APPENDIX J

PUBLIC AND STAKEHOLDER CONSULTATION AND ENGAGEMENT

If technical reports are required in an alternative format for accessibility needs, please contact:

Maged Elmadhoon, M.Eng., P.Eng.

Manager, Transportation Planning

1815 Sir Isaac Brock Way, PO Box 1042

Thorold, Ontario, L2V 4T7

Telephone: (905) 980-6000 ext. 3583

Email: Maged.Elmadhoon@niagararegion.ca

APPENDIX J.1

NOTIFICATION OF STUDY COMMENCEMENT AND PUBLIC FEEDBACK

If technical reports are required in an alternative format for accessibility needs, please contact:

Maged Elmadhoon, M.Eng., P.Eng.

Manager, Transportation Planning

1815 Sir Isaac Brock Way, PO Box 1042

Thorold, Ontario, L2V 4T7

Telephone: (905) 980-6000 ext. 3583

Email: Maged.Elmadhoon@niagararegion.ca

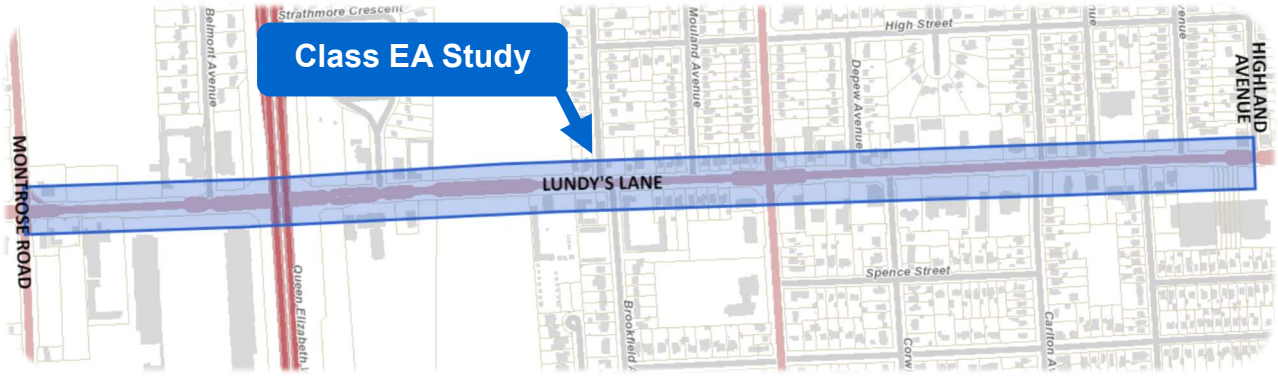
Notice of Study Commencement

Municipal Class Environmental Study for Reconstruction of Regional Road 20 (Lundy's Lane) in the City of Niagara Falls

Niagara Region has initiated a Municipal Class Environmental Assessment to evaluate and recommend road improvements along Regional Road 20 (Lundy's Lane) from Highland Avenue to Regional Road 98 (Montrose Road) in the City of Niagara Falls. The purpose of this study is to evaluate options, recommend preferred solutions and mitigate any potential negative environmental impacts posed by the proposed works.

The Class Environmental Assessment Study will develop and evaluate a variety of improvement alternatives which will consider safety and operational improvements, components of the Region's Transportation Master Plan including Active Transportation and Complete Streets, transit requirements, and heritage requirements.

Lundy's Lane is predominantly a commercially zoned corridor. The western half of the study area, closer to Montrose Road, is zoned Tourist Commercial with the exception of the Lundy's Lane Cemetery, which is zoned Open Space. The eastern half of the study area, from the hydro canal to Highland Avenue, is zoned General Commercial.



The project is being planned under 'Schedule C' of the Municipal Class Environmental Assessment process (October 2000, as amended in 2007, 2011 and 2015). This notice signals the commencement of the study, which will define the problem/opportunity, identify and evaluate alternative solutions, and determine a preferred solution. The study will be undertaken in consultation with the Niagara Region, City of Niagara Falls, regulatory agencies, First Nations, affected stakeholders and the general public.

At the study conclusion, the Class Environmental Assessment process will be documented in an Environmental Study Report, which will be made available for a minimum of 30 calendar days for public review and comment. A Notice of Study Completion will be issued at that stage.

Public and review agency consultation is a key element of the process and input will be sought throughout the study. Three Public Information Centres will be held virtually, which will provide an opportunity for members of the public to obtain information at key stages of the Class Environmental Assessment Study and provide comments.

The public will be notified of the date, time and purpose of the Public Information Centres through advertisements in local newspapers and on the Niagara Region website. Comments received will be reviewed and their consideration documented in the Environmental Study Report.

Niagara Region recognizes that this project is being carried out during uncertain times with respect to the Covid-19 pandemic. Niagara Region will take all necessary steps to ensure maintaining the health and safety of the public. Given the uncertainty of the pandemic, most of the future consultation and communications with the public will be online. As such, the project team is asking that if you would like to receive future notices via email, please provide your email address to the Region Project Manager identified below. If you have any questions regarding the Class Environmental Assessment Study, please contact one of the Project Managers:

Steve Brant, P.Eng.
Consultant Project Manager
Urban & Environmental Management Inc. (UEM)
4701 St. Clair Avenue, Suite 301
Niagara Falls, Ontario L2E 3S9
905.371.9765
sbrant@uemconsulting.com

Graeme Guthrie, C.E.T.
Manager, Capital Projects
Niagara Region
1815 Sir Isaac Brock Way,
PO Box 1042
Thorold, Ontario L2V 4T7
905.980.6000 ext. 3249
graeme.guthrie@niagararegion.ca

Personal information collected or submitted in writing at public meetings will be collected, used and disclosed by members of Regional Council and Regional staff in accordance with the **Municipal Freedom of Information and Protection of Privacy Act (MFIPPA).** The written submissions including names, contact information and reports of the public meeting will be made available. Questions should be referred to the Privacy Office at 905-980-6000, ext. 3779 or **FOI@niagararegion.ca**.

Notice First Issued: October 28, 2021

Mike Benson

From: Greg Taras
Sent: November 26, 2021 10:38 AM
To: Samantha Bray
Cc: Steve Brant
Subject: FW: Montrose & Lundy's Lane Intersection

Samantha
FYI and please save for our Lundy's Lane file
Greg

From: Guthrie, Graeme <graeme.guthrie@niagararegion.ca>
Sent: November-26-21 10:23 AM
To: Brooke Carnevale <bcarnevale@niagarafalls.ca>
Cc: Kowalczyk, Michael <Michael.Kowalczyk@niagararegion.ca>; Wilson, Josh <Josh.Wilson@niagararegion.ca>; Zach Staples <zstaples@niagarafalls.ca>; Steve Brant <SBrant@uemconsulting.com>; Greg Taras <gtaras@uemconsulting.com>
Subject: RE: Montrose & Lundy's Lane Intersection

Good Morning Ms. Carnevale

Thank you for your email. The Montrose Road and Lundy's lane intersection will be included in the study area, however, what is planned for this intersection has not yet been determined.

We are in the early stages of the study and currently in the process of developing high level planning alternatives. At this time, intersection improvements throughout the study area, including this intersection, are part of the "long list" of planning alternatives being considered. A public information centre is being planned for late January/early February of 2022 to gain input from the public as to what their top concerns are within the study area and to focus the planning alternatives for evaluation.

Once the planning alternatives have been evaluated the preferred planning alternative(s) will be identified, and presented at a second public information centre to solicit input on the preferred planning alternative(s). Once the preferred planning alternative(s) have been finalized, design alternatives will be developed/evaluated for the preferred planning alternative(s), and a third public information center will be held to present and solicit input on the preferred design.

I hope this addresses your concern at this time. We would be pleased to add your name to the study stakeholders so that you can be kept informed of the project status at significant project milestones. Please let me know if you would like to be added to the stakeholders list.

Regards,

Graeme Guthrie, C.E.T.
Manager, Capital Projects
Transportation Engineering
Public Works
Niagara Region
1815 Sir Isaac Brock Way, Thorold, Ont.

Phone: 905-980-6000 ext. 3249 Toll-free: 1-800-263-7215
www.niagararegion.ca

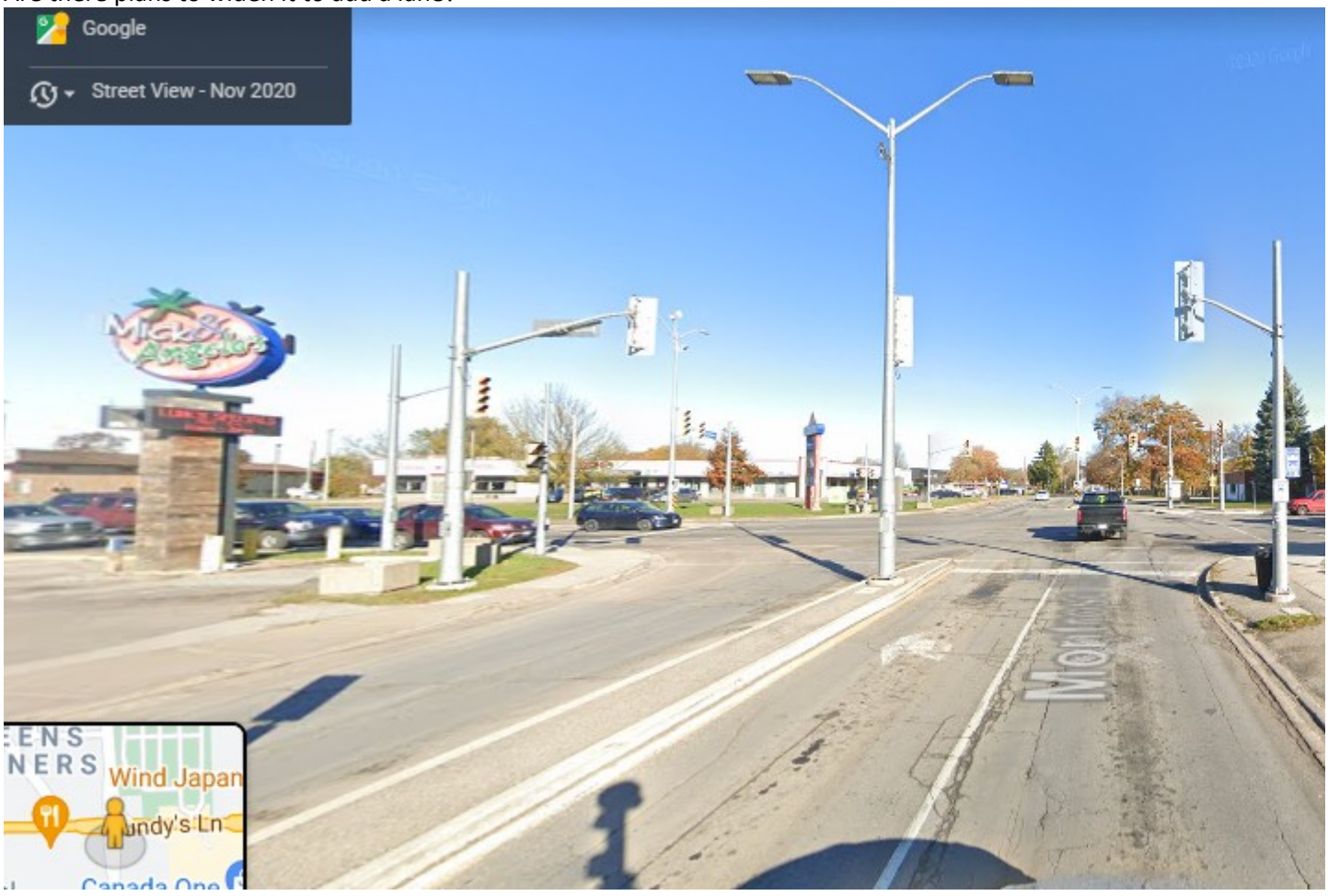
From: Brooke Carnevale <bcarnevale@niagarafalls.ca>
Sent: Friday, November 26, 2021 9:28 AM
To: Guthrie, Graeme <graeme.guthrie@niagararegion.ca>
Subject: Montrose & Lundy's Lane Intersection

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,

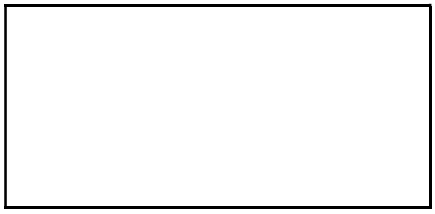
RE: Environmental Assessment study for Lundy's Lane, from Montrose Road to Highland Avenue

Question about this intersection. It's a bit of a nightmare when traveling North on Montrose, approaching Lundy's Ln. There is only one lane to both go straight through the intersection and to turn right. When there is a pedestrian crossing and the right turning cars have to wait, that holds up traffic from proceeding through the intersection. There is also a bus stop there, so if the bus has to stop to unload/load passengers, the backlog worsens.
At certain times of day, particularly at an after work time (5pm) on weekdays, it can take several light changes before you can get through this light; traffic gets backed up quite far.
Have you had complaints about this intersection?
Are there plans to widen it to add a lane?



Thank you,

Brooke Carnevale | Finance Clerk | Finance Department | City of Niagara Falls
7150 Montrose Road, Unit 1 | Niagara Falls, ON L2H 3N3 | (905) 356-7521 ext 4306 | Fax 905-356-2082 | bcarnevale@niagarafalls.ca



niagarafalls.ca

The City of Niagara Falls Confidentiality Notice The information contained in this communication including any attachments may be confidential, is intended only for the use of the recipient(s) named above, and may be legally privileged. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, disclosure or copying of this communication, or any of its contents is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and permanently delete the original and any copy from your computer system. Thank you

The Regional Municipality of Niagara Confidentiality Notice The information contained in this communication including any attachments may be confidential, is intended only for the use of the recipient(s) named above, and may be legally privileged. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, disclosure, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and permanently delete the original and any copy of it from your computer system. Thank you.

Click here to report this email as spam.

APPENDIX J.2

CONSULTATION WITH EXTERNAL AGENCIES

If technical reports are required in an alternative format for accessibility needs, please contact:

Maged Elmadhoon, M.Eng., P.Eng.

Manager, Transportation Planning

1815 Sir Isaac Brock Way, PO Box 1042

Thorold, Ontario, L2V 4T7

Telephone: (905) 980-6000 ext. 3583

Email: Maged.Elmadhoon@niagararegion.ca

Meeting Minutes

Niagara Region
Regional Road 20 (Lundy's Lane) from Highland Avenue to Regional Road 98 (Montrose Road)
Niagara Falls, ON

Subject:	Meeting with Lundy's Lane BIA
Date/Time:	Thursday January 27, 2022, 3:00 PM to 4:00 PM
Location:	Virtual Meeting (Microsoft Teams)
Present:	Steve Brant: UEM Greg Taras: UEM Samantha Bray: UEM Lucas Smith: UEM Michael Kowalczyk: Niagara Region Graeme Guthrie: Niagara Region Nick Golia: City of Niagara Falls David Antonsen: City of Niagara Falls David Jovanovic: Lundy's Lane BIA Tish DiBellonia: Lundy's Lane BIA
Distribution:	All Present

The following summarizes the meeting discussion and follow up items:

Items Discussed	Action by
1. Project Overview – Presented by UEM	
• Schedule C Class EA of Lundy's Lane from Montrose Road to Highland Avenue. • The EA will address current and future problems. • Project status: The project has been initiated and specialty background studies are being completed. This includes a topographic survey, Cultural Heritage Assessment, Stage 1 Archaeological Assessment, Geotechnical Study and Traffic Study. • The problem/opportunity statement was presented. It will help guide the Class EA.	
2. Discussion - BIA	
• BIA provided their input and vision for Lundy's Lane. A letter outlining the BIA comments was provided by the BIA following the meeting. The letter is attached with these minutes. • The BIA's three greatest concerns are traffic calming, public realm and illumination. • The BIA receives frequent comments about adding cycling to Lundy's Lane. • As tourism grows, more people travel along Lundy's Lane. Therefore, BIA wants to see improvements to road, bus schedules, bus stops, etc. • Want to see Lundy's Lane more inviting for those both visiting and living on Lundy's Lane.	

