

THE REGIONAL MUNICIPALITY OF NIAGARA

BY-LAW NO. 2022-XX

A BY-LAW TO PROVIDE FOR THE ADOPTION OF
AMENDMENT XX TO THE OFFICIAL PLAN FOR
THE REGIONAL MUNICIPALITY OF NIAGARA

WHEREAS in accordance with Sections 17 and 26 of the *Planning Act*, R.S.O. 1990, as amended, Council may adopt an Official Plan or amendments thereto;

AND WHEREAS, it is deemed appropriate to further amend the Official Plan as adopted by Niagara Region for the Regional Municipality of Niagara,

NOW THEREFORE the Council of The Regional Municipality of Niagara enacts as follows:

1. That the text attached hereto as Part “B” is hereby adopted as Amendment No. XX to the Official Plan for the Regional Municipality of Niagara.
2. That the Regional Clerk is hereby authorized and directed to give notice of Council’s adoption in accordance with Section 17(23) of the *Planning Act*.
3. That this by-law shall come into force and effect on the day upon which it is approved.

THE REGIONAL MUNICIPALITY OF NIAGARA

James Bradley, Regional Chair

Ann-Marie Norio, Regional Clerk

Passed: [DATE]

PART "A" - THE PREAMBLE

TITLE AND COMPONENTS:

This document, when approved in accordance with Section 17 of the *Planning Act, 1990*, shall be known as Amendment No. XX to the Official Plan of the Regional Municipality of Niagara. Part "A" - The Preamble, contains background information and does not constitute part of this Amendment. Part "B" - The Amendment, consisting of a text change and location map, constitutes Amendment No. XX to the Official Plan of the Regional Municipality of Niagara. Part "C" – Agency and Public Comments does not constitute part of the Amendment. Part "C" contains information related to public involvement and agency comments associated with the Amendment.

PURPOSE OF THE AMENDMENT:

The purpose of this amendment is to add policy to the Niagara Region Official Plan to permit a new private sanitary connection to serve a winery (including the winery, production area, restaurant, wine tasting and sales components) located on the north-west corner of Niven Road and Niagara Stone Road, Town of Niagara-on-the-Lake.

LOCATION OF THE AMENDMENT:

This amendment applies to the properties known as Lots 43 and 44 and Part of Lots 46 and 47, Plan M-11, Town of Niagara-on-the-Lake. These lands are located at the northwest corner of Niven Road and Niagara Stone Road, with frontage on Niven Road, Hunter Road and Niagara Stone Road within the Town of Niagara-on-the-Lake.

BACKGROUND:

A privately initiated application to amend the Niagara Official Plan from Stone Eagle Property Corp./2775696 Ontario Inc. was deemed complete on January 21, 2022. The application requests an amendment to the Niagara Official Plan to allow a new sanitary sewer connection to the Urban Area Sewer system. This connection would provide service to a proposed winery, which is located adjacent to the Urban Area Boundary on Niven Road and Niagara Stone Road in the Town of Niagara-on-the-Lake.

BASIS FOR THE AMENDMENT:

- a) Policy 5.2.3.3 of the Niagara Official Plan requires that all development outside the urban area be serviced by individual on-site water and individual on-site sewer services.

Based on the Provincial and Regional policy framework and staff's analysis of the applicant's submission, including the Functional Servicing Report (FSR), as well as comments from the Town on local servicing matters, staff is able to support the proposed amendment in accordance with the following rationale:

- The FSR concluded that there is available capacity within the sanitary system to service the proposed winery as well as future development of the Village Centre. In addition, pre-treatment on-site will be provided so that there will not be high strength winery wastewater directly discharged into the sanitary system. As such, the proposed connection will not impact the ability to service the growth and development that is planned for within the urban area.

Based on the policy analysis review the amendment is supported as: the subject land is immediately adjacent to the serviced Urban Area; the connection supports an agricultural-related use; there is a commitment to pre-treatment of the wastewater; there is capacity in the current system; there is a commitment to upgrade of local urban infrastructure as required; and there is no extension of municipal services into the rural area.

