and prime agricultural areas;*
d) *Restrict and control non-agricultural uses to minimize potential conflicts;*
e) *Ensure the long-term sustainability and function of uses within the agricultural system;*
f) *Protect specialty crop areas from fragmentation;*
g) *Protect prime agricultural areas from fragmentation;*
h) *Protect and recognize rural lands as part of the agricultural system;*
i) *Provide for a limited amount of non-agricultural residential development on rural lands; and*
j) *Recognize and control changes to existing uses to ensure a viable agricultural system.*

The proposed development has regard for items (b), (c) and (d) listed above. The northern portion of the subject lands are within the Caistorville Rural Settlement Area (Hamlet) and the southern portion of the subject land is zoned as agricultural and environmental protection. The proposed development has regard for the agricultural lands on the property by designating the development solely to the northern portion of the property that is within the Caistorville Rural Settlement Area (Hamlet). The application allows the agricultural lands to continue to be used while further developing the Caistorville Rural Settlement Area (Hamlet).

For these reasons, the submitted application conforms with the applicable policies of the Niagara Official Plan (2022).

6.4 TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN (2021)

The Township of West Lincoln Official Plan guides all planning decisions in the Township and implements the policies of the Province of Ontario and the Region of Niagara while providing greater detail for land use designation and policies that reflect specific characteristics of the Township.

The subject lands are designated within the Rural Settlement Area (Hamlet), this is shown in **Figure 5** below which is an excerpt of the Schedule D-2 from the Township of West Lincoln Official Plan Amendment No.62.

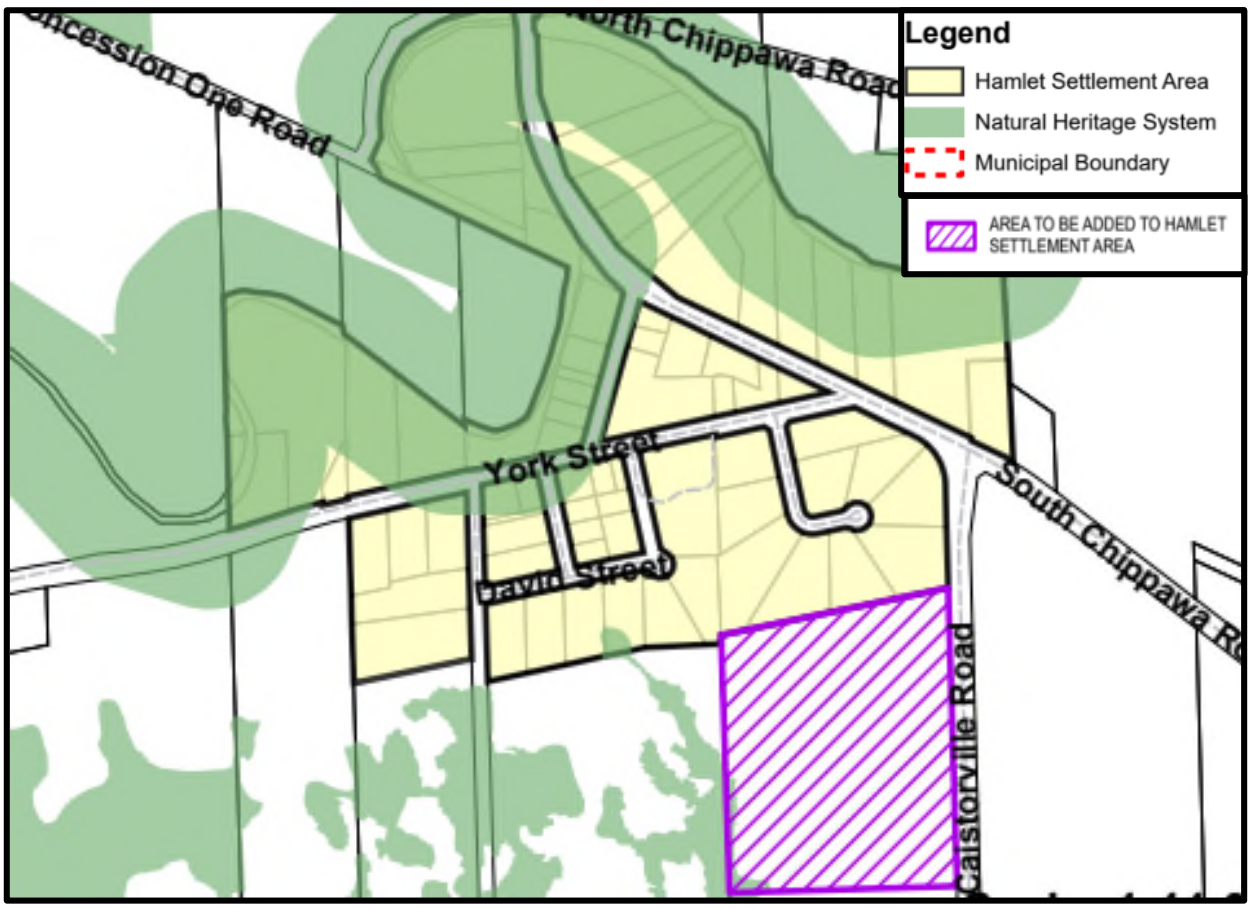


Figure 5 – Excerpt from Schedule D-2 – Township of West Lincoln Official Plan

SECTION 7 – HAMLET SETTLEMENT AREAS

Section 7 of the Official Plan identifies the purpose of the Townships Hamlet Settlement Areas. This section defines the hamlets of West Lincoln and outlines requirements for land uses within these hamlets. Section 7.2.3 provides priority for the protection of residential uses over other uses, especially in the case of neighbouring uses and states the following:

b) Lands will be designated Hamlet on the land use schedule and will be zoned to recognize current uses where appropriate. The Township Zoning By-law will regulate the uses that are permitted in Hamlets.

c) The protection of residential uses within Hamlet will be given priority over other uses, especially in the case of neighbouring uses which are deemed not compatible. The onus will be on the new non-residential use to ensure compatibility with adjacent residential uses.

f) The proponent of any subdivision shall be required to prepare a hydrogeological study in support of the proposed development. Public water and municipal sewerage facilities are not intended to be provided in the Hamlets.

g) All development within the Hamlet designation shall be supported by private water sewage disposal systems and private water supply in accordance with the requirements of Township of West Lincoln and/or the applicable Ministry.

h) Lots that exist on the date of passage of Official Plan Amendment 15 (OPA #15), shall generally have a minimum frontage of 45 meters and be a minimum of 0.4 hectares in size or an alterative size as required for the adequate provision of services and protection of the environment. Existing lots which are deficient from these provisions can be recognized in the Zoning By-law.

k) Development shall comply with Natural Heritage policies of this plan and Schedule 'C' ('C-1' to 'C-4'). Where detailed natural heritage and natural hazard mapping is not currently available development applications may be required to complete necessary studies and analysis prior to development approval. In addition, all development will be subject to regulation 155/06 of the Niagara Peninsula Conservation Authority when development is within or adjacent to the lands that are subject to their regulation.

