

## Curtis Thompson

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**From:** Neil Stoop <nstoop@npca.ca>  
**Sent:** December 11, 2019 10:53 AM  
**To:** Curtis Thompson  
**Subject:** RE: FW: Pre-Consult re: 730 Tice Rd

Hi Curtis,

The proposed development is not encroaching on the NPCA regulated features and the NPCA will not have any objections as proposed.

Thank-you for keeping us involved.

**Neil Stoop, MSc.  
Watershed Planner**

Niagara Peninsula Conservation Authority (NPCA)  
250 Thorold Road West, 3<sup>rd</sup> Floor | Welland, ON L3C 3W2  
Tel: 905-788-3135 | ext. 248  
[nstoop@npca.ca](mailto:nstoop@npca.ca)  
[www.npca.ca](http://www.npca.ca)

### [NPCA Watershed Explorer](#)

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**From:** Curtis Thompson <CThompson@pelham.ca>  
**Sent:** December 10, 2019 10:20 AM  
**To:** Neil Stoop <nstoop@npca.ca>  
**Subject:** RE: FW: Pre-Consult re: 730 Tice Rd

Hi Neil,

Please see the amended Site Plan by the owner of 730 Tice Road. Based on this submission, we'd like to bring the Recommendation Report to Council for January. I'll send over the draft Site Plan Agreement when it's available for your review.

Best,



Curtis Thompson, B.UrPln  
Planner  
Community Planning &  
Development

e: [cthompson@pelham.ca](mailto:cthompson@pelham.ca)  
p: 905.892.2607 x324  
[pelham.ca](http://pelham.ca)

20 Pelham Town Square  
P.O. Box 400  
Fonthill, ON L0S 1E0

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**From:** Neil Stoop [<mailto:nstoop@npca.ca>]  
**Sent:** December 3, 2019 11:36 AM

## VIA E-MAIL ONLY

December 10, 2019

Curtis Thompson  
Planner  
Community Planning and Development  
Town of Pelham  
20 Pelham Town Square, P.O. Box 400  
Fonthill, ON, L0S1E0

### **Submission for Site Plan Application - 2<sup>nd</sup> Submission**

Applicant: Town of Pelham

Proposal: Conversion of a Greenhouse expansion on phases 1-5 while phases 6-7 are agricultural buildings.

Location: 730 Tice Road  
In the Town of Pelham

Our File: SP-19-0098

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Regional Planning and Development Services staff have completed a review of the following materials which were provided as part of an application for a development at 730 Tice Road in Town of Pelham:

- Site Plan (S1), prepared by Westbrook Greenhouse Systems LTD., dated November 11, 2019;
- Elevation Plans (4C), Prepared by Westbrook Greenhouse Systems LTD., dated November 06, 2019

The above-noted documents were received by Regional staff on November 13, 2019. The submitted Site Plan application is proposing to create an expansion of a greenhouse through phases 1-5 and phases 6-7 are for agricultural buildings. This proposed development was the subject of a pre-consultation meeting attended by the applicant, City and Regional Staff on October 17, 2018. Regional comments for this development were provided to City staff on November 28, 2019. The following comments are provided from a Regional and Provincial perspective based on the information submitted in order to assist the Town in reviewing the application.

## **Waste Collection**

Please see previous comments (dated November 28, 2019).

## **Environmental Planning**

Please see previous comments (dated November 28, 2019).

## **Private Sewage System**

Private Sewage System staff have reviewed the site plan application to construct additional greenhouses onto the site in various phases. A septic permit was issued by our Department in 2017 for a new system to service the greenhouse with 2 washrooms and 4 loading bays. The site also supports a dwelling, which is serviced with a separate septic system. The location of the proposed greenhouse additions meets with the minimum setback requirements to the existing sewage systems and there is sufficient land available on the lot for any future upgrades as needed. Please note that the existing septic system will need to be changed to accommodate any increase in sewage flows generated by the additional greenhouses. If calculated sewage flows for the site exceed 10,000 L/day, then approvals will need to be obtained through the Ministry of Environment.

Therefore, we have no objections to the site plan as submitted for the additional greenhouses, provided that permits are applied for to upgrade the septic system prior to any building permits being issued

## **Conclusion**

Based on the analysis and comments above, Regional staff offers no objection to the Site Plan Application, please forward a copy of the final approved Site Plan and executed Site Plan Agreement for our files.