- b) The Amendment was the subject of a Public Meeting held under the *Planning Act, 1990*, on April 6, 2022. Public and agency comments were addressed as part of the preparation of this Amendment.
- c) Based on the Region's review of the *Planning Act, 1990*, the Provincial Policy Statement (2020), the Greenbelt Plan (2017), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), the Niagara Official Plan, and public and agency consultation, Regional staff is of the opinion that the Amendment is consistent with Provincial Policy Statement and does not conflict to Provincial Plans and Regional policies and plans and, therefore, represents good planning.

PART "B" – THE AMENDMENT

Amendment No. XX

To the Official Plan for the Regional Municipality of Niagara

The Official Plan for the Regional Municipality of Niagara is amended as follows:

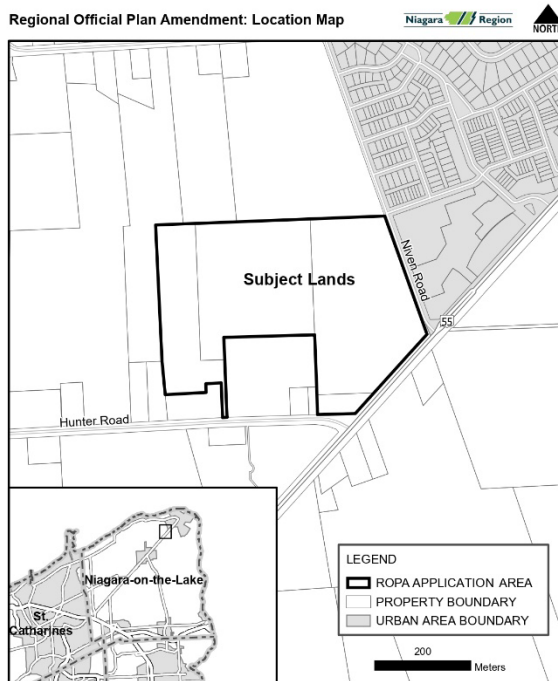
Text Changes

1. Add Policy "8.6.7" to Chapter 8.

Notwithstanding Niagara Official Plan Policy 5.2.3.3, a new private sanitary connection is permitted to serve the proposed winery located at property known as Lots 43 and 44 and Part of Lots 46 and 47, Plan M-11 in the Town of Niagara- on-the-Lake."

Map Change

A location map will be added to Chapter 8 following policy 8.6.7 as follows:



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PART "C" - Agency and Public Comments

From: [REDACTED]
To: [Alderman, Aimee](#)
Subject: RE: Request for Comments - ROPA 23 (NW Corner of Niven Road and Niagara Stone Road, Niagara-on-the-Lake)
Date: Friday, February 4, 2022 3:53:12 PM

CAUTION EXTERNAL EMAIL: This email originated from outside of the Niagara Region email system. Use caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Hi Aimee

[REDACTED] does not have any facilities in the Niagara-on-the Lake area.

Please remove my name from your notification list and add : [REDACTED]

Thank you

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: Alderman, Aimee <Aimee.Alderman@niagararegion.ca>
Sent: Friday, February 4, 2022 3:46 PM
To: Alderman, Aimee <Aimee.Alderman@niagararegion.ca>
Cc: Norio, Ann-Marie <Ann-Marie.Norio@niagararegion.ca>; Sergi, Michelle <Michelle.Sergi@niagararegion.ca>; Morreale, Diana <Diana.Morreale@niagararegion.ca>; Busnello, Pat <pat.busnello@niagararegion.ca>; Selig, Cheryl <Cheryl.Selig@niagararegion.ca>; Lambert, Phill <Phill.Lambert@niagararegion.ca>; Dunsmore, Susan <Susan.Dunsmore@niagararegion.ca>
Subject: [External] Request for Comments - ROPA 23 (NW Corner of Niven Road and Niagara Stone Road, Niagara-on-the-Lake)

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Good afternoon,

Please find attached the Agency Request for Comments for a Regional Official Plan Amendment (ROPA 23) submitted by NPG Planning Solutions Inc. on behalf of Stone Eagle Property Corp./2775696 Ontario Inc. for lands at the northwest corner of Niven Road and Niagara Stone Road in the Town of Niagara-on-the-Lake.

The application materials are available on the Town of Niagara-on-the-Lake's website at <https://secure-web.cisco.com/10GrCMdIIY3EdWo6WTL5Eb6ypeMy-ycsTqnk8P->

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Fcontent%2Fpublic-notice-under-planning-act.](#)

Comments on this Amendment are requested by Monday, March 7, 2022.