The proposed development conforms to the requirements listed above and represents good land use planning as it provides residential dwellings while also preserving and protecting the agricultural and natural heritage lands on the property. The proposed Rural Residential (RR) Zoning will accommodate item (h) above as the lots are a minimum are of 0.4 hectares. The proposed lots have been designed in such a way to accommodate the private sewage and water systems as per the requirements listed above. The hydrogeological report states that

there are no hydrogeological-based impediments to site development as long as the following recommendation are implemented.

SECTION 10 – NATRUAL ENVIRONMENT

Section 10 of the Township of West Lincoln Official Plan outlines the objectives and requirements used to maintain a healthy natural environment within the Township. Policy 10.3.2, 10.7.1, 10.8, and 10.9 state the following:

> *10.3.2) Development plans shall integrate natural features and natural vegetation, including the planting of native species.*
>
> *10.7.1) to maintain, restore and, where possible, enhance the long-term ecological health, integrity and biodiversity of the Core Natural Heritage System.*
>
> *10.8) An Environmental Impact Study (EIS) required under this plan shall be submitted with a planning application where required as part of pre-consultation and shall be prepared and signed by a qualified professional.*
>
> *10.9) A stormwater management plan and a sediment and erosion control plan prepared and signed by a qualified professional may be required with a development application depending on the scale and nature of the proposal and the site-specific environmental conditions.*

The proposed development has been designed in such a way to minimize the impact on the natural features and resources within the subject lands. The layout of the subdivision has been designed around the location of the environmental features, the locations of which were field verified through the Environmental Impact Study. All of the features and their regulatory buffers are accommodated on the remnant lands in order than they are not fragmented through the creation of new lots. The EIS confirms that the features are appropriately protected, subject to the implementation of the recommended mitigation measures.

The Stormwater Management Plan submitted with this application states that the proposed roadside ditches along the roadway be implemented to achieve water objectives described in this report and that stormwater quantity controls are not required.

SECTION 14 – INFRASTRUCTURE AND TRANSPORTATION

Section 14 of the Township of West Lincoln Official Plan establishes the Township's requirements with respect to municipal infrastructure and transportation. The proposed subdivision includes the construction of a designated local road providing access to the 16 proposed residential lots.

Policy 14.5.5 b) establishes a planned right-of-way width of 20 metres for local roads. The policy also recognizes that a reduction to 18 metres may be considered in areas where lower traffic volumes are anticipated or where the wider right-of-way is difficult to obtain due to existing building locations.

The proposed local road has been designed with an 18-metre right-of-way, representing a reduction from the standard 20-metre width. The proposed reduction is appropriate given the limited function and anticipated traffic volumes of the road. The road will serve only the 16 proposed residential lots and is designed as a crescent, such that it will not provide a through-route or a practical alternative connection between other roads. As a result, traffic will be primarily limited to residents and visitors accessing the proposed lots, with relatively low traffic volumes anticipated.

The reduced right-of-way also supports an efficient subdivision design by allowing the proposed lots to maintain the minimum 4,000-square-metre lot area required for development on private sewage systems. A 20-metre right-of-way would require additional land to be dedicated to the road without providing a corresponding transportation benefit given the limited number of lots and the local function of the road.

The proposed 18-metre right-of-way is therefore consistent with the flexibility expressly provided by Policy 14.5.5 b) and represents an appropriate road width having regard to the anticipated traffic volumes, the local function of the road, and the overall design and servicing requirements of the subdivision.

SECTION 15 – MINERAL AND AGGREGATE RESOURCES

The policies under the Section 15 of the Township's Official Plan, addressing mineral and aggregate resources, are applicable to the proposed development due to the presence of a gas well on the subject lands. Specifically, Policy 15.2.3 d) states:

d) *Within all land use designations, new building construction generally will not be permitted within 75 metres of existing petroleum resource operations. Reduced setbacks for new building construction may be permitted in consultation with the appropriate authority. The setback requirement does not apply to petroleum operations decommissioned according to provincial abandonment and rehabilitation requirements.*

The gas well on the subject lands has been decommissioned in accordance with Provincial requirements. Documents pertaining to this process have been included with the submission materials provided to the Township. Therefore, the Township policies with respect to gas wells have been addressed appropriately.

SECTION 18 – IMPLEMENTATION

Section 18 of the Township of West Lincoln Official Plan outlines how the towns requirements and goals will be put into action. Policy 18.6 discusses subdivision control and states the following:

a) *The subdivision plan approval process and subdivision agreements pursuant to the Planning Act will be used by council to ensure that the policies and land uses of the Official Plan and Secondary Plan are complied with and that a high standard of design is maintained in new development area.*
b) *Council will only recommend approval for those Plans of Subdivision which conform with the following criteria:*
    I. *The plan of subdivision conforms with the policies of this plan;*
    II. *Adequate servicing such as water supply, sewage disposal facilities, storm water drainage, solid waste collection and disposal, roads, communications/ telecommunications infrastructure, pedestrian facilities and fire and police protections can be provided;*
    III. *The township is able to provide necessary services without imposing undue increases in taxation on all residents, and;*
    IV. *The plan of subdivision is not deemed to be premature, and it is considered necessary in the public interest.*

The proposed residential development conforms with the regional and local Official Plan policies as discussed in this Planning Justification Report. The subject lands are within the Caistorville Rural Settlement Area (Hamlet) and private sewage and water systems will be provided for each proposed lot as per the Hydrogeological Study submitted with this application. Due to this information the proposed development conforms with the items stated above.

For these reasons, the submitted application conforms with the applicable policies of the Township of West Lincoln Official Plan (2021).

6.5 TOWN OF LINCOLN ZONING BY-LAW (By-law No. 2017-70)

EXISTING ZONING

Schedule D2 of the Township of West Lincoln Zoning By-law identifies the subject land as Agricultural (A) Zone with a portion being within the Environmental Protection (EP) Zone. **Figure 5** below displays an excerpt and schedule D2 and is illustrative to the zoning of the subject lands and the zoning of the surrounding lands.