Items Discussed	Action by
3. Discussion - Region	
• Region is trying to make sure EA addresses operational issues. • The end product will likely be a compromise between what is wanted and what is needed. • Region will consider all concerns during EA. • Region will work with the BIA to find the best solution. • This section of Lundy's Lane is the most compact part of the road in terms of right-of-way. • Need to be careful with property acquisition, as we do not want to put anyone out of business. • Want to fit as much in the right-of-way as possible without acquiring too much land. • Trying to manage access to properties.	
4. Q&A	
• Q: With 2018 traffic counts generally in the 23-25,000 range, what are the forecasts for 2025 and beyond? • A: The Traffic Study is still being completed. UEM will update BIA on traffic forecasts once the study is complete. • Q: What is the typical ROW in this section of Lundy's Lane? • A: The ROW varies from 19 metres to 36 metres. • Q: Property line issues. How irregular are setbacks along the Lane and how much land may need to be acquired? • A: Property lines vary over the length of the study area. Property acquisition may be required, however the exact amount of property acquisition that would be required is not known as of now. • Q: Have the underground services and watermain locations been determined? • A: • Q: Will the entire road and sidewalks be dug up, and what impact will this have on road closures/traffic? • A: Lundy's Lane will only ever be partially closed during construction so that traffic can still travel on the road. • Q: Is there a timeframe for the Dorchester Road expansion from Lundy's Lane to 420, and how will this impact the design of the Dorchester intersection? • A:	UEM

Items Discussed	Action by
• Q: What are the initial requirements for Montrose Intersection and turn lanes? Does it affect the NE Corner and the Rec Building/Green's Corner Site? Montrose is the most important North-South Gateway for Lundy's Lane with links to the QEW from both the north and south. • A: • Q: Should the OPG Canal Bridge design be done after the initial EA is complete? • A: The bridge rehabilitation work has been identified as necessary and must be completed before the EA will be done. • Q: Can the timelines be moved up from 2025 for construction? • A: The current forecast for construction is still 2025 pending budget approval.	
5. Wrap-Up	
• PIC #1 tentatively scheduled for March 2nd. Materials will be posted on the Region website 2 weeks prior. • PIC #1 will begin with a presentation of information similar to this meeting. Following the presentation, questions received during the 2-week period the materials were posted will be addressed. At the end of the PIC, any further questions and concerns will be addressed. • EA currently anticipated to be completed mid-2022. • Nick Golia, or another staff representative from the City, should be in the PIC #1 so they can answer any local questions.	

If there are any errors or omissions within these minutes, please contact Steve Brant to clarify at sbrant@uemconsulting.com

January 28, 2022

Steve Brant, P. Eng.

Urban and Environmental Management Inc.
4701 St. Clair Avenue, Suite 301
Niagara Falls, ON L2E 3S9

Dear Mr. Brant & Members of the Lundy's Lane EA Design Team

Re: Lundy's Lane EA Meeting – LLBIA, Urban and Environmental Management & Design Team

On behalf of the Lundy's Lane BIA, both Tish and I would like to thank Urban and Environment Management, The Region of Niagara and City of Niagara Falls for initiating and conducting this most important, and truly needed, EA of Lundy's Lane from Highland to Montrose Road. Listed below are the comments, concerns and vision of the LLBIA that were brought forward at our kickoff meeting on January 27, 2022.

Lundy's Lane is designated an intensification corridor and is the most important East-West corridor in Niagara Falls, and perhaps the Region. Geographically located in the middle of Niagara Falls, Lundy's Lane is on its way to becoming the new commercial and residential hub of the City. With extensive residential development occurring on and around 'The Lane' and into South Thorold, Lundy's Lane has a vital role to play in providing goods, services, transportation and a safe public realm.

The Lundy's Lane BIA has been progressive in responding to these changes and opportunities. Over the past 7 years, the Lundy's Lane BIA, in conjunction with the City of Niagara Falls and The Region of Niagara, has created a new long-term vision of Lundy's Lane. These initiatives include the Lundy's Lane Streetscape Master Plan, Community Improvement Plan, Urban Design Guidelines, development of a new Lundy's Lane OPG Parkette and linkages to the Millennium Trail Pathway system. Along with our soon to be released re-Branding, the goal of the BIA is to develop an exciting public realm, which wholesomely endorses the Region's 'Complete Street' initiative that promotes a safe and engaging pedestrian realm, public art, multimodal transportation and creates a new sense of neighbourhood and vibrancy. Properly done, this will establish a new identity for Lundy's Lane to attract businesses, residents, tourism and will contribute to the economic growth and liveability of Niagara.

Within the context of the Region's 'Complete Streets' vision, Lundy's Lane falls into the 'Transitioning' classification. The street orientated LLBIA Urban Design Guidelines embrace the more urbanized and mixed-use growth that we are seeing and encouraging on The Lane. The EA Study from Highland to Montrose is a once in a lifetime opportunity to re-imagine Lundy's Lane.

This EA must address the highlighted elements in the 'Transitioning' vision of:

- Passive traffic calming
- Wide sidewalks and high-quality pedestrian amenities
- Pedestrian crossings only at signalized intersections
- Transit amenities
- Dedicated cycling or multi-use path
- Landscaping which includes street trees, shrub & perennial beds, raised planters, buffer plantings etc.

The LLBIA would also like to see:

- Continuation of the LLBIA Streetscape Master Plan features that were utilized at the Garner & Kalar intersections to be designed into the major intersections of Montrose and Dorchester, and ultimately at Drummond Road as well. This would include gateway signage from the north & south, irrigated intersection corner planting beds and centre medians from the east & west and north & south
- That the minor signalized intersections of Highland Ave & Royal Manor Drive have irrigated east & west centre medians along Lundy's Lane
- That the centre-median on the OPG Canal be redone with permanent irrigated planter boxes/structures, complete with hydro-electric power for WFOL displays, and consideration for banner poles on the median as well. (This has been brought up at the OPG Canal Bridge Rehabilitation meetings)
- That the EA addresses the new Lundy's Lane OPG Park on the NE corner of the Canal Bridge and the new trailhead at the NW corner of the Canal Bridge. (This has been brought up at the OPG Canal Bridge Rehabilitation meetings)
- Approach the MTO to see if the centre median over the QEW can be enhanced with possible irrigated planter boxes/structure
- Passive Traffic Calming - through the use of occasional mid-block centre medians or other design techniques
- A new streetlighting scheme for Lundy's Lane that is also pedestrian-orientated as the existing lighting is woefully inadequate and dangerous. That a power outlet be added on the light standards for potential future WFOL displays
- Wider sidewalks with banding and/or buffer plantings in the Edge Zone
- Consideration for Patio & Marketing Zones
- Provision for new public art installations in public realm
- That the stretch from Montrose to the OPG Canal/Dorchester Road be considered the 'Garden & Illumination Zone'.
    - This area will host seasonal events at the Lundy's Lane OPG Park, with spillover to the Millennium Trail and other properties along Lundy's Lane in this zone. Sufficient and safe sidewalk capacity over the hydro canal bridge north side – which could possibly utilize bollards at curb edge
    - This zone will also have a heritage walk/trail which features the new parkette on the NE Corner of Montrose depicting the history of Green's Corner with elements from the original schoolhouse and placards, the new holocaust memorial in the Lundy's Lane Cemetery, various cairns, the plaques of Lundy homestead at Canada One, and the Lundy's Lane OPG Park which depicts the history of the canal and hydro generation in Niagara.

Consideration must also be made onto how the template/streetscaping/features from this EA will transition into and be implemented on the stretch from Highland to Drummond and the Drummond Road Gateway. With the Lundy's Lane EA from Montrose to Kalar/Garner Road scheduled soon, thought must also be given as to how the designs from this current EA will flow and be adopted west of Montrose.

Questions that were asked by the LLBIA at the kickoff design meeting:

- With 2018 traffic counts generally in the 23-25,000 range, what are the forecasts for 2025 and beyond?
- What is the typical ROW in this section of Lundy's Lane?
- Property line issues. How irregular are setbacks along the Lane and how much land may need to be acquired?
- Have the underground services and watermain locations been determined?
- Will the entire road and sidewalks be dug up, and what impact will this have on road closures/traffic?
- Is there a timeframe for the Dorchester Road expansion from Lundy's Lane to 420, and how will this impact the design of the Dorchester intersection?
- What are the initial requirements for Montrose Intersection and turn lanes? Does it affect the NE Corner and the Rec Building / Green's Corner Site? Montrose is the most important North-South Gateway for Lundy's Lane with links to the QEW from both the north and south.
- Should the OPG Canal Bridge design be done after the initial EA is complete?
- Can the timelines be moved up from 2025 for construction?

This EA is the most important, and overdue, project that Lundy's Lane will have in our generation. Combined with all the other progressive initiatives the Lundy's Lane BIA has undertaken, we truly have an opportunity to do something special.

Please advise as to how the LLBIA can further assist in the process.

Best Regards,

David Jovanovic
Project Administrator,
Lundy's Lane BIA
905-401-8247

Tish DiBellonia
Chair,
Lundy's Lane BIA
905-371-8579

Samantha Beam

From: Samantha Beam
Sent: February 18, 2026 8:58 AM
To: OP Habitat (DFO/MPO)
Subject: RE: Regional Road 20 (Lundy's Lane) Schedule C Class EA - Draft Environmental Study Report

Good morning Deborah,

Thank you for your response regarding the Schedule C Class EA of Lundy's Lane in Niagara Falls. The project study area passes over the Ontario Power Generation (OPG) Hydro Canal, which is an identified Fish Habitat, however planned works on the bridge over the canal are being undertaken through a separate project. Further, mitigation measures are recommended as part of this EA to ensure that no impacts to the surrounding environment, including the OPG Hydro Canal, occur. From the perspective at the Class EA stage, the planned works have no anticipated impacts that would result in prohibited effects to the OPG Hydro Canal under the Fisheries Act or Species at Risk Act. Therefore, our understanding is that a Request for Review form is not required to be submitted at this time. If circumstances change during detailed design, a Request to Review form may be submitted at that stage.

The Department of Fisheries and Oceans will still have the opportunity to review the project if required at the Notice of Study Completion stage.

Kindest regards,

Samantha Beam BSc., EMAGC | Urban & Environmental Management Inc.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON L2E 3S9 | T (905) 371-9764 ext. 230 | M (905) 394-2614

From: OP Habitat (DFO/MPO) <DFO.OPHabitat.MPO@dfo-mpo.gc.ca>
Sent: February 17, 2026 12:01 PM
To: Samantha Beam <sbeam@uemconsulting.com>
Subject: RE: Regional Road 20 (Lundy's Lane) Schedule C Class EA - Draft Environmental Study Report

Unclassified - Non-Classifié

Hello Samantha,

The *Fisheries Act* requires that projects avoid causing death of fish or any harmful alteration, disruption or destruction of fish and/or fish habitat unless authorized by the Minister of Fisheries. The Fish and Fish Habitat Protection Program of Fisheries and Oceans Canada reviews projects to ensure compliance with the *Fisheries Act* and *Species at Risk Act*.

Please note that the Fish and Fish Habitat Protection Program is not able to provide comment regarding general planning. If planned works may cause any of the prohibited effects under the *Fisheries Act* or *Species at Risk Act*, a Request for Review form should be completed for the works and submitted to FisheriesProtection@dfo-mpo.gc.ca for review of the project. To better understand the review process, please visit http://www.dfo-mpo.gc.ca/pnw-ppe/reviews-revues/request-review-demande-d-examen-001-eng.html. The Request for Review form can be found under Step 4 at that link.

Sincerely,

Deborah Silver
Biologist | Biologiste
Fisheries and Oceans Canada| Pêches et Océans Canada
Fish and Fish Habitat Protection Program| Programme de protection du poisson et de son habitat
Ontario and Prairie Region| Région de l'Ontario et des Prairies

---

From: Samantha Beam <sbeam@uemconsulting.com>
Sent: Tuesday, February 17, 2026 11:26 AM
To: omafra.eanotices@ontario.ca; karla.barboza@ontario.ca; kathryn.bryant@ontario.ca; cheryl.tansony@ontario.ca; OP Habitat (DFO/MPO) <DFO.OPHabitat.MPO@dfo-mpo.gc.ca>; dan.mcdonell@canada.ca; noticereview@infrastructureontario.ca
Subject: RE: Regional Road 20 (Lundy's Lane) Schedule C Class EA - Draft Environmental Study Report

> You don't often get email from sbeam@uemconsulting.com. Learn why this is important

Good morning,

This is a follow up to the previous email regarding the circulation of the draft Environmental Study Report for the Schedule C Class Environmental Assessment of Lundy's Lane in Niagara Falls.

Please provide any comments or confirmation of no comments at your earliest convenience.

Thank you and kind regards,

Samantha Beam BSc., EMAGC | Urban & Environmental Management Inc.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON L2E 3S9 | T (905) 371-9764 ext. 230 | M (905) 394-2614

From: Samantha Beam
Sent: January 14, 2026 2:56 PM
To: 'omafra.eanotices@ontario.ca' <omafra.eanotices@ontario.ca>; xin.weng@ontario.ca; EA Notices to WCRegion (MECP) <eanotification.wcregion@ontario.ca>; 'MEA.NOTICES.EAAB@ontario.ca' <MEA.NOTICES.EAAB@ontario.ca>; 'karla.barboza@ontario.ca' <karla.barboza@ontario.ca>; 'kathryn.bryant@ontario.ca' <kathryn.bryant@ontario.ca>; 'ken.cornelisse@ontario.ca' <ken.cornelisse@ontario.ca>; Minkin, Dan (MCM) <dan.minkin@ontario.ca>; 'cheryl.tansony@ontario.ca' <cheryl.tansony@ontario.ca>; 'fisheriesprotection@dfo-mpo.gc.ca' <fisheriesprotection@dfo-mpo.gc.ca>; 'dan.mcdonell@canada.ca' <dan.mcdonell@canada.ca>; 'noticereview@infrastructureontario.ca' <noticereview@infrastructureontario.ca>
Cc: Greg Taras <gtaras@uemconsulting.com>; Steve Brant <SBrant@uemconsulting.com>; Elmadhoon, Maged <maged.elmadhoon@niagararegion.ca>
Subject: Regional Road 20 (Lundy's Lane) Schedule C Class EA - Draft Environmental Study Report

Good afternoon,

The Niagara Region is currently undertaking the Schedule 'C' Class Environmental Assessment of Lundy's Lane (Regional Road 20) in the City of Niagara Falls.

A draft Environmental Study Report has been completed and is being provided for review prior to issue of the Notice of Study Completion. The draft report can be found at the following link:

Regional Road 20 (Lundy's Lane) Draft Environmental Assessment Report - Jan 2026

We ask that you please provide any comments by **February 11, 2026**. Please note this is not the final report. At the time of issuing the Notice of Study Completion, the final Environmental Study Report will be made available for a formal 30-day review period.

Kindest regards,

Samantha Beam BSc., EMAGC | Urban & Environmental Management Inc.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON L2E 3S9 | T (905) 371-9764 ext. 230 | M (905) 394-2614

Urban & Environmental Management Inc. respects and supports flexibility in our employees' work hours. Regardless of the time this email is received, we do not expect your acknowledgement or response outside of your working hours.
This e-mail and any files transmitted with it are confidential and intended solely for the use of the individuals or entity to whom they are addressed. If you have received this email in error, please immediately notify the sender and promptly delete the transmitted material from your computer and server.
Please think about the environment before printing this email.

Samantha Beam

From: Samantha Beam
Sent: April 13, 2026 4:04 PM
To: Del Villar Cuicas, Joan (MECP)
Cc: EA Notices to WCRegion (MECP); Elmadhoon, Maged; Steve Brant; Greg Taras; Adam Roemmele; Ian Shaw
Subject: RE: Regional Road 20 (Lundy's Lane) Schedule C Class EA - Draft Environmental Study Report
Attachments: Response Letter to MECP_Lundy's Lane EA_10Apr2026.pdf

Good afternoon Joan,

Please find attached the project team's response letter to MECP's comments provided on February 20, 2026. If there are any matters that require further discussion, please inform myself or any of the project members copied on this email.

Kind regards,

Samantha Beam BSc., EMAGC | Urban & Environmental Management Inc.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON L2E 3S9 | T (905) 371-9764 ext. 230 | M (905) 394-2614

From: EA Notices to WCRegion (MECP) <eanotification.wcregion@ontario.ca>
Sent: February 20, 2026 12:16 PM
To: Steve Brant <SBrant@uemconsulting.com>; Guthrie, Graeme <graeme.guthrie@niagararegion.ca>
Cc: Samantha Beam <sbeam@uemconsulting.com>
Subject: RE: Regional Road 20 (Lundy's Lane) Schedule C Class EA - Draft Environmental Study Report

Good afternoon,

Thank you for circulating the draft ESR for Regional Road 20 (lundy's Lane). Please find attached MECP comments for your consideration:

Should you have any questions or comments, please do not hesitate to contact me.

Regards,

Joan Del Villar Cuicas (she/her)
Regional Environmental Planner
Project Review Unit | Environmental Assessment Branch
Ontario Ministry of the Environment, Conservation and Parks
Joan.delvillarcuicas@ontario.ca|Phone: 365-889-1180

From: Samantha Beam <sbeam@uemconsulting.com>
Sent: February 18, 2026 8:59 AM
To: EA Notices to WCRegion (MECP) <eanotification.wcregion@ontario.ca>
Subject: RE: Regional Road 20 (Lundy's Lane) Schedule C Class EA - Draft Environmental Study Report

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

Good morning Joan,

Thank you for the update, we look forward to receiving MECP's comments.

Kind regards,

Samantha Beam BSc., EMAGC | Urban & Environmental Management Inc.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON L2E 3S9 | T (905) 371-9764 ext. 230 | M (905) 394-2614

From: EA Notices to WCRegion (MECP) <eanotification.wcregion@ontario.ca>
Sent: February 17, 2026 5:07 PM
To: Samantha Beam <sbeam@uemconsulting.com>
Subject: RE: Regional Road 20 (Lundy's Lane) Schedule C Class EA - Draft Environmental Study Report

Good morning Samantha,
MECP PRU is planning to provide comments on the draft. We are aiming to share them with you by the end of the week.
Thank you for your understanding.
Regards,

Joan Del Villar Cuicas (she/her)
Regional Environmental Planner
Project Review Unit | Environmental Assessment Branch
Ontario Ministry of the Environment, Conservation and Parks
Joan.delvillarcuicas@ontario.ca|Phone: 365-889-1180

From: Samantha Beam <sbeam@uemconsulting.com>
Sent: February 17, 2026 11:08 AM
To: EA Notices to WCRegion (MECP) <eanotification.wcregion@ontario.ca>; MEA Notices to Director EAAB (MECP) <MEANOTICESEAAB@ontario.ca>
Cc: Del Villar Cuicas, Joan (MECP) <Joan.DelVillarCuicas@ontario.ca>
Subject: RE: Regional Road 20 (Lundy's Lane) Schedule C Class EA - Draft Environmental Study Report

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

Good afternoon,

I wanted to follow up on my previous email regarding the Schedule C Class Environmental Assessment of Lundy's Lane in Niagara Falls. The Draft Environmental Study Report was circulated for comments on January 14, 2026.