Should you have any questions regarding this matter, please do not hesitate to contact me.

Kind regards,

Aimee Alderman, MSc, MCIP, RPP

Senior Development Planner

Planning and Development Services

Regional Municipality of Niagara | [http://secure-web.cisco.com/1elmO-](http://secure-web.cisco.com/1elmO-JTTvLJatcYV5O5PUvkEPMWj_RrXncdAMaPKQdqF5NJ7ycl6AicwO-mBUzJE5tthCN0YPNB8uBvTaP3tYo7qc3pKTALZMnVaM8ec47m0aYjNoViTFd2UhBFfIA5OjtYgnarROR4gaa7YPnNrUCAovfAyKweTj50FX2E-N1S_h0NUHxKfW855LNaIZ8q7sF9VfFkJfO19seUsA9m6IMkAHlWrwOq0uiBwq9H3aE4aoOAAW3WG-t-FVWep2zNMREn55yiEK3dF2I9MJxJbzNoKde2F0DyoldM844j7j5cWXX77sEw7lScWw6D49N/http%3A%2F%2Fwww.niagararegion.ca)

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[9N/http%3A%2F%2Fwww.niagararegion.ca](#)

1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7

Phone: 905-980-6000 ext. 3352 | Toll-free: 1-800-263-7215

Email: aimee.alderman@niagararegion.ca

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From: [Ivanic, Erika \(MMAH\)](#)
To: [Alderman, Aimee](#)
Cc: [Didycz, Adam \(MMAH\)](#); [Watt, Heather \(MMAH\)](#)
Subject: RE: Request for Comments - ROPA 23 (NW Corner of Niven Road and Niagara Stone Road, Niagara-on-the-Lake)
Date: Tuesday, February 15, 2022 1:38:23 PM

CAUTION EXTERNAL EMAIL: This email originated from outside of the Niagara Region email system. Use caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Hi Aimee,

Ministry staff will not be providing comments on ROPA 23. As the Region is aware, the proposal is required to conform to the Greenbelt Plan, in particular section 4.2.2 with respect to servicing.

Please keep us informed with respect to the Council consideration and decision on ROPA 23.

Thanks
Erika

Erika Ivanic (she/her), MCIP, RPP
Senior Planner | Community Planning and Development (West)
Municipal Services Office – Central Ontario
Ministry of Municipal Affairs and Housing
437-227-2531 | erika.ivanic@ontario.ca | ontario.ca/mah

From: Alderman, Aimee <Aimee.Alderman@niagararegion.ca>
Sent: February 4, 2022 3:46 PM
To: Alderman, Aimee <Aimee.Alderman@niagararegion.ca>
Cc: Norio, Ann-Marie <Ann-Marie.Norio@niagararegion.ca>; Sergi, Michelle <Michelle.Sergi@niagararegion.ca>; Morreale, Diana <Diana.Morreale@niagararegion.ca>; Busnello, Pat <pat.busnello@niagararegion.ca>; Selig, Cheryl <Cheryl.Selig@niagararegion.ca>; Lambert, Phill <Phill.Lambert@niagararegion.ca>; Dunsmore, Susan <Susan.Dunsmore@niagararegion.ca>
Subject: Request for Comments - ROPA 23 (NW Corner of Niven Road and Niagara Stone Road, Niagara-on-the-Lake)

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Good afternoon,

Please find attached the Agency Request for Comments for a Regional Official Plan

Amendment (ROPA 23) submitted by NPG Planning Solutions Inc. on behalf of Stone Eagle Property Corp./2775696 Ontario Inc. for lands at the northwest corner of Niven Road and Niagara Stone Road in the Town of Niagara-on-the-Lake.

The application materials are available on the Town of Niagara-on-the-Lake's website at **MailScanner has detected a possible fraud attempt from "can01.safelinks.protection.outlook.com" that could be a fraud attempt as the link does not match the site its claiming to be** <https://www.notl.org/content/public-notice-under-planning-act>.

Comments on this Amendment are requested by Monday, March 7, 2022.

Should you have any questions regarding this matter, please do not hesitate to contact me.