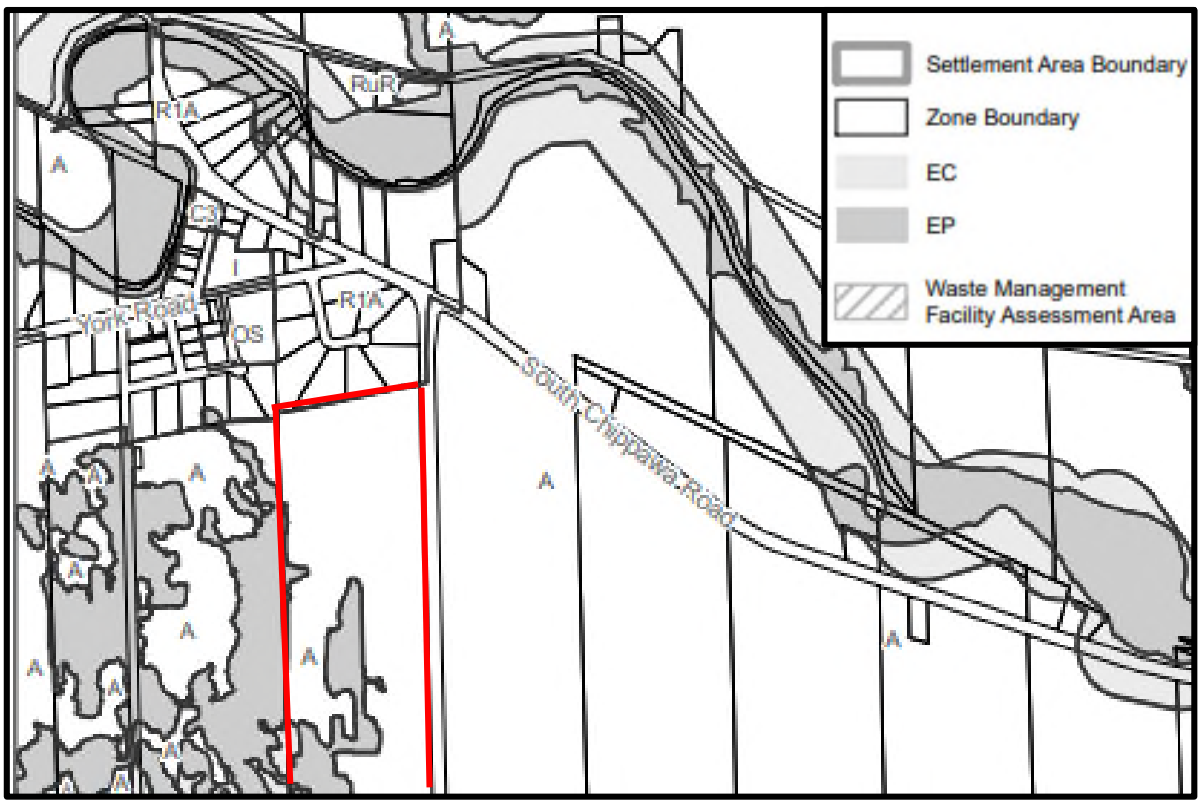


Figure 6 - Excerpt from Schedule D2 – Township of West Lincoln Zoning By-law

6.5.1 – PROPOSED ZONING BY-LAW AMENDMENT

The submitted Zoning By-law Amendment application seeks to rezone the portion of the subject lands within the proposed subdivision to the Rural Residential (RuR) Zone, with a site-specific lot frontage requirement. The proposed zoning will permit the development of the 16 proposed single-detached residential lots and implement the applicable performance standards for future development.

The Zoning By-law Amendment also proposes to refine the limits of the Environmental Protection (EP) Zone immediately adjacent to the proposed subdivision. The revised EP Zone limits reflect the precise location of the wetland and woodland features identified and field-mapped through the Environmental Impact Study. As a result of the refined mapping, the

proposed amendment would result in a net increase in the amount of lands subject to Environmental Protection zoning on the property, while more accurately aligning the zoning boundaries with the identified natural heritage features.

Figure 6 below displays an excerpt of the Zoning By-law Amendment schedule from **Appendix II**.

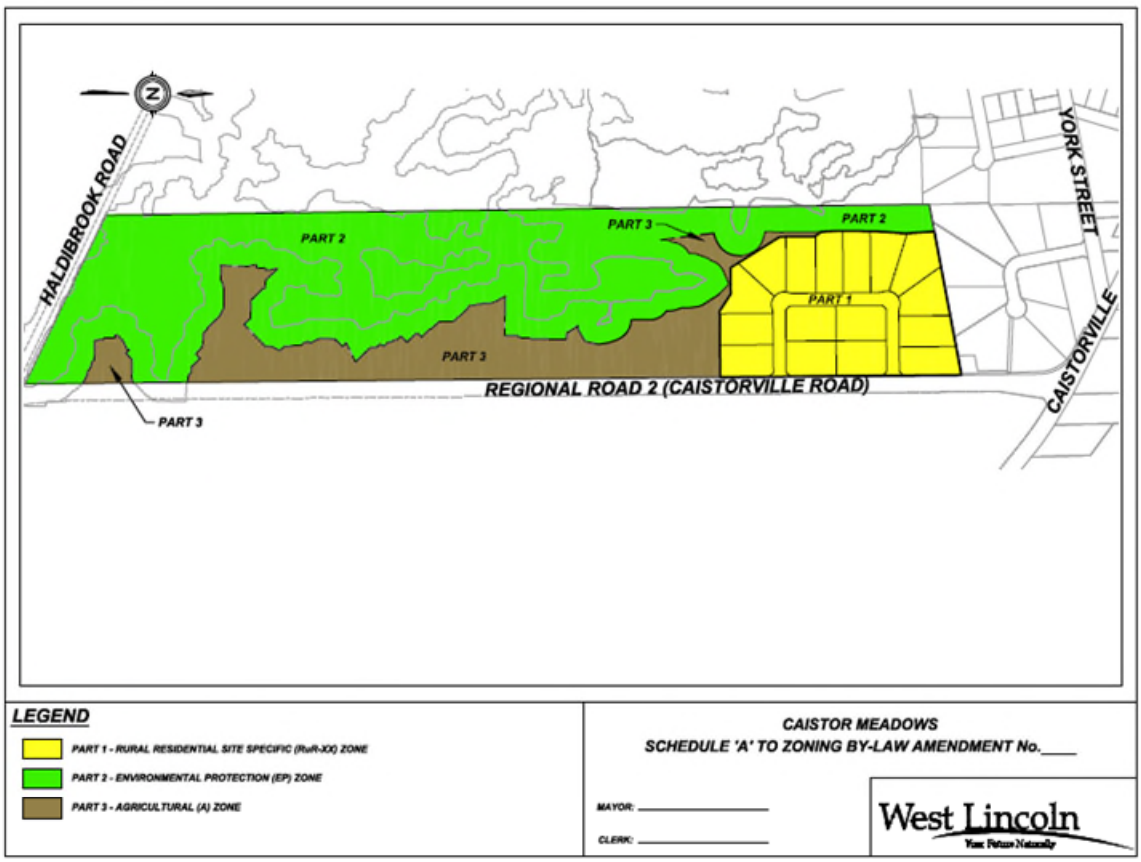


Figure 7 - Draft Zoning By-law Amendment Schedule

The proposed RuR zoning is intended to implement the planned rural residential use of the proposed subdivision. An overview of the proposed zoning conformity is provided in **Table 1**, which sets out the applicable regulations for the Rural Residential Zone pursuant to Section 6.3 of the Township's Zoning By-law. The proposed lots meet the applicable minimum lot area requirements, while a site-specific provision is required to recognize the proposed lot frontage configuration. A rationale for the proposed site-specific reduction in lot frontage is provided below **Table 1**.