If you have any questions or wish to discuss these comments please contact the undersigned at extension 3426, or Susan Dunsmore, Manager Development Engineering, at extension 3661.

Best Regards,



Matteo Ramundo  
Development Approvals Intern  
Niagara Region

Attention: Appendix- Regional Conditions for Site Plan Approval

cc. Susan Dunsmore, Manager, Development Engineering, Niagara Region  
Justin Noort, Private Sewage System Inspector, Niagara Region  
Jennifer Whittard, Manager, Environmental Planning, Niagara Region  
Britney Fricke, Development Planner, Niagara Region

**Appendix I**  
**Regional Conditions of Site Plan Approval**  
**730 Tice Road, City of Thorold**

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1. That the following clauses be included in the Site Plan Agreement:

- “The Owner is advised that if the waste collection limit cannot be met or if curbside collection is not desirable, waste collection will be the responsibility of the owner through a private contractor and not Niagara Region. However, the site remains eligible for Regional recycling and organics collection subject to compliance with the current Regional Waste Collection Policy.”

## Curtis Thompson

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**From:** Curtis Thompson  
**Sent:** December 6, 2019 12:36 PM  
**To:** 'Elbert Groeneveld'  
**Cc:** Barbara Wiens; 'Neil Stoop'; 'Fricke, Britney'  
**Subject:** 730 Tice Rd (SP-07-19) Submission #1 Comments  
**Attachments:** SP-07-19 730 Tice - Review Comments (Dec.6.2019).pdf; SP-07-19 - NPCA Comments.pdf; SP-07-19 - Region Comments.pdf; SP-07-19 - Enbridge Comments.pdf; SP-07-19 - Hydro One Comments.pdf; SP-07-19 - Bell Comments.pdf; SP-07-19 - Public Works Comments.pdf

Hi Elbert,

Attached, you'll find the consolidated comments from the Town and circulated agencies. Please advise how you wish to proceed.

Thanks,



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December 6, 2019

File No. SP-07-19

EMAIL ONLY ([elbert@greenfieldgardens.ca](mailto:elbert@greenfieldgardens.ca))

1825115 Ontario Inc. (Greenfield Gardens Inc.)  
700 Tice Road  
Fenwick, ON L0S 1C0

**RE: Site Plan Application – 1<sup>st</sup> Submission**  
**730 Tice Road**  
Concession 7, Part of Lot 14  
**Roll No. 2732 010 016 00400**

Below are the consolidated comments provided regarding your Site Plan application.

- As per the comments received from the NPCA, there is an issue with the proximity of Phase 7 from the regulated water course to the north. Town staff note two available options at your discretion:
  - 1) Delete Phase 7 from your current Site Plan and proceed with approvals of everything else proposed on the lands. Under this scenario, when you choose to move forward with Phase 7 in the future, alterations / construction mitigation measures may be required at that time to resolve NPCA concerns prior to obtaining a building permit.
  - 2) Amend your Site Plan to illustrate the nearest setback of Phase 7 to the NPCA regulated water course to the north. This will mean another round of circulation for comments which will solely be for the NPCA. (Please contact NPCA directly, and prior to resubmitting should you choose this option.)

Niagara Peninsula Conservation Authority (NPCA)

- Cannot approve of the Site Plan because Phase 7 is located too close to the regulated water course at the north.
- No issues with the other phases.

Regional Municipality of Niagara

(See attached for detailed comments)

- The southernmost greenhouse (Phase 5) is located  $\pm 137$  m from the *Provincially Significant Wetland*, therefore staff do not require an Environmental Impact Statement for review.
  - Rather, staff recommend that site alteration for construction purposes be limited as close as possible to the Phase 5 building footprint. Silt fencing should be installed and maintained at the limit of site disturbance for the duration of construction to prevent sediment / materials from encroaching towards the *Key Natural Heritage Features*.
  - Private Sewage System staff have not completed a review for this Site Plan application as the associated (\$400) review fee has not been provided. Please provide this fee in order to have this review completed.
- No objection, subject to the applicant receiving private sewage system approval.

Department of Fire & By-law Services

- No issues as long as no highly combustible material within greenhouse.

Department of Public Works & Utilities

- No comments.

Bell Canada

- No objections.
- See attached for detailed comments.

Enbridge Gas Distribution

- No objections. Standard SPA clauses.
- See attached for detailed comments.