Kind regards,

Aimee Alderman, MSc, MCIP, RPP

Senior Development Planner

Planning and Development Services

Regional Municipality of Niagara | **MailScanner has detected a possible fraud attempt from "can01.safelinks.protection.outlook.com" that could be a fraud attempt as the link does not match the site its claiming to be** www.niagararegion.ca

1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7

Phone: 905-980-6000 ext. 3352 | Toll-free: 1-800-263-7215

Email: aimee.alderman@niagararegion.ca

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250 Thorold Road West, 3rd Floor, Welland, Ontario L3C 3W2
Telephone 905.788.3135 | Facsimile 905.788.1121 | www.npca.ca

March 16, 2022

Our File No.: PLROPA202200300

BY E-MAIL ONLY

Planning and Development Services
Regional Municipality of Niagara
1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7

Attention: Aimee Alderman, MSc, MCIP, RPP, Senior Development Planner

Subject: Application for Regional Official Plan Amendment, (ROPA-21-0004)

[Click here to add to this AssessView Subsection tag.](#)

0 NIAGARA STONE RD 448 HUNTER RD 418 HUNTER RD

ARNs 262702000903600, 262702000904000 and 262702000904100

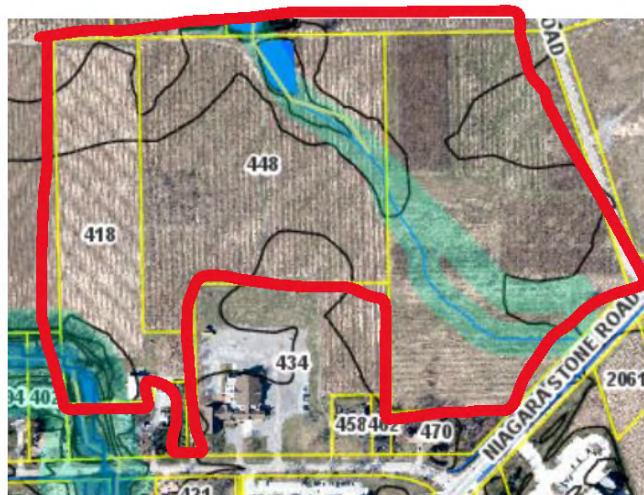
The above noted application (ROPA-21-0004) is made to permit a new private sanitary connection to the subject lands.

The Niagara Peninsula Conservation Authority (NPCA) has reviewed the NPCA Mapping of ARNs 262702000903600, 262702000904000 and 262702000904100 and offers the following comments.

NPCA Policy

NPCA Policies, Procedures and Guidelines for the Administration of Ontario Regulation 155/06 and Land Use Planning Policy Document.

The NPCA regulates watercourses, flood plains (up to the 100-year flood level), Great Lakes shorelines, hazardous land, valleylands, and wetlands under *Ontario Regulation 155/06 of the Conservation Authorities Act*. The NPCA's *Policies, Procedures for the Administration of Ontario Regulation 155/06 and The Planning Act* (NPCA policies) provides direction for managing NPCA regulated features.



The subject lands are impacted by two NPCA regulated watercourse that are identified as Type 2 "Important" Fish Habitat. Any works within 15m of an NPCA regulated watercourse must receive NPCA review and approval.

The subject lands are also impacted by a valleyland erosion hazard associated with that same watercourse reach, and a floodplain at the bottom of the valley. Any works within 15m of a valleyland erosion hazard must receive NPCA review and approval, and our office may request a geotechnical report to confirm the location of stable top-of-slope, and to ensure that development does not encroach further to than 7.5 to stable or physical top-of-slope, whichever is furthest landward. Our office would not support any works below top-of-slope, or any concentrated drainage over a valley slope.

ROPA-21-0004

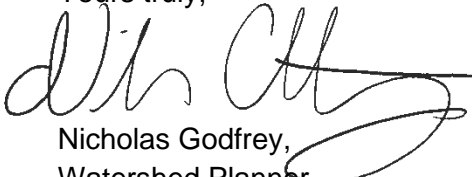
Our office has no objection to the proposed amendment, but will require the following from the applicant as part of a complete submission for any upcoming development and/or site alteration at the subject properties:

- Grading and Drainage Plan showing that all drainage is maintained across the property;
- Stormwater Management Plan, and that water be treated to enhanced standard.