Future single-detached dwellings will be required to comply with the applicable performance standards of the Rural Residential Zone, including the applicable requirements for setbacks, building height, lot coverage and other development standards established by the Zoning By-

law. Accordingly, the proposed Zoning By-law Amendment provides an appropriate regulatory framework for the proposed subdivision while ensuring that the identified natural heritage features remain appropriately protected through the EP Zone.

Table 1 - Regulations for Rural Residential		
Regulation	**Zone Requirements**	**Provided**
Minimum Lot Area	0.4 hectares	0.4 hectares
Minimum Lot Frontage	45.00 meters	**23.02 meters**
Minimum Front Yard	15.00 meters	No Change
Minimum Exterior Side Yard	9.00 meters	No Change
Minimum Interior Side Yard	3.00 meters	No Change
Minimum Rear Yard	15.00 meters	No Change
Maximum Lot Coverage	20%	No Change
Maximum Height	10.00 meters	No Change
Minimum Landscaped Open Space	35%	No Change

REQUESTED SITE SPECIFIC RELIEF

Minimum Lot Frontage

The following lots require site specific relief from the minimum lot frontage requirement of 45.00 meters:

- Lot 7 – 35.19 meters
- Lot 8 – 28.4 meters
- Lot 10 – 42.34 meters
- Lot 11 – 42.08 meters
- Lot 12 – 31.18 meters
- Lot 13 – 23.02 meters
- Lot 14 – 36.6 meters

The Draft Zoning By-law Amendment proposes a site-specific minimum lot frontage of 23.00 metres for the proposed subdivision. This represents the smallest frontage proposed within the Draft Plan, being the frontage of Lot 13, and provides a single, consistent site-specific standard for the subdivision rather than establishing individual frontage requirements for each lot. While the 23.00-metre standard would technically apply to all lots within the subdivision, it does not

permit additional lots to be created beyond those contemplated by the Draft Plan. The minimum lot area requirement remains applicable to all proposed lots and continues to establish the primary limitation on the number of lots that can be accommodated within the Draft Plan of Subdivision.

The reduced lot frontages are a result of the overall configuration of the proposed subdivision and the need to efficiently arrange the lots along the proposed local road while maintaining the required minimum lot areas. Several of the affected lots have a tapered or pie-shaped configuration, resulting in reduced frontage along the road. Lots 10 and 11 have more modest reductions, with proposed frontages of 42.34 metres and 42.08 metres, respectively.

The proposed lots also maintain substantial areas ranging from approximately 4,000 square metres to 4,800 square metres, providing sufficient area to accommodate a single-detached dwelling, private sewage disposal system and associated development while maintaining the required setbacks. The reduced frontage is therefore primarily a function of the lot configuration rather than a reduction in the overall development standard applicable to the lots. The lots will continue to be governed by the balance of the applicable Zoning provisions meaning that the reduction in lot frontage does not create additional permissions related to the placement of buildings.

7.0 – SUMMARY AND CONCLUSION

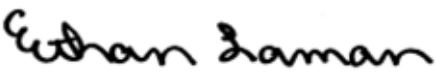
The proposed Caistor Meadows subdivision consists of sixteen (16) single-detached residential lots within the Caistorville Rural Settlement Area (Hamlet). The subdivision encompasses approximately 7.484 hectares of the subject lands, with the remaining 28.246 hectares located outside the Hamlet boundary to be retained for continued agricultural and environmental uses.

The creation of residential lots within the Caistorville Rural Settlement Area (Hamlet) and is permitted under the *Planning* Act, the Provincial Planning Statement, the Region of Niagara Official Plan, the Township of West Lincoln Official Plan and the Township of West Lincoln Zoning By-law.

The application has been submitted with an Archeological Assessment, Hydrogeological Report, Stormwater Management Plan and an Environmental Impact Study. Collectively, these studies demonstrate that the proposed development can be appropriately accommodated on the subject lands and that the relevant servicing, drainage, archaeological and natural heritage considerations can be addressed through the proposed design and recommended mitigation measures.

Based on the above analysis, the proposed development represents good planning as it complies with the *Planning Act*, is consistent with the Provincial Planning Statement and conforms with the Niagara Official Plan and the Township of West Lincoln Official Plan and should therefore be supported.

Respectfully submitted,

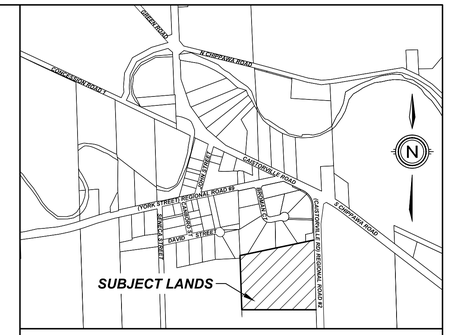


Ethan Laman, BURPI., MCIP, RPP
Senior Planner
Upper Canada Consultants

Appendix I
Draft Plan of Subdivision

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.

DEHANN HOMES INC. — AUGUST 4, 2026 DATE

SURVEYOR'S CERTIFICATE

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

DONALD CHAMBERS (O.L.S.) — AUGUST 4, 2026 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 = 7.416ha
DEVELOPABLE DENSITY = 2.16 units/ha

#	REVISION	DATE	INIT
.	.	.	.
.	.	.	.
0	ISSUED FOR REVIEW	2026–10–15	TA

UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS

DRAWING TITLE
DRAFT PLAN OF SUBDIVISION

DRAFTING	TA
DATE	OCTOBER 15, 2026
PRINTED	OCTOBER 15, 2026
SCALE	1:750
DWG No.	REV
22255-DP	**0**

DRAWING FILE: F:\22255\Planning\22255–DRAFT PLAN.dwg PLOTTED: Oct 15, 2026 – 11:44am PLOTTED BY: TAlen

Appendix II
Draft Zoning By-law Amendment

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2026- XX

A BY-LAW TO AMEND ZONING BY-LAW NO. 2017-70, AS AMENDED, OF THE TOWNSHIP OF WEST LINCOLN

WHEREAS the Township of West Lincoln is empowered to enact this By-Law by virtue of the provisions of Section 34 of the Planning Act, 1990, as amended;

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN HEREBY ENACTS AS FOLLOWS:

1. That Map 'E1', is hereby amended by changing the zoning on the lands described legally as Part of Lot 20, Concession 1, Geographic Township of Caistor, in the Township of West Lincoln, Regional Municipality of Niagara, shown as the subject lands on Schedule 'A', attached hereto and forming part of this By-law as follows:
    - Part 1 –Rural Residential Site-specific (RuR-XX) Zone
    - Part 2 – Environmental Protection (EP) Zone
    - Part 3 – Agricultural (A) Zone

2. That Part 13 of Zoning By-Law 2017- 70, as amended, is hereby amended by adding the following:

    RuR-XX

    Permitted Uses:
    As per the parent zone.

    Special Regulations:
    a) Minimum lot frontage – 23.0 meters

3. That all other provisions of By-law 2017-70 continue to apply; and,
4. That this By-Law shall become effective from and after the date of passing thereof.

draft

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS XX DAY OF X, 2026.