Are any comments anticipated from MECP on this project? If so, please forward them at your earliest convenience.

Thank you and kind regards,

Samantha Beam BSc., EMAGC | Urban & Environmental Management Inc.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON L2E 3S9 | T (905) 371-9764 ext. 230 | M (905) 394-2614

From: Samantha Beam
Sent: January 14, 2026 2:56 PM
To: 'omafra.eanotices@ontario.ca' <omafra.eanotices@ontario.ca>; xin.weng@ontario.ca; EA Notices to WCRegion (MECP) <eanotification.wcregion@ontario.ca>; 'MEA.NOTICES.EAAB@ontario.ca' <MEA.NOTICES.EAAB@ontario.ca>; 'karla.barboza@ontario.ca' <karla.barboza@ontario.ca>; 'kathryn.bryant@ontario.ca' <kathryn.bryant@ontario.ca>; 'ken.cornelisse@ontario.ca' <ken.cornelisse@ontario.ca>; Minkin, Dan (MCM) <dan.minkin@ontario.ca>; 'cheryl.tansony@ontario.ca' <cheryl.tansony@ontario.ca>; 'fisheriesprotection@dfo-mpo.gc.ca' <fisheriesprotection@dfo-mpo.gc.ca>; 'dan.mcdonell@canada.ca' <dan.mcdonell@canada.ca>; 'noticereview@infrastructureontario.ca' <noticereview@infrastructureontario.ca>
Cc: Greg Taras <gtaras@uemconsulting.com>; Steve Brant <SBrant@uemconsulting.com>; Elmadhoon, Maged <maged.elmadhoon@niagararegion.ca>
Subject: Regional Road 20 (Lundy's Lane) Schedule C Class EA - Draft Environmental Study Report

Good afternoon,

The Niagara Region is currently undertaking the Schedule ‘C’ Class Environmental Assessment of Lundy’s Lane (Regional Road 20) in the City of Niagara Falls.

A draft Environmental Study Report has been completed and is being provided for review prior to issue of the Notice of Study Completion. The draft report can be found at the following link:

Regional Road 20 (Lundy's Lane) Draft Environmental Assessment Report - Jan 2026

We ask that you please provide any comments by **February 11, 2026**. Please note this is not the final report. At the time of issuing the Notice of Study Completion, the final Environmental Study Report will be made available for a formal 30-day review period.

Kindest regards,

Samantha Beam BSc., EMAGC | Urban & Environmental Management Inc.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON L2E 3S9 | T (905) 371-9764 ext. 230 | M (905) 394-2614

Urban & Environmental Management Inc. respects and supports flexibility in our employees’ work hours. Regardless of the time this email is received, we do not expect your acknowledgement or response outside of your working hours.
This e-mail and any files transmitted with it are confidential and intended solely for the use of the individuals or entity to whom they are addressed. If you have received this email in error, please immediately notify the sender and promptly delete the transmitted material from your computer and server.
Please think about the environment before printing this email.

Ministry of the Environment, Conservation and Parks

Environmental Assessment Branch

1st Floor
135 St. Clair Avenue W
Toronto ON M4V 1P5
Tel.: 416 314-8001
Fax.: 416 314-8452

Ministère de l'Environnement, de la Protection de la nature et des Parcs

Direction des évaluations environnementales

Rez-de-chaussée
135, avenue St. Clair Ouest
Toronto ON M4V 1P5
Tél. : 416 314-8001
Téléc. : 416 314-8452

Via E-mail Only

February 20, 2026

Steve Brant
Consultant Project Manager
Urban & Environmental Management Inc.
Sbrant@uemconsulting.com

Graeme Guthrie
Manager, Capital Projects
Niagara Region
Graeme.guthrie@niagararegion.ca

Re: Niagara Region – Reconstruction of Regional Road 20 (Lundy's Lane)
Municipal Class Environmental Assessment – Schedule C
Project Review Unit Comments – Draft Environmental Study Report (ESR)

Dear Project Team,

This letter is in response to the Notice of Completion provided for the above noted Class Environmental Assessment (EA) project. The Ministry of the Environment, Conservation and Parks (ministry) provides the following comments for your consideration.

The ministry provides the following comments for your consideration.

Planning and Policy:

1. A discussion of the provincial planning and policy context, particularly of the Provincial Policy Statement (PPS), 2024, is missing from the ESR. As noted in Section C.1.1 of the Municipal Class EA document, the PPS is a key consideration for identifying land-use

planning objectives and evaluating alternative solutions in Phases 2 and 3 of the Class EA process for water/wastewater projects. Please explain how the preferred solution satisfies or works towards some of the aims of the PPS, with specific consideration to the municipal and regional planning contexts of the City of Niagara Falls and Niagara Region.

Indigenous Consultation

2. Please reference the appropriate Appendices where Indigenous consultation records can be found in section 7.7 - Consultation with Indigenous Communities, of the draft ESR
3. Please continue to consult with Indigenous communities as required, and ensure to attach all future Indigenous consultation records in Appendix J.

Future Studies:

4. Please note that if the outcomes of any future studies would result in a significant modification to the project, including impacting the evaluation of alternative solutions or the preferred solution, then a Class EA addendum may be required through the Municipal Class EA process.

Consultation with Review Agencies

5. Please attach consultation records with all review agencies contacted, that are included in Table 7-1: External Agencies and Utilities Contacted During the Class EA Study, as required under section A.3.6 - Review Agencies of the Municipal Class Environmental Assessment (2024).
6. Please add a reference to the correct Appendix where the consultation records can be found between the Proponent and the external agencies and utilities contacted during the Class EA study in section 7.1.1 - Consultation with External Agencies, in the draft ESR.

Geotechnical Investigation (Appendix D.1)

7. Please include the frequency of testing of any imported soil to backfill trenches and the contaminants that will be tested in page 10 of Appendix D.1.
8. Please add a brief description of the findings of the past uses of the study area in the geotechnical report.

Assessment of Past Uses Report (Appendix D.2)

9. Please indicate the contaminants of potential concern including metals, inorganics, and other contaminants in the executive summary of Appendix D.2.
10. In the Table identifying the Assessment of Past Uses, in pages 22-23 in Appendix D.2, please include which contaminants of potential concern are associated with each group.

Preliminary Excess Soil Characterization (Appendix D.3)

11. In the table identifying the Assessment of Past Uses, in pages 2-3 of Appendix D.3 please include which contaminants of particular concern are associated with each group.

12. In the Summary of Sample Analysis, please include which particular contaminants were sampled for each group.
13. The first bullet on page 10 of Appendix D.3 requires clarification on whether excess soil from the area of Borehole No. 14 will be reused, as it indicates contaminant concentrations that exceed the standard for Tetrachloroethylene (PCE).
14. The first bullet on page 11 of Appendix D.3 indicates that "further sampling in the vicinity of Borehole No. 14 may be conducted to further delineate or confirm the elevated levels of PCE if required". It is strongly recommended that additional sampling be conducted in this area for PCE and its breakdown products.
15. The last bullet on page 11 of Appendix D.3 indicates surplus soil may be reused on site. Please specify how the elevated concentrations of PCE will be mitigated to prevent workers' exposure to PCE in the future.
16. Overall, the report focusses on the reuse of excess soil on-site. However, there may be a need to important soil off site to backfill excavations. Further details on the quality of soil, the testing parameters, and the testing frequency should be provided.

Thank you for circulating this Report for the ministry's consideration. Please document the receipt of this Project Review Unit Comments letter in the final report. We look forward to receiving a written response from Niagara Region to address our comments provided above.

Should you or any members of your project team have any questions regarding the material above, please contact me at Joan.DelVillarCuicas@ontario.ca .

Sincerely,



Joan Del Villar Cuicas
Regional Environmental Planner – West Central Region
Project Review Unit, Environmental Assessment Branch
Ontario Ministry of the Environment, Conservation and Parks

cc Samantha Beam, Urban & Environmental Management Inc

April 10, 2026
Sent by email: joan.delvillarcuicas@ontario.ca
Cc: eanotification.wcregion@ontario.ca

Ms. Joan Del Villar Cuicas
Regional Environmental Planner
Project Review Unit, Environmental Assessment Branch
Ontario Ministry of the Environment, Conservation and Parks
135 St. Clair Avenue West, 1st Floor
Toronto, ON M4V 1P5

Dear Ms. Del Villar Cuicas,

Re: Regional Road 20 (Lundy's Lane) Between Regional Road 98 (Montrose Road) and Highland Avenue
Municipal Class Environmental Assessment – Schedule C
Response to Project Review Unit Comments – Draft Environmental Study Report (ESR)

This letter is in response to the comments provided by the Ministry of the Environment, Conservation and Parks (MECP) in a letter dated February 20, 2026, in its review of the Environmental Study Report (ESR) for the Schedule 'C' Municipal Class Environmental Assessment (Class EA) for Regional Road 20 (Lundy's Lane) in the City of Niagara Falls. Once finalized, the revised ESR will be provided to MECP during the formal Notice of Study Completion process.

Planning and Policy:

1. *A discussion of the provincial planning and policy context, particularly of the Provincial Policy Statement (PPS), 2024, is missing from the ESR. As noted in Section C.1.1 of the Municipal Class EA document, the PPS is a key consideration for identifying land-use planning objectives and evaluating alternative solutions in Phases 2 and 3 of the Class EA process for water/wastewater projects. Please explain how the preferred solution satisfies or works toward some of the aims of the PPS, with specific consideration to the municipal and regional planning contexts of the City of Niagara Falls and Niagara Region.*

Proponent Response:

The ESR has been revised and Section 2.1.7.1 has been added to the ESR discussing the PPS. Further discussion has been added throughout the ESR providing more detail on how the planning policies of the Niagara Region and the City of Niagara Fall were taken into consideration and how the preferred design concept meets the PPS, Region and City policies.

Indigenous Consultation:

2. Please reference the appropriate Appendices where Indigenous consultation records can be found in section 7.7 – Consultation with Indigenous Communities, of the draft ESR.

Proponent Response: Reference to Appendix J.12 of the ESR, which includes indigenous consultation records, is already included in Section 7.7 of the draft ESR.

3. Please continue to consult with Indigenous communities as required, and ensure to attach all future Indigenous consultation records in Appendix J.

Proponent Response: Indigenous Communities were consulted during the circulation of the Draft ESR and will continue to be consulted during the Notice of Study Completion process. The draft ESR has been updated accordingly as consultation occurs. The final ESR will include a record of all consultation with Indigenous Communities.

Future Studies:

4. *Please note that if the outcomes of any future studies would result in a significant modification to the project, including impacting the evaluation of alternative solutions or the preferred solution, then a Class EA addendum may be required through the Municipal Class EA process.*

Proponent Response: Acknowledged.

Consultation with Review Agencies:

5. Please attach consultation records with all review agencies contacted, that are included in Table 7-1: External Agencies and Utilities Contacted During the Class EA Study, as required under section A.3.6 – Review Agencies of the Municipal Class Environmental Assessment (2024).

Proponent Response: All available consultation records with external review agencies were included in Appendix J.2 of the draft ESR reviewed by MECP. Appendix J.2 has been updated to include any further consultation/comments received during the circulation of the draft ESR.

6. Please add a reference to the correct Appendix where the consultation records can be found between the Proponent and the external agencies and utilities contacted during the Class EA study in section 7.1.1 – Consultation with External Agencies, in the draft ESR.

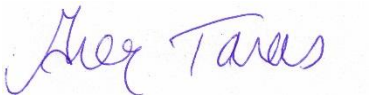
Proponent Response: A reference to Appendix J.2 has been added to Section 7.1.1 of the draft ESR indicating where consultation records can be found between the proponent and external agencies and utilities.

Geotechnical Investigation (Appendices D.1 to D.3):

Comments 7 to 16 have been addressed in a letter (dated April 2, 2026) provided by the Geotechnical sub-consultant, Soil-Mat Engineers & Consultants Ltd., and is attached with this response letter.

In Conclusion
Thank you for the comments on the draft ESR for the Regional Road 20 (Lundy's Lane) Schedule C Municipal Class EA in the City of Niagara Falls. If you have any questions regarding our response to MECP's comments, please contact me at (905) 371 – 9764 ext. 225 or by email at gtaras@uemconsulting.com.

Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.



Greg Taras, RPP
Senior Planner

Encl: Soil-Mat Engineers & Consultants Ltd. – MECP Comment Response Letter, April 2, 2026

C. Mr. Maged Elmadhoon, Project Manager – Niagara Region

SOIL-MAT ENGINEERS & CONSULTANTS LTD.

401 Grays Road · Hamilton, ON · L8E 2Z3

www.soil-mat.ca info@soil-mat.ca 905.318.7440 / 800.243.1922 (*toll free*) 905.318.7455

PROJECT NO.: SM 301760-G April 2, 2026

URBAN & ENVIRONMENTAL MANAGEMENT INC.
4701 St. Clair Avenue, Suite 301
Niagara Falls, Ontario
L2E 3S9

Attention: Samantha Beam BSc., EMAGC

MECP COMMENT RESPONSE
PROPOSED RECONSTRUCTION OF LUNDY'S LANE
NIAGARA FALLS, ONTARIO

Dear Ms. Beam,

Further to your request, SOIL-MAT ENGINEERS & CONSULTANTS LTD. offers the following responses to the comments provided by the Ministry of the Environment, Conservation and Parks with respect to the Draft Environmental Study Report completed as part of the Municipal Class Environmental Assessment – Schedule C, for the Niagara Region – Reconstruction of Regional Road 20 Project. Specifically, our responses are with respect to the comments on our previously provided reports on the project, consisting of the following:

- Geotechnical Investigation – Proposed Reconstruction of Lundy's Lane, Project No.: SM 301760-G, dated May 27, 2022
- Assessment of Past Uses – Proposed Reconstruction of Lundy's Lane, Project No.: SM 301760-E, dated June 7, 2022
- Preliminary Soil Characterisation – Proposed Reconstruction of Lundy's Lane, Project No.: SM 301760-E, dated June 8, 2022

The relevant comments and responses are summarized as follows:

GEOTECHNICAL INVESTIGATION (APPENDIX D.1)

7. Please include the frequency of testing of any imported soil to backfill trenches and the contaminants that will be tested in page 10 of Appendix D.1.

Response: The geotechnical report notes that any imported fill should meet the necessary environmental guidelines. Any further specific comments is outside of the scope of a typical geotechnical investigation report, and would be inappropriate to set such a requirement at this stage. The frequency of testing of imported soil is a function of the

required volume to be imported, if any import is in fact required, the type of material to be imported, as well as the specifics of any potential source site, under Regulation 406/19, as amended. The environmental requirements for fill import are most appropriately established in a separate Soil Management Plan, that is best completed during the detailed design phase, so that it can be produced based on the most recent/up to date design details and requirements of Ontario Regulation 406/19.

8. Please add a brief description of the findings of the past uses of the study area in the geotechnical report.

Response: The geotechnical investigation report notes that the environmental aspects have been reported under a separate cover, as the Assessment of Past Uses [APU] and Preliminary Excess Soil Characterisation Report [SCR] should specifically be referenced for Environmental purposes, in accordance with Regulation 406/19. A brief environmental summary within the geotechnical report is not geotechnically relevant and risks the appropriate APU and SCR documents being overlooked.

ASSESSMENT OF PAST USES REPORT (APPENDIX D.2)

9. Please indicate the contaminants of potential concern including metals, inorganics, and other contaminants in the executive summary of Appendix D.2.

Response: The last sentence of the executive summary notes "Based on the identified PCAs the relevant COPCs would include Metals and Inorganics [M/I], PHC and VOC". If the comment is requesting specific contaminants within each grouping, this would be counter to standard practices and requirements within Ontario Regulation 153/04 and 406/19, as amended. Contaminants of Potential Concern are stated by grouping, not by individual parameter.

10. In the Table identifying the Assessment of Past Uses, in pages 22-23 in Appendix D.2, please include which contaminants of potential concern are associated with each group.

Response: Refer to Table of APECs, which clearly includes a column for Contaminants of Potential Concern [COPC] for each identified APEC. As well, refer to Drawing No. 1A, which illustrates the location of each APEC and identified the PCA associated with each APEC. The COPCs are stated by contaminant grouping, not individual parameter, as per Ontario Regulation 153/04 and 406/19, which require the full grouping to be tested.

PRELIMINARY EXCESS SOIL CHARACTERIZATION (APPENDIX D.3)

11. In the table identifying the Assessment of Past Uses, in pages 2-3 of Appendix D.3 please include which contaminants of particular concern are associated with each group.