Finally, our office notes that subsequent development and/or site alteration may also require an NPCA work permit, including but not limited to works within a 15m watercourse buffer, such as a stormwater outfall.

Please let me know if you have any questions.

Yours truly,



Nicholas Godfrey,
Watershed Planner
(905) 788-3135, ext. 278

Re: New Application - ZBA-11-2021 Niagara Stone Road, Niven Road, Hunter Road

Brandon Enns <Brandon.Enns@notl.com>

Thu 3/10/2022 3:52 PM

To: Josh Salisbury <Josh.Salisbury@notl.com>

Hi Josh,

The proposed winery and production facility is located in the Highway 55 municipal drain watershed. The drain is a piped system that crosses Niagara Stone Road and flows in an irregular north-west direction before outletting into the pond located on the neighboring property to the west. The proposed land use changes will require a reapportionment completed by a drainage engineer at the cost of the applicant in accordance with Section 65(1) of the Drainage Act RSO 1990.

While there is no conflict with the building footprint, the amount of cover over the drain under the entranceway should be determined to ensure future loads do not damage the pipe. The pipe is constructed of concrete field tile butted against each other and is therefore not water tight. To avoid slumping or voids under the entranceway and parking lot, Town staff recommends replacing those sections of pipe with a bell and spigot designed pipe.

The drainage department would also request the tile drainage plan for the property to better determine if any tile mains drain into the Highway 55 pipe. In addition to this, based on the grading plan, we can't determine where some of the surface water will end up. The plan shows a proposed 300mm diameter CSP culvert under the entranceway. Will this direct water into a swale or catch basin? The plan also indicates a permeable parking lot and storage bed but does not indicate where the storage bed drains.

If you have any questions regarding my response, please let me know.

Thank you,

Brandon Enns

Environmental Services Technician

905-468-3061 ext. 276

1593 Four Mile Creek Road, PO Box 100, Virgil, ON L0S 1T0

Website: www.notl.org Facebook: @Town.of.NOTL

Twitter: @Town_of_NOTL & @NOTLfiredept



From: Josh Salisbury <Josh.Salisbury@notl.com>

Sent: Tuesday, February 8, 2022 3:24 PM

To: Marnie Cluckie <marnie.cluckie@notl.com>; Colleen Hutt <Colleen.Hutt@notl.com>; Donna Lake <Donna.Lake@notl.com>; Sheldon Randall <sheldon.randall@notl.com>; Adam Allcock <adam.allcock@notl.com>; Mike Komljenovic <Mike.Komljenovic@notl.com>; Kiefer Paton <Kiefer.Paton@notl.com>; Brett Ruck <Brett.Ruck@notl.com>; Rene Landry <Rene.Landry@notl.com>; Brandon Enns <Brandon.Enns@notl.com>; Kevin Turcotte <kevin.turcotte@notl.com>; J.B. Hopkins <JB.Hopkins@notl.com>; Rick Wilson <Rick.Wilson@notl.com>; Heritage Contract <heritage.contract@notl.com>;

January 11, 2023

Darka Jensen <Darka.Jensen@notl.com>; Scott Turnbull <scott.turnbull@notl.com>; Tara Druzina <Tara.Druzina@notl.com>; Rolf Wiens <Rolf.Wiens@notl.com>; Walter Klassen <walter.klassen@notl.com>; Nicholas Ruller <nick.ruller@notl.com>; Jay Plato <Jay.Plato@notl.com>; ann-marie.norio@niagararegion.ca <ann-marie.norio@niagararegion.ca>; Alderman, Aimee <Aimee.Alderman@niagararegion.ca>; Development Planning Applications <devtplanningapplications@niagararegion.ca>; ksidey@notlhydro.com <ksidey@notlhydro.com>; municipalplanning@enbridge.com <municipalplanning@enbridge.com>; Andrew.Carrigan@Canadapost.ca <Andrew.Carrigan@Canadapost.ca>; circulations@wsp.com <circulations@wsp.com>; Newdevelopment@rci.rogers.com <Newdevelopment@rci.rogers.com>; landuseplanning@hydroone.com <landuseplanning@hydroone.com>; executivevp.lawanddevelopment@opg.com <executivevp.lawanddevelopment@opg.com>; lynne.cunningham@mpac.ca <lynne.cunningham@mpac.ca>; sue.mabee@dsbn.org <sue.mabee@dsbn.org>; bert.poort@dsbn.org <bert.poort@dsbn.org>; elizabeth.davies@ncdsb.com <elizabeth.davies@ncdsb.com>; clark.euale@ncdsb.com <clark.euale@ncdsb.com>; planification@cscmonavenir.ca <planification@cscmonavenir.ca>; donna@theherringtongroup.ca <donna@theherringtongroup.ca>