Please advise us in writing how you wish to move forward.

If you have any questions or concerns, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Curtis Thompson".

Curtis Thompson,  
Planner, B.URPI

C: Barb Wiens – (Town) Director of Community Planning & Development  
Tolga Aydin – (Town) Engineering Technologist  
Neil Stoop – (NPCA) Watershed Planner  
Britney Fricke – (Niagara Region) Development Planner

## Curtis Thompson

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**From:** Neil Stoop <nstoop@npca.ca>  
**Sent:** December 2, 2019 4:21 PM  
**To:** Curtis Thompson  
**Subject:** RE: FW: Pre-Consult re: 730 Tice Rd

If there is going to be a round two of circulation we can certainly jump in then.

We will require that the 15m buffer be marked for the entire extent of the water course, and the setback from the structures to the watercourse be marked. We will certainly have further comments when we know the separation distance and can do a proper review, if they keep phase 7.

Thanks,

**Neil Stoop, MSc.**  
**Watershed Planner**  
Niagara Peninsula Conservation Authority (NPCA)  
250 Thorold Road West, 3<sup>rd</sup> Floor | Welland, ON L3C 3W2  
Tel: 905-788-3135 | ext. 248  
[nstoop@npca.ca](mailto:nstoop@npca.ca)  
[www.npca.ca](http://www.npca.ca)

### [NPCA Watershed Explorer](#)

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**From:** Curtis Thompson <CThompson@pelham.ca>  
**Sent:** December 2, 2019 4:19 PM  
**To:** Neil Stoop <nstoop@npca.ca>  
**Cc:** Barbara Wiens <BWiens@pelham.ca>  
**Subject:** RE: FW: Pre-Consult re: 730 Tice Rd

Hi Neil,

Comments would have been due today, if you were circulated.

Understood, let me talk to the applicant first. The owner may wish to delete Phase 7 from the Site Plan in the interest of moving ahead with the balance of the buildings.

I'll keep you posted,



Curtis Thompson, B.Sc.  
Planner  
Community Planning &  
Development

e: [cthompson@pelham.ca](mailto:cthompson@pelham.ca)  
p: 905.892.2607 x324  
[pelham.ca](http://pelham.ca)

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**From:** Neil Stoop [<mailto:nstoop@npca.ca>]  
**Sent:** December 2, 2019 4:01 PM  
**To:** Curtis Thompson <[CThompson@pelham.ca](mailto:CThompson@pelham.ca)>  
**Subject:** RE: FW: Pre-Consult re: 730 Tice Rd

Hi Curtis,

Could you please circulate us, it appears that phase 7 is going to fall within the 15 m buffer.

How soon are looking to have comments?

We will need to collect the site plan fee (\$800).

Thanks,

**Neil Stoop, MSc.**  
**Watershed Planner**  
Niagara Peninsula Conservation Authority (NPCA)  
250 Thorold Road West, 3<sup>rd</sup> Floor | Welland, ON L3C 3W2  
Tel: 905-788-3135 | ext. 248  
[nstoop@npca.ca](mailto:nstoop@npca.ca)  
[www.npca.ca](http://www.npca.ca)

### [NPCA Watershed Explorer](#)

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**From:** Curtis Thompson <[CThompson@pelham.ca](mailto:CThompson@pelham.ca)>  
**Sent:** December 2, 2019 2:49 PM  
**To:** Neil Stoop <[nstoop@npca.ca](mailto:nstoop@npca.ca)>  
**Subject:** RE: FW: Pre-Consult re: 730 Tice Rd  
**Importance:** High

Hi Neil,

I am working on the SPA application (SP-07-19) we've received for [730 Tice Rd](#). I was reviewing the comments in detail and was going to reference the NPCA comments originally submitted for the Pre-Consult (below) in the Recommendation Report. However, it just dawned on me that the submitted Site Plan encroaches further north towards the feature that the NPCA regulates. Phase 7 is the addition in question.

Please advise,



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-----Original Appointment-----

**From:** Neil Stoop [<mailto:nstoop@npca.ca>]

**Sent:** October 16, 2019 11:19 AM

**To:** Curtis Thompson

**Subject:** Declined: FW: Pre-Consult re: 730 Tice Rd

**When:** October 17, 2019 9:00 AM-9:45 AM (UTC-05:00) Eastern Time (US & Canada).

**Where:** MeetingRoom UpstairsVault

Hi Curtis,

The NPCA will not be attending the pre-con for Tice Rd.