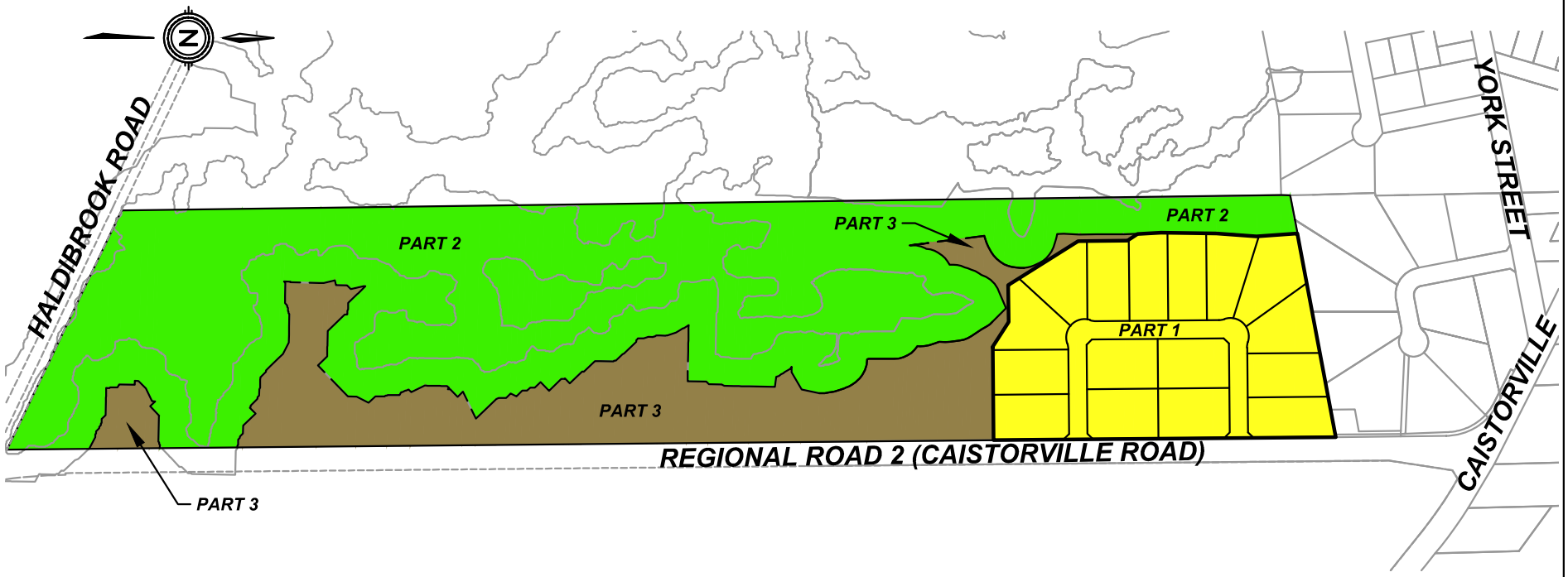
_____

MAYOR CHERYL GANANN

_____

JUSTIN PAYLOVE, CLERK

draft



LEGEND

- PART 1 - RURAL RESIDENTIAL SITE SPECIFIC (RuR-XX) ZONE
- PART 2 - ENVIRONMENTAL PROTECTION (EP) ZONE
- PART 3 - AGRICULTURAL (A) ZONE

CAISTOR MEADOWS

SCHEDULE 'A' TO ZONING BY-LAW AMENDMENT No.____

MAYOR: _____

CLERK: _____

West Lincoln
Your Future Naturally

Appendix III
Pre-consultation Notes

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

Pre-Consultation Meeting Form

Persons intending to make an application for a proposed development are required to consult with Township Staff prior to submitting an application. A pre-consultation meeting will identify what is required to be submitted for a complete application and will provide the opportunity to discuss:

- the nature of the application;
- development and planning issues;
- fees;
- the need for information and/or reports to be submitted with the application;
- the planning approval process;
- other matters, as determined.

Individuals who make written submissions with respect to a Planning Act application should be aware that their submission and any personal information in their correspondence will become part of the public record and made available to the Applicant, Committee and Council.

Pre-Consultation Meeting Date: Thursday January 16, 2025

Site Address: Caistorville Hamlet

Approximate Land Area (metric): 35.74 ha (Entire Parcel)
9.216 ha (Located in Hamlet)
7.165 ha (Developable)

Site Legal Description: PT LOT 20, CON 1

Owner Contact Information:

Name of Owner: Dehaan Homes Inc.

Phone Number: 905-892-6518 Email: arie@dehaanhomes.ca

Principal Contact: Ethan Laman (UCC)

Phone Number: 289-228-5879 Email: ethan@ucc.com

Application Type:

☐ Official Plan Amendment (OPA)
■ Zoning Bylaw Amendment (ZBA)
☐ Combined OPA/ZBA
☐ Consent – Severance to Create New Lot ☐ Boundary Adjustment ☐ Consent- Easement ☐
☐ Minor Variance
☐ Development Agreement
☐ Site Plan
■ Draft Plan of Subdivision
☐ Draft Plan of Condominium | Standard ☐ Vacant Land ☐ Common Element ☐
☐ Other

Local Municipal Contact: Susan Smyth Phone: 905-957-3346 x 5133 Email: ssmyth@westlincoln.ca

1. Brief description of proposed development: Proposed draft plan of subdivision for 13 rural residential lots, 18 metre road, 3 blocks (Blocks 14-16) for conservation area (watercourse), 1 block for EP (Block 17)
2. Check All Applicable: Brownfield ☐ Greenfield ☐ Built-up ■ Greenbelt ☐ Local CIP Area ☐
3. Development Charges: Regional ■ Local ■
4. Existing Regional Policy Plan Designation: Rural Settlements

   Conformity with Regional Policy Plan land use designations and policies? : **Yes** ■ **No** ☐
   If 'No', what is the nature of the amendment needed?

5. Existing Local Official Plan Designation: Hamel Settlement Area (Caistorville)

Conformity with Official Plan land use designations and policies? : **Yes** ■ **No** ☐

If 'No', what is the nature of the amendment needed?

6. Existing Zoning: Agricultural – A and Environmental Protection – EP

Conformity with existing zoning? : **Yes** ☐ **No** ■

If 'No', what is the proposed zoning?