Cc: Mark Iamarino <Mark.Iamarino@notl.com>

Subject: RE: New Application - ZBA-11-2021 Niagara Stone Road, Niven Road, Hunter Road

Good afternoon,

Please disregard the previous Circulation Letter and see updated attachment to this e-mail. Thank you and have a great day,

Josh Salisbury

Planner II

Town of Niagara-on-the-Lake

Phone: 905-468-3266 ext.224

1593 Four Mile Creek Road, PO Box 100, Virgil ON L0S 1T0

From: Josh Salisbury

Sent: Monday, February 7, 2022 3:18 PM

To: Marnie Cluckie <marnie.cluckie@notl.com>; Colleen Hutt <Colleen.Hutt@notl.com>; Donna Lake <Donna.Lake@notl.com>; Sheldon Randall <sheldon.randall@notl.com>; Adam Allcock <adam.allcock@notl.com>; Mike Komljenovic <Mike.Komljenovic@notl.com>; Kiefer Paton <Kiefer.Paton@notl.com>; Brett Ruck <Brett.Ruck@notl.com>; Rene Landry <Rene.Landry@notl.com>; Brandon Enns <Brandon.Enns@notl.com>; Kevin Turcotte <kevin.turcotte@notl.com>; J.B. Hopkins <JB.Hopkins@notl.com>; Rick Wilson <Rick.Wilson@notl.com>; Heritage Contract <heritage.contract@notl.com>; Darka Jensen <Darka.Jensen@notl.com>; Scott Turnbull <scott.turnbull@notl.com>; Tara Druzina <Tara.Druzina@notl.com>; Rolf Wiens <Rolf.Wiens@notl.com>; Walter Klassen <walter.klassen@notl.com>; Nicholas Ruller <nick.ruller@notl.com>; Jay Plato <Jay.Plato@notl.com>; Ann-Marie.Norio@niagararegion.ca; Alderman, Aimee <Aimee.Alderman@niagararegion.ca>; devtplanningapplications@niagararegion.ca; ksidey@notlhydro.com; municipalplanning@enbridge.com; Andrew.Carrigan@Canadapost.ca; circulations@wsp.com; Newdevelopment@rci.rogers.com; landuseplanning@hydroone.com; executivevp.lawanddevelopment@opg.com; lynne.cunningham@mpac.ca; sue.mabee@dsbn.org; bert.poort@dsbn.org; elizabeth.davies@ncdsb.com; clark.euale@ncdsb.com; planification@cscmonavenir.ca; donna@theherringtongroup.ca

Cc: Mark Iamarino <Mark.Iamarino@notl.com>

Subject: New Application - ZBA-11-2021 Niagara Stone Road, Niven Road, Hunter Road

Good morning,

The Department of Community & Development Services has received an application for a Zoning By-law Amendment with respect to lands municipally known as Niagara Stone Road, Niven Road, Hunter Road. The

applicant requests site specific provisions for an Estate Winery and secondary uses to include wine, indoor and outdoor hospitality areas, restaurant/function room, kitchen and dry food services with maximum floor areas for the uses, an increased building height and parking requirements. A related Regional Official Plan Amendment (ROPA 23) has been submitted to the Niagara Region to permit a new sanitary connection outside of the Urban Area Boundary for the proposed development.

External link:

https://niagaraonthelake-my.sharepoint.com/:f:/g/personal/josh_salisbury_notl_com/EmT5S2T-oCJCiUrdARvPzRkBTaPrr1MWvvgXa2Jr57hxnQ?e=J6000Y

Internal link for town staff:

Z:\0-Planning\1 - ZBA\2021\ZBA-11-2021 - Stone Eagle Winery (Niagara Stone Road)

Comments are requested by March 11, 2021 by reply to this e-mail.

