



Enbridge Gas Inc.
500 Consumers Road
North York, Ontario M2J 1P8
Canada

August 3, 2023

Caitlin Kovacs
Planner
Infrastructure and Development Services
City of Welland
Planning Division
60 East Main Street
Welland, ON L3B 3X4

Dear Caitlin,

Re: Draft Plan of Subdivision – 3 Year Extension
259957 Ontario Limited
289 Daimler Parkway
City of Welland
File No.: 26T-14-18003
Related Applications: OPA 16, 2018-01

Enbridge Gas does not have changes to the previously identified conditions for this extension of draft approval request.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Willie Cornelio'.

Willie Cornelio CET
Sr Analyst Municipal Planning
Engineering

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

Taylor Meadows

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: February 27, 2025 9:26 AM
To: Taylor Meadows
Subject: RE: Draft Plan of Subdivision - Modification to Conditions of Approval - Hunters Pointe Redevelopment (File No. 26T-14-18003)
Attachments: 26T-14-18003 - 289 Daimler Pkwy - Revised July 2023.pdf

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Hi Taylor

I can confirm we have no concerns with the removal of condition 92.

Thank you,

Casey O'Neil (she/her)

Sr Analyst Municipal Planning
Engineering

ENBRIDGE
TEL: 416-495-5180
500 Consumers Rd, North York, ON M2J1P8

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From: Taylor Meadows <taylor.meadows@welland.ca>
Sent: Wednesday, February 26, 2025 7:37 PM
Subject: [External] Draft Plan of Subdivision - Modification to Conditions of Approval - Hunters Pointe Redevelopment (File No. 26T-14-18003)

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Were you expecting this email? TAKE A CLOSER LOOK. Is the sender legitimate?
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Evening,

The applicant for the above subdivision has made a request for a change of conditions; specifically, Condition #92 in the attached 'Conditions of Draft Plan approval'. A TIS has been provided to address this request, it is attached for reference. Please return any comments by **March 26, 2025**.

Let me know if you have any questions.

Regards,



Taylor Meadows

Manager of Development Planning

Planning Division

60 East Main Street, Welland, Ontario L3B 3X4



Phone: 905-735-1700 x2246



welland.ca



engagewelland.ca



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Taylor Meadows

From: Matt Richardson
Sent: April 25, 2025 9:00 AM
To: Taylor Meadows
Cc: Adam Eckhart; Tanya Korolow
Subject: RE: Draft Plan of Subdivision - Modification to Conditions of Approval - Hunters Pointe Redevelopment (File No. 26T-14-18003)

Good Morning, Taylor,

In addition to the previous comments from the fire department, I will add the following:

-The fire department strongly supports the provision of an overpass connecting the development to the 406 and Oxford. This is the best alternative for egress to and from the site for both residents and emergency first responders. Traffic congestion at Daimler and Woodlawn can create challenges in emergency first responders accessing the site in a timely fashion with this influx of development.

-In the absence of an overpass, the fire department strongly recommends an emergency egress gate at the southern portion (in line with Oxford) of this development that connects the site to Highway 406. This gate will need to be satisfactory to fire, police, and ems. This will at least provide access from the south to the site for emergency first responders.

-The fire department also recommends that this southern tier of residential properties be protected by automatic sprinkler systems, which is a common practice in other Niagara municipalities expanding residential development along the Welland Canal with limited egress.

Thank you,



Matt Richardson, B.A., CFEI, CCFI-C, CMM I
Deputy Fire Chief and Alternate CEMC
Fire and Emergency Services
400 East Main Street, Welland, Ontario L3B 3X5



Phone: 905-735-1700 x2402

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From: Taylor Meadows <taylor.meadows@welland.ca>
Sent: April 24, 2025 10:44 AM
To: Matt Richardson <matt.richardson@welland.ca>

Subject: FW: Draft Plan of Subdivision - Modification to Conditions of Approval - Hunters Pointe Redevelopment (File No. 26T-14-18003)

FYI



Taylor Meadows
Manager of Development Planning
Planning Division
60 East Main Street, Welland, Ontario L3B 3X4

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From: Taylor Meadows <taylor.meadows@welland.ca>

Sent: February 26, 2025 7:37 PM

Subject: Draft Plan of Subdivision - Modification to Conditions of Approval - Hunters Pointe Redevelopment (File No. 26T-14-18003)

Evening,




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Let me know if you have any questions.