Change portion of the A Zone in the Hamlet to Low Density Residential – R1A and keep EP Zone

7. Urban Design Guideline Applicable? **Yes** ☐ **No** ■

8. Is Site Plan approval required? **Yes** ☐ **No** ■

9. Open House Required? **Yes** ☐ **No** ■

10. Fees Required at time of Submission of the Application **(2025 Fees)**

Application	**Township Planning Department**	**Region of Niagara**	**Niagara Peninsula Conservation Authority**	**Other Fees**
Regional Policy Plan Amendment				
Local Official Plan Amendment				
Local Zoning By-law Amendment	$10,619			
Minor Variance				
Plan of Subdivision *(**Process Application to Obtain Approval)*	$23,594 (base fee for Draft Plan Approval up to 10 hectares)			
Plan of Subdivision Final Approval and Street Naming	$3,969 Final approval including clearing conditions $2,029 Street Naming			
Plan of Condominium				
Consent				
Site Plan Approval				
Development Agreement				
Other –Parkland Dedication				
Other (Block Plan Application Approval)				
Final Certification				
TOTAL	**$33,713** for ZBA and Draft Plan ***$500 deduction from pre-consultation* $5,998 provided later at the time of clearing conditions and street naming	**Refer to comments**	**Refer to comments**	

Notes on Fees:

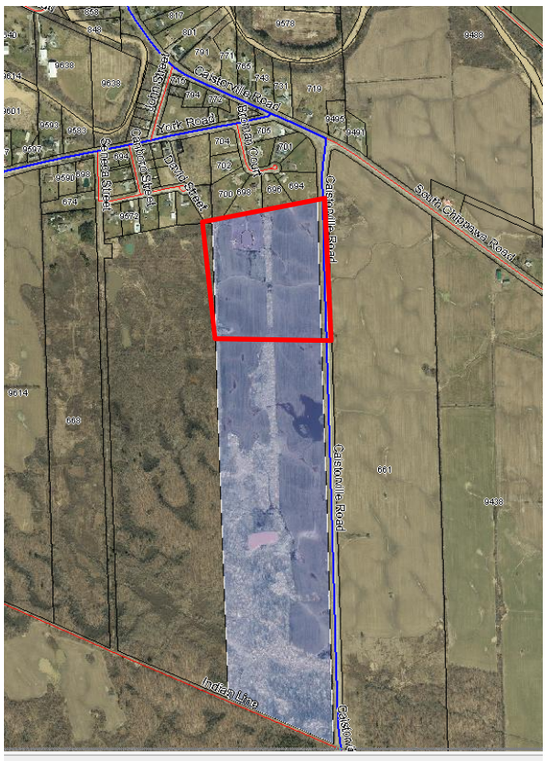
- Notwithstanding the fees noted above, all fees are payable based upon the rate in the fee schedule by-law in effect on the date the application is received.
- Further fees may be required at a later date as per the fee schedule by-law.
- Separate cheques shall be made payable to the appropriate agency.
- In addition to all application fees set out above, the applicant shall pay to the Township prior to final approval, all peer review fees, engineering review costs and legal fees incurred by the Township in reviewing the application.
- Pre-consultation fees will be deducted from other planning fees if complete application is received within 1 year of meeting date.

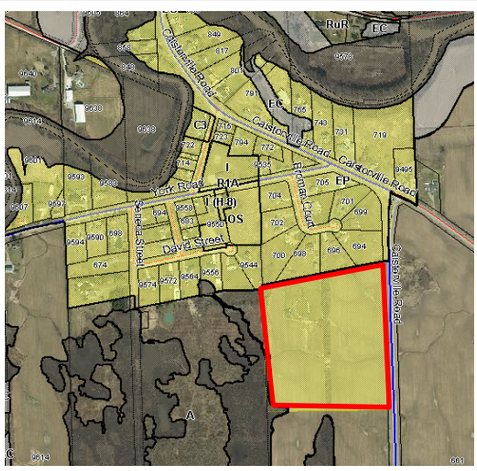
11. Additional Agencies to be contacted:

Hydro ☐ Pipelines ☐ ☐ Railway

12. Additional Comments:

TOWNSHIP PLANNING





The subject lands are located on the west side of Caistorville Road south of the intersection of South Chippawa Road and York Road in the Hamlet of Caistorville.

The Townships' Official Plan under the Amendment No. 62 added a portion of the subject lands, approximately 9.216 hectares into the urban settlement area for residential development intensification. Section 7.2.3 policies for Hamlet Areas, provide the minimum to be required and to be provided with any proposed subdivision development application:
7.2.3 (e) minimum lot area is 1 hectare per lot to satisfy the Township Building Department and Part 8 of the Ontario Building Code for long term operation of a waste disposal system, unless a hydrological assessment determines that a smaller lot size will be adequate to accommodate private water and sewage treatment; (f) prepare a hydrogeological study in support of the proposed development. Public water and municipal sewerage facilities are not intended to be provided in the Hamlets; (h) comply with Minimum Distance Separation requirements. Refer to Section 7.2.3 for all of the related policies for infill development. Furthermore, Section 18.13.5 (a) and (b) policies are applicable and the remnant piece of land outside of the Hamlet boundaries are subject to be rezoned to Agricultural Purposes Only (APO). Staff understand that the owner/applicant has applied for a building permit for a single detached dwelling on the portion of the property that falls outside of the Hamlet limits and notes that the house should be constructed prior to this application for development being submitted and remain as Agricultural (A) zone of which permits one single detached dwelling and maintain the EP zone on the balance of that section of the property.

Staff noted the blocks dedicated to the watercourse for EC zone was assumed to be dedicated to the Township and this is not preferred. If wanted to pursue with a draft plan of subdivision, consideration for the Lot 3 to also include Block 15 with the watercourse ditch and remain under one ownership and Lot 5 to assume Block 16 with the watercourse ditch under one ownership. In these situations, the dual zoning can be applied whereby the developable land area be R1A and the area protecting the watercourse be zoned EC or EP to prohibit the landowners from development. An alternative to a draft plan of subdivision is consideration of a condominium of which would provide for opportunities to modify the design and road allowances and all lands would be tied to the condominium corporation and not the Township.

The Township would like to ask the NPCA if Block 14 could be located within the Street A right-of-way and we will require NPCA to provide further confirmation. The setback to the features will need to be confirmed the appropriateness and no negative impacts through an EIS.

The current zoning of the subject lands is Agricultural – A zone and Environmental Protection – EP zone in the lower section of the Hamlet limits. Staff will require the zoning by-law amendment to change the A to a low density residential – R1A zone and maintain the EP zone to prohibit any development within the environmental features and buffers.

Staff noted that the zoning by-law amendment and draft plan of subdivision can occur simultaneously.

REGION OF NIAGARA

Refer to Region comments provided separately.

NPCA

Refer to NPCA comments provided separately.

TOWNSHIP PUBLIC WORKS

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 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.

Public Works staff request confirmation be obtained from the Township Fire Department if a fire cistern will be required for the development.

A stormwater management report will be required for the development.

TOWNSHIP BUILDING AND FIRE DEPARTMENT

Building Department has no issues at this time.
Fire Department to provide information on fire cistern.

13. Site Visit: No

14. Incentive Programs: Not applicable.

15. Required Information and Studies to be submitted with the Application(s). Studies identified with an asterisk* will likely require a peer review at the cost of the developer.