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

Josh Salisbury

Planner II

Town of Niagara-on-the-Lake

Phone: 905-468-3266 ext.224

1593 Four Mile Creek Road, PO Box 100, Virgil ON L0S 1T0

From: [Morreale, Diana](#)
To: [Busnello, Pat](#)
Subject: FW: Stone Eagle Winery Updated Sanitary Sewer Analysis
Date: Tuesday, December 20, 2022 8:58:38 PM

From: Mike Komljenovic <Mike.Komljenovic@notl.com>
Sent: Tuesday, October 04, 2022 4:55 PM
To: Dunsmore, Susan <Susan.Dunsmore@niagararegion.ca>
Cc: Mike Komljenovic <Mike.Komljenovic@notl.com>
Subject: RE: Stone Eagle Winery Updated Sanitary Sewer Analysis

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Hi Susan,

With respect to your question. It was passed along recently and we have had a preliminary look at it but haven't had a chance to compare it with the capacity review that Quartek completed on behalf of the Village Centre. In that review Quartek had the downstream pipes at 91, 99 and 100% capacity based on increased flows from their site only. We have UCC peer-reviewing Quartek's theoretical numbers to ensure that there isn't potential for surcharging of the system at those capacities. Once confirmed we can determine if the Village Centre will be responsible for any upsizing contribution to those sections to accommodate those additional flows.

Our flow monitoring from earlier this spring/summer as part of our PPCP Study was recently completed (July) and data was received from the consultant shortly thereafter to which we indicated we could provide to Solmar at a cost.

After some email mix-ups we were able to confirm last week that they still wanted the information to inform their review to determine the actual impacts of I/I. I believe it was provided this week and will assist in the comments the Region was going to provide regarding monitoring flows and ultimately expedite the process.

In summary our response was to be similar to the Region's regarding flow monitoring to confirm their assumptions, confirmation of the Regional Pumping Stations capacity and capacity of downstream municipal infrastructure (subject to a peer review).

Once the impacts are confirmed a contribution (if necessary) toward upsizing of downstream municipal infrastructure to accommodate those additional external flows would be required for Town approval by way of a site plan agreement provided the ROPA is approved.

Let me know if you have any questions or wish to discuss further.

Thanks

Mike Komljenovic
Engineering Supervisor
Phone: 905-468-3061 Fax: 905-468-1722
1593 Four Mile Creek Road, PO Box 100,
Virgil ON L0S 1T0

From: Dunsmore, Susan
Sent: Tuesday, October 4, 2022 3:35 PM
To: Mike Komljenovic
Subject: FW: Stone Eagle Winery Updated Sanitary Sewer Analysis

CAUTION: This email originated from outside the Town of Niagara-on-the-Lake. Use caution when clicking on a link or opening an attachment unless you know that the content is safe. If unsure, forward the email to IT to validate.

Hey Friend,

Hope you're doing okay. Not sure if this got passed along to you, thought I would reach out and share – based on our review our station will be able to handle the flow but it will surpass our 80% capacity threshold in both scenarios, which is when we would consider upgrading, however, since there is no more developable lands we will not review for upgrade due to development. So our comments will be that we need to monitor the flows and I/I to the station.

Not sure where you guys are at in your I/I study and flow monitoring.

Let me know
Susan

From: Alderman, Aimee <Aimee.Alderman@niagararegion.ca>
Sent: Tuesday, September 06, 2022 11:28 AM
To: Rick Wilson <rick.wilson@notl.com>
Cc: Lambert, Phill <Phill.Lambert@niagararegion.ca>; Dunsmore, Susan <Susan.Dunsmore@niagararegion.ca>; Morreale, Diana <Diana.Morreale@niagararegion.ca>
Subject: Stone Eagle Winery Updated Sanitary Sewer Analysis

Good morning Rick,

Please find attached a copy of the draft updated sanitary sewer analysis for Stone Eagle Winery (northwest corner of Niven Road and Niagara Stone Road); I'm not certain if NPG forwarded a copy of this analysis to Town staff.

Please feel free to forward this document along to relevant Town staff for review and response. A response at your earliest convenience would be much appreciated.

Thank you,

Aimee Alderman, MSc, MCIP, RPP

Senior Development Planner

Planning and Development Services

Regional Municipality of Niagara | www.niagararegion.ca

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