Response: Stating specific contaminants within each group is unnecessary, and not standard practice for such reporting. The contaminant groupings are defined within Ontario Regulation 153/04 and 406/19, and are stated by group as it is required for the full grouping to be tested.

12. In the Summary of Sample Analysis, please include which particular contaminants were sampled for each group.

Response: As noted above, COPCs are listed by contaminant grouping, not by individual parameter, per Ontario Regulation 153/04 and 406/19.

13. The first bullet on page 10 of Appendix D.3 requires clarification on whether excess soil from the area of Borehole No. 14 will be reused, as it indicates contaminant concentrations that exceed the standard for Tetrachloroethylene (PCE).

Response: The preliminary soil characterization report's purpose is to state the results of the environmental testing, and provide options of what can be done with that material, but does not prescribe which option must be chosen. For the material between Borehole Nos. 13 and 15, the material can either be re-used on site, or treated as waste if to be removed from the project area as excess soil. Additional delineation sampling was recommended to potentially reduce the area that would need to be considered impacted. See response to comment 14 below.

14. The first bullet on page 11 of Appendix D.3 indicates that "further sampling in the vicinity of Borehole No. 14 may be conducted to further delineate or confirm the elevated levels of PCE if required". It is strongly recommended that additional sampling be conducted in this area for PCE and its breakdown products.

Response: Agreed, hence the recommendation was provided. This supplemental sampling is best done during detailed design, or in advance of the start of construction, once total volumes of anticipated excess soil are known, so any additional testing is based on the specific design and work plan.

15. The last bullet on page 11 of Appendix D.3 indicates surplus soil may be reused on site. Please specify how the elevated concentrations of PCE will be mitigated to prevent workers' exposure to PCE in the future.

Response: This is not the purpose of the Preliminary Soil Characterisation Report under Regulation 406/19. Regulation 406/19 governs the movement and reuse of excess soil that may be generated from project area to reuse sites, or disposal sites, as a consideration of land use. On-site reuse does not generate soil as excess, and thus not subject to the Regulation. Excess soil generated from this area, as stated in the report, would be disposed of as non-hazardous waste. The preparation of a Soil Management Plan for the project, as it proceeds through detailed design to construction would be appropriate, and this document [or construction health and safety plan] could address the warranted risk mitigation measures for workers within trenches for the project. On a preliminary basis, typical construction hygiene and health and safety practices would be appropriate to limit worker contact.

16. Overall, the report focusses on the reuse of excess soil on-site. However, there may be a need to important soil off site to backfill excavations. Further details on the quality of soil, the testing parameters, and the testing frequency should be provided.

Response: The purpose, and thus focus, of the Preliminary Soil Characterisation Report is to provide a baseline environmental characterisation of the soil conditions in accordance with Ontario Regulation 406/19, and provide recommendations for handling and reuse of excess soil to be taken off site. Specific requirements for fill import are not within the scope of an APU or SCR. This would be appropriately presented within a Soil Management Plan [SMP], best prepared as the project proceeds through detailed design to construction, once the actual need for imported fill, estimated volumes, etc. has been established.

We trust that these responses are sufficient for your present requirements. Should you require any additional information or clarification as to the contents of this document, please do not hesitate to contact the undersigned.

Yours very truly,
SOIL-MAT ENGINEERS & CONSULTANTS LTD.

Adam Roemmele, P. Eng.
Project Engineer

Ian Shaw, P. Eng., QP_{ESA}
Senior Engineer

Distribution: Urban and Environmental Management Inc. [1, pdf]

Samantha Beam

From: Rich, Kevin (MNR) <Kevin.Rich@ontario.ca>
Sent: February 5, 2026 11:03 AM
To: Samantha Beam; Southern Region Planning Inbox (MNR)
Cc: Greg Taras; Steve Brant; Elmadhoon, Maged; Denyes, David (MNR)
Subject: RE: Regional Road 20 (Lundy's Lane) Schedule C Class EA - Draft Environmental Study Report

Hello Ms. Samantha Beam,

Thank you for circulating this email to the Ministry of Natural Resources along with the draft Environmental Study Report.

We have reviewed the Environmental Study Report which was provided and have concluded that MNR does not have any comments on this report.

Kind regards,

Kevin Rich (He/Him)
Regional Planner | Land Use Planning and Strategic Issues Section
Ministry of Natural Resources | Ontario Public Service
705 772-3096 | kevin.rich@ontario.ca

Ontario

From: Samantha Beam <sbeam@uemconsulting.com>
Sent: January 16, 2026 9:13 AM
To: Southern Region Planning Inbox (MNR) <SR.Planning@ontario.ca>
Cc: Greg Taras <gtaras@uemconsulting.com>; Steve Brant <SBrant@uemconsulting.com>; Elmadhoon, Maged <maged.elmadhoon@niagararegion.ca>
Subject: Regional Road 20 (Lundy's Lane) Schedule C Class EA - Draft Environmental Study Report

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

Good morning,

The Niagara Region is currently undertaking the Schedule 'C' Class Environmental Assessment of Lundy's Lane (Regional Road 20) in the City of Niagara Falls.

A draft Environmental Study Report has been completed and is being provided for review prior to issue of the Notice of Study Completion. The draft report can be found at the following link:

Regional Road 20 (Lundy's Lane) Draft Environmental Assessment Report - Jan 2026

We ask that you please provide any comments by **February 11, 2026**. Please note this is not the final report. At the time of issuing the Notice of Study Completion, the final Environmental Study Report will be made available for a formal 30-day review period.

Kindest regards,

Samantha Beam BSc., EMAGC | Urban & Environmental Management Inc.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON L2E 3S9 | T (905) 371-9764 ext. 230 | M (905) 394-2614

Samantha Beam

From: Samantha Beam
Sent: April 13, 2026 4:08 PM
To: Kaufman, Jackson (MCM)
Cc: Greg Taras; Steve Brant; Barboza, Karla (She/Her) (MCM); Minkin, Dan (MCM); Elmadhoon, Maged
Subject: RE: MCM Response - Regional Road 20 (Lundy's Lane) Schedule C Class EA - Draft Environmental Study Report - File 0016324
Attachments: Response Letter to MCM_Lundy's Lane EA_10Apr2026.pdf

Good afternoon Jackson,

Please find attached the project team's response letter to MCM's revised comments provided on February 23, 2026. If you have any questions or would like to discuss anything further, please contact Greg Taras, Maged Elmadhoon (both copied), or myself.

Kind regards,

Samantha Beam BSc., EMAGC | Urban & Environmental Management Inc.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON L2E 3S9 | T (905) 371-9764 ext. 230 | M (905) 394-2614

From: Kaufman, Jackson (MCM) <Jackson.Kaufman@ontario.ca>
Sent: February 23, 2026 10:40 AM
To: Samantha Beam <sbeam@uemconsulting.com>; Elmadhoon, Maged <maged.elmadhoon@niagararegion.ca>
Cc: Greg Taras <gtaras@uemconsulting.com>; Steve Brant <SBrant@uemconsulting.com>; Barboza, Karla (She/Her) (MCM) <Karla.Barboza@ontario.ca>; Minkin, Dan (MCM) <Dan.Minkin@ontario.ca>
Subject: RE: MCM Response - Regional Road 20 (Lundy's Lane) Schedule C Class EA - Draft Environmental Study Report - File 0016324

Good morning Samantha,

Thank you for raising this.

1. Yes, this is an error on my part. Our comments are for the ARA CHAR, not Peninsula. Attached is a copy of our comments with the corrected reference.
2. I have reviewed our files and a copy of our preliminary advice was sent on April 19, 2022 from my colleague Laura Hatcher to Steve Brant at UEM. This was in response to the Notice of Commencement that was circulated on April 1, 2022. I have also attached a copy here.

Please let me know if you have any more questions. My apologies for the misattribution.

Kindly,

Jack

Jackson Kaufman
Heritage Planner | Heritage Operations Branch / Citizenship, Inclusion and Heritage Division
Ministry of Citizenship and Multiculturalism | Ontario Public Service
613-242-3743 | jackson.kaufman@ontario.ca

Ontario

From: Samantha Beam <sbeam@uemconsulting.com>
Sent: February 23, 2026 10:01 AM
To: Kaufman, Jackson (MCM) <Jackson.Kaufman@ontario.ca>; Elmadhoon, Maged <maged.elmadhoon@niagararegion.ca>
Cc: Greg Taras <gtaras@uemconsulting.com>; Steve Brant <SBrant@uemconsulting.com>; Barboza, Karla (She/Her) (MCM) <Karla.Barboza@ontario.ca>; Minkin, Dan (MCM) <Dan.Minkin@ontario.ca>
Subject: RE: MCM Response - Regional Road 20 (Lundy's Lane) Schedule C Class EA - Draft Environmental Study Report - File 0016324

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

Good morning Jackson,

Thank you for providing MCM's comments. I have a couple of clarifications:

1. This letter states that the MCM reviewed the CHAR "prepared by **Peninsula Heritage Ltd.**" The CHAR included in Appendix C of the Lundy's Lane ESR was prepared by **Archaeological Research Associates Ltd. (ARA)**. Please confirm if this is simply an error and that the correct report was reviewed.

2. We received the finalized CHAR from ARA dated January 19, 2022. This letter indicates that a letter of preliminary advice (dated April 19, 2022) was provided. UEM was not in receipt of or copied on any email regarding this letter. Was it sent directly to ARA? Can the April 19, 2022 letter please be provided, along with any relevant correspondence, for our reference when discussing with ARA.

Thank you,

Samantha Beam BSc., EMAGC | Urban & Environmental Management Inc.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON L2E 3S9 | T (905) 371-9764 ext. 230 | M (905) 394-2614

From: Kaufman, Jackson (MCM) <Jackson.Kaufman@ontario.ca>
Sent: February 20, 2026 6:17 PM
To: Samantha Beam <sbeam@uemconsulting.com>; Elmadhoon, Maged <maged.elmadhoon@niagararegion.ca>
Cc: Greg Taras <gtaras@uemconsulting.com>; Steve Brant <SBrant@uemconsulting.com>; Barboza, Karla (She/Her) (MCM) <Karla.Barboza@ontario.ca>; Minkin, Dan (MCM) <Dan.Minkin@ontario.ca>
Subject: RE: MCM Response - Regional Road 20 (Lundy's Lane) Schedule C Class EA - Draft Environmental Study Report - File 0016324

Good afternoon Samatha and Maged,

With my sincere apologies for the delay, please find attached MCM's comments on the draft ESR attached.

Please do not hesitate to reach out if you have any questions about comments enclosed.

Enjoy your weekend,

Jack

Jackson Kaufman
Heritage Planner | Heritage Operations Branch / Citizenship, Inclusion and Heritage Division
Ministry of Citizenship and Multiculturalism | Ontario Public Service

613-242-3743 | jackson.kaufman@ontario.ca

Ontario

From: Samantha Beam <sbeam@uemconsulting.com>
Sent: February 20, 2026 1:31 PM
To: Kaufman, Jackson (MCM) <Jackson.Kaufman@ontario.ca>
Cc: Greg Taras <gtaras@uemconsulting.com>; Steve Brant <SBrant@uemconsulting.com>; Elmadhoon, Maged <maged.elmadhoon@niagararegion.ca>; Barboza, Karla (She/Her) (MCM) <Karla.Barboza@ontario.ca>; Minkin, Dan (MCM) <Dan.Minkin@ontario.ca>
Subject: RE: MCM Response - Regional Road 20 (Lundy's Lane) Schedule C Class EA - Draft Environmental Study Report - File 0016324

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

Good afternoon Jackson,

I just wanted to follow up on when we can expect to receive MCM's comments on the Lundy's Lane draft ESR.

Thank you,

Samantha Beam BSc., EMAGC | Urban & Environmental Management Inc.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON L2E 3S9 | T (905) 371-9764 ext. 230 | M (905) 394-2614

From: Samantha Beam
Sent: February 17, 2026 2:27 PM
To: Kaufman, Jackson (MCM) <Jackson.Kaufman@ontario.ca>
Cc: Greg Taras <gtaras@uemconsulting.com>; Steve Brant <SBrant@uemconsulting.com>; Elmadhoon, Maged <maged.elmadhoon@niagararegion.ca>; Barboza, Karla (She/Her) (MCM) <Karla.Barboza@ontario.ca>; Minkin, Dan (MCM) <Dan.Minkin@ontario.ca>
Subject: RE: MCM Response - Regional Road 20 (Lundy's Lane) Schedule C Class EA - Draft Environmental Study Report - File 0016324

Good afternoon Jackson,

Thank you for your response regarding the Lundy's Lane Class EA project. We look forward to receiving MCM's comments this week.

Kindest regards,

Samantha Beam BSc., EMAGC | Urban & Environmental Management Inc.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON L2E 3S9 | T (905) 371-9764 ext. 230 | M (905) 394-2614

From: Kaufman, Jackson (MCM) <Jackson.Kaufman@ontario.ca>
Sent: February 11, 2026 6:05 PM
To: Samantha Beam <sbeam@uemconsulting.com>
Cc: Greg Taras <gtaras@uemconsulting.com>; Steve Brant <SBrant@uemconsulting.com>; Elmadhoon, Maged <maged.elmadhoon@niagararegion.ca>; Barboza, Karla (She/Her) (MCM) <Karla.Barboza@ontario.ca>; Minkin, Dan (MCM) <Dan.Minkin@ontario.ca>
Subject: MCM Response - Regional Road 20 (Lundy's Lane) Schedule C Class EA - Draft Environmental Study Report - File 0016324

Good afternoon Samantha Beam,

Thank you for providing the Draft ESR for the above-referenced project to MCM for our review and comment. MCM has completed our review, and we are currently finalizing our comments. We are targeting to get them to you late this week or early next week. My apologies for the delay. Please do let me know if you have any concerns with the timeline proposed.

Kind regards,

Jackson Kaufman
Heritage Planner | Heritage Operations Branch / Citizenship, Inclusion and Heritage Division
Ministry of Citizenship and Multiculturalism | Ontario Public Service
613-242-3743 | jackson.kaufman@ontario.ca

Ontario

From: Samantha Beam <sbeam@uemconsulting.com>
Sent: January 14, 2026 2:56 PM
To: Shared EA Notices (OMAFA) <SharedEANotices@ontario.ca>; Weng, Xin (MTO) <Xin.Weng@ontario.ca>; EA Notices to WCRegion (MECP) <eanotification.wcregion@ontario.ca>; MEA Notices to Director EAAB (MECP) <MEANOTICESEAAB@ontario.ca>; Barboza, Karla (She/Her) (MCM) <Karla.Barboza@ontario.ca>; Bryant, Kathryn (MCM) <Kathryn.Bryant@ontario.ca>; ken.cornelisse@ontario.ca; Minkin, Dan (MCM) <Dan.Minkin@ontario.ca>; Tansony, Cheryl (MECP) <Cheryl.Tansony@ontario.ca>; fisheriesprotection@dfo-mpo.gc.ca; dan.mcdonell@canada.ca; noticereview@infrastructureontario.ca
Cc: Greg Taras <gtaras@uemconsulting.com>; Steve Brant <SBrant@uemconsulting.com>; Elmadhoon, Maged <maged.elmadhoon@niagararegion.ca>
Subject: Regional Road 20 (Lundy's Lane) Schedule C Class EA - Draft Environmental Study Report

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

Good afternoon,

The Niagara Region is currently undertaking the Schedule ‘C’ Class Environmental Assessment of Lundy’s Lane (Regional Road 20) in the City of Niagara Falls.

A draft Environmental Study Report has been completed and is being provided for review prior to issue of the Notice of Study Completion. The draft report can be found at the following link:

Regional Road 20 (Lundy's Lane) Draft Environmental Assessment Report - Jan 2026

We ask that you please provide any comments by **February 11, 2026**. Please note this is not the final report. At the time of issuing the Notice of Study Completion, the final Environmental Study Report will be made available for a formal 30-day review period.

Kindest regards,

Samantha Beam BSc., EMAGC | Urban & Environmental Management Inc.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON L2E 3S9 | T (905) 371-9764 ext. 230 | M (905) 394-2614

Urban & Environmental Management Inc. respects and supports flexibility in our employees’ work hours. Regardless of the time this email is received, we do not expect your acknowledgement or response outside of your working hours.
This e-mail and any files transmitted with it are confidential and intended solely for the use of the individuals or entity to whom they are addressed. If you have received this email in error, please immediately notify the sender and promptly delete the transmitted material from your computer and server.
Please think about the environment before printing this email.

Ministry of Citizenship and Multiculturalism

Heritage Planning Unit
Heritage Operations Branch
Citizenship, Inclusion and Heritage Division
5th Flr, 400 University Ave
Toronto, ON M5G 1S7
Tel.: 613-242-3743

Ministère des Affaires civiques et du Multiculturalisme

Planification relative au patrimoine
Opérations relatives au patrimoine
Division des affaires civiques, de l'inclusion et du patrimoine
5e étage, 400, av. University
Toronto, ON M5G 1S7
Tél.: 613-242-3743

Ontario

February 23, 2025 EMAIL ONLY

Maged Elmadhoon,
Manager, Transportation Planning
Niagara Region
1815 Sir Isaac Brock Way, PO Box 1042
Thorold, Ontario, L2V 4T7
maged.elmadhoon@niagararegion.ca

MCM File	**:**	**0016324**
Proponent	**:**	**Niagara Region**
Subject	**:**	**Municipal Class Environmental Assessment – Schedule C - Draft Environmental Study Report**
Project	**:**	**Regional Road 20 (Lundy's Lane) Between Regional Road 98 (Montrose Road) And Highland Avenue**
Location	**:**	**Town of Niagara Falls, Niagara Region**

Dear Maged Elmadhoon:

Thank you for providing the Ministry of Citizenship and Multiculturalism (MCM) with the draft Environmental Study Report (ESR) dated January 2026, prepared by Urban Environmental management Inc for the above-referenced project for our review and comment.