Local	Region	NPCA	**Reports, Studies, Plans** (*See Notes for additional details*)	**No. of Copies**		**Notes: 2 hard copies of all documents**
				Digital	**Paper**	
X	**X**		Planning Justification Report	**X**	**X**	Planning Justification Brief
			Conceptual Site Plan showing building envelope			
X	**X**	**X**	Survey	**X**	**X**	Revised Draft Plan
			Draft Regional Policy Plan Amendment			
			Draft Local Official Plan Amendment			
X			Draft Zoning By-law Amendment	**X**	**X**	
			Land Use/Market Needs*			
			Urban Design / Landscape Plans			
X	**X**		Archaeology Assessment	**X**	**X**	
			Cultural Heritage Impact Assessment*			
X	**X**	**X**	Environmental Impact Study	**X**	**X**	
			Environmental Planning Study/ Sub-Watershed Study			
			Tree Inventory Preservation Plan			
			Floodplain and Hazard Lands Boundary Plan			
			Geotechnical			
			Environmental Site Assessment			
			Air Quality/Noise & Vibration Study*			
			Agricultural Impact Assessment			
			Farm Operation and Ownership			
X			Minimum Distance Separation I & II	**X**	**X**	Provide policy reference to MDS in the Planning Justification Brief
			Mineral Aggregate Resources			
			Municipal Servicing Study			
			Phasing Plan			
			Sensitive Land Use Report			
			Slope Stability Report			
X	**X**	**X**	Stormwater Management Plan	**X**	**X**	
			Transportation Impact Study/Parking Impact Analysis			
X	**X**	**X**	Hydrogeological Study and Private Servicing Plans*			Hydrogeological report to confirm smaller lots sizes less than 1 ha can adequately accommodate septic system.
			Soil report			
			Financial Impact Assessment*			
			Shadow Analysis			
			Risk Management Study			
			Gas Well Study/Gas Migration Study			
			Wind Study*			
			Cistern for Fire Purposes under OBC			
			Other*			

Notes:

1. The purpose of this document is to identify the information required to commence processing and evaluating an application as set out in the Planning Act. This pre-consultation process is designed to proceed based on the mutual agreement of the parties as shown by the signatures below.

2. Pre-consultation does not imply or suggest any decision whatsoever on behalf of staff or the municipality to either support or refuse the application.

3. The applicant should be aware that the information provided is accurate as of the date of the pre-consultation meeting. Should an application not be submitted in the near future, and should other policies, by-laws or procedures be approved by the Province, Municipality, Region or other agencies prior to the submission of a formal application, the applicant will be subject to any new policies, by-laws or procedures that are in effect at the time of the submission of a formal application. If an application is not submitted within 1 year, it is advisable that the applicant confirm with the municipality the directives of the original pre-consultation meeting.

4. Any application submitted without the information identified in this Pre-consultation Document will be deemed incomplete and not processed. Alternately, staff may recommend refusal of the application based upon insufficient information to properly evaluate the application.

5. The applicant acknowledges that the Municipality and Region considers the application forms and all supporting materials including studies and drawings, filed with any application to be public information and to form part of the public record. With the filing of an application, the applicant consents and hereby confirms that the consent of the authors of all supporting reports have been obtained, to permit the Municipality and Region to release the application and any supporting materials either for its own use in processing the application, or at the request of a third party, without further notification to, or permission from, the applicant.

6. It is hereby understood that during the review of the application additional studies or information may be required as a result of issues arising during the processing of the application or the review of the submitted studies.

7. If the Municipality or Region does not have sufficient expertise to review and determine that a study is acceptable, the Municipality may require a peer review. The cost of the peer review shall be paid for by the applicant. The Terms of Reference for a peer review is determined by the Municipality or Region.

8. Some studies may require NPCA review and clearance/approval. In this instance, the NPCA review fee shall be paid by the applicant.

9. All plans and statistics must be submitted in metric.

10. It is hereby understood that during the review of the application additional applications, studies or information may be required as a result of issues arising during the processing of the application.

11. There may also be financial requirements arising from the application, including, but not limited to, parkland dedication, development charges, payment of outstanding property taxes, deferred local improvement charges, cost for lifting 0.3 metres reserves, and reimbursement for road widening acquisition or road improvements.

12. Engineering review done in association with an application will be billed to the applicant.

Signatures: Signatures: (To be filled out following the pre-con meeting – who was in attendance)

Susan Smyth		**January 16, 2025**
Township Planning Staff	Township Planning Staff (signature)	Date
Township Public Works Staff	Township Public Works (signature)	Date
Township Building Staff	Township CBO (signature)	Date
Regional Staff	Regional Staff (signature)	Date
NPCA Staff	Conservation Staff (signature)	Date
Agent	Agent (signature)	Date
Owner	Owner (signature)	Date

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

Memo

To: Susan Smyth, Senior Planner

From: Jennifer Bernard, Coordinator of Engineering Services

Date: January 22, 2025

Re: DeHaan Homes Caistorville Draft Plan of Subdivision – January 16/25 Pre-consultation Meeting

The Operations Department provides the following comments on the Draft Plan of Subdivision for the DeHaan Homes property identified as Part of Lot 20, Concession 1 in Caistorville:

- 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 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.

- Public Works staff request confirmation be obtained from the Township Fire Department if a fire cistern will be required for the development.

- A stormwater management report will be required for the development.

Susan Smyth

From: Paige Pearson <ppearson@npca.ca>
Sent: January 30, 2025 9:27 AM
To: Susan Smyth
Subject: NPCA: Pre-Consultation Comments - January 16th - NPCA
Attachments: 2023_Planning_and_Regulation_Fee_Schedules_(Including_Tax).pdf

Hi Susan,

The NPCA has prepared comments for the Pre-Consultation meeting from January 16th pertaining to Caistorville development. They are as follows:

M: Part Lot 20, Concession 1 – DeHaan Homes Inc. (Owner) and (UCC – Agent): Draft Plan of Subdivision

Based on the NPCA mapping and site visits, the proposed area of works located within the north portion of the Castorville Parcel (ARN 260201000310501) contain the following NPCA Regulated Areas:

- Watercourses and 15 m associated buffers
- Provincially Significant Wetlands and 30 m associated buffers
- Wetlands and associated buffers
    - Identified within northeast corner during a site visit on July 23, 2024.

Wetlands

- The NPCA will require confirmation of the applied buffers for the Provincially Significant Wetlands identified on the site plan
    - Please be advised, the NPCA will require a 30 m buffer to be applied as per NPCA Policies as notes, lot lines are not to encroach within wetlands and buffer areas
    - A revised site plan will be required to identify the distance (meters) the proposed development is located from the PSW to the south on a revised site plan for the NPCAs review and approval
    - Additional comments by the NPCA maybe provided following a review of the applied setbacks.
- Identified within Block 9 and 10 is an "existing wetland"
    - There is an identified 'existing wetland' noted within Block 9 and 10 (without applied buffers) and was identified within a site visit held on July 23, 2024 with NPCA staff present.
    - The proposed lot lines intersect the identified 'existing wetland' shown. As such, the NPCA will require clarification on if this feature is going to be maintained or removed
        - If the wetland is proposed to be removed, the NPCA will require confirmation that the removal will not cause a hydrological impact on the site
        - Additional comments and requirements maybe provided by the NPCA following further clarification by the applicant.
- As per NPCA Policy, Section 2.4, proposed lot lines will not be supported through Wetlands and/or through wetland buffers

Watercourses

- As per NPCA Policy, watercourses and 15 m buffer are Regulated by the NPCA
- The NPCA is supportive of the identified watercourses being contained within blocks.