Regards,



Taylor Meadows
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Taylor Meadows

From: Deluca, Peter (MTO) <Peter.Deluca@ontario.ca>
Sent: June 4, 2025 11:06 AM
To: Taylor Meadows
Cc: Ali, Usama (MTO)
Subject: RE: Draft Plan of Subdivision - Modification to Conditions of Approval - Hunters Pointe Redevelopment (File No. 26T-14-18003)

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Hi Taylor,

I have reviewed this internally.

The MTO's position is to have the condition to remain within the conditions of approval.

Thanks,

Peter DeLuca | Senior Project Manager (Niagara/Hamilton)
Highway Corridor Management Section | Central Operations | Ministry of Transportation
159 Sir William Hearst Avenue, 7th Floor, Toronto, ON. M3M 0B7
Telephone: 647 248-8548 | Email: peter.deluca@ontario.ca

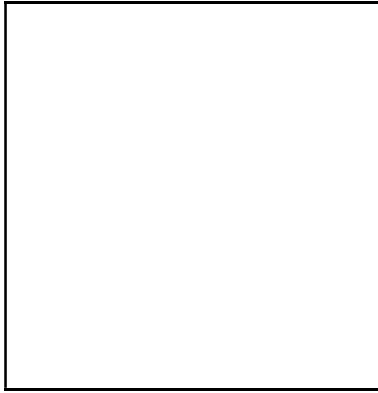
From: Taylor Meadows <taylor.meadows@welland.ca>
Sent: Tuesday, June 3, 2025 4:39 PM
To: Deluca, Peter (MTO) <Peter.Deluca@ontario.ca>
Cc: Ali, Usama (MTO) <Usama.Ali@ontario.ca>
Subject: RE: Draft Plan of Subdivision - Modification to Conditions of Approval - Hunters Pointe Redevelopment (File No. 26T-14-18003)

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Hi Peter,

Ontario  Following up on this one.

Regards,

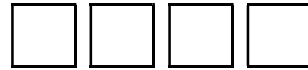
**Taylor Meadows**

Manager of Development Planning
Planning Division
60 East Main Street, Welland, Ontario L3B 3X4

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From: Taylor Meadows <taylor.meadows@welland.ca>

Sent: May 27, 2025 9:14 AM

To: Deluca, Peter (MTO) <Peter.Deluca@ontario.ca>

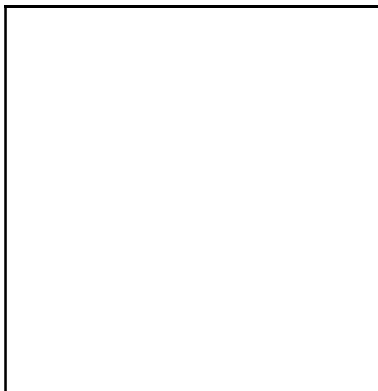
Cc: Ali, Usama (MTO) <Usama.Ali@ontario.ca>

Subject: RE: Draft Plan of Subdivision - Modification to Conditions of Approval - Hunters Pointe Redevelopment (File No. 26T-14-18003)

Hi Peter,

Do you have an estimate on when comments will be provided for this file? We are aiming to have a recommendation report to Council at some point in June.