The expansion of the facility is separated from the NPCA regulated features by the existing greenhouse. The NPCA has no objection to the proposed development.

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

Thank-you,

**Neil Stoop, MSc.**

**Watershed Planner**

Niagara Peninsula Conservation Authority (NPCA)

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

Tel: 905-788-3135 | ext. 248

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

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

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**VIA E-MAIL ONLY**

November 28, 2019

Curtis Thompson  
Planner  
Community Planning and Development  
Town of Pelham  
20 Pelham Town Square, P.O. Box 400  
Fonthill, ON, L0S1E0

**Submission for Site Plan Application**

Applicant: Town of Pelham

Proposal: Conversion of a Greenhouse expansion on phases 1-5 while phases 6-7 are agricultural buildings.

Location: 730 Tice Road  
In the Town of Pelham

Our File: SP-19-0098

---

Regional Planning and Development Services staff have completed a review of the following materials which were provided as part of an application for a development at 730 Tice Road in Town of Pelham:

- Site Plan (S1), prepared by Westbrook Greenhouse Systems LTD., dated November 11, 2019;
- Elevation Plans (4C), Prepared by Westbrook Greenhouse Systems LTD., dated November 06, 2019

The above-noted documents were received by Regional staff on November 13, 2019. The submitted Site Plan application is proposing to create an expansion of a greenhouse through phases 1-5 and phases 6-7 are for agricultural buildings. This proposed development was the subject of a pre-consultation meeting attended by the applicant, City and Regional Staff on October 17, 2018. The following comments are provided from a Regional and Provincial perspective based on the information submitted in order to assist the Town in reviewing the application.

**Waste Collection**

Niagara Region provides curbside waste and recycling collection for developments that meet the requirements of Niagara Region's Waste Collection Policy. The subject property is eligible to receive Regional curbside waste and recycling collection provided that the owner bring the waste and recycling to the curbside on the designated pick up day, and that the following limits are met:

- No limit blue/grey containers;
- No limit green containers; and,
- Container per Unite with a max of 4 containers.

The Owner should be advised that if Regional waste collection limits cannot be met or if curbside collection is not desirable, garbage collection for the development will be provided through a private contractor and not the Niagara Region. Notwithstanding the above comments, the site would remain eligible for Regional recycling and organics collection subject to the above conditions. A clause has been included in the Appendix for waste collection.

## **Environmental Planning**

The property is located immediately north of portions of the Region's Core Natural Heritage System (NHS), including the Fifteen Mile Creek Provincially Significant Wetland (PSW) Complex and Critical (Type 1) Fish Habitat. The property is also located within the Greenbelt Protected Countryside and the adjacent Core NHS features are mapped as part of the Provincial NHS. The Greenbelt Plan (2017) identifies wetlands and fish habitat as Key Natural Heritage Features (KNHFs) and the Greenbelt Plan natural heritage system policies apply.

Greenbelt Plan policies typically require the completion of a Natural Heritage Evaluation (NHE) when development and/or site alteration is proposed within 120 metres (m) of a KNHF. Regional policies similarly require the completion of an Environmental Impact Study (EIS) when development and/or site alteration is proposed within 120 m of a PSW and/or 30 m of Critical Fish Habitat. However, Greenbelt Plan policies do not require that an EIS/NHE be undertaken for proposed structures for agricultural or agriculture-related uses if a minimum 30 m vegetation protection zone is provided from the outside boundary of the KNHFs. In addition, these uses are exempt from the requirement of establishing a condition of natural self-sustaining vegetation if the land is and will continue to be used for agricultural purposes. Regional policies permit similar exemptions.

The Site Plan submitted with the application, dated November 11, 2019, shows that the limit of the proposed greenhouse expansion (Phase 5) is located 102.65 m from the south property line. Staff note that the northern limit of the PSW is located approximately 35 m further south (at its closest point) from this property line. Therefore, the proposed development is setback at least 137 m from the PSW and the fish habitat contained within it. As such, staff do not require the completion of an EIS/NHE. Rather, staff recommend that site alteration for construction purposes be limited as close as possible to the proposed Phase 5 building. Staff further recommend that silt fencing be installed and maintained at the limit of site alteration for the duration of construction to prevent sediment/materials from further encroaching towards the KNHFs offsite.

