

March 10, 2025

John Federici  
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Town of Niagara-on-the-Lake  
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## **747 & 795 EAST AND WEST LINE RESPONSES TO ZBLA COMMENTS**

Dear John,

We are pleased to submit our responses to Town comments regarding the proposed application for Zoning By-law Amendment on the property located at 747 & 795 East and West Line (“Subject Lands”), in the Regional Municipality of Niagara.

NPG Planning Solutions Inc. are planning consultants to Vineland Growers, Owner of the Subject Lands (“Applicant”). The Applicant is proposing a Zoning By-law Amendment to permit an expansion to the existing farm produce storage building at 795 East and West Line, and the relocation of truck and trailer parking on the newly acquired parcel to the west (747 East and West Line). The Town has provided comments on the application dated February 20, 2025 which are reviewed and discussed in the attached comment response table. Additionally, oral comments were made by one member of the public at the March 4, 2025 Public Meeting. The public comments are discussed below.

### **NOISE COMMENTS**

During the Public Meeting held on March 4, a member of the public raised concerns about the noise being generated from the operation, stating that there is significant noise late at night and in the early hours of the morning. The speaker stated that they believed the noise came from truck engine brakes, truck speeding, and from pallets being moved and loaded.

Loading and unloading of trailers ceases by 10:00 PM at the latest, at which point all staff leaves the premises. Approximately one trailer per day is picked up by a truck after 10:00 PM, with greater frequency during the peak summer season. The driver would enter the property, hitch to the trailer, and exit. No heavy machinery or tow motors are used at that time.

To assist with noise mitigation and visual screening, the existing westerly driveway to the Subject Lands is proposed to be removed and replaced with a row of cedars to match the existing hedge. The cedars will also be extended westerly across the frontage of 747 East and West Line, as illustrated on the Site Plan and Landscape Plan. A new driveway from East and West Line is illustrated on the Site Plan.

Related to noise, the member of the public also suggested that trucks should only enter and exit the site via the driveway on Concession 4 Road. The applicant will take this under consideration for loads after 11:00 PM.

It is also noted that since the proposed addition should eliminate the need for off-site storage, truck traffic is expected to decrease overall.

### **DUST COMMENTS**

Comments were raised by the public regarding dust from the gravel driveways. Vineland Growers currently uses a suppressant to control dust, and is committed to reviewing its practices to further reduce dust in the air.

### **EFFLUENT COMMENTS**

A concern was raised at the Public Meeting regarding "effluent" being pumped into the wastewater pond". We believe the speaker was referring to the stormwater management dry pond, which is not a wastewater pond. The existing dry pond is being relocated to the west side of the site. Further, quality controls are proposed to ensure water is treated to a Normal standard prior to reaching the roadside ditch.

### **TOWN COMMENTS**

The attached table addresses the first round of Town comments received on February 20, 2025. Discussions with the Niagara Region have taken place however formal comments have not yet been received. Please note that the "Replacement Septic Area" shown on the revised Site Plan which addresses expected Regional comments.

As part of our resubmission, please find the enclosed:

- One (1) copy of the Comment Response Table and draft Zoning By-law Amendment, prepared by NPG Planning Solutions Inc. and dated March 10, 2025;
- One (1) copy of the revised Site Plan by Brouwer Architecture, dated March 5, 2025.

We trust the above is satisfactory. Should you require anything further or have questions, please contact the undersigned.

Yours truly,



**Dan Banatkiewicz**

Planner

NPG Planning Solutions Inc.



**Aaron Butler, MCIP, RPP**

Principal Planner, Niagara

NPG Planning Solutions Inc.