

**Boekestyn, Alex**

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**From:** Aaron Detlor [REDACTED]  
**Sent:** Thursday, August 11, 2022 11:41 AM  
**To:** Alderman, Aimee  
**Cc:** Aaron Detlor; Brian Doolittle; [REDACTED]; Janice Williams; Kahsenniyo Williams; Sergi, Michelle; Morreale, Diana; Busnello, Pat; Stea, Angela; Lambert, Phill; Dunsmore, Susan; Norio, Ann-Marie; Development Planning Applications; Tim Gilbert  
**Subject:** Re: Request for Comments - 502 Winston Road, Town of Grimsby (ROPA)  
**Attachments:** Agency Request for Comments.pdf; ATT00001.htm

**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.

Good Morning Ms. Alderman:

We are hereby objecting to the adoption of Regional Official Plan Amendment (ROPA) 502 Winston Road, Town of Grimsby where the proposed redesignation of the Subject Lands will significantly impair, infringe and interfere with Haudenosaunee rights and interests.

I can confirm that there has been no engagement or consent sought which would uphold the honour of the Crown generally and/or the Provincial Policy Statement (PPS), the Growth Plan for the Greater Golden Horseshoe and/or the *Planning Act*.

We are unable to comment more specifically at this point where we do not have the resources to review the material. I can advise that neither the application nor the supporting documents are available at the web site included in the Request for Comment.

We are open to meeting with you at your earliest convenience to discuss how engagement can proceed which would uphold the honour of the Crown and comply with Provincial Policy Statement obligations including section 1.2.2 which states:

1.2.2 Planning authorities **shall** engage with Indigenous communities and coordinate on land use planning matters.

We also understand that our efforts to engage would assist Niagara Region with its obligations under the Growth Plan for the Greater Golden Horseshoe and in particular section **5.2.3 Co-ordination** which states at subsection 4 and 7 that:

**5.2.3 Co-ordination**

(4) Municipalities **shall** engage Indigenous communities in local efforts to implement this Plan, and to provide the necessary information to ensure the informed involvement of these communities.

(7) Planning authorities **shall** co-ordinate planning matters with Indigenous communities throughout the planning process to ensure that appropriate engagement is undertaken. Municipalities are encouraged to build constructive, cooperative relationships with First Nations and Métis communities and to facilitate knowledge sharing in growth management and land use planning processes

June 12, 2024

Again I have emphasized in bold and italics that these are positive obligations which Niagara Region must uphold.

To date Niagara Region has not engaged meaningfully on this matter (or any of its planning matters) despite the fact that Niagara Region in its entirety is covered by treaties to which the Haudenosaunee Confederacy is a party. We are concerned that the failure to meaningfully engage with the Haudenosaunee puts Niagara Region offside of section 26 of the Planning Act which requires compliance with the engagement provisions we have set out above (I have copied the entirety of s. 26 of the Planning Act below for your ease of reference).

On this particular amendment it is disappointing that we have been provided notification so late in the process where it appears that the Planning Justification Report (prepared by IBI Group, dated June 23, 2022) and the Agricultural Impact Assessment were prepared without any engagement with HDI. If Niagara Region had embarked on building strong relationships we would not be in this unfortunate situation and I am mindful of Part IV of the PPS which states that:

**Planning authorities are encouraged to build constructive, cooperative relationships through meaningful engagement with Indigenous communities to facilitate knowledge-sharing in land use planning processes and inform decision-making.**

We look forward to hearing from you at your earliest convenience and I will leave it to Mr. Linklater to touch base with you to set up a meeting to discuss how engagement can be properly resourced on this matters and others which Niagara Region is contemplating which would include:

1. [ICP 126-2013: Project Initiation Report: Agricultural and Rural Area Policies Update](#)
2. [Draft Regional Official Plan Amendment 6 - Corridor Protection Policies](#)
3. [PDS 5-2014: Policy Initiation Report: ROPA 7 Urban Area Boundary Modification for the City of Welland](#)
4. [PDS 3-2014: Policy Initiation Report: ROPA 8 To update the Aggregate Resources Policies - A review of aggregate resource policies](#)
5. [Niagara Employment Lands: Phase 2](#)
6. [PDS 3-2015: Project Initiation Report: ROPA 9 Employment Lands Policies - Phase 2 of Niagara Employment Lands Strategy](#)
7. **Proposed Removal of Environmental Protection Area Designation**
8. [Regional Official Plan Amendment 11](#)
9. **Watercourse Policies and Mapping**
10. [PDS 21-2016: Project Initiation Report for Watercourse Policies and Mapping](#)
11. ROPA 16 Employment Policies
12. ROPA 20 Proposed Port Colborne Quarry - Pit 3 Expansion
13. ROPA 22 Proposed Upper's Quarry, Niagara Falls
14. **ROPA 23 Proposed Sanitary Service Connection, Stone Eagle Winery, Niagara-on-the-Lake**

For your ease of reference we are hereby objecting to the adoption of any of the aforementioned Regional Official Plan Amendments (1-14) where there has been no effort made on the part of Niagara Region to comply with the Planning Act and its associated instruments which I have detailed above.

I would ask that you please ensure that you copy this email to both the IBI Group, 502 Winston Road Inc, and the Town of Grimsby as none of their contact information is available in the material you have provided.

Regards,

Aaron Detlor



### Updating official plan

**26** (1) If an official plan is in effect in a municipality, the council of the municipality that adopted the official plan shall, in accordance with subsection (1.1), revise the official plan as required to ensure that it,

- (a) conforms with provincial plans or does not conflict with them, as the case may be;
- (b) has regard to the matters of provincial interest listed in section 2; and
- (c) is consistent with policy statements issued under subsection 3 (1). 2015, c. 26, s. 24 (1).

<https://www.niagararegion.ca/living/icp/policy-plan/default.aspx>

<https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>

<https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>

**Boekestyn, Alex**

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**From:** Tanya Hill-Montour <tanyahill-montour@sixnations.ca>  
**Sent:** Thursday, August 11, 2022 1:52 PM  
**To:** Alderman, Aimee  
**Cc:** Sergi, Michelle; Morreale, Diana; Busnello, Pat; Stea, Angela; Lambert, Phill; Dunsmore, Susan; Norio, Ann-Marie; Development Planning Applications  
**Subject:** RE: Request for Comments - 502 Winston Road, Town of Grimsby (ROPA)

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Good afternoon Aimee

Acknowledging that I have received, I have interest in the project.

Kind Regards,

*Tanya j. Hill-Montour* B.A Hons.  
Six Nations of the Grand River - Archaeology Supervisor.  
c.226.388.0665  
e. [tanyahill-montour@sixnations.ca](mailto:tanyahill-montour@sixnations.ca)

---

**From:** Alderman, Aimee <Aimee.Alderman@niagararegion.ca>  
**Sent:** August 10, 2022 3:54 PM  
**To:** Alderman, Aimee <Aimee.Alderman@niagararegion.ca>  
**Cc:** Sergi, Michelle <Michelle.Sergi@niagararegion.ca>; Morreale, Diana <Diana.Morreale@niagararegion.ca>; Busnello, Pat <pat.busnello@niagararegion.ca>; Stea, Angela <Angela.Stea@niagararegion.ca>; Lambert, Phill <Phill.Lambert@niagararegion.ca>; Dunsmore, Susan <Susan.Dunsmore@niagararegion.ca>; Norio, Ann-Marie <Ann-Marie.Norio@niagararegion.ca>; Development Planning Applications <devtplanningapplications@niagararegion.ca>  
**Subject:** Request for Comments - 502 Winston Road, Town of Grimsby (ROPA)

Good afternoon,

Please find attached the Agency Request for Comments for a Regional Official Plan Amendment (ROPA) submitted by IBI Group on behalf of 502 Winston Road Inc. for lands at the northwest corner of Hunter Road and Winston Road, municipally known at 502 Winston Road, in the Town of Grimsby.