- The Town of West Lincoln as asking for further information regarding blocked watercourses. Block Plan conditions that will be addressed further within the submitted Planning Applications include fencing the block of the watercourse and abutting wetland boundaries to remain naturalized. Watercourse blocks allow for protection of the feature and are to remain naturalized with no maintenance.

- There are two watercourse crossings proposed as such, the NPCA will require review, approval, and permits for crossing and culverts to meet the satisfaction of the NPCA. Proposed culverts are to be appropriately sized to the NPCAs satisfaction. As per Policy Section 9.2.4 *Watercourse Crossings,* compliance with the policy requirements outlined below shall be met to the satisfaction of the NPCA
  - ***9.2.4 Watercourse Crossings -*** *Watercourse crossings, including infrastructure which goes over a watercourse or underneath it, such as bridges, culverts, pipelines, channel enclosures of less than 20 metres and causeways may be permitted, subject to the following:*
    - *a) There are no reasonable alternatives to the crossing;*
    - *b) Where physical alterations to the watercourse are required, they are in accordance with policy 9.2.3.2;*
    - *c) Where feasible, crossings avoid any bends in the watercourse;*
    - *d) The preferred location for crossings is in areas which are already disturbed, making use of existing*
    - *impacted or open areas on the channel bank or valley slope;*
    - *e) The risk for increased flooding as a result of the crossing, either upstream or downstream, is mitigated;*
    - *f) Risks associated with erosion are addressed;*
    - *g) The design minimizes impacts on the hydrological features and functions, with a preference for open*
    - *bottom structures and where appropriate, restoration measures are included to the satisfaction of the*
    - *NPCA; and,*
    - *h) Maintenance requirements are minimized.*

- During the pre-consultation meeting, it was addressed that potential watercourse realignment was of interest by the Township. It is of the preference of the NPCA to leave water in-situ however, the NPCA can entertain watercourse realignments if it meets the satisfaction of the NPCA staff and Policy requirements. As per the current NPCA Policy Section 9.2.3.2, there is a criteria for assessing proposed watercourse alterations and they area as follows:
  - ***9.2.3.2 Criteria for Assessing Watercourse Alterations -*** *The following policies apply to the alteration of a watercourse:*
    - *a) The need for the watercourse alteration has been demonstrated to the satisfaction of the NPCA;*
    - *b) The watercourse has been evaluated under NPCA's Procedural Manual and the alteration would be*
    - *supported;*
    - *c) The proposed works are in accordance with NPCA standards;*
    - *d) Any proposed channel realignment shall only be allowed such that any required riparian buffer will not*
    - *cross any property lines;*
    - *e) The proposed watercourse alteration does not increase flood plain elevations, flood frequency, erosion*
    - *rates or erosion frequency along either side of the watercourse, upstream and/or downstream of the*
    - *proposed works;*
    - *f) The works will not adversely affect the hydrologic function of the watercourse and riparian zone;*

    - *g) Adequate erosion protection measures are utilized when required; and*
    - *h) Sediment*
- The applicant advised that the pond located in Block 6 is to be filled. Although the pond is not regulated, it is connected to a drainage feature. The NPCA will require further review of proposed works that interfere with the regulated watercourses as drainage is to be maintained unless otherwise approved by NPCA staff to meet our satisfaction.
- All proposed works that interfere with watercourses will require review and approval (and permits) by the NPCA to meet our satisfaction. As such, the NPCA will require further clarification for any proposals within the watercourses that are not identified to be contained within a block.

It was addressed during the pre-consultation meeting that all lots will be privately serviced by Septic systems. The NPCA will require to review and approval all septic placements to meet our satisfaction if encroaching within NPCA Regulated Areas. Additional comments will be provided following our review of circulated proposed site plans.

The NPCA will require that the applicant submits an Erosion and Sediment Control (ESC) drawing which shows appropriate ESC measures with details regarding inspections, maintenance, and repairs in the General Notes. The NPCA will require continued circulation for proposed development plans. The NPCA will require ESC measures and, grading and servicing plans to be circulated to the NPCA office for review and approval to meet the satisfaction of the NPCA. Additional comments and requirements maybe addressed by the NCPA following circulation of further details including any revisions to the proposed draft plans.

The NPCA will require circulation of a review fee; our current fee schedule (attached) is as follows:

- Draft Plan of Subdivision
    - Less than 100 lots, $4746.00

Please be advised that all proposed development activities within NPCA Regulated Areas will require review, approval, and Permits prior to the start of development.

Thank you,

Paige Pearson **(She/Her)**
Watershed Planner
Niagara Peninsula Conservation Authority (NPCA)
3350 Merrittville Highway, Unit 9, Thorold, Ontario L2V 4Y6

(O) 905.788.3135 Ext 205
www.npca.ca
ppearson@npca.ca

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!**

From: Susan Smyth <ssmyth@westlincoln.ca>
Sent: January 28, 2025 9:08 AM
To: Paige Pearson <ppearson@npca.ca>
Subject: RE: Pre-Consultation Comments - January 16th - NPCA

Thank you Paige.

Appendix IV
NPCA Correspondence

From: Taran Lennard
To: Robin Shugan
Cc: Ethan Laman
Subject: Draft Plan of Subdivision- Caistor Meadows - Watercourse
Date: September 23, 2026 10:08:13 AM
Attachments: image006.png
image008.png
image009.png
image010.png
image011.png

Good Morning all,

The NPCA has completed further reviews on this matter with UCC Staff, as well as through Michael Crawford, a qualified Geomorphologist with Beacon Environmental. Upon consideration of Mr. Crawford's expert opinion, and a review of our Act and Regulation, these swales do not meet the definition of a regulated watercourse. The NPCA no longer offers comment with respect to these old farm swales across the property, and they are not to be regulated by NPCA.

As such, any further review and approval of stormwater management will not be through NPCA. Our Agency will leave this with the Township Staff to ensure flows are maintained appropriately in the new subdivision, and to ensure conformity with your Policies such that no negative impacts with respect from general storms, and nuisance flooding, on any lots.

Further, to note, as the wetland buffer remains at or above 30metres to the new lot lines, the NPCA is also supportive, and offers no further comment. It should be noted that sediment and erosion control measures be implement to ensure no sediment and/or encroachment into the wetland or its buffer.

These lands present a unique set of circumstances that has led to this decision and cannot always be applied in all cases. A thorough review and multiple site visits have taken place to come to these conclusions.

The NPCA does not offer any further concerns with respect to the approval of these applications. 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

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: Taran Lennard
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
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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
E rshugan@westlincoln.ca
W www.westlincoln.ca

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