Regards,

**Taylor Meadows**

Manager of Development Planning
Planning Division
60 East Main Street, Welland, Ontario L3B 3X4

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From: Taylor Meadows <taylor.meadows@welland.ca>

Sent: May 6, 2025 10:41 AM

To: Deluca, Peter (MTO) <Peter.Deluca@ontario.ca>

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

Subject: RE: Draft Plan of Subdivision - Modification to Conditions of Approval - Hunters Pointe Redevelopment (File No. 26T-14-18003)

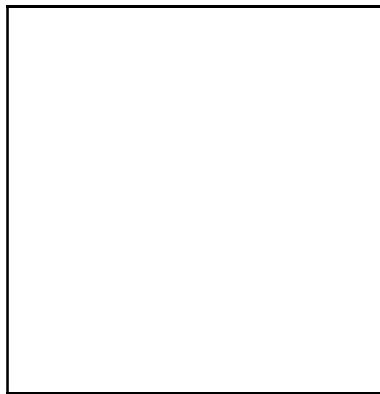
Hi Peter,

Please see the attached file to view the Traffic Brief as provided by the *applicant* in support of their request to delete the condition of draft plan of subdivision conditions.

Additionally, please see the following link to view the public notice page for this file which includes technical information such as the City initiated TIS and DPS:

<https://www.welland.ca/media/notices/PPI-04-15-2025.asp>.

Regards,



Taylor Meadows

Manager of Development Planning
Planning Division
60 East Main Street, Welland, Ontario L3B 3X4

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From: Taylor Meadows <taylor.meadows@welland.ca>

Sent: April 30, 2025 1:00 PM

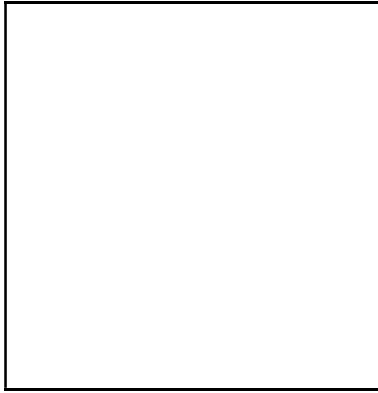
To: Deluca, Peter (MTO) <Peter.Deluca@ontario.ca>

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

Subject: RE: Draft Plan of Subdivision - Modification to Conditions of Approval - Hunters Pointe Redevelopment (File No. 26T-14-18003)

I will send an invitation for Tuesday at 10:30 a.m.

Regards,



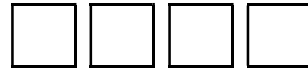
Taylor Meadows

Manager of Development Planning
Planning Division
60 East Main Street, Welland, Ontario L3B 3X4

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From: Deluca, Peter (MTO) <Peter.Deluca@ontario.ca>

Sent: April 30, 2025 12:59 PM

To: Taylor Meadows <taylor.meadows@welland.ca>

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

Subject: RE: Draft Plan of Subdivision - Modification to Conditions of Approval - Hunters Pointe Redevelopment (File No. 26T-14-18003)

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Hi Taylor,

I am hoping to gain comments within the next 4-6 weeks. Unfortunately our input offices are receiving an increase in workload, which is cause increased timelines for comments.

I would still like to chat about this file.

Can we set up a meeting early next week to discuss. My Monday and Tuesday are open.

Thanks,

Peter DeLuca | Senior Project Manager (Niagara/Hamilton)

Highway Corridor Management Section | Central Operations | Ministry of Transportation

159 Sir William Hearst Avenue, 7th Floor, Toronto, ON. M3M 0B7

Telephone: 647 248-8548 | Email: peter.deluca@ontario.ca

From: Taylor Meadows <taylor.meadows@welland.ca>

Sent: Wednesday, April 30, 2025 9:08 AM

To: Deluca, Peter (MTO) <Peter.Deluca@ontario.ca>

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



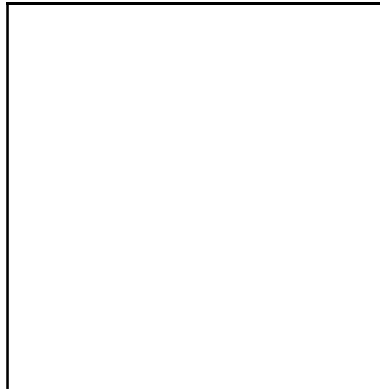
Subject: RE: Draft Plan of Subdivision - Modification to Conditions of Approval - Hunters Pointe Redevelopment (File No. 26T-14-18003)

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Hi Peter,

Following up on this one. Could you please confirm when comments are to be expected for this file?