Please note the Niagara Peninsula Conservation Authority (NPCA) continues to be responsible for the review and comment on planning applications related to their regulated features, including the existing ditch located at the north end of the property. As such, NPCA should continue to be consulted with respect to their comments and/or requirements pursuant to Ontario Regulation 155/06.

## **Private Sewage System**

Regional Private Sewage System staff have not completed a review for this site plan application as the associated fee has not been received. Without this review, this application cannot be approved. The septic review fee required for this application is \$400.00.

Kindly arrange to have this fee made payable to the Regional Municipality of Niagara, submitted to the Development Services Division of the Planning and Development Department at 1815 Sir Isaac Brock Way, P.O. Box 1042, Thorold, ON, L2V 4T7, so that staff may finalize review of this application. Payments can alternatively be made by credit card by calling (905)-980-6000 ext. 3313.

## **Conclusion**

Based on the analysis and comments above, Regional staff offers no objection to the application, subject to the Conditions outlined in the Appendix. Please forward a copy of the final Site Plan and Site Plan Agreement to the Region for our files.

- That the applicant submit the required payment addressing the Private Sewage System comments above for review and approval.

If you have any questions or wish to discuss these comments please contact the undersigned at extension 3426, or Susan Dunsmore, Manager Development Engineering, at extension 3661.

Best Regards,



Matteo Ramundo  
Development Approvals Intern  
Niagara Region

Attention: Appendix- Regional Conditions for Site Plan Approval  
cc. Susan Dunsmore, Manager, Development Engineering, Niagara Region  
Justin Noort, Private Sewage System Inspector, Niagara Region  
Jennifer Whittard, Manager, Environmental Planning, Niagara Region  
Britney Fricke, Development Planner, Niagara Region

**Appendix I**  
**Regional Conditions of Site Plan Approval**  
**730 Tice Road, City of Thorold**

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1. That the following clauses be included in the Site Plan Agreement:

- “The Owner is advised that if the waste collection limit cannot be met or if curbside collection is not desirable, waste collection will be the responsibility of the owner through a private contractor and not Niagara Region. However, the site remains eligible for Regional recycling and organics collection subject to compliance with the current Regional Waste Collection Policy.”

## **Memorandum**

### **Public Works Department - Engineering**

**To:** Curtis Thompson, Planner

**CC:** Jason Marr, Director of Public Works; Barb Wiens, Director of Planning and Development

**From:** Tolga Aydin, Engineering Technologist

**Date:** November 18, 2019

**File #:** SP-07-19

**Subject:** 730 Tice Road – **First Submission**

The Public Works Department has reviewed the submitted documentation regarding the proposed development located at 730 Tice Road. Please note the following notes and conditions provided.

The following submitted drawings have been considered for the purpose of this application:

- S1 – Site Layout, prepared by Westbrook Greenhouse Systems Ltd, dated November 11, 2019

Public Works has no comments or concerns.

November 27, 2019

Curtis Thompson, B.URPI  
Planner  
Town of Pelham  
20 Pelham Town Square  
PO Box 400  
Fonthill, ON L0S 1E0

Dear Curtis,

Re: Site Plan Control Application  
Greenfield Gardens Inc. c/o Elbert Groeneveld  
730 Tice Road  
Town of Pelham  
File No.: SP-07-19

Enbridge Gas Inc. does not object to the proposed application(s).

This response does not constitute a pipe locate or clearance for construction.

The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing [CustomerConnectionsContactCentre@Enbridge.com](mailto:CustomerConnectionsContactCentre@Enbridge.com) for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant.

In the event that easement(s) are required to service this development, the applicant will provide the easement(s) to Enbridge Gas Inc. at no cost.

Enbridge Gas Inc. reserves the right to amend or remove development conditions.

Sincerely,

A handwritten signature in black ink that reads 'Alice Coleman'.