MCM's interest in this Environmental Assessment (EA) project relates to its mandate of conserving Ontario's cultural heritage.

Project Summary
Niagara Region is undertaking an Environmental Assessment Study for improvements to Lundy's Lane (Regional Road 20) from Highland Avenue to Montrose Road (Regional Road 98) in the City of Niagara Falls. The study builds on the recommendations of the Niagara Region Transportation Master Plan and aims to identify improvements to the roadway and future needs including consideration of intersection, safety, operational, and capacity improvements.

The study is being carried out as a Schedule 'C' project in accordance with the requirements of the Municipal Class Environmental Assessment process, which is an approved process under the Ontario Environmental Assessment Act. This study will address the requirements of Phases 1 to 4 of the Municipal Class Environmental Assessment process.

Comments
MCM has reviewed the draft ESR and offer the following comments and recommendations:

Archaeological Resources
Our records indicate that a Stage 1 Archaeological Assessment (AA, under Project Information Form (PIF) number P462-0113-2021 has been submitted to MCM and is under review.

Please note that archaeological concerns have not been fully addressed until reports have been entered into the Ontario Public Register of Archaeological Reports ('the Register') where those reports recommend that:

1. the archaeological assessment of the project area is complete and
2. all archaeological sites identified by the assessment are either of no further cultural heritage value or interest (as per Section 48(3) of the Ontario Heritage Act) or that mitigation of impacts has been accomplished through excavation or an avoidance and protection strategy.

At this time, the finding and recommendations of the Stage 1 AA report should be considered preliminary. Approval authorities and/or proponents should wait to receive the MCM's written confirmation that the archaeological assessment report(s) has been entered into the Register before issuing a decision or proceeding with any ground disturbing activities. The letter will also indicate either that there are no further concerns for impacts to archaeological resources or articulate next steps to mitigate any concerns.

Built Heritage Resources and Cultural Heritage Landscapes
We have reviewed the draft *Cultural Heritage Assessment Report* (CHAR), dated January 19, 2022, prepared by Archaeological Research Associates Ltd. and included as Appendix C and have the following comments and recommendations:

- In a letter dated April 19, 2022, MCM (then MHSTCI) provided preliminary advice for this project, including a recommendation that a Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment (Cultural Heritage Report) be prepared for the entire study area during the planning phase. While the CHAR provides for a satisfactory description of existing baseline cultural heritage conditions, the report should be revised to align with the formatting standards of a Cultural Heritage Report. This would include the removal of all property-specific O.Reg 9/06 evaluations and the renaming of the report title (Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment, instead of Cultural Heritage Assessment Report).
- The Legislative and Policy Context discussion should be scoped to focus on the legislative requirements specific to the report and proposed undertaking. See suggested language in the attached table.
- Evaluation of Cultural Heritage Value or Interest (CHVI) – the report evaluates all built heritage resources and cultural heritage landscapes for CHVI. This determination is both outside the scope of a Cultural Heritage Assessment Report and infeasible with research and documentation prepared for this report. Any reference to the determination of a potential built heritage resource or cultural heritage landscape's CHVI should be removed from the report.
- Preliminary Impact Assessment – MCM understands that the CHAR was completed prior to the advancement of design alternatives and therefore did not assess for project-specific impacts. MCM recommends that the report be revised to identify preliminary potential project-specific impacts on the known and potential built heritage resources and cultural heritage landscapes. The report should also be revised to include a description of the anticipated impact to each known or potential built heritage

resource or cultural heritage landscape based on the preferred design alternative. The revisions should then be reflected in ESR.

More detailed comments have been included in the attached table.

We look forward to reviewing a restructured Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment and Environmental Study Report. Please send the Cultural Heritage Report for review and comment to the City of Niagara Falls planning staff, Indigenous communities and other interested parties.

Thank you for consulting MCM on this project. If you should have any questions or require clarification, please do not hesitate to contact me.

Sincerely,

Jackson Kaufman
Heritage Planner
jackson.kaufman@ontario.ca

Copied to: Maged Elmadhoon, Transportation Planning Manager, Niagara Region
Steve Brant, Senior Project Manager, Urban & Environmental Management Inc
Karla Barboza, Team Lead, Heritage Planning Unit, MCM
Dan Minkin, Heritage Planner, Heritage Planning Unit, MCM

It is the sole responsibility of proponents to ensure that any information and documentation submitted as part of their EA report or file is accurate. The Ministry of Citizenship and Multiculturalism (MCM) makes no representation or warranty as to the completeness, accuracy or quality of the any checklists, reports or supporting documentation submitted as part of the EA process, and in no way shall MCM be liable for any harm, damages, costs, expenses, losses, claims or actions that may result if any checklists, reports or supporting documents are discovered to be inaccurate, incomplete, misleading or fraudulent.

Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48(1) of the *Ontario Heritage Act*. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out an archaeological assessment, in compliance with Section 48(1) of the *Ontario Heritage Act*.

The *Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, c.33* requires that any person discovering human remains must cease all activities immediately and notify the police or coroner. If the coroner does not suspect foul play in the disposition of the remains, in accordance with *Ontario Regulation 30/11* the coroner shall notify the Registrar, Ontario Ministry of Public and Business Service Delivery and Procurement, which administers provisions of that Act related to burial sites. In situations where human remains are associated with archaeological resources, the Ministry of Citizenship and Multiculturalism should also be notified (at archaeology@ontario.ca) to ensure that the archaeological site is not subject to unlicensed alterations which would be a contravention of the *Ontario Heritage Act*.

Table 1: MCM Comments on Environmental Study Report Schedule C Class Environmental Assessment For Regional Road 20 (Lundy's Lane) Between Regional Road 98 (Montrose Road) And Highland Avenue - Niagara Falls, Ontario			
Item	**Reference to ESR**	**MCM Comment**	**Proposed Revision**
1.	1.2 Purpose of the Class Environmental Assessment Study (p.2)	Please note that cultural heritage resources include archaeological resources, built heritage resources, and cultural heritage landscapes. The term 'cultural heritage resources' should be used when referring to all three types, and the correct term should be used when referring to each type of resource. Also note that, preservation, in the context of cultural heritage, assumes a narrow meaning; conserved/conservation is preferred for the full range of mitigation and management options.	MCM recommends the following revision: Identification and ~~preservation~~ **conservation** of archaeological **resources**, cultural **heritage landscapes** and built heritage resources;
2.	1.3 Background - Archaeological Resources (p. 3)	MCM recommends that this section specify the phasing of archaeological assessments. Please see our cover letter above for more information.	MCM recommends the following revisions: Archaeological Resources The Stage 1 Archaeological Assessment (Appendix B) determined that the entire study area had a moderate to high potential for the identification and recovery of archaeological resources. A Stage 2 Archaeological Assessment of the manicured grass boulevards within the study area ~~was~~ **is** recommended and will be completed during the detailed design phase of the project **and prior to any ground disturbing activities.**
3.	1.3 Background - Cultural Heritage Resources (p.3)	Given that archaeological resources are discussed immediately above, MCM recommends that the subtitle be revised. See Table 1, Comment 1 for additional information regarding the term "cultural heritage resources."	MCM recommends the following revisions: **Built Heritage Resources and** Cultural Heritage **Landscapes** ~~Resources~~ Two Cultural Heritage Landscapes and 29 Built Heritage Resources were identified within and adjacent to the Lundy's Lane study area […]
4.	2.2.2 Archaeological Resources (p.33)	This section should be revised based to include: • A brief overview of all the stages of archaeological assessment undertaken (e.g. Stage 1, 2, 3, 4) • The objective of that stage of assessment (e.g. A Stage 1 AA is a background study to determine area(s) of archaeological potential,	MCM recommends that section 2.2.2 be replaced with the following: **Stage 1 archaeological assessment was undertaken under Project Information Form number P462-0113-2021 on April 20, 2022 by Detritus Consulting Ltd. for [property or study area]. A Stage 1 AA consists of a review of geographic, land use and**

<table>
<tr><th colspan="4">Table 1: MCM Comments on Environmental Study Report Schedule C Class Environmental Assessment For Regional Road 20 (Lundy's Lane) Between Regional Road 98 (Montrose Road) And Highland Avenue - Niagara Falls, Ontario</th></tr>
<tr><th>Item</th><th>Reference to ESR</th><th>MCM Comment</th><th>Proposed Revision</th></tr>
<tr><td></td><td></td><td>a Stage 2 AA is a property assessment to determine whether archaeological resources might be present etc.)
• The outcomes (conclusions and recommendations) of the AA are to be articulated in the ESR. If archaeological potential or resources are present, the AA would recommend further archaeological assessment to be undertaken (up to a Stage 4). If there is no archaeological potential or resources present the AA would clearly state that the area specified (and mapped) has no further archaeological concerns. NOTE: The conclusions/recommendations are typically included in the Executive Summary of the AA and should be reiterated (cut and paste) in the PFR.
• If the Stage 1 AA determined that the study area includes areas of archaeological potential, the ESR will include the map(s) from the AA report showing those areas.
• The AA report(s) and MCM letter(s) indicating that the report(s) has been entered into the Ontario Public Register of Archaeological Reports should be appended to the ESR.</td><td>historical information for the property and the relevant surrounding area, a property visit to inspect its current condition and contacting MCM to find out whether, or not, there are any known archaeological sites on or near the property. Its purpose is to identify areas of archaeological potential and further archaeological assessment (e.g. Stage 2-4) as necessary. The Stage 1 AA is included in Appendix B.

[Then include the outcomes and recommendations of the report, as in Executive Summary]

[Include the status of the AA report – For example, The findings and recommendations of the Stage 1 AA report shall be considered preliminary until it has been entered into the Ontario Public Register of Archaeological Reports]

A Stage 2 Archaeological Assessment and any further recommended assessment (e.g., Stage 3 and 4) will be carried out by a licensed archaeologist as early as possible during detailed design and prior to any ground disturbing activities to determine impacts and potential mitigation measures.</td></tr>
<tr><td>5.</td><td>Table 5-1: Evaluation Categories and Criteria (p.51)</td><td>It is unclear how archaeological resources is a criterion in itself. MCM recommends that this row be revised based on intent, or it be specified that it is impacts to cultural heritage resources that is the criteria being assessed, if that is the intended meaning.

For more information regarding the term cultural heritage resources, please see Table 1, Comment #1 above.</td><td>MCM recommends the following revisions to Table 5-1:

<table>
<tr><th>Category</th><th>Description</th><th>Criteria</th></tr>
<tr><td>Cultural~~/Built~~ Heritage Resources</td><td>~~Regard for mitigating~~ impacts to archaeological resources,~~ and~~ cultural heritage landscapes, and built heritage resources.</td><td>Impacts to:
• Lands with archaeological potential
• Cultural Heritage Landscapes</td></tr>
</table>
</td></tr>
</table>

Table 1: MCM Comments on Environmental Study Report Schedule C Class Environmental Assessment For Regional Road 20 (Lundy's Lane) Between Regional Road 98 (Montrose Road) And Highland Avenue - Niagara Falls, Ontario

Item	Reference to ESR	MCM Comment	Proposed Revision
			• **Built Heritage Resources**
6.	Table 5-2: Evaluation of Alternative Planning Solutions (p.53)	MCM's proposed revisions are to align the findings of the Stage 1 archaeological assessment report with the ESR. For additional information regarding the use of the term 'cultural heritage resources,' please refer to Table 1, Comment 1 above.	Please see MCM's proposed revisions in the row below:

Please revise table 5-2 as follows:

Criteria Category	Evaluation Criteria	Alternatives #1 and #6*:	Alternative #2:	Alternatives #3, #4 and #5†:
Cultural~~/Built~~ Heritage **Resources**	Archaeology~~ical~~ **Resources**	No impacts to archaeological resources	No impacts to archaeological resources in the study area. However, there may be impacts to alternative routes; **further assessment may be required** ~~if improvements required and studies done.~~	Potential for ~~some~~ impacts to ~~adjacent~~ archaeological resources ~~in undisturbed areas, which represent only 5% of the study area~~. **A Stage 2 Archaeological Assessment is required prior to any ground disturbing activities** ~~Additional studies may be required to determine if archaeological resources will be impacted and~~ to identify avoidance/mitigative measures.
	Cultural **Heritage Resources**/Built Heritage **Resources**	No impacts to cultural **heritage landscapes**/built heritage resources.	No impacts to Cultural **heritage landscapes**/built heritage **resources** in the study area. However, there may impacts to alternative routes**; further assessment may be required.** ~~if improvements required and studies done~~	*[Impacts to be confirmed based on revised Cultural Heritage Report, please refer to the cover letter above and Table 2, Comment 16 below.]*

Table 1: MCM Comments on Environmental Study Report Schedule C Class Environmental Assessment For Regional Road 20 (Lundy's Lane) Between Regional Road 98 (Montrose Road) And Highland Avenue - Niagara Falls, Ontario

Item	Reference to ESR	MCM Comment			Proposed Revision	
			Summary	No impacts to the cultural~~/built~~ heritage ~~and archaeological environment~~ **resources** as no work is being undertaken.	No impacts to the cultural~~/built~~ heritage ~~and archaeological environment~~ **resources** in the study area as no work is being undertaken. However, there may be impacts to alternative routes; **further assessment may be required** ~~if improvements required and studies done~~	Potential for ~~some~~ impacts to the ~~adjacent~~ cultural~~/built~~ heritage **resources** and archaeological environment. Impacts to be mitigated or avoided where possible. *[The above may be subject to further revisions based on the revised Cultural Heritage Report. For additional information, please refer to Table 2, Comment 16 and our cover letter above.]*
		* MCM's revisions should be applied to alternatives #2 and #6, respectively. † Like the above, MCM's revisions should be applied to Alternatives #3, 4, and 5.				
7.	Table 6-1 - Evaluation of the Design Alternatives (p. 76)	See Table 1, Comments 6 and 1.			Please see MCM's proposed revisions in the row below.	

Please revise table 6-1 as follows:

Criteria Category	Evaluation Criteria	Design Alternative #1: 30.5 Right-of-Way	Design Alternative #2 - #5: 26.2m Right-of-Way*
Cultural~~/Built~~ Heritage **Resources**	Archaeolog~~y~~**ical Resources**	Potential for ~~some~~ impacts to ~~adjacent~~ archaeological resources ~~in undisturbed areas, which represent only 5% of the study area~~. **A Stage 2 Archaeological Assessment is required prior to any ground disturbing activities** ~~Additional studies may be required to determine if archaeological resources will be impacted and~~ to identify avoidance/mitigative measures.	Potential for ~~some~~ impacts to adjacent archaeological resources ~~in undisturbed areas, which represent only 5% of the study area~~. **A Stage 2 Archaeological Assessment is required prior to any ground disturbing activities** ~~Additional studies may be required to determine if archaeological resources will be impacted and~~ to identify avoidance/mitigative measures.
	Cultural **Heritage Resources**/Built Heritage **Resources**	*[Impacts to be confirmed following revised Cultural Heritage Report]*	*[Impacts to be confirmed following revised Cultural Heritage Report]*
	Summary		

Table 1: MCM Comments on Environmental Study Report Schedule C Class Environmental Assessment For Regional Road 20 (Lundy's Lane) Between Regional Road 98 (Montrose Road) And Highland Avenue - Niagara Falls, Ontario			
Item	**Reference to ESR**	**MCM Comment**	**Proposed Revision**
		[The above may be subject to further revisions based on the amended cultural heritage assessment report. For additional information, please refer to Table 1, comment 15 and our cover letter above.]	[The above may be subject to further revisions based on the amended cultural heritage assessment report. For additional information, please refer to Table 2, Comment 15 and our cover letter above.] *MCM's proposed modifications should be applied to alternatives 2,3,4 and 5, as the given text is the same.
8.	8.2.1.1 Archaeological Potential within the Study Area (p. 127)	MCM recommends that the discussion of archaeological resources should clarify the legislative requirements as it relates to the *Ontario Heritage Act* and the Ontario Public Register of Archaeological Reports. Please refer also to our cover letter for additional information.	Please revise section 8.2.1.1 to include the following: **No ground disturbance shall occur until MCM's written confirmation that the archaeological assessment reports have been entered into the Ontario Public Register of Archaeological Reports, and that the reports recommend no further archaeological concern.**
9.	8.2.1.2 Cultural Heritage Landscape (p.128)	MCM recommends that this section be revised to a identify preliminary potential project-specific impacts on the known and potential built heritage resources and cultural heritage landscapes. This should be achieved through a revised Cultural Heritage Report . Please also refer to our cover letter and Table 2, Comments 1 and 16 for additional information.	8.2.1.2. **Built Heritage Resources and** Cultural Heritage Landscape**s** The Cultural Heritage ~~Assessment~~ Report (ARA Ltd., [date]) determined that two (2) Cultural Heritage Landscapes (CHLs) and twenty-nine (29) Built Heritage Resources (BHRs) were identified in the Regional Road 20 (Lundy's Lane) study area. Figures 8-1 to 8-3 display CHLs and BHRs within the study area. **The Cultural Heritage Assessment Report was further revised on [date] to assess the preferred alternative for preliminary potential project-specific impacts and recommend measures to avoid or mitigate potential negative impacts. The following potential direct impacts were identified:** *[revise section to account for any revisions made to Cultural Heritage Report]*