The application materials will be available in the coming days on the Regional Official Plan Amendments webpage at: <https://www.niagararegion.ca/living/icp/policy-plan/default.aspx>. Should you require copies of the submission materials prior to the Regional webpage update, please reach out to me directly.

Comments on this Amendment are requested by **Monday, September 26, 2022**.

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



Thank you,

**Aimee Alderman, MSc, MCIP, RPP**

**Senior Development Planner**

Planning and Development Services

Regional Municipality of Niagara | [www.niagararegion.ca](http://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](mailto:aimee.alderman@niagararegion.ca)

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**Bokestyn, Alex**

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**From:** Peter Graham <petergraham@sixnations.ca>  
**Sent:** Friday, August 12, 2022 1:14 PM  
**To:** Alderman, Aimee  
**Subject:** 502 Winston  
**Attachments:** 502 Winston.docx

**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,

Please find our comments attached.

Thank you, Peter





August 12, 2022

Aimee Alderman  
Senior Development Planner  
Niagara Region  
Planning and Development Services  
1815 Sir Isaac Brock Way  
Thorold, ON L2V 4T7

Re: 26OP-16-2202

Dear Aimee,

Thank you for providing notification on the above application.

Six Nations of the Grand River Territory is within the most highly urbanized land in Canada. Development has occurred on Six Nations' traditional territory without consultation or consent of our Nation. The cumulative effects of this intense development has contributed to significant environmental degradation and, as a result, Six Nations has experienced severe impacts on our ability to exercise our Aboriginal and Treaty Rights that are not only set out in the treaties themselves, but are also recognized and affirmed in Section 35 of the *Constitution Act, 1982*.

Six Nations is concerned about any development relating to air, land, water and resources which occur throughout our treaty territory and any archeological issues associated with such developments.

We strenuously oppose the proponent's application to re-designate a portion of the property to Rural Area.

As is made clear by the proponent, this is a first step towards removing the land from the Greenbelt and developing it.

The Greenbelt is a rare exception to our environmentally destructive status quo. Settlers have paved over floodplains, excluded Indigenous people from harvesting on lands and in waters that we have always relied on, and have not taken care of Mother Earth in a way that would allow her to provide for us.

This proposal tries to subvert a scarce social and environmental good. It threatens vital greenspace, a watercourse, and animal habitat. It promises more development along the increasingly crowded lakeshore.

The authors of Planning Justification Reports are always favourable towards the proposals of the companies hiring them, but this particular report really makes a mockery of so-called "independent professional planning opinion."

In lamenting the prior refusal of the province to accept the removal of the property from the Greenbelt, the authors claim "...but the Town of Grimsby's proposals were not properly considered, as there were no proposed changes to the Tender Fruit and Grape Lands designation in North-West Grimsby." This reasoning is clearly ludicrous. If the present application is unsuccessful does it necessarily mean it was not properly considered? Similar reasoning is deployed when the authors use the phrase "evidence based" as a synonym for whatever they're advocating.

Much of the 'evidence' in the report is clearly malleable. The repeated allegation that "The subject lands have never been used for agriculture" seems rather unlikely. When we read similar claims in other planning reports, land records and other historical documents are utilized i.e. evidence and not mere assertion.

Readers are told the Agricultural Impact Assessment confirms the higher agricultural zoning of the property is inappropriate. Does it? To us, it appears to be merely a desktop study, with no soil testing conducted, and results skewed towards the biases of the proponent.

This all circles to back to the disingenuous means of trying to remove the land from the Greenbelt in the first place.

Yes, "The current proposal does not contemplate the construction of any buildings onsite". Yes, changing some words around "will not impact any ecological systems and natural areas on the subject lands" at this time. Yes, it will conform to the Growth Plan and "Continue to protect prime agricultural areas and higher priority agricultural lands as it is not removing lands from potential agricultural production" for the moment.

But what about tomorrow? We all know where this going if the proposal gets a thumbs up.

We ask the Region to reject this proposal, be mindful of our staunch opposition, and keep us informed.

Sincerely,

Peter Graham  
Land Use Officer  
Six Nations of the Grand River



**Boekestyn, Alex**

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**From:** Sean Pook <SeanP@grimsbypower.com>  
**Sent:** Monday, August 15, 2022 2:36 PM  
**To:** Alderman, Aimee  
**Cc:** Kevin Robins  
**Subject:** RE: Request for Comments - 502 Winston Road, Town of Grimsby (ROPA)  
**Attachments:** Agency Request for Comments.pdf

**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,

No comments from GPI on this application.

Thank you

Sean

---

**From:** Alderman, Aimee <Aimee.Alderman@niagararegion.ca>  
**Sent:** August 10, 2022 3:54 PM  
**To:** Alderman, Aimee <Aimee.Alderman@niagararegion.ca>  
**Cc:** Sergi, Michelle <Michelle.Sergi@niagararegion.ca>; Morreale, Diana <Diana.Morreale@niagararegion.ca>; Busnello, Pat <pat.busnello@niagararegion.ca>; Stea, Angela <Angela.Stea@niagararegion.ca>; Lambert, Phill <Phill.Lambert@niagararegion.ca>; Dunsmore, Susan <Susan.Dunsmore@niagararegion.ca>; Norio, Ann-Marie <Ann-Marie.Norio@niagararegion.ca>; Development Planning Applications <devtplanningapplications@niagararegion.ca>  
**Subject:** Request for Comments - 502 Winston Road, Town of Grimsby (ROPA)

(This email originated from outside the Grimsby Power organization and may contain an attachment or link to a website or file. Do not click on any links or attachments without confirming the destination and/or sender.)

Good afternoon,

Please find attached the Agency Request for Comments for a Regional Official Plan Amendment (ROPA) submitted by IBI Group on behalf of 502 Winston Road Inc. for lands at the northwest corner of Hunter Road and Winston Road, municipally known at 502 Winston Road, in the Town of Grimsby.

The application materials will be available in the coming days on the Regional Official Plan Amendments webpage at: <https://www.niagararegion.ca/living/icp/policy-plan/default.aspx>. Should you require copies of the submission materials prior to the Regional webpage update, please reach out to me directly.

Comments on this Amendment are requested by **Monday, September 26, 2022.**

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

Thank you,

**Aimee Alderman, MSc, MCIP, RPP**

**Senior Development Planner**

Planning and Development Services

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Email: [aimee.alderman@niagararegion.ca](mailto:aimee.alderman@niagararegion.ca)

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**Boekestyn, Alex**

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**From:** Municipal Planning <MunicipalPlanning@enbridge.com>  
**Sent:** Monday, August 22, 2022 2:39 PM  
**To:** Alderman, Aimee  
**Subject:** RE: Request for Comments - 502 Winston Road, Town of Grimsby (ROPA)

**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.

Thank you for your circulation.

Enbridge Gas Inc. does not object to the proposed application however, we reserve the right to amend our development conditions.

Please continue to forward all municipal circulations and clearance letter requests electronically to [MunicipalPlanning@Enbridge.com](mailto:MunicipalPlanning@Enbridge.com).

Regards,

**Jasleen Kaur**  
Municipal Planning Coordinator  
Engineering

ENBRIDGE  
TEL: 437-929-8083  
500 Consumers Rd, North York, ON M2J1P8  
enbridge.com  
Safety. Integrity. Respect. Inclusion.