**Alice Coleman**  
Municipal Planning Coordinator  
Long Range Distribution Planning

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**ENBRIDGE GAS INC.**  
TEL: 416-495-5386  
[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)  
500 Consumers Rd, North York, ON, M2J 1P8

[enbridgegas.com](http://enbridgegas.com)  
**Safety. Integrity. Respect.**



## Curtis Thompson

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**From:** LandUsePlanning@HydroOne.com  
**Sent:** November 15, 2019 9:11 AM  
**To:** Curtis Thompson  
**Subject:** Pelham - 730 Tice Rd - SP-07-19

Hello,

We are in receipt of your Site Plan Application, SP-07-19 dated November 13, 2019. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

To confirm if Hydro One is your local distributor please follow the following link:

<http://www.hydroone.com/StormCenter3/>

Please select " Search" and locate address in question by entering the address or by zooming in and out of the map

## Curtis Thompson

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**From:** circulations@wsp.com  
**Sent:** November 20, 2019 9:10 AM  
**To:** Curtis Thompson  
**Subject:** Site Plan application (SP-07-19) - 730 Tice Rd.

2019-11-20

Curtis Thompson

Pelham

, ,

Attention: Curtis Thompson

Re: Site Plan application (SP-07-19) - 730 Tice Rd.; Your File No. SP-07-19

Our File No. 85889

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. We have no conditions and/or objections to the application at this time. We hereby advise the Developer, however, to contact Bell Canada during detailed design to confirm the provision of communication/telecommunication infrastructure needed to service the development.

As you may be aware, Bell Canada is Ontario's principal telecommunications infrastructure provider, developing and maintaining an essential public service. It is incumbent upon the Municipality and the Developer to ensure that the development is serviced with communication/telecommunication infrastructure. In fact, the 2014 Provincial Policy Statement (PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications systems (Section 1.6.1).

The Developer is hereby advised that prior to commencing any work, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure is unavailable, the Developer shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure.

If the Developer elects not to pay for the above noted connection, then the Developer will be required to demonstrate to the satisfaction of the Municipality that sufficient alternative communication/telecommunication will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. Please note, however, that **all responses to circulations and other requests, such as requests for clearance, come directly from Bell Canada, and not from WSP.** WSP is not responsible for the provision of comments or other responses.

As of June 1, 2019, Meaghan Palynchuk will be taking maternity leave and returning in the first quarter of 2020. In her absence please contact Ryan Courville for any matters concerning this file.

Yours truly,

Ryan Courville  
Access Network Provisioning Manager  
Municipal Relations  
Phone: 416-570-6726  
Email: [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)

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-LAEmHhHzdJzBITWfa4Hgs7pbKI

## Curtis Thompson

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**From:** Curtis Thompson  
**Sent:** November 13, 2019 10:58 AM  
**To:** Enbridge- Municipal Planning (MunicipalPlanning@enbridge.com); Bell Canada; Niagara Peninsula Energy (info@npei.ca); Hydro One- Land Use Planning (landuseplanning@hydroone.com)  
**Subject:** Request for Comments - Site Plan Control (SP-07-19)  
**Attachments:** SP-07-19 730 Tice - Application.pdf; SP-07-19 730 Tice - Site Plan.pdf; SP-07-19 730 Tice - Elevation Plans.pdf

Hello,

We are in receipt of an Site Plan Control application for the lands at **730 Tice Road** (Greenfield Gardens Inc.). The proposal includes greenhouse expansions on Phases 1-5, while Phases 6-7 are agricultural buildings.

Attached you'll find:

- Site Plan
- Elevation Plans
- SPA Application

Hardcopies will also be provided, as well as the required payment (Region).

Comments would be appreciated by, **Wednesday, December 4<sup>th</sup> 2019.**

Thank you,



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## Curtis Thompson

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**From:** Curtis Thompson  
**Sent:** November 13, 2019 10:48 AM  
**To:** Dev Planning Applications - Region (devtplanningapplications@niagararegion.ca); 'Fricke, Britney'; Derek Young; Bob Lymburner; Belinda Menard; Mike Zimmer  
**Cc:** Barbara Wiens; Shannon Larocque  
**Subject:** Request for Comments - Site Plan Control  
**Attachments:** SP-07-19 730 Tice - Application.pdf; SP-07-19 730 Tice - Site Plan.pdf; SP-07-19 730 Tice - Elevation Plans.pdf; SP-07-19 Email re\_Deem Complete Application.pdf

Hello,

We are in receipt of an Site Plan Control application for the lands at **730 Tice Road** (Greenfield Gardens Inc.). The proposal includes greenhouse expansions on Phases 1-5, while Phases 6-7 are agricultural buildings.

Attached you'll find:

- Site Plan
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Thank you,



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