Regards,



Taylor Meadows

Manager of Development Planning
Planning Division
60 East Main Street, Welland, Ontario L3B 3X4

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From: Taylor Meadows <taylor.meadows@welland.ca>

Sent: March 11, 2025 8:55 AM

To: Deluca, Peter (MTO) <Peter.Deluca@ontario.ca>

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

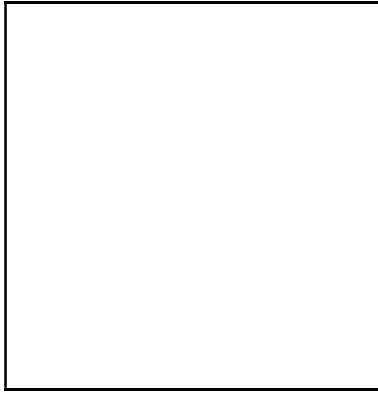
Subject: RE: Draft Plan of Subdivision - Modification to Conditions of Approval - Hunters Pointe Redevelopment (File No. 26T-14-18003)

Hi Peter,

Happy to meet to discuss this one further. Would you be able to provide some dates and times that work for you? This file was initiated and processed before my time at the City; however, I've provided two links that include information from the initial submission and what appears to be a resubmission:

- Initial submission: <https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:46204e80-99b7-40b7-9b3a-ece62e5c1b1d>
- Resubmission: <https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:06f18314-4a82-4b85-9cba-a828e5837837>

Regards,

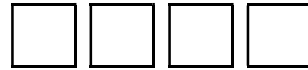
**Taylor Meadows**

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Planning Division
60 East Main Street, Welland, Ontario L3B 3X4

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From: Deluca, Peter (MTO) <Peter.Deluca@ontario.ca>

Sent: February 27, 2025 1:47 PM

To: Taylor Meadows <taylor.meadows@welland.ca>

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

Subject: RE: Draft Plan of Subdivision - Modification to Conditions of Approval - Hunters Pointe Redevelopment (File No. 26T-14-18003)

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Hi Taylor,

Can you send me the drawings for the draft plan of subdivision. I am trying to get them internally; however, it may take some time.

Further to this, do you have any MTO correspondence/history based on the proposed overpass condition? I would like to ensure that the MTO did not require this overpass for the subdivision.

Perhaps we can even have a quick meeting about the site and its history to bring me up to speed.

Thanks,

Peter DeLuca | Senior Project Manager (Niagara/Hamilton)


Highway Corridor Management Section | Central Operations | Ministry of Transportation

159 Sir William Hearst Avenue, 7th Floor, Toronto, ON. M3M 0B7

Telephone: 647 248-8548 | Email: peter.deluca@ontario.ca

From: Taylor Meadows <taylor.meadows@welland.ca>

Sent: Thursday, February 27, 2025 10:40 AM

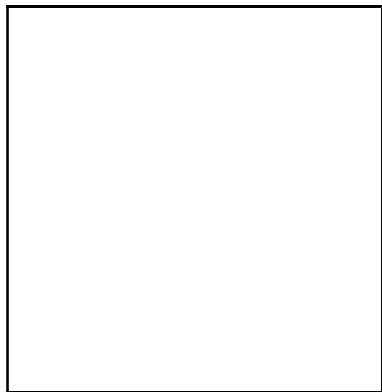
Ontario  **To:** Ali, Usama (MTO) <Usama.Ali@ontario.ca>

Cc: Deluca, Peter (MTO) <Peter.Deluca@ontario.ca>

Subject: RE: Draft Plan of Subdivision - Modification to Conditions of Approval - Hunters Pointe Redevelopment (File No. 26T-14-18003)

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Thanks, Usama.



Taylor Meadows

Manager of Development Planning
Planning Division
60 East Main Street, Welland, Ontario L3B 3X4

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

Sent: February 26, 2025 11:16 PM

To: Taylor Meadows <taylor.meadows@welland.ca>

Cc: Deluca, Peter (MTO) <Peter.Deluca@ontario.ca>

Subject: FW: Draft Plan of Subdivision - Modification to Conditions of Approval - Hunters Pointe Redevelopment (File No. 26T-14-18003)

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Good Day Taylor;

This Draft Plan of Conditions for the Hunters Pointe Subdivision approvals is forwarded to Peter Deluca, who is the Senior Project Manager for Hamilton/Niagara and will circulate the TIS to the Traffic Office.

Please co-ordinate the clearance with the Subdivision conditions with Peter.

Kind 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

From: Taylor Meadows <taylor.meadows@welland.ca>

Sent: Wednesday, February 26, 2025 7:37 PM

Subject: Draft Plan of Subdivision - Modification to Conditions of Approval - Hunters Pointe Redevelopment (File No. 26T-14-18003)

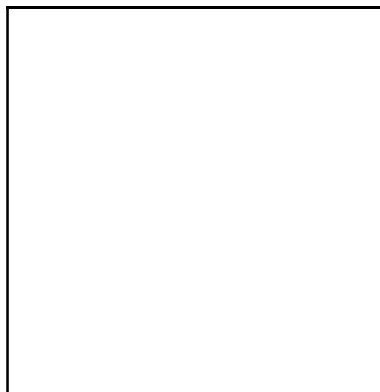
CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Evening,

The applicant for the above subdivision has made a request for a change of conditions; specifically, Condition #92 in the attached 'Conditions of Draft Plan approval'. A TIS has been provided to address this request, it is attached for reference. Please return any comments by **March 26, 2025**.

Let me know if you have any questions.

Regards,



Taylor Meadows

Manager of Development Planning

Planning Division

60 East Main Street, Welland, Ontario L3B 3X4



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Taylor Meadows

From: Young, Katie <Katie.Young@niagararegion.ca>
Sent: March 11, 2025 11:31 AM
To: Taylor Meadows
Cc: Development Planning Applications; Dunsmore, Susan
Subject: RE: Draft Plan of Subdivision - Modification to Conditions of Approval - Hunters Pointe Redevelopment (File No. 26T-14-18003)

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Hi Taylor,

Regional staff has reviewed this request. It's our understanding that condition 92 was added by Council. Staff has no objection to its removal.

Kind regards,
Katie



Katie Young, MsC (PI), MCIP, RPP
Senior Development Planner

Niagara Region, 1815 Sir Isaac Brock Way,
Thorold, ON, L2V 4T7, PO Box 1042

P: (905) 980-6000 ext. 3727

W: www.niagararegion.ca

E: katie.young@niagararegion.ca



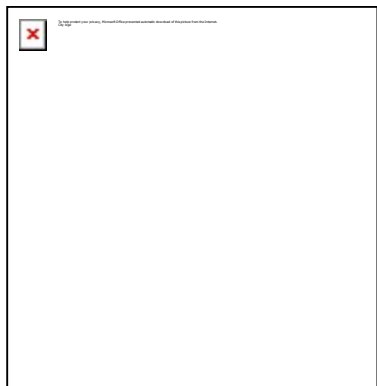
My workday may look different from your workday. Please do not feel obligated to respond outside of your normal working hours.

From: Taylor Meadows <taylor.meadows@welland.ca>
Sent: Thursday, February 27, 2025 9:01 AM
Subject: RE: Draft Plan of Subdivision - Modification to Conditions of Approval - Hunters Pointe Redevelopment (File No. 26T-14-18003)

Morning,

Following up on this, the request is to *delete* the identified condition. Let me know if you have any further questions.

Regards,




Taylor Meadows

Manager of Development Planning

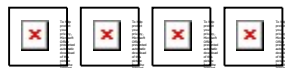
Planning Division

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From: Taylor Meadows <taylor.meadows@welland.ca>

Sent: February 26, 2025 7:37 PM

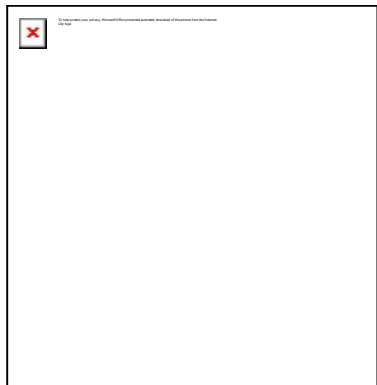
Subject: Draft Plan of Subdivision - Modification to Conditions of Approval - Hunters Pointe Redevelopment (File No. 26T-14-18003)

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Let me know if you have any questions.

Regards,




Taylor Meadows

Manager of Development Planning

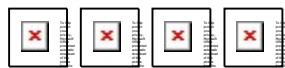
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Taylor Meadows

From: Taran Lennard <tlennard@npca.ca>
Sent: March 13, 2025 10:35 AM
To: Taylor Meadows
Subject: RE: NPCA Review - Draft Plan of Subdivision - Modification to Conditions of Approval - Hunters Pointe Redevelopment (File No. 26T-14-18003)

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Hi Taylor,

As this modification is not directly related to NPCA, we will not be providing any comments specific to Condition 92 and its removal. We will ask the Traffic Engineers at the City review and respond as they see fit.

NPCA's conditions will remain as presented in the Agreement.

Thank you for including us,



Taran Lennard
Watershed Planner II

Niagara Peninsula Conservation Authority (NPCA)
3350 Merrittville Highway | Unit 9 | Thorold, ON L2V 4Y6

905.788.3135 ext. 277
www.npca.ca
tlennard@npca.ca

For more information on Permits & Planning, please go to the Permits & Planning webpage at <https://npca.ca/administration/permits>.

For mapping on features regulated by the NPCA please go to our GIS webpage at <https://gis-npca-camaps.opendata.arcgis.com/> and utilize our Watershed Explorer App or GIS viewer.

To send NPCA staff information regarding a potential violation of Ontario Regulation 41/24 please go to the NPCA Enforcement and Compliance webpage at <https://npca.ca/administration/enforcement-compliance>

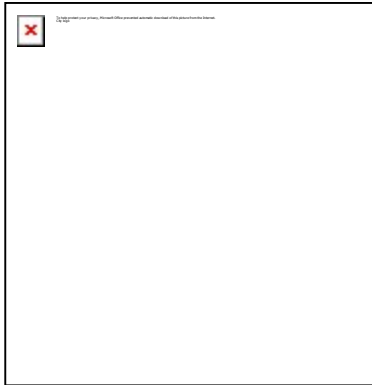
From: Taylor Meadows <taylor.meadows@welland.ca>
Sent: February 26, 2025 7:37 PM
Subject: Draft Plan of Subdivision - Modification to Conditions of Approval - Hunters Pointe Redevelopment (File No. 26T-14-18003)

Evening,

The applicant for the above subdivision has made a request for a change of conditions; specifically, Condition #92 in the attached 'Conditions of Draft Plan approval'. A TIS has been provided to address this request, it is attached for reference. Please return any comments by **March 26, 2025**.

Let me know if you have any questions.

Regards,



Taylor Meadows

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Planning Division
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