---

**From:** Alderman, Aimee <Aimee.Alderman@niagararegion.ca>  
**Sent:** Wednesday, August 10, 2022 3:54 PM  
**To:** Alderman, Aimee <Aimee.Alderman@niagararegion.ca>  
**Cc:** Sergi, Michelle <Michelle.Sergi@niagararegion.ca>; Morreale, Diana <Diana.Morreale@niagararegion.ca>; Busnello, Pat <pat.busnello@niagararegion.ca>; Stea, Angela <Angela.Stea@niagararegion.ca>; Lambert, Phill <Phill.Lambert@niagararegion.ca>; Dunsmore, Susan <Susan.Dunsmore@niagararegion.ca>; Norio, Ann-Marie <Ann-Marie.Norio@niagararegion.ca>; Development Planning Applications <devtplanningapplications@niagararegion.ca>  
**Subject:** [External] Request for Comments - 502 Winston Road, Town of Grimsby (ROPA)

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DO NOT click links or open attachments unless you are 100% sure that the email is safe.

Good afternoon,

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June 12, 2024

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

Thank you,

**Aimee Alderman, MSc, MCIP, RPP**

**Senior Development Planner**

Planning and Development Services

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**Boekestyn, Alex**

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**From:** Nunes, Paul (MTO) <Paul.Nunes@ontario.ca>  
**Sent:** Thursday, August 25, 2022 1:04 PM  
**To:** Alderman, Aimee  
**Subject:** RE: Request for Comments - 502 Winston Road, Town of Grimsby (ROPA)

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Hi Aimee,

Re: Official Plan Amendment – Request for Comments  
502 Winston Road (321 Hunter Road), Grimsby, ON. (QEW)

The property described above appears to be located outside the MTO Permit Control area for the QEW, therefore, we have no comments.

Thanks,

**Paul Nunes**  
Planner (Niagara/Hamilton)  
Highway Corridor Management Section – Central Operations

Ministry of Transportation  
159 Sir William Hearst Avenue, 7<sup>th</sup> Floor  
Toronto, ON M3M 0B7

E-Mail: [paul.nunes@ontario.ca](mailto:paul.nunes@ontario.ca)  
Web: [www.mto.gov.on.ca/english/engineering/management/corridor](http://www.mto.gov.on.ca/english/engineering/management/corridor)



---

**From:** Alderman, Aimee <Aimee.Alderman@niagararegion.ca>  
**Sent:** August 10, 2022 3:54 PM  
**To:** Alderman, Aimee <Aimee.Alderman@niagararegion.ca>  
**Cc:** Sergi, Michelle <Michelle.Sergi@niagararegion.ca>; Morreale, Diana <Diana.Morreale@niagararegion.ca>; Busnello, Pat <pat.busnello@niagararegion.ca>; Stea, Angela <Angela.Stea@niagararegion.ca>; Lambert, Phill <Phill.Lambert@niagararegion.ca>; Dunsmore, Susan <Susan.Dunsmore@niagararegion.ca>; Norio, Ann-Marie <Ann-Marie.Norio@niagararegion.ca>; Development Planning Applications <devtplanningapplications@niagararegion.ca>  
**Subject:** Request for Comments - 502 Winston Road, Town of Grimsby (ROPA)

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Good afternoon,



June 12, 2024

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Thank you,

**Aimee Alderman, MSc, MCIP, RPP**

**Senior Development Planner**

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

Email: [aimee.alderman@niagararegion.ca](mailto:aimee.alderman@niagararegion.ca)

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## Boekestyn, Alex

---

**From:** Taran Lennard <tlennard@npca.ca>  
**Sent:** Thursday, September 15, 2022 9:06 AM  
**To:** Alderman, Aimee  
**Subject:** RE: NPCA Review Response - 502 Winston Road, Town of Grimsby (ROPA)  
**Attachments:** NPCA Review - ROPA - 502 Winston Rd, Grimsby.pdf

**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,

Please find attached NPCA's comments for your records.

Thank you!

**Taran Lennard**  
**Watershed Planner**

Niagara Peninsula Conservation Authority (NPCA)  
250 Thorold Road West, 3<sup>rd</sup> Floor | Welland, ON L3C 3W2  
Tel: 905-788-3135 | extension 277  
email: [tlennard@npca.ca](mailto:tlennard@npca.ca)

The NPCA is updating our Planning and Permitting Policies! To find out more visit [Get Involved with NPCA](#) and register for the August 24, 2022 Virtual Public Information Session.

### [NPCA Watershed Explorer](#)

Due to the COVID-19 pandemic, the NPCA has taken measures to protect staff and public while providing continuity of services. The NPCA main office is open by appointment only with limited staff, please refer to the [Staff Directory](#) and reach out to the staff member you wish to speak or meet with directly.

Updates regarding NPCA operations and activities can be found at [Get Involved NPCA Portal](#), or on social media at [facebook.com/NPCAOntario](https://www.facebook.com/NPCAOntario) & [twitter.com/NPCA\\_Ontario](https://twitter.com/NPCA_Ontario).

For more information on Permits, Planning and Forestry 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 155/06 please go to the NPCA Enforcement and Compliance webpage at <https://npca.ca/administration/enforcement-compliance>

---

**From:** Alderman, Aimee <Aimee.Alderman@niagararegion.ca>  
**Sent:** Wednesday, August 10, 2022 3:54 PM  
**To:** Alderman, Aimee <Aimee.Alderman@niagararegion.ca>  
**Cc:** Sergi, Michelle <Michelle.Sergi@niagararegion.ca>; Morreale, Diana <Diana.Morreale@niagararegion.ca>; Busnello, Pat <pat.busnello@niagararegion.ca>; Stea, Angela <Angela.Stea@niagararegion.ca>; Lambert, Phill <Phill.Lambert@niagararegion.ca>; Dunsmore, Susan <Susan.Dunsmore@niagararegion.ca>; Norio, Ann-Marie <Ann-Marie.Norio@niagararegion.ca>; Development Planning Applications <devtplanningapplications@niagararegion.ca>  
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**Aimee Alderman, MSc, MCIP, RPP**  
**Senior Development Planner**

Planning and Development Services

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Email: [aimee.alderman@niagararegion.ca](mailto: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

September 15, 2022

Via Email Only

NPCA File No.: PLROPA202201002

Planning and Development Services  
Niagara Region  
1815 Sir Isaac Brock Way, P.O. Box 1042  
Thorold, ON L2V 4T7

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

Re: **Niagara Peninsula Conservation Authority (NPCA) Comments  
Application for Regional Official Plan Amendment (ROPA 22-0002)**

---

NPCA Staff have received the above noted application to amend the Niagara Regional Official Plan to refine the designation from 'Unique Agricultural Area' to 'Rural'. NPCA Staff note this application is related to the Town of Grimsby's local Official Plan Amendment (File: 26OP-16-2022) to redesignate the lands.

**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 for the Administration of Ontario Regulation 155/06 and The Planning Act*. (NPCA Policies) provides direction for managing NPCA regulated features.

NPCA Mapping indicates the subject lands are impacted by the shoreline hazards of Lake Ontario. In accordance with NPCA's Policies, shoreline protection must be in place prior to development within the lake hazards, and appropriate studies (ie: Coastal Engineering, Geotechnical) may be required.

Furthermore, NPCA's Regulation Mapping indicates the subject property is impacted by a watercourse and associated 15 metre buffer that traverses the western property boundary. Appropriate mitigation measures should be undertaken to protect the ecologic and hydrologic features and functions of this watercourse. An Environmental Impact Study may be required for works in or around this watercourse.

In general, the NPCA is supportive of this application, provided all NPCA regulated features are appropriately protected and any future proposals adhere to NPCA's Policies in effect at the time of an application. Works permits would be necessary for any development or site alteration within an NPCA regulated area.

**Conclusion**

Based on the above, NPCA Staff are supportive of ROPA 22-0002. Please send a copy of any Staff Reports to Committee/Council once they are available. If you have any questions, please let me know.

Thank you,

A handwritten signature in black ink, appearing to read "Taran Lennard", is written over a horizontal line.

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

**Bokestyn, Alex**

---

**From:** Sean Pook <SeanP@grimsbypower.com>  
**Sent:** Thursday, March 21, 2024 11:53 AM  
**To:** Bokestyn, Alex  
**Cc:** Kevin Robins  
**Subject:** RE: Notice of Reactivation - Request for Agency Comments - 502 Winston Road, Town of Grimsby (ROPA)  
**Attachments:** Agency Request for Comments - Notice of Reactivation .pdf

**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 Alex,

GPI does not have any comments regarding this application.

Thank you

**Sean Pook**

Engineering Technician  
Grimsby Power Incorporated  
231 Roberts Road, Grimsby Ontario L3M 5N2  
Email: [seanp@grimsbypower.com](mailto:seanp@grimsbypower.com)  
Phone: 905.945.5437 EXT.224  
Fax 905.945.9933

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---

**From:** Bokestyn, Alex <Alex.Bokestyn@niagararegion.ca>  
**Sent:** Wednesday, March 20, 2024 4:21 PM  
**To:** Bokestyn, Alex <Alex.Bokestyn@niagararegion.ca>  
**Cc:** Stea, Angela <Angela.Stea@niagararegion.ca>; Norio, Ann-Marie <Ann-Marie.Norio@niagararegion.ca>; Morreale, Diana <Diana.Morreale@niagararegion.ca>; Sergi, Michelle <Michelle.Sergi@niagararegion.ca>; Busnello, Pat <pat.busnello@niagararegion.ca>; Dunsmore, Susan <Susan.Dunsmore@niagararegion.ca>; Development Planning Applications <devtplanningapplications@niagararegion.ca>  
**Subject:** Notice of Reactivation - Request for Agency Comments - 502 Winston Road, Town of Grimsby (ROPA)

(This email originated from outside the Grimsby Power organization and may contain an attachment or link to a website or file. Do not click on any links or attachments without confirming the destination and/or sender.)

Good afternoon,

June 12, 2024

Please find attached the Notice of Reactivation and Request for Additional Comments for a Regional Official Plan Amendment (ROPA) application for lands at the northwest corner of Hunter Road and Winston Road, municipally known as 502 Winston Road, in the Town of Grimsby.

The application materials are available on the Regional Official Plan Amendments webpage at: <https://www.niagararegion.ca/living/icp/policy-plan/default.aspx>.

Additional comments on this Amendment are requested by **Tuesday, April 9, 2024**.

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

Thank you,



**Alex Boekestyn, MSc**

DEVELOPMENT PLANNER

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

**P** : (905) 980 - 6000 ext. 3264

**W** : [www.niagararegion.ca](http://www.niagararegion.ca)

**E** : [Alex.Boekestyn@niagararegion.ca](mailto:Alex.Boekestyn@niagararegion.ca)



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**Boekestyn, Alex**

---

**From:** Boekestyn, Alex  
**Sent:** Monday, March 25, 2024 8:44 AM  
**To:** Ali, Usama (MTO)  
**Cc:** Development Planning Applications  
**Subject:** RE: Notice of Reactivation - Request for Agency Comments - 502 Winston Road, Town of Grimsby (ROPA)

Good morning Usama,

Thank you for your email.

I have removed Ted Lagakos' contact information from our distribution list and replaced it with your contact information.

Kind regards,



**Alex Boekestyn, MSc**

DEVELOPMENT PLANNER

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

**P** : (905) 980 - 6000 ext. 3264

**W** : [www.niagararegion.ca](http://www.niagararegion.ca)

**E** : [Alex.Boekestyn@niagararegion.ca](mailto:Alex.Boekestyn@niagararegion.ca)



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---

**From:** Ali, Usama (MTO) <Usama.Ali@ontario.ca>

**Sent:** Friday, March 22, 2024 5:22 PM

**To:** Boekestyn, Alex <Alex.Boekestyn@niagararegion.ca>

**Cc:** Stea, Angela <Angela.Stea@niagararegion.ca>; Norio, Ann-Marie <Ann-Marie.Norio@niagararegion.ca>; Morreale, Diana <Diana.Morreale@niagararegion.ca>; Sergi, Michelle <Michelle.Sergi@niagararegion.ca>; Busnello, Pat <pat.busnello@niagararegion.ca>; Dunsmore, Susan <Susan.Dunsmore@niagararegion.ca>; Development Planning Applications <devtplanningapplications@niagararegion.ca>

**Subject:** RE: Notice of Reactivation - Request for Agency Comments - 502 Winston Road, Town of Grimsby (ROPA)

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Good Afternoon Alex;

I have a request: can Niagara Region remove '[ted.lagakos@ontario.ca](mailto:ted.lagakos@ontario.ca)' from the distribution list for OP & ZB amendment reviews and ensure that my name is added?

**Re: 502 Winston Road, Grimsby, ON**

MTO has reviewed the site location and has no comments to provide as this site is outside of MTO permit jurisdiction. No MTO permits or approvals would be required by the proponent for any development at the above address at this time.

To see if your site is within the MTO Permit Controlled Area(s) use this link:

[HCMS - View MTO Controlled Areas \(gov.on.ca\)](#)

**Disclaimer:**

This mapping tool is intended as a supplementary guide only and should not be relied on as a precise indicator of Ministry of Transportation (MTO) Permit Control Areas, routes or locations, nor as a guide to navigation. Where there is a discrepancy between the results of this mapping tool and the MTO Permit Control Areas, the latter shall take precedence. The MTO shall not be liable in any way for the use of, or reliance upon, this mapping tool or any resulting data/information.

Please ensure that all other municipal and agency approvals and permits are obtained prior to any development on site.

Please consider this email MTO authorization that no MTO permit will be required for this site.

In future, please apply for pre-consultation requests through the MTO portal:

[HCMS - Highway Corridor Management System \(gov.on.ca\)](#)

Regards,

**Usama Ali**

Corridor Management Planner (Hamilton/Niagara) | Corridor Management Office/Operations Division  
Ministry of Transportation (Central Operations) | Ontario Public Service  
416-457-8973 | [usama.ali@ontario.ca](mailto:usama.ali@ontario.ca)



*Taking pride in strengthening Ontario, its places and its people*

**Upcoming Absence: March 25**

---

**From:** Boekestyn, Alex <[Alex.Boekestyn@niagararegion.ca](mailto:Alex.Boekestyn@niagararegion.ca)>  
**Sent:** March 20, 2024 4:21 PM  
**To:** Boekestyn, Alex <[Alex.Boekestyn@niagararegion.ca](mailto:Alex.Boekestyn@niagararegion.ca)>  
**Cc:** Stea, Angela <[Angela.Stea@niagararegion.ca](mailto:Angela.Stea@niagararegion.ca)>; Norio, Ann-Marie <[Ann-Marie.Norio@niagararegion.ca](mailto:Ann-Marie.Norio@niagararegion.ca)>; Morreale, Diana <[Diana.Morreale@niagararegion.ca](mailto:Diana.Morreale@niagararegion.ca)>; Sergi, Michelle <[Michelle.Sergi@niagararegion.ca](mailto:Michelle.Sergi@niagararegion.ca)>; Busnello, Pat <[pat.busnello@niagararegion.ca](mailto:pat.busnello@niagararegion.ca)>; Dunsmore, Susan <[Susan.Dunsmore@niagararegion.ca](mailto:Susan.Dunsmore@niagararegion.ca)>; Development Planning Applications <[devtplanningapplications@niagararegion.ca](mailto:devtplanningapplications@niagararegion.ca)>  
**Subject:** Notice of Reactivation - Request for Agency Comments - 502 Winston Road, Town of Grimsby (ROPA)



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

Good afternoon,

Please find attached the Notice of Reactivation and Request for Additional Comments for a Regional Official Plan Amendment (ROPA) application for lands at the northwest corner of Hunter Road and Winston Road, municipally known as 502 Winston Road, in the Town of Grimsby.

The application materials are available on the Regional Official Plan Amendments webpage at: <https://www.niagararegion.ca/living/icp/policy-plan/default.aspx>.

Additional comments on this Amendment are requested by **Tuesday, April 9, 2024**.

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

Thank you,



**Alex Boekestyn, MSc**

DEVELOPMENT PLANNER

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

**P** : (905) 980 - 6000 ext. 3264

**W** : [www.niagararegion.ca](http://www.niagararegion.ca)

**E** : [Alex.Boekestyn@niagararegion.ca](mailto:Alex.Boekestyn@niagararegion.ca)



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**Boekestyn, Alex**

---

**From:** Willie Cornelio <Willie.Cornelio@enbridge.com>  
**Sent:** Tuesday, April 2, 2024 10:18 AM  
**To:** Boekestyn, Alex  
**Subject:** RE: Notice of Reactivation - Request for Agency Comments - 502 Winston Road, Town of Grimsby (ROPA)

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Thank you for your circulation.

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

Please always call before you dig, see web link for additional details: <https://www.enbridgegas.com/safety/digging-safety-for-contractors>

Please continue to forward all municipal circulations and clearance letter requests electronically to [MunicipalPlanning@Enbridge.com](mailto:MunicipalPlanning@Enbridge.com).

Regards,

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

ENBRIDGE  
TEL: 416-495-6411  
500 Consumers Rd, North York, ON M2J1P8  
enbridge.com  
Safety. Integrity. Respect. Inclusion.

---

**From:** Boekestyn, Alex <Alex.Boekestyn@niagararegion.ca>  
**Sent:** Wednesday, March 20, 2024 4:21 PM  
**To:** Boekestyn, Alex <Alex.Boekestyn@niagararegion.ca>  
**Cc:** Stea, Angela <Angela.Stea@niagararegion.ca>; Norio, Ann-Marie <Ann-Marie.Norio@niagararegion.ca>; Morreale, Diana <Diana.Morreale@niagararegion.ca>; Sergi, Michelle <Michelle.Sergi@niagararegion.ca>; Busnello, Pat <pat.busnello@niagararegion.ca>; Dunsmore, Susan <Susan.Dunsmore@niagararegion.ca>; Development Planning Applications <devtplanningapplications@niagararegion.ca>  
**Subject:** [External] Notice of Reactivation - Request for Agency Comments - 502 Winston Road, Town of Grimsby (ROPA)

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Good afternoon,

Please find attached the Notice of Reactivation and Request for Additional Comments for a Regional Official Plan Amendment (ROPA) application for lands at the northwest corner of Hunter Road and Winston Road, municipally known as 502 Winston Road, in the Town of Grimsby.

The application materials are available on the Regional Official Plan Amendments webpage at: <https://www.niagararegion.ca/living/icp/policy-plan/default.aspx>.

Additional comments on this Amendment are requested by **Tuesday, April 9, 2024**.

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

Thank you,



**Alex Boekestyn, MSc**

DEVELOPMENT PLANNER

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

**P** : (905) 980 - 6000 ext. 3264

**W** : [www.niagararegion.ca](http://www.niagararegion.ca)

**E** : [Alex.Boekestyn@niagararegion.ca](mailto:Alex.Boekestyn@niagararegion.ca)



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**Bokestyn, Alex**

---

**From:** Taran Lennard <tlennard@npca.ca>  
**Sent:** Thursday, April 4, 2024 1:13 PM  
**To:** Bokestyn, Alex  
**Subject:** NPCA Review: Notice of Reactivation - Request for Agency Comments - 502 Winston Road, Town of Grimsby (ROPA)  
**Attachments:** NPCA Review Response - ROPA - 502 Winston Rd.pdf

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Hi Alex,

Please find NPCA's review response attached for your records.

Thank you.



**Taran Lennard**

Watershed Planner II

**Niagara Peninsula Conservation Authority (NPCA)**

250 Thorold Road West, 3<sup>rd</sup> Floor | Welland, ON L3C 3W2

905.788.3135 x277

[www.npca.ca](http://www.npca.ca)

[tlennard@npca.ca](mailto:tlennard@npca.ca)

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 155/06 please go to the NPCA Enforcement and Compliance webpage at <https://npca.ca/administration/enforcement-compliance>

---

**From:** Bokestyn, Alex <Alex.Bokestyn@niagararegion.ca>  
**Sent:** Wednesday, March 20, 2024 4:21 PM  
**To:** Bokestyn, Alex <Alex.Bokestyn@niagararegion.ca>  
**Cc:** Stea, Angela <Angela.Stea@niagararegion.ca>; Norio, Ann-Marie <Ann-Marie.Norio@niagararegion.ca>; Morreale, Diana <Diana.Morreale@niagararegion.ca>; Sergi, Michelle <Michelle.Sergi@niagararegion.ca>; Busnello, Pat <pat.busnello@niagararegion.ca>; Dunsmore, Susan <Susan.Dunsmore@niagararegion.ca>; Development Planning Applications <devtplanningapplications@niagararegion.ca>  
**Subject:** Notice of Reactivation - Request for Agency Comments - 502 Winston Road, Town of Grimsby (ROPA)

Good afternoon,

Please find attached the Notice of Reactivation and Request for Additional Comments for a Regional Official Plan Amendment (ROPA) application for lands at the northwest corner of Hunter Road and Winston Road, municipally known as 502 Winston Road, in the Town of Grimsby.



The application materials are available on the Regional Official Plan Amendments webpage at: <https://www.niagararegion.ca/living/icp/policy-plan/default.aspx>.

Additional comments on this Amendment are requested by **Tuesday, April 9, 2024**.

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

Thank you,



**Alex Bokestyn, MSc**

DEVELOPMENT PLANNER

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

**P** : (905) 980 - 6000 ext. 3264

**W** : [www.niagararegion.ca](http://www.niagararegion.ca)

**E** : [Alex.Bokestyn@niagararegion.ca](mailto:Alex.Bokestyn@niagararegion.ca)



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#### **IMPORTANT NOTICE**

Effective April 15, 2024 the Niagara Peninsula Conservation Authority head office will be moving to 3350 Merrittville Highway, Thorold Ontario L2V 4Y6



April 4, 2024

Via Email Only

Alex Boeckstyn M.Sc.  
Development Planner, Niagara Region  
1815 Sir Isaac Brock Way, P.O. Box 1042  
Thorold ON, L2V 4T7

NPCA File No.: PLROPA202201002

**Re: Niagara Peninsula Conservation Authority (NPCA) Comments  
Reactivation and Request for Additional Comments  
Proposed Regional Official Plan Amendment (ROPA)  
502 Winston Road, Town of Grimsby**

---

NPCA Staff have received the Notice of Reactivation and Request for Additional Comments to our Office on March 20<sup>th</sup>, 2024. The NPCA previously provided comments in the form of a letter to Regional Planning Staff dated September 15<sup>th</sup>, 2022. The NPCA understands that the processing request was placed on hold in November of 2022. A reactivation to this file has been requested. As such, further to your request for comments on the above noted application, NPCA staff have reviewed the circulation package submitted to our office and offer the following comments for your information.

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 for Planning and Development in the Watersheds of the Niagara Peninsula Conservation Authority* (NPCA policies) provides direction for managing NPCA regulated features. This application will continue to be reviewed under O. Reg 155/06 in accordance with O. Reg. 686/221 based on the date the reactivation was received, being March 20<sup>th</sup>, 2024. Planning applications received after April 1<sup>st</sup>, 2024, will be reviewed in accordance with O. Reg. 41/24 and O. Reg. 686/21. The subject lands are impacted by the Lake Ontario shoreline, including its component hazards, and a watercourse along the western property boundary.

Given that the location of these lands are impacted by the above noted NPCA regulated features, future development and site alterations on these lands are subject to current NPCA policies. Further, any works within NPCA regulated areas and associated buffers will require Work Permits from this office pursuant to Ontario Regulation 155/06. This includes (but not limited to) any form of development or site alterations within features or their buffers, as well any restoration or enhancement of features or associated buffers.

In accordance with NPCA's Policies, shoreline protection must be in place prior to development within the lake hazards, and appropriate studies (ie: Coastal Engineering, Geotechnical) may be required.

### **Conclusion**

Upon our review of the provided materials, the NPCA is in a position to support the Regional Official Plan Amendment as presented. The NPCA will request that all future applications be submitted to the NPCA for review. The NPCA reserves the right for future comments throughout additional Planning Applications, as required.



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

I hope this information is helpful. Please send a copy of any Staff Reports to Committee and/or Council once they are available. If you have any questions, please let me know.

Yours truly,

A handwritten signature in black ink, appearing to read "Taran Lennard", is written over a faint, illegible stamp.

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



**Boekestyn, Alex**

---

**From:** Lauren Burkhardt <lburkhardt@grimsby.ca>  
**Sent:** Wednesday, April 10, 2024 4:59 PM  
**To:** Boekestyn, Alex  
**Cc:** Walter Basic; Busnello, Pat; Morreale, Diana; Xenia Pasiecznik  
**Subject:** RE: Notice of Reactivation - Request for Agency Comments - 502 Winston Road, Town of Grimsby (ROPA)  
**Attachments:** PW Comments - ROPA - 502 Winston Road.pdf

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Hi Alex,

I have attached the Town of Grimsby Public Works comments regarding the 502 Winston Road, Town of Grimsby (ROPA) to this email.

Should you have any additional questions regarding these comments please contact Xenia Pasiecznik ([xpasiecznik@grimsby.ca](mailto:xpasiecznik@grimsby.ca)), Development Engineering Technologist.

Thanks,

*Lauren Burkhardt*

**Policy Planner**

Corporation of the Town of Grimsby  
160 Livingston Avenue, Grimsby, ON P.O. Box 159 L3M 0J5  
[www.grimsby.ca](http://www.grimsby.ca)

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---

**From:** Boekestyn, Alex <Alex.Boekestyn@niagararegion.ca>  
**Sent:** Wednesday, April 10, 2024 3:05 PM  
**To:** Lauren Burkhardt <lburkhardt@grimsby.ca>  
**Cc:** Walter Basic <wbasic@grimsby.ca>; Busnello, Pat <pat.busnello@niagararegion.ca>; Morreale, Diana <Diana.Morreale@niagararegion.ca>  
**Subject:** RE: Notice of Reactivation - Request for Agency Comments - 502 Winston Road, Town of Grimsby (ROPA)

Good afternoon Lauren,

Thank for providing the comments. Pat and I have availability tomorrow between 10:30am and 12pm and 1pm till 4pm, if any of those times work for you.

Thank you,



**Alex Boekestyn, MSc**

DEVELOPMENT PLANNER

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

**P** : (905) 980 - 6000 ext. 3264

**W** : [www.niagararegion.ca](http://www.niagararegion.ca)

**E** : [Alex.Boekestyn@niagararegion.ca](mailto:Alex.Boekestyn@niagararegion.ca)



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---

**From:** Lauren Burkhardt <[lburkhardt@grimsby.ca](mailto:lburkhardt@grimsby.ca)>

**Sent:** Wednesday, April 10, 2024 1:12 PM

**To:** Boekestyn, Alex <[Alex.Boekestyn@niagararegion.ca](mailto:Alex.Boekestyn@niagararegion.ca)>

**Cc:** Walter Basic <[wbasic@grimsby.ca](mailto:wbasic@grimsby.ca)>

**Subject:** RE: Notice of Reactivation - Request for Agency Comments - 502 Winston Road, Town of Grimsby (ROPA)

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Hi Alex,

Please find a draft of the Planning staff's comments attached to this email regarding the proposed ROPA at 502 Winston (321 Hunter Road). I included a few questions regarding which version of the Niagara Official Plan that should be referenced going forward.

Also, Walter and I would like to speak with you and Pat a bit further about the comments to ensure that they are aligned with the Region. Do you have time this week for a quick conversation?

Additionally, I can confirm the dates you have provided are accurate.

Thanks,

*Lauren Burkhardt*

Policy Planner



Corporation of the Town of Grimsby  
160 Livingston Avenue, Grimsby, ON P.O. Box 159 L3M 0J5  
[www.grimsby.ca](http://www.grimsby.ca)

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Kind regards,



**Alex Boekestyn, MSc**

DEVELOPMENT PLANNER

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

**P** : (905) 980 - 6000 ext. 3264

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Would town staff be available to meet sometime next week?

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**To:** Boekestyn, Alex <[Alex.Boekestyn@niagararegion.ca](mailto:Alex.Boekestyn@niagararegion.ca)>  
**Cc:** Stea, Angela <[Angela.Stea@niagararegion.ca](mailto:Angela.Stea@niagararegion.ca)>; Norio, Ann-Marie <[Ann-Marie.Norio@niagararegion.ca](mailto:Ann-Marie.Norio@niagararegion.ca)>; Morreale, Diana <[Diana.Morreale@niagararegion.ca](mailto:Diana.Morreale@niagararegion.ca)>; Sergi, Michelle <[Michelle.Sergi@niagararegion.ca](mailto:Michelle.Sergi@niagararegion.ca)>; Busnello, Pat <[pat.busnello@niagararegion.ca](mailto:pat.busnello@niagararegion.ca)>; Dunsmore, Susan <[Susan.Dunsmore@niagararegion.ca](mailto:Susan.Dunsmore@niagararegion.ca)>; Development Planning Applications <[devtplanningapplications@niagararegion.ca](mailto:devtplanningapplications@niagararegion.ca)>  
**Subject:** Notice of Reactivation - Request for Agency Comments - 502 Winston Road, Town of Grimsby (ROPA)

Some people who received this message don't often get email from [alex.boekestyn@niagararegion.ca](mailto:alex.boekestyn@niagararegion.ca). [Learn why this is important](#)

Good afternoon,

Please find attached the Notice of Reactivation and Request for Additional Comments for a Regional Official Plan Amendment (ROPA) application for lands at the northwest corner of Hunter Road and Winston Road, municipally known as 502 Winston Road, in the Town of Grimsby.

The application materials are available on the Regional Official Plan Amendments webpage at: <https://www.niagararegion.ca/living/icp/policy-plan/default.aspx>.

Additional comments on this Amendment are requested by **Tuesday, April 9, 2024**.

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

Thank you,



**Alex Boekestyn, MSc**

DEVELOPMENT PLANNER

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---

## Memo

**To:** Alex Bokeestyn, Development Planner

**CC:** Brandon Wartman, Director of Public Works; Marvin Ingebrigtsen, Manager of Engineering Services; Walter Basic, Associate Director of Planning; Spencer Pierce, Supervisor Capital Engineering;

**From:** Xenia Pasiecznik, Development Engineering Technologist

**Date:** 10 April 2024

**File No.:** 26OP-16-2202

**RE:** **Regional Official Plan Amendment – 502 Winston Road (municipal address 321 Hunter Road)**

---

Town of Grimsby Public Works' Staff have reviewed the above noted application and supporting documentation to address the technical concerns regarding the submitted Official Plan Amendment.

Application is being reactivated from being placed on hold in 2022. Application is made to re-designate the subject property from Specialty Crop Area – Tender Fruit and Grape Lands to Rural Area.

**Public Works offers the following comments:**

- Public Works has no comments to designate these lands to Rural Area understanding there will be a future OPA Amendment application that will request these lands to be re-designated from Rural Area to within the Urban Settlement Boundary Area. At that time, Public Works will provide a full set of comments and conditions.

**Public Works requires the following conditions:**

- Public Works has no conditions for the proposed Official Plan Amendment.

If there are any comments or concerns, please feel free to contact:

**Xenia Pasiecznik, C.E.T.**

Development Engineering Technologist  
Department of Public Works  
Town of Grimsby | 160 Livingston Ave | Grimsby, ON | L3M 4G3  
D: 905-945-9634 ext. 2170  
[xpasiecznik@grimsby.ca](mailto:xpasiecznik@grimsby.ca) | [www.grimsby.ca](http://www.grimsby.ca)

**Boekestyn, Alex**

---

**From:** Lauren Burkhardt <lburkhardt@grimsby.ca>  
**Sent:** Tuesday, April 16, 2024 12:34 PM  
**To:** Boekestyn, Alex  
**Cc:** Walter Basic; Busnello, Pat; Morreale, Diana  
**Subject:** RE: Notice of Reactivation - Request for Agency Comments - 502 Winston Road, Town of Grimsby (ROPA)  
**Attachments:** Notice of Reactivation - Comments - 502 Winston Road, Town of Grimsby (ROPA).pdf

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Hi Alex,

Thanks for your patience and our apologies for the extended timeline

Please find the Town's finalized comments regarding the ROPA at 502 attached to this email.

I also wanted to let you know that I saw Pat's email come in this morning and will get back to him regarding our availability shortly.

Thanks,

*Lauren Burkhardt*

**Policy Planner**

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**Sent:** Monday, April 15, 2024 12:17 PM  
**To:** Boekestyn, Alex <Alex.Boekestyn@niagararegion.ca>  
**Cc:** Walter Basic <wbasic@grimsby.ca>; Busnello, Pat <pat.busnello@niagararegion.ca>; Morreale, Diana <Diana.Morreale@niagararegion.ca>  
**Subject:** RE: Notice of Reactivation - Request for Agency Comments - 502 Winston Road, Town of Grimsby (ROPA)

Hi Alex,



The Town is still finalizing the comments and I hope to get them to you this week.

I also wanted to inform you that Staff will be moving forward with preparing for a June 5<sup>th</sup> public meeting for this file.

Thanks,

*Lauren Burkhardt*

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**Subject:** RE: Notice of Reactivation - Request for Agency Comments - 502 Winston Road, Town of Grimsby (ROPA)

Good afternoon Lauren,

Thank for providing the comments. Pat and I have availability tomorrow between 10:30am and 12pm and 1pm till 4pm, if any of those times work for you.

Thank you,



**Alex Boekestyn, MSc**  
DEVELOPMENT PLANNER

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June 12, 2024

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Also, Walter and I would like to speak with you and Pat a bit further about the comments to ensure that they are aligned with the Region. Do you have time this week for a quick conversation?

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June 12, 2024

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Additional comments on this Amendment are requested by **Tuesday, April 9, 2024**.

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

Thank you,



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**E** : [Alex.Boekestyn@niagararegion.ca](mailto:Alex.Boekestyn@niagararegion.ca)



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TOWN OF GRIMSBY  
160 LIVINGSTON AVENUE  
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TELEPHONE: (905) 945-9634  
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PLANNING DEPARTMENT

April 16, 2024

**VIA EMAIL ONLY**

Mr. Alex Boekestyn  
Niagara Region  
1815 Sir Isaac Brock Way  
Thorold, ON  
L2V 4T7

**Re: Notice of Reactivation and Request for Additional Comments Proposed Regional Official Plan Amendment (ROPA) 502 Winston Road, Town of Grimsby**

Dear Mr. Boekestyn,

Please find comments regarding the subject lands at 502 Winston Road (321 Hunter Road) below.

The Regional Official Plan Amendment (ROPA) application proposes to undertake the following:

- The application proposes to redesignate the subject property from “Specialty Crop Area” to “Rural Lands” in the Niagara Regional Official Plan.

The following studies were submitted to the Region for the purposes of the proposed ROPA:

- Planning Justification Report (prepared by IBI Group, dated June 23, 2022)
- Agricultural Impact Assessment (prepared by DBH Soil Services Inc., dated March 25, 2022)

The subject lands are located northwest of the intersection of Winston Road and Hunter Road and south of Lake Ontario. The subject lands currently support one existing gathering hall utilized as a Church and a parking lot on the easterly third of the subject lands.



*Location of the Subject Lands*

### **Greenbelt Plan**

As per the Planning Act, 1990 and the Greenbelt Act, 2005, Niagara Region's Official Plan (OP) must conform with the Greenbelt Plan. The subject lands are within the Greenbelt and designated as "Protected Countryside" and "Niagara Peninsula Tender Fruit and Grape Area" (Schedules 1 and 2, Greenbelt Plan). These lands are further subject to the policies delineated in sections 3.1.2. Section 3.1.2.2 states that "Lands shall not be redesignated in official plans for non-agricultural uses. Nonagricultural uses may be permitted subject to the policies of sections 4.2 to 4.6. These nonagricultural uses are generally discouraged in specialty crop areas and may only be permitted after the completion of an agricultural impact assessment". "Specialty Crop Lands", as described in the Greenbelt Plan, support all types, sizes, and intensities of normal farm practices, a full range of agricultural uses, agricultural related uses, and on-farm diversified uses. Whereas the proposed "Rural Area" designation as described in Policy 5.C.2 of the Region's OP (2014) permits a variety of non-agricultural development including non-farm residential and recreational uses, and small scale commercial and institutional development. Refinement to a designation inclusive of non-agricultural uses would not be in conformity with the Greenbelt Plan.

As per the Greenbelt Act, 2005 a review of the Greenbelt Plan is required every 10 years after it has come into force. As the Regional and Municipal OP are required to conform to the Greenbelt Plan, the provincial review of these lands may be the best time for the applicant to address this request.

### **Niagara Region Official Plan**

As per the Planning Act, 1990, Grimsby's OP must conform with the Region's OP. At the time the application was prepared, the 2014 Office Consolidation Niagara OP was in use. Section 5.B.5 of the Niagara Region's 2014 OP states "...Revisions to the Greenbelt Plan and Niagara Escarpment Plan boundaries and redesignation of Unique Agricultural Area's are prohibited". This policy is proposed to be addressed through a site-specific amendment via a ROPA.

As previously indicated, the Region's OP must conform with the Greenbelt Plan, and any amendment thereto, as per the Planning Act, 1990 and the Greenbelt Act, 2005.

### **Grimsby Official Plan**

The ROPA regarding the subject lands has been concurrently reactivated with the related Grimsby Official Plan Amendment (OPA). The OPA proposes to redesignate the subject lands from "Specialty Crop Area – Tender Fruit and Grape Lands" to "Rural Area" (Schedules A and B, Grimsby OP).

The lands are subject to OP policies delineated in sections 2.3.5, 3.3.1 and 3.3.2. Section 3.3.2.9 indicates that "Specialty Crop Areas - Tender Fruit and Grape Lands shall not be redesignated for non-agricultural uses..." with some exceptions. The "Rural Area" differs from the "Specialty Crop – Tender Fruit and Grape Area" designation and allows for specific low intensity non-agricultural development, resource based recreational activities, and other rural uses. Lands designated as "Rural Area" are subject to the policies delineated in sections 3.3, 3.3.1, and 3.3.4 of the Town's OP. Redesignating the subject lands to an agricultural designation which is inclusive of non-agricultural uses would not be in conformity with the Greenbelt Plan, nor the Region's or Town's Official Plans.

The concurrent, proposed Grimsby Official Plan Amendment includes a proposal to amend section 2.3.5.8 with a site-specific policy to allow the refinement of "Rural Area" boundaries onto "Specialty Crop Areas" through a ROPA. Section 2.3.5.8 states the following: "Despite the Specialty Crop Areas illustrated on Schedule B, not all areas of this designation are necessarily suitable to produce specialty crops. The boundaries of the Specialty Crop Areas should be considered for refinement at the time of the province's 10-year review of the Greenbelt Plan". The refinement itself would require changes to the Greenbelt Plan. Currently, the proposal is not in conformity with the Greenbelt Plan and Region's OP.

The subject lands include a Natural Hazard Overlay and Environmental Protection designation. These lands are subject to the policies delineated in Sections 3.2 and 3.1.1 of the Town's OP. The current proposal does not include the construction of any buildings or structures on the subject land. The natural heritage related designations would not be altered or amended by this proposal.



Additionally, the subject lands are located within the Winston Road Neighbourhood Secondary Plan Area. These lands are further subject to the policies delineated in section 11.3.5. of the Grimsby OP. The secondary plan related designations would not be altered or amended by this proposal.

### **Joint Public Open House – September 26, 2022**

Prior to the applicant placing this application on hold, a joint open house was held by Niagara Region and the Town. The input received from the public included the following:

- Significant concern regarding the degradation of the Greenbelt and the potential to set a precedent for other Greenbelt lands in Grimsby.
- Questions regarding how the lands can be returned to agricultural use.
- Interest in how the subject lands could contribute to residents' needs in the Winston Neighbourhood including emergency services, recreation, parks, and trails.

### **Conclusion**

The Town's OP and the Region's OP, and any amendment thereto, must conform to the Greenbelt Plan. A review of the Greenbelt Plan is anticipated in keeping with the Greenbelt Act, 2005.

Prepared by:

Lauren Burkhardt  
Policy Planner  
Planning Dept., Town of Grimsby

Reviewed by:

Terri Donia-Edwards  
Supervisor of Planning  
Planning Dept., Town of Grimsby

Approved By:

Walter Basic  
Assistant Director of Planning  
Planning Dept., Town of Grimsby

**Boekestyn, Alex**

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**From:** MacKinnon, Catherine (MMAH) <Catherine.MacKinnon@ontario.ca>  
**Sent:** Tuesday, May 28, 2024 1:06 PM  
**To:** Boekestyn, Alex  
**Cc:** Miller, Laurie (MMAH); Watt, Heather (MMAH); Perdomo, Alejandra (MMAH)  
**Subject:** FW: Notice of Reactivation - Request for Agency Comments - 502 Winston Road, Town of Grimsby (ROPA)  
**Attachments:** MMAH Letter - 502 Winston Road Grimsby - May 2024.pdf

**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.

Hello Alex,

Thank you for providing the Ministry with the opportunity to comment on the proposed Regional Official Plan Amendment application for 502 Winston Road. Please see attached for Ministry comments regarding the application.

Please let us know if you have any questions.

Thank you.

**Catherine MacKinnon**  
Planner | Municipal Services Division – Central Region  
Ministry of Municipal Affairs and Housing | Ontario Public Service  
437-233-4380 | [Catherine.MacKinnon@ontario.ca](mailto:Catherine.MacKinnon@ontario.ca)



*Taking pride in strengthening Ontario, its places and its people*

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**From:** Boekestyn, Alex <[Alex.Boekestyn@niagararegion.ca](mailto:Alex.Boekestyn@niagararegion.ca)>  
**Sent:** March 20, 2024 4:21 PM  
**To:** Boekestyn, Alex <[Alex.Boekestyn@niagararegion.ca](mailto:Alex.Boekestyn@niagararegion.ca)>  
**Cc:** Stea, Angela <[Angela.Stea@niagararegion.ca](mailto:Angela.Stea@niagararegion.ca)>; Norio, Ann-Marie <[Ann-Marie.Norio@niagararegion.ca](mailto:Ann-Marie.Norio@niagararegion.ca)>; Morreale, Diana <[Diana.Morreale@niagararegion.ca](mailto:Diana.Morreale@niagararegion.ca)>; Sergi, Michelle <[Michelle.Sergi@niagararegion.ca](mailto:Michelle.Sergi@niagararegion.ca)>; Busnello, Pat <[pat.busnello@niagararegion.ca](mailto:pat.busnello@niagararegion.ca)>; Dunsmore, Susan <[Susan.Dunsmore@niagararegion.ca](mailto:Susan.Dunsmore@niagararegion.ca)>; Development Planning Applications <[devtplanningapplications@niagararegion.ca](mailto:devtplanningapplications@niagararegion.ca)>  
**Subject:** Notice of Reactivation - Request for Agency Comments - 502 Winston Road, Town of Grimsby (ROPA)

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Good afternoon,

Please find attached the Notice of Reactivation and Request for Additional Comments for a Regional Official Plan Amendment (ROPA) application for lands at the northwest corner of Hunter Road and Winston Road, municipally known as 502 Winston Road, in the Town of Grimsby.

June 12, 2024

The application materials are available on the Regional Official Plan Amendments webpage at: <https://www.niagararegion.ca/living/icp/policy-plan/default.aspx>.

Additional comments on this Amendment are requested by **Tuesday, April 9, 2024**.

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

Thank you,



**Alex Boekestyn, MSc**

DEVELOPMENT PLANNER

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

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Ministry of  
Municipal Affairs  
and Housing

Municipal Services Office  
Central Ontario

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Affaires municipales  
et du Logement

Bureau des services aux municipalités  
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Toronto ON M5G 2E5  
Tél.: 416-585-6226



May 28, 2024

*Sent via email only*

Alex Boekestyn  
Development Planner  
Niagara Region  
[Alex.Boekestyn@niagararegion.ca](mailto:Alex.Boekestyn@niagararegion.ca)

**Re: Notice of Reactivation – Request for Agency Comments – 502 Winston Road, Town of Grimsby (ROPA)**

---

Dear Alex Boekestyn,

Thank you for providing the Ministry of Municipal Affairs and Housing (Ministry) with the opportunity to review and provide comments regarding a Regional Official Plan Amendment (ROPA) application for 502 Winston Road in the Town of Grimsby.

Based on our mapping, the property, 502 Winston Road, is located in the Greenbelt's Protected Countryside and designated as "Specialty Crop Area". The property is also located directly adjacent to the Town of Grimsby which is identified as "Town/Village" in the Greenbelt Plan. The proposed ROPA requests to redesignate the property from "Specialty Crop Area" to "Rural Lands". From the information provided in the application, the Planning Justification Report for the site (dated June 2022) indicates that the redesignation to "Rural Lands" is intended to accommodate a potential future Urban Boundary Expansion request.

Policy 3.1.2.1 of the Greenbelt Plan states that all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected within lands falling within the Specialty Crop Areas designation. Further, policy 3.1.2.2 states that Specialty Crop Areas shall not be redesignated in official plans for non-agricultural uses. As such, the redesignation of this property to "Rural Lands" would not conform with the Greenbelt Plan.

The Town of Grimsby is identified as a “Town/Village” in the Greenbelt Plan. The Greenbelt Plan allows for settlement area boundary expansions of Towns/Villages subject to policies of the Growth Plan, however, policy 3.1.2.3 of the Greenbelt Plan outlines that Town/Villages are not permitted to expand into Specialty Crop Areas.

Land use planning in Ontario is a policy-led system. It is our expectation that any decision from the Region will be consistent with provincial policy and conform to provincial plans, including the Greenbelt Plan.

The Ministry wishes to be notified of the decision on the proposed amendment. Please provide notice to Heather Watt, Manager ([Heather.Watt@Ontario.ca](mailto:Heather.Watt@Ontario.ca)), and Catherine MacKinnon, Planner ([Catherine.Mackinnon@ontario.ca](mailto:Catherine.Mackinnon@ontario.ca)).

Sincerely,

*L. Miller*

Laurie Miller  
Director, Municipal Services Office – Central Region