<table>
<tr><th colspan="4">Table 1: MCM Comments on Environmental Study Report Schedule C Class Environmental Assessment For Regional Road 20 (Lundy's Lane) Between Regional Road 98 (Montrose Road) And Highland Avenue - Niagara Falls, Ontario</th></tr>
<tr><th>Item</th><th>Reference to ESR</th><th>MCM Comment</th><th>Proposed Revision</th></tr>
<tr><td>10.</td><td>Table 9-1 Summary of Recommended Mitigation Measures (p.137)</td><td>Note that archaeological assessments are themselves part of the mitigation of potential impacts to archaeological resources, and, as such, should be included here. Additional revisions are recommended to account for the requirements under the Funeral, Burial and Cremation Services Act and Ontario Heritage Act.</td><td>Please revise Table 9-1 as follows:
<table>
<tr><th>Potential Impacts</th><th>Mitigation Measures</th></tr>
<tr><td>Archaeolog<s>y</s>ical Resources</td><td>• Due to the proximity of some manicured grass areas to the Lundy's Lane Cemetery, it is strongly recommended to acquire a Cemetery Investigation Authorization from the Bereavement Authority of Ontario prior to any stage 2 archaeological assessment within 50 metres of the cemetery during the detailed design phase
• A Stage 2 Archaeological Assessment and any further recommended assessment (e.g., Stage 3 and 4) will be completed during Detailed Design and well in advance of ground-disturbing activities.
• If any archaeological <s>and/or cultural</s> resources are discovered during the performance of construction work, the performance of the work in the area of the discovery is to halt. The Ministry of Citizenship and Multiculturalism <s>Tourism, Culture and Gaming</s> is to be notified for an assessment of the discovery. Work in the area of the discovery should not resume until cleared to do so by the Ministry.
• If human remains are discovered during construction, all site alteration must cease immediately and the police or coroner must be notified.</td></tr>
<tr><td>Cultural Heritage Landscapes and Built Heritage</td><td>[to be amended based on the findings of revised Cultural Heritage Report]</td></tr>
</table></td></tr>
</table>

Table 1: MCM Comments on Environmental Study Report Schedule C Class Environmental Assessment For Regional Road 20 (Lundy's Lane) Between Regional Road 98 (Montrose Road) And Highland Avenue - Niagara Falls, Ontario				
Item	**Reference to ESR**	**MCM Comment**	**Proposed Revision**	
			Resources (Detailed Design)	

Table 2: MCM Comments on Cultural Heritage Assessment Report Lundy's Lane Schedule C Municipal Class Environmental Assessment for the Reconstruction of Regional Road 20 (Lundy's Lane) between Highland Avenue and Regional Road 98 (Montrose Road)			
Item	**Reference to Cultural Heritage Report**	**MCM Comment**	**Proposed Revision**
11.	Title and Throughout the Report	The report should be retitled as a Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment (Cultural Heritage Report) to align the report title with MCM's recommended revisions. a Cultural Heritage Report does not require a completed O. Reg. 9/06 criteria evaluation for the individual CHLs or BHRs known or found to be within the study area. Rather, it identifies properties that have potential to meet those criteria and determines whether potential impacts make it necessary to confirm their CHVI through a CHER. Additional revisions to align with the scope and formatting standards of a Cultural Heritage Report are included below. This would include the removal of all property-specific O.Reg 9/06 evaluations and the reorganization of the reports content.	Please retitle to Cultural Heritage Assessment Report to Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment
12.	Executive Summary (p.ii) & Recommendations and Conclusions (p.35)	Reference to archaeological assessments should be removed from the report. Archaeological resources are subject to separate assessment under the *Ontario Heritage Act* (OHA) and the *Standards and Guidelines for Consultant Archaeologists*. The Cultural Heritage Report should be limited to built heritage resources and cultural heritage landscapes. Please note that the responsibility for administration of the OHA and matters related to cultural heritage have been transferred from the Ministry of Tourism, Culture and Gaming, formerly the Ministry of Heritage, Sport, Tourism, and Cultural Industries (MHSTCI), to the Ministry of Citizenship and Multiculturalism (MCM). Where relevant (i.e. excluding legacy citations), reference to MHSTCI should be replaced with MCM.	Please revise the Executive Summary (p.11) and section 10.0 (*Recommendations and Conclusions*, p.35) to remove the following: • ~~That a Stage 1 archaeological assessment is currently being undertaken to address the identified archaeological potential associated with the study area and to address the potential impacts to the gravesite of Charles Green. No soil disturbing activities shall take place until all archaeological concerns are mitigated and all reports are accepted by the MHSTCI.~~
13.	2.0 - Legislative and Policy Review (p.2 – 8)	MCM suggests that section 2.0 be scoped. The section's discussion of the legislative context should be revised to focus on the legislative requirements specific to the Cultural Heritage Report and study area.	Please consider replacing Section 2.2's discussion of Provincial legislation with the following:

Table 2: MCM Comments on Cultural Heritage Assessment Report Lundy's Lane Schedule C Municipal Class Environmental Assessment for the Reconstruction of Regional Road 20 (Lundy's Lane) between Highland Avenue and Regional Road 98 (Montrose Road)			
Item	**Reference to Cultural Heritage Report**	**MCM Comment**	**Proposed Revision**
		Section 2.2.3 (*Ontario Heritage Act,* p.5) discusses, and refers directly to, the O.Reg.9/06 *Criteria for Determining Cultural Heritage Value or Interest* (CHVI). *This is outside the scope of a Cultural Heritage*. Instead, it is the purpose of a Cultural Heritage Evaluation Report (CHER) to determine the CHVI of a potential BHR or CHL. A CHER would also include property-specific background research. The purpose of a Cultural Heritage Report is to describe the existing conditions of the study area, which would include an inventory of known and potential BHRs and CHLs, a historical summary of the study area, the identification of potential preliminary project-specific impacts and propose appropriate mitigation measures for minimizing and avoiding negative impacts. As a function of its purpose, a Cultural Heritage Report may recommend the preparation of a CHER as a mitigation measure, where the O.Reg. 9/06 criteria then could be applied. Additional comments related to O.Reg. 9/06 evaluations can be found in Table 2, Comments 14 and 15 below. Similar to the above, the inclusion of the Official Plan for the City of Niagara Falls' criteria for identifying, studying, assessing or conserving properties of cultural heritage value (2.3.2., *Official Plan for the City of Niagara Falls*, p.7) is out of the scope of a Cultural Heritage Report. MCM recommends that the discussion of local and regional official plans be edited to focus on the legislative requirements specific to the Cultural Heritage Report. MCM finds that section 2.4's (*Policy Conclusions,* p.8) discussion of regional and local official plans sufficient. Consequently, we recommend that section 2.3 be removed from the report. MCM also recommends that this section's references to the 2020 *Provincial Policy Statement* be revised to account for the 2024 *Provincial Planning Statement.*	The Ontario Heritage Act (O.H.A.) (Ontario Heritage Act, R.S.O. c. O.18, [as Amended in 2024], 1990) is the primary piece of legislation that determines policies, priorities and programs for the conservation of Ontario's heritage. There are many other provincial acts, regulations and policies governing land use planning and resource development that support heritage conservation, including: • *The Planning Act* (Planning Act, R.S.O. 1990, c. P.13, 1990), which states that "conservation of features of significant architectural, cultural, historical, archaeological or scientific interest" is a "matter of provincial interest". The Provincial Planning Statement (Ministry of Municipal Affairs and Housing, 2024), issued under the Planning Act, requires municipalities and the Crown to conserve significant B.H.R.s and C.H.L.s. • *The Environmental Assessment Act* (Environmental Assessment Act, R.S.O. c. E.18, 1990), which defines "environment" to include cultural conditions that influence the life of humans or a community. Cultural heritage resources, which includes archaeological resources, built heritage resources and cultural heritage landscapes, are important components of those cultural conditions.

Table 2: MCM Comments on Cultural Heritage Assessment Report Lundy's Lane Schedule C Municipal Class Environmental Assessment for the Reconstruction of Regional Road 20 (Lundy's Lane) between Highland Avenue and Regional Road 98 (Montrose Road)			
Item	**Reference to Cultural Heritage Report**	**MCM Comment**	**Proposed Revision**
			The Ministry of Citizenship and Multiculturalism is charged under Section 2.0 of the O.H.A. with the responsibility to determine policies, priorities, and programs for the conservation, protection, and preservation of the heritage of Ontario. The Standards and Guidelines for Conservation of Provincial Heritage Properties (Ministry of Citizenship and Multiculturalism, 2010) (hereinafter "Standards and Guidelines") apply to properties the Government of Ontario owns or controls that have "cultural heritage value or interest" (C.H.V.I.). The Standards and Guidelines provide a series of guidelines that apply to provincial heritage properties in the areas of identification and evaluation; protection; maintenance; use; and disposal. For the purpose of this report, the Standards and Guidelines provide points of reference to aid in determining potential heritage significance in the identification of B.H.R.s and C.H.L.s. While not directly applicable for use in properties not under provincial ownership, the Standards and Guidelines are regarded as best practice for guiding heritage assessments and ensure that additional identification and mitigation measures are considered.
14.	3.0 – Key Concepts (p.8)	This section includes multiple definitions for the same term (e.g. Built Heritage Resources, Cultural Heritage Landscapes, Conserved, Heritage Attributes) from separate sources (PPS, Region of Niagara Official Plan, Official Plan for the City of Niagara Falls). To avoid confusion and scope the discussion of key concepts, MCM recommends that terms be limited to one definition.	Please revise section 3.0 to include only one definition of each term. Please also remove reference to CHVI.

Table 2: MCM Comments on Cultural Heritage Assessment Report Lundy's Lane Schedule C Municipal Class Environmental Assessment for the Reconstruction of Regional Road 20 (Lundy's Lane) between Highland Avenue and Regional Road 98 (Montrose Road)			
Item	**Reference to Cultural Heritage Report**	**MCM Comment**	**Proposed Revision**
		And, like Table 2, Comment 13 above, the inclusion of a definition of CHVI is out of scope for this report and should be removed.	
15.	7.0 Heritage Assessment (p. 23)	As discussed above in our cover letter, an evaluation of a cultural heritage resource's CHVI is out of scope for a Cultural Heritage Report. MCM recommends that Tables 3 and 4 be removed from this section. Please refer to Table 2, Comment 18 below for additional recommendations for this section. MCM also recommends that section 7.0 be retitled "Existing Conditions" or "Known and Potential Built Heritage Resources and Cultural Heritage Landscapes"	Please revise Section 7.0 as follows: All properties within, and adjacent to, the study area were assessed. As a result of consultation with City of Niagara Falls staff, existing recognition, historic research and the field survey, a total of 29 BHRs and 2 CHLs were **identified** ~~found to have CHVI or potential to have CHVI~~. The cultural heritage resources are summarized in Table 3 ~~and Table 4. The information sheets with the evaluations for each cultural heritage resource can be found in Appendix A.~~ The locations of BHR Nos. 1-6 and CHL Nos. 1 and 2 are shown in Map 7. The locations of BHR Nos. 7-24 and BHR 28-29 appear in Map 8, and BHR Nos. 25-27 appear in Map 9. *[Remove tables 3 and 4; see Table 2, Comment 17 for additional recommendations]* The assessment determined that 29 BHRs (**2 known, 27 potential)** and 2 **potential** CHLs ~~met, or have the potential to meet one or more, O. Reg. 9/06 criteria and~~ **are situated in the study area and** should be considered as part of the EA.
16.	8.0 Proposed Project (p.33)	MCM understands that the report was prepared prior to the advancement of design alternatives. However, at this time, there has been no assessment of potential *project-specific* impacts to the existing and potential built heritage	Please revise section 8.0 and 9.0 to account for impacts specific to the prevailing design alternative.

Table 2: MCM Comments on Cultural Heritage Assessment Report Lundy's Lane Schedule C Municipal Class Environmental Assessment for the Reconstruction of Regional Road 20 (Lundy's Lane) between Highland Avenue and Regional Road 98 (Montrose Road)			
Item	**Reference to Cultural Heritage Report**	**MCM Comment**	**Proposed Revision**
	& 9.0 Analysis of Potential Impacts (p.33)	resources and cultural heritage landscapes, nor is there a discussion of associated measures to avoid or mitigate potential impacts. This being the case, MCM recommends that this section be revised, with reference to section 6.4 (*Description of the Preferred Design Concept*, p.82) of the ESR, to assess for impacts and recommend mitigation measures specific to the preferred design alternative.	
17.	10.0 Recommendations and Conclusions (p.34)	Further to Table 2, Comment 16 and our cover letter above, the conclusions and recommendations section may need to be revised.	Please revise section 10.0 as necessary
18.	Appendix A: Evaluated Built Heritage Resources and Cultural Heritage Information.	The documentation in Appendix A provides for a satisfactory description of existing baseline cultural heritage conditions; however, as discussed above, the determination of a potential BHRs/CHLs CHVI is both outside the scope of a Cultural Heritage Report and infeasible with research and documentation provided. Because of this, MCM recommends that appendix A be removed from the report. Instead, the documentation appended here should be revised and integrated into the main body of the report, under section 7.0 (see Table 2, Comment 14 above). Specifically, the evaluation of the subject properties and associated results of the heritage assessment should be removed from the report. From there, it is recommended the following information from appendix A be moved to section 7.0: • Feature identification (i.e. BHR 1) • Address/location • Heritage Status [Identified (listed/designated) or potential] • Property Type (Residential, industrial) • Description of the property; • Photograph(s).	Please remove Appendix F from report and replace with tabular inventory of known and potential built heritage resources and cultural heritage landscapes situated within the study area.

April 10, 2026
Sent by email: jackson.kaufman@ontario.ca

Mr. Jackson Kaufman
Heritage Planner
Heritage Planning Unit, Heritage Operations Branch
Citizenship, Inclusion and Heritage Division
Ontario Ministry of Citizenship and Multiculturalism
135 St. Clair Avenue West, 1st Floor
Toronto, ON M4V 1P5

Dear Mr. Kaufman,

Re: Municipal Class Environmental Assessment – Schedule C
Regional Road 20 (Lundy's Lane) Between Regional Road 98 (Montrose Road) and Highland Avenue
Response to Comments – Draft Environmental Study Report (ESR)

This letter is in response to the comments provided by the Ministry of Citizenship and Multiculturalism (MCM) in a letter dated February 23, 2026, in its review of the Draft Environmental Study Report (ESR) for the Schedule 'C' Municipal Class Environmental Assessment (Class EA) for Regional Road 20 (Lundy's Lane) in the City of Niagara Falls.

MCM Comments provided in Table 1:

UEM agrees with all of the suggested revisions provided in Table 1 of MCM's February 23, 2026 letter. UEM has revised the draft ESR accordingly. The revised ESR will be provided to MCM during the formal Notice of Study Completion process.

MCM Comments provide in Table 2:

The Cultural Heritage Report (CHR) is being revised by the sub-consultant Archaeological Research Associates Inc. (ARA) to address MCM comments provided in Table 2 of the MCM's February 23, 2026 letter. The revised CHR will be provided to MCM during the formal Notice of Study Completion process.

In Conclusion
Thank you for the comments on the draft ESR for the Regional Road 20 (Lundy's Lane) Schedule C Municipal Class EA in the City of Niagara Falls. If you have any questions regarding our response to MCM's comments, please contact me at (905) 371 – 9764 ext. 225 or by email at gtaras@uemconsulting.com.

Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.

Greg Taras, RPP
Senior Planner

C. Mr. Maged Elmadhoon, Project Manager – Niagara Region

Samantha Beam

From: Samantha Beam
Sent: February 19, 2026 4:03 PM
To: Lee Pearce; Tali Laurenson
Subject: RE: Regional Road 20 (Lundy's Lane) Schedule C Class EA - Draft Environmental Study Report

Hi Lee and Tali,

Thank you for providing this confirmation.

Kindest regards,

Samantha Beam BSc., EMAGC | Urban & Environmental Management Inc.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON L2E 3S9 | T (905) 371-9764 ext. 230 | M (905) 394-2614

From: Lee Pearce <lee.pearce@opg.com>
Sent: February 19, 2026 2:05 PM
To: Samantha Beam <sbeam@uemconsulting.com>; Tali Laurenson <talitha.laurenson@opg.com>
Subject: RE: Regional Road 20 (Lundy's Lane) Schedule C Class EA - Draft Environmental Study Report

Hello Tali and Samantha

Tali, you are correct, there no concerns from Niagara Operations.

Thanks
Lee Pearce
Property Program Advisor | Compliance Management Systems | Niagara Operations
Ontario Power Generation

O-289-302-1666 | C-289-547-2797 | Lee.Pearce@OPG.com
2600 Stanley Ave, Niagara Falls, ON, L2J 0E1

Lee Pearce
905-357-0322

From: Samantha Beam <sbeam@uemconsulting.com>
Sent: Tuesday, February 17, 2026 11:44 AM
To: Tali Laurenson <talitha.laurenson@opg.com>; Lee Pearce <lee.pearce@opg.com>
Subject: RE: Regional Road 20 (Lundy's Lane) Schedule C Class EA - Draft Environmental Study Report

> You don't often get email from sbeam@uemconsulting.com. Learn why this is important

Hi Tali,

Thank you for the update, we look forward to receiving any comments or confirmation of no concerns from OPG.

All the best,

Samantha Beam BSc., EMAGC | Urban & Environmental Management Inc.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON L2E 3S9 | T (905) 371-9764 ext. 230 | M (905) 394-2614

From: Tali Laurenson <talitha.laurenson@opg.com>
Sent: February 17, 2026 11:31 AM
To: Samantha Beam <sbeam@uemconsulting.com>; Lee Pearce <lee.pearce@opg.com>
Subject: RE: Regional Road 20 (Lundy's Lane) Schedule C Class EA - Draft Environmental Study Report

Hi Samantha,
Circling back with Niagara Operations.

Lee, I think you mentioned that there were no concerns, but please confirm.
Thanks,
Tali

Talitha (Tali) Laurenson
416-592-4154 / cell: 416-573-6469

From: Samantha Beam <sbeam@uemconsulting.com>
Sent: Tuesday, February 17, 2026 11:12 AM
To: Tali Laurenson <talitha.laurenson@opg.com>
Cc: Lee Pearce <lee.pearce@opg.com>
Subject: RE: Regional Road 20 (Lundy's Lane) Schedule C Class EA - Draft Environmental Study Report

> You don't often get email from sbeam@uemconsulting.com. Learn why this is important

*** Exercise caution. This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or unexpected email. Please report suspicious emails using “Report Phishing button”. ***

Good morning Tali,

I wanted to follow up on my previous email regarding the circulated of the draft Environmental Study Report for the Schedule C Class Environmental Assessment of Lundy’s Lane in Niagara Falls.

Are any comments anticipated from OPG on this project? If so, please forward them at your earliest convenience.

Thank you and kind regards,

Samantha Beam BSc., EMAGC | Urban & Environmental Management Inc.

4701 St. Clair Avenue, Suite 301, Niagara Falls, ON L2E 3S9 | T (905) 371-9764 ext. 230 | M (905) 394-2614

From: Samantha Beam
Sent: January 14, 2026 4:59 PM
To: talitha.laurenson@opg.com; lee.pearce@opg.com
Cc: Greg Taras <gtaras@uemconsulting.com>; Steve Brant <SBrant@uemconsulting.com>; Elmadhoon, Maged <maged.elmadhoon@niagararegion.ca>
Subject: Regional Road 20 (Lundy's Lane) Schedule C Class EA - Draft Environmental Study Report

Good afternoon,

The Niagara Region is currently undertaking the Schedule 'C' Class Environmental Assessment of Lundy's Lane (Regional Road 20) in the City of Niagara Falls.

A draft Environmental Study Report has been completed and is being provided for review prior to issue of the Notice of Study Completion. The draft report can be found at the following link:

Regional Road 20 (Lundy's Lane) Draft Environmental Assessment Report - Jan 2026

We ask that you please provide any comments by **February 11, 2026**. Please note this is not the final report. At the time of issuing the Notice of Study Completion, the final Environmental Study Report will be made available for a formal 30-day review period.

Kindest regards,

Samantha Beam BSc., EMAGC | Urban & Environmental Management Inc.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON L2E 3S9 | T (905) 371-9764 ext. 230 | M (905) 394-2614

THIS MESSAGE IS ONLY INTENDED FOR THE USE OF THE INTENDED RECIPIENT(S) AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, PROPRIETARY AND/OR CONFIDENTIAL. If you are not the intended recipient, you are hereby notified that any review, retransmission, dissemination, distribution, copying, conversion to hard copy or other use of this communication is strictly prohibited. If you are not the intended recipient and have received this message in error, please notify me by return e-mail and delete this message from your system. Ontario Power Generation Inc.

THIS MESSAGE IS ONLY INTENDED FOR THE USE OF THE INTENDED RECIPIENT(S) AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, PROPRIETARY AND/OR CONFIDENTIAL. If you are not the intended recipient, you are hereby notified that any review, retransmission, dissemination, distribution, copying, conversion to hard copy or other use of this communication is strictly prohibited. If you are not the intended recipient and have received this message in error, please notify me by return e-mail and delete this message from your system. Ontario Power Generation Inc.

Samantha Beam

From: Samantha Beam
Sent: January 15, 2026 1:56 PM
To: 'Rachel Adamsky'
Cc: Greg Taras; Steve Brant; Elmadhoon, Maged; Mike Calbury; Fabio Magazzeni
Subject: RE: Regional Road 20 (Lundy's Lane) Schedule C Class EA - Draft Environmental Study Report

Hi Rachel,

Thank you for your feedback on this project, I will contact you if any questions arise.

Kindest regards,

Samantha Beam BSc., EMAGC | Urban & Environmental Management Inc.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON L2E 3S9 | T (905) 371-9764 ext. 230 | M (905) 394-2614

From: Rachel Adamsky <radamsky@niagaraparks.com>
Sent: January 15, 2026 1:36 PM
To: Samantha Beam <sbeam@uemconsulting.com>
Cc: Greg Taras <gtaras@uemconsulting.com>; Steve Brant <SBrant@uemconsulting.com>; Elmadhoon, Maged <maged.elmadhoon@niagararegion.ca>; Mike Calbury <mcalbury@niagaraparks.com>; Fabio Magazzeni <fmagazzeni@niagaraparks.com>
Subject: RE: Regional Road 20 (Lundy's Lane) Schedule C Class EA - Draft Environmental Study Report

Hi Samantha, thank you for circulating the notice to Niagara Parks. We do not have any comments to provide as the Class EA will not impact Niagara Parks' lands.

Please contact me if you have any questions.

Thank you,

NIAGARA PARKS

Rachel Adamsky, SR/WA, R/W-AMC, CPT
MANAGER, REALTY AND LEGAL SERVICES

P 905.295.4396 x3254 **M** 905.321.1857 **F** 905.356.7262
7805 Niagara Parkway, P.O. Box 150
Niagara Falls, Ontario, Canada L2E 6T2
radamsky@niagaraparks.com
niagaraparks.com

From: Samantha Beam <sbeam@uemconsulting.com>
Sent: Wednesday, January 14, 2026 4:33 PM
To: Rachel Adamsky <radamsky@niagaraparks.com>

Cc: Greg Taras <gtaras@uemconsulting.com>; Steve Brant <SBrant@uemconsulting.com>; Elmadhoon, Maged <maged.elmadhoon@niagararegion.ca>
Subject: Regional Road 20 (Lundy's Lane) Schedule C Class EA - Draft Environmental Study Report

You don't often get email from sbeam@uemconsulting.com. Learn why this is important

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

Good afternoon Rachel,

The Niagara Region is currently undertaking the Schedule 'C' Class Environmental Assessment of Lundy's Lane (Regional Road 20) in the City of Niagara Falls.

A draft Environmental Study Report has been completed and is being provided for review prior to issue of the Notice of Study Completion. The draft report can be found at the following link:

Regional Road 20 (Lundy's Lane) Draft Environmental Assessment Report - Jan 2026

We ask that you please provide any comments by **February 11, 2026**. Please note this is not the final report. At the time of issuing the Notice of Study Completion, the final Environmental Study Report will be made available for a formal 30-day review period.

Kindest regards,

Samantha Beam BSc., EMAGC | Urban & Environmental Management Inc.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON L2E 3S9 | T (905) 371-9764 ext. 230 | M (905) 394-2614

Please consider the environment before printing this e-mail. The Niagara Parks Commission Confidentiality Notice The information contained in this communication including any attachments may be confidential, is intended only for the use of the recipient(s) named above and may be legally privileged. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, disclosure, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and permanently delete the original and any copy of it from your computer system. Thank you.

Samantha Beam

From: Samantha Beam
Sent: January 15, 2026 10:17 AM
To: 'Colleen Bain'
Cc: Greg Taras; Steve Brant; Elmadhoon, Maged
Subject: RE: Regional Road 20 (Lundy's Lane) Schedule C Class EA - Draft Environmental Study Report

Good morning Colleen,

Thank you for providing NPCA's comments on this project!

All the best,

Samantha Beam BSc., EMAGC | Urban & Environmental Management Inc.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON L2E 3S9 | T (905) 371-9764 ext. 230 | M (905) 394-2614

From: Colleen Bain <CBain@npca.ca>
Sent: January 14, 2026 5:26 PM
To: Samantha Beam <sbeam@uemconsulting.com>
Cc: Greg Taras <gtaras@uemconsulting.com>; Steve Brant <SBrant@uemconsulting.com>; Elmadhoon, Maged <maged.elmadhoon@niagararegion.ca>
Subject: RE: Regional Road 20 (Lundy's Lane) Schedule C Class EA - Draft Environmental Study Report

Hello Samantha,

Thank you for circulating NPCA on the Lundy's Lane (Regional Road 20) draft ESR. The EA Study Area is located outside NPCA's regulated area. As such, a NPCA permit will not be required for the road reconstruction, and we would have no objections. We provide the following recommendation: apply proper and appropriate erosion and sediment control measures.

Should you have any further questions, please feel free to contact me to discuss.

Kind regards,

Colleen Bain (she/her), MES Planning
Senior Watershed Planner, Environmental Planning & Policy
Niagara Peninsula Conservation Authority (NPCA)
3350 Merrittville Highway | Unit 9 | Thorold, ON L2V 4Y6

905.788.3135 ext. 275
www.npca.ca
cbain@npca.ca

The NPCA completed its Watershed-based Resource Management and Conservation Area Strategies, paving the way for sustainable conservation across the Niagara Peninsula watershed. It's Watershed Natural Asset Analysis and Valuation for the Niagara Peninsula watershed offers new insights that redefine how we view nature. **Explore them today!**

From: Samantha Beam <sbeam@uemconsulting.com>
Sent: January 14, 2026 4:20 PM

To: Infrastructure Review <infrastructurereview@npca.ca>
Cc: Greg Taras <gtaras@uemconsulting.com>; Steve Brant <SBrant@uemconsulting.com>; Elmadhoon, Maged <maged.elmadhoon@niagararegion.ca>
Subject: Regional Road 20 (Lundy's Lane) Schedule C Class EA - Draft Environmental Study Report

---

From: Samantha Beam
Sent: January 14, 2026 3:08 PM
To: David Deluce <ddeluce@npca.ca>; 'pleithwood@npca.ca' <pleithwood@npca.ca>
Cc: Greg Taras <gtaras@uemconsulting.com>; Steve Brant <SBrant@uemconsulting.com>; Elmadhoon, Maged <maged.elmadhoon@niagararegion.ca>
Subject: Regional Road 20 (Lundy's Lane) Schedule C Class EA - Draft Environmental Study Report

Good afternoon,

The Niagara Region is currently undertaking the Schedule 'C' Class Environmental Assessment of Lundy's Lane (Regional Road 20) in the City of Niagara Falls.

A draft Environmental Study Report has been completed and is being provided for review prior to issue of the Notice of Study Completion. The draft report can be found at the following link:

Regional Road 20 (Lundy's Lane) Draft Environmental Assessment Report - Jan 2026

We ask that you please provide any comments by **February 11, 2026**. Please note this is not the final report. At the time of issuing the Notice of Study Completion, the final Environmental Study Report will be made available for a formal 30-day review period.

Kindest regards,

Samantha Beam BSc., EMAGC | Urban & Environmental Management Inc.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON L2E 3S9 | T (905) 371-9764 ext. 230 | M (905) 394-2614

The information contained in this communication, including any attachment(s), may be confidential, is intended only for the use of the recipient(s) named above. If the reader of this message is not the intended recipient, you are hereby notified that any disclosure of this communication, or any of its contents, is prohibited. If you have received this communication in error, please notify the sender and permanently delete the original and any copy from your computer system. Thank-you. Niagara Peninsula Conservation Authority.

Samantha Beam

From: Samantha Beam
Sent: January 15, 2026 11:27 AM
To: Craig Krueger
Cc: Greg Taras; Steve Brant; Elmadhoon, Maged
Subject: RE: Regional Road 20 (Lundy's Lane) Schedule C Class EA - Draft Environmental Study Report

Hi Craig,

Thank you for providing this information, I will forward to our engineering staff to discuss. I will let you know if we require anything else.

Kind regards,

Samantha Beam BSc., EMAGC | Urban & Environmental Management Inc.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON L2E 3S9 | T (905) 371-9764 ext. 230 | M (905) 394-2614

From: Craig Krueger <craig.krueger@cogeco.com>
Sent: January 15, 2026 11:07 AM
To: Samantha Beam <sbeam@uemconsulting.com>
Cc: Greg Taras <gtaras@uemconsulting.com>; Steve Brant <SBrant@uemconsulting.com>; Elmadhoon, Maged <maged.elmadhoon@niagararegion.ca>
Subject: Re: Regional Road 20 (Lundy's Lane) Schedule C Class EA - Draft Environmental Study Report

Good morning Samantha and all,
I had a quick review of the report, in particular the sections pertaining to utilities and communications.
I see that PVS locates seem to indicate "all clear" for Cogeco infrastructure, however; we have underground plant along portions of RR 20/Lundy's Ln.
I have attached snapshots from our landbase for your reference.
Please let me know if anything else might be required.
Thanks
Craig

On Thu, Jan 15, 2026 at 10:08 AM Samantha Beam <sbeam@uemconsulting.com> wrote:

> Good morning Craig,
>
> The Niagara Region is currently undertaking the Schedule ‘C’ Class Environmental Assessment of Lundy’s Lane (Regional Road 20) in the City of Niagara Falls.
>
> A draft Environmental Study Report has been completed and is being provided for review prior to issue of the Notice of Study Completion. The draft report can be found at the following link:

Regional Road 20 (Lundy's Lane) Draft Environmental Assessment Report - Jan 2026

We ask that you please provide any comments by **February 11, 2026**. Please note this is not the final report. At the time of issuing the Notice of Study Completion, the final Environmental Study Report will be made available for a formal 30-day review period.

Kindest regards,

Samantha Beam BSc., EMAGC | Urban & Environmental Management Inc.

4701 St. Clair Avenue, Suite 301, Niagara Falls, ON L2E 3S9 | T (905) 371-9764 ext. 230 | M (905) 394-2614

APPENDIX J.3

PUBLIC INFORMATION CENTRE #1
NOTICE AND PRESENTATION SLIDES

If technical reports are required in an alternative format for accessibility needs, please contact:

Maged Elmadhoon, M.Eng., P.Eng.

Manager, Transportation Planning

1815 Sir Isaac Brock Way, PO Box 1042

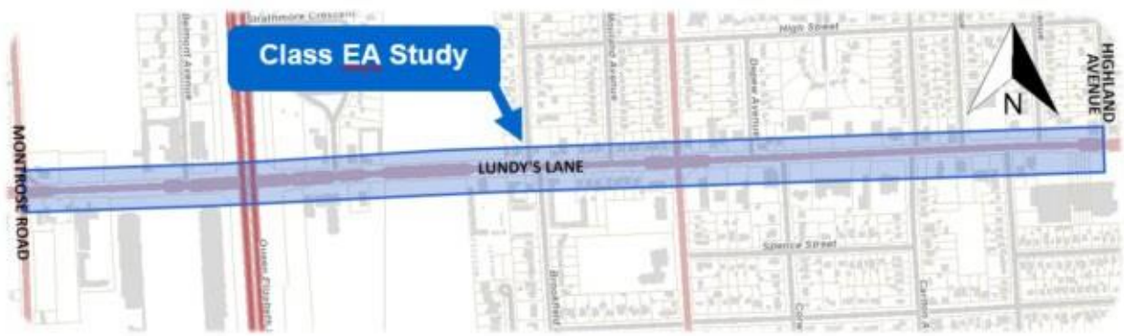
Thorold, Ontario, L2V 4T7

Telephone: (905) 980-6000 ext. 3583

Email: Maged.Elmadhoon@niagararegion.ca

Notice of Online Public Information Centre #1 Municipal Class Environmental Assessment for Lundy's Lane (Regional Road 20) from Highland Avenue to Montrose Road (Regional Road 98) in the City of Niagara Falls

Niagara Region is undertaking an Environmental Assessment Study for improvements to Lundy's Lane (Regional Road 20) from Highland Avenue to Montrose Road (Regional Road 98) in the City of Niagara Falls. It is a four-lane road that is an important corridor for moving vehicles, people, and goods across the city, and is often heavily populated with traffic associated with the tourism industry, as many attractions, restaurants and retail stores are located along Lundy's Lane. It is imperative that Lundy's Lane remains a safe and effective transportation route now and in the future.



This study will build on the recommendations of the Niagara Region's Transportation Master Plan (TMP), which included the following:

- Considerations for Active Transportation and Complete Streets
- Intersection improvements
- Safety and operational improvements
- Capacity improvements

The study will aim to identify improvements to the roadway to meet the future needs of the surrounding community for all road users. The study will address active transportation, complete streets approach, streetscaping, and compatibly with the various land uses within the study area.

The study is being carried out as a Schedule 'C' project in accordance with the requirements of the Municipal Class Environmental Assessment process, which is an approved process under the Ontario Environmental Assessment Act. This study will address the requirements of Phases 1 to 4 of the Municipal Class Environmental Assessment process. Once the study is complete, an Environmental Study Report will be prepared and available for public review and comment. A Notice of Completion will be issued at that stage.

Consultation with the public, Indigenous Nations, regulatory agencies and stakeholders is a key element of the Class Environmental Assessment process. Three (3) Public Information Centre will be conducted throughout this study to solicit public input. At this time, the Niagara Region is planning to host Public Information Centre #1. The purpose of the first Public Information Centre is to share information about the project background, Class Environmental Assessment Study process, the problem to be addressed by and opportunities available for this study, and obtain preliminary input from the public for consideration into the study process. Public Information Centre #1 will be held in an online format. You can participate in this Public Information Centre by attending an online presentation and/or by viewing information materials on the project webpage.

Information materials related to the Online Public Information Centre #1 will be available at **niagararegion.ca/projects/lundys-lane/default.aspx** starting **April 6, 2022,** and comments will be received until **May 4, 2022.**

The Study Team will deliver an online presentation on **April 20, 2022,** starting at **6:00 p.m**. Following the presentation, the Public Information Centre will continue until **7:30 p.m**. Comments received from the virtual consultation platform will be addressed. There will also be an opportunity at the end of the presentation to ask any questions or submit further comments. Please email **inquiries@uemconsulting.com** to register for and receive an invitation to the online presentation.

If you would like to receive future notices via email, or if you have any questions or comments, please contact one of the Study Team Members identified below:

Michael Kowalczyk, C.E.T.
Project Manager,
Transportation Engineering
Niagara Region
905-980-6000 ext. 3662
Michael.Kowalczyk@niagararegion.ca

Steve Brant, P. Eng.
Consultant Project Manager
Urban & Environmental Management Inc.
905-371-9765
SBrant@uemconsulting.com

Personal information collected or submitted in writing at public meetings will be collected, used and disclosed by members of Regional Council and Regional staff in accordance with the **Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)**. The written submissions including names, contact information and reports of the public meeting will be made available. Questions should be referred to the Privacy Office at 905-980- 6000 ext. 3779 or **FOI@niagararegion.ca**.

If you require any accommodations for a disability in order to attend and participate in meetings or events, please let us know in advance so that arrangements can be made in a timely manner. Please contact the **Accessibility Advisory Coordinator** at 905- 980-6000 ext. 3252 or **accessibility@niagararegion.ca**.

This notice was first issued on Thursday, March 31, 2022.

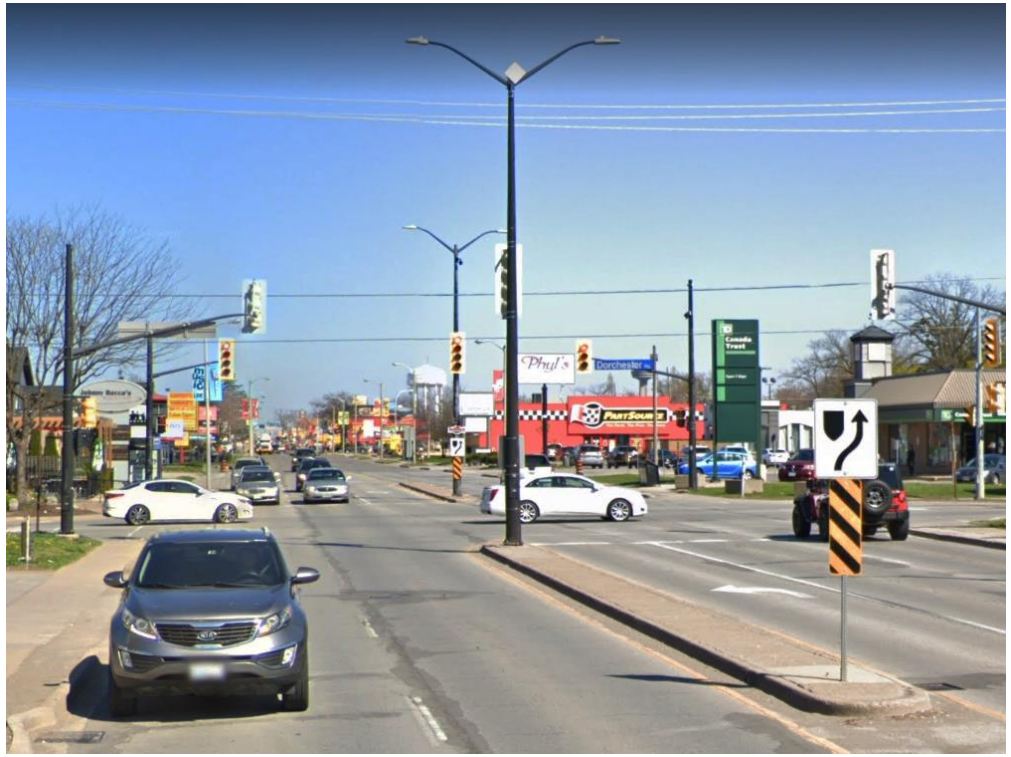


Public Information Centre #1

Municipal Class Environmental Assessment Study for Lundy's Lane in the City of Niagara Falls

March 30, 2022

- Live presentation begins at 6:00 PM
- PIC continues to 8:00 PM



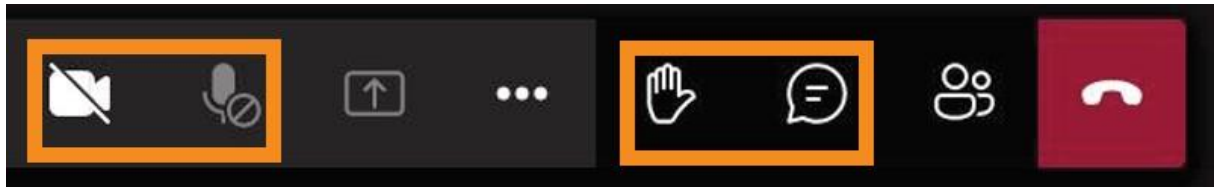
MOVING ROADS FORWARD

CONNECTING MORE PEOPLE TO MORE POSSIBILITIES

Niagara Region

Housekeeping Items

- When joining the online meeting, we request you to please turn off your camera and mute the microphone.
- There will be an opportunity at the end of the presentation to ask questions or submit comments.
  Please use the chat function to type in your questions/comments or click on “Raise hand”.



- In case you would like to submit your feedback later, the presentation materials and an online comment form are available on the [project webpage (https://niagararegion.ca/projects/lundys-lane/default.aspx).](https://niagararegion.ca/projects/lundys-lane/default.aspx)

Introductions

Niagara Region	Urban & Environmental Management Inc.
Graeme Guthrie, C.E.T. Manager, Capital Projects	Greg Taras, RPP Senior Planner
Michael Kowalczyk, C.E.T. Project Manager, Transportation Engineering	Steve Brant, P. Eng. Consultant Project Manager

Purpose of the PIC

- Introduce the Class Environmental Assessment Study
- Present the Problem/Opportunity Statement
- Receive feedback on the P/O statement
- Address previously received questions/comments
- Receive information/input and address any additional questions/comments

Study Area Map



Figure 1: Study Area Map

= Study Area Limits

Overview of Municipal Class EA Process & Timeline

PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5
▪ Notice of study commencement ▪ Problem or opportunity statement ▪ Public Information Centre #1	▪ Inventory natural, social and economic existing conditions ▪ Identify and evaluate alternative solutions ▪ Identify preferred solution ▪ Public Information Centre #2	▪ Inventory natural, social and economic existing conditions ▪ Identify and evaluate alternative design concepts for preferred solution ▪ Identify preferred design concept ▪ Public Information Centre #3	▪ Document Study process and findings in Environmental Study Report (ESR) ▪ Issue Notice of Study Completion ▪ Place ESR on public record for a minimum of 30-day review period	▪ Proceed to the detailed design and construction of the project ▪ Monitor environmental provisions and commitments
Fall 2021/Winter 2022	Winter 2022	Spring 2022	Summer 2022	TBD

WE ARE HERE

Problem/Opportunity Statement

The study area includes Regional Road 20 (Lundy's Lane) from Regional Road 98 (Montrose Road) to Highland Avenue in the City of Niagara Falls, approximately 1.7 kilometers. It is a four-lane road that is often heavily populated with traffic associated with the tourism industry, as many attractions, restaurants and retail stores are located along Lundy's Lane. Lundy's Lane is vital to the Niagara Falls tourism industry, and it is imperative that it remains a safe and effective route now and in the future. The Class EA Study for Lundy's Lane presents an opportunity to explore options to improve the operational conditions of the right-of-way to provide safe and efficient movement of traffic and access management, implement a complete streets design, and enhance the overall appearance of the right-of-way with streetscaping.

Progress on Technical Investigations and Consultation

Technical Investigations Underway:

- Topographic survey of Study Area
- Cultural/Heritage Assessment
- Archaeological Assessment
- Traffic Impact Study
- Geotechnical Investigation

Technical Investigations to be finalized following confirmation of Preferred Design:

- Environmental Impact Assessment
- Noise Impact Assessment

Consultation:

- Publication of study notices in local newspapers, posting on Niagara Region's website and social media accounts
- Email circulation of notices to the Indigenous Nations, Agencies and Stakeholders
- Meetings with local area municipalities, Ministry of Transportation and utility companies
- Meetings with government agencies
- Engagement with the Indigenous Nations (reports shared for review, invitations extended to participate in the fieldwork)
- Meeting with Lundy's Lane Business Improvement Association
- Engagement with local residents and businesses

Preliminary Information from Traffic Impact Study

Findings

- Localized congestion at study area intersections during weekday peak periods (Montrose Road and Dorchester Road)
- Current peak volume traffic slightly exceeds existing arterial lane capacity
- 2041 volumes will modestly exceed existing lane capacity
- Localized measures will be required at intersections to address capacity deficiencies (Montrose Road and Dorchester Road)
- Separation of left-turning traffic is highly desirable

Next Steps

- Provide recommendations to address access to the commercial driveways
- Detailed review of collisions
- Determine if a two-way left turn lane can be supported

Your Input

On the comment sheet or during the PIC, please provide your input on the following:

Problems on Lundy's Lane:

- In the study area
- Problems the study area creates elsewhere

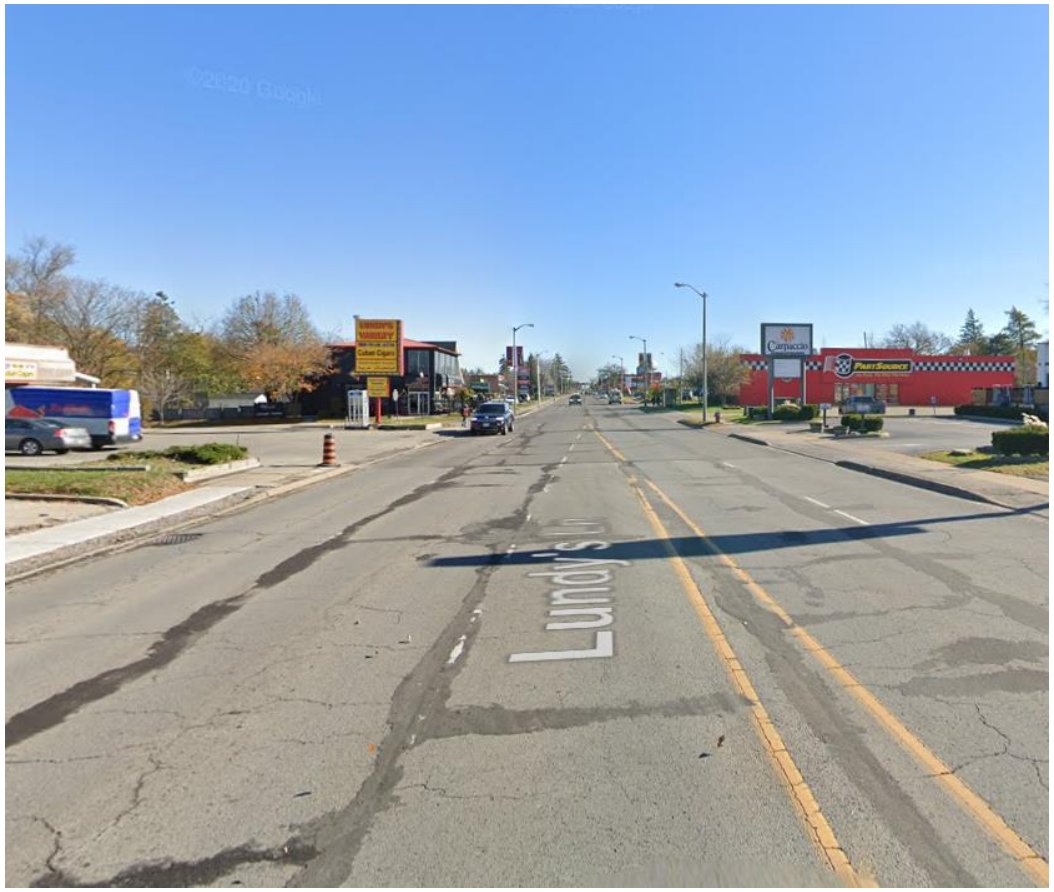
What is the Purpose of Lundy's Lane in the Study Area?

- Move through traffic as fast and effectively as possible?
- Tourism area?

Any other Relevant Information/Input

- Email inquiries@uemconsulting.com

NextSteps



Following this PIC, the Study Team will complete the following:

- Review and consider all comments received
- Finalize Problem/Opportunity Statement
- Design Planning Alternative opportunities to implement complete streets
- Prepare material for the Public Information Centre #2, where we will present Planning Alternatives

Getting Involved In This Study and Next Steps

- Review presentation slides on the virtual consultation platform / project web page.
- Submit any questions, comments or suggestions for consideration using the online comment form on the project webpage or by emailing inquiries@uemconsulting.com
- Request to be added to the Study Contact List to receive Study notices for future points of consultation.
- Visit project website for updates: https://niagararegion.ca/projects/lundys-lane/
- Attend future Public Information Centres

Following the Public Information Centre (PIC), the Study Team will complete the following:

- Develop a PIC Summary to document results of this PIC.
- Initiate studies to collect existing condition information for natural, socio-economic and cultural environment.
- Develop and evaluate alternative solutions to identify a preliminary preferred solution
- Host PIC #2 to present the evaluation of alternatives process and the preliminary preferred solution



Questions?

Your feedback will be important to us. Your comments will be reviewed by the Study Team and considered in the preparation of Preferred Design. To submit questions/comments/suggestions, please use the online comment form available on the project webpage (https://niagararegion.ca/projects/lundys-lane/) or contact one of the following Study Team Members:

Michael Kowalczyk, C.E.T.
Project Manager, Transportation
Engineering Niagara Region
1815 Sir Isaac Brock Way,
Thorold, ON L2V 4Y6
Phone: 905-980-6000 (E. 3622)
Email: Michael.Kowalczyk@niagararegion.ca

Steve Brant, P. Eng.
Consultant Project Manager
Urban & Environmental Management Inc.
4701 St. Clair Avenue, Suite 301,
Niagara Falls, ON L2E 3S9
Phone: 905-371-9765
Email: SBrant@uemconsulting.com

APPENDIX J.4

PUBLIC INFORMATION CENTRE #1
PUBLIC FEEDBACK AND ATTENDANCE LIST

If technical reports are required in an alternative format for accessibility needs, please contact:

Maged Elmadhoon, M.Eng., P.Eng.

Manager, Transportation Planning

1815 Sir Isaac Brock Way, PO Box 1042

Thorold, Ontario, L2V 4T7

Telephone: (905) 980-6000 ext. 3583

Email: Maged.Elmadhoon@niagararegion.ca

Name	Email	Organization	Position
[redacted]	[redacted]	Resident	
Maged Elmadhoon	Maged.Elmadhoon@niagararegion.ca	Niagara Region	Manager, Tranportation Planning
Sulaf Alkarawi	Sulaf.Alkarawi@niagararegion.ca	Niagara Region	Association Director, Transportation Planning
[redacted]	[redacted]	Resident	
[redacted]	[redacted]	Resident	
Erik Nickel	enickel@niagarafalls.ca	City of Niagara Falls	Director of Municipal Works
[redacted]	[redacted]	Creative Media Development	
[redacted]	[redacted]	Royal LePage	
Hamed Esmaeeli	hamed.esmaeeli@niagararegion.ca	Niagara Region	Project Manager, Transportation Planning
[redacted]	[redacted]	Resident	
Tish DiBellonia	tishd@americananiagara.com	Lundy's Lane BIA	
David Jovanovic	davidjovanovic.llbia@gmail.com	Lundy's Lane BIA	
Kira Dolch	kdolch@niagarafalls.ca	City of Niagara Falls	Director, Planning
[redacted]	[redacted]	Creative Media Development	
[redacted]	[redacted]		

Regional Road 20 (Lundy's Lane) Schedule C Municipal Class Environmental Assessment Online Public Information Centre #1 – Summary

Introduction

On April 20, 2022, at 6:00 PM, the first Public Information Centre (PIC) was held for the Schedule C Municipal Class Environmental Assessment for Regional Road 20 (Lundy's Lane) from Montrose Road to Highland Avenue.

The PIC was hosted online through Microsoft Teams in a webinar format. A total of 15 people were in attendance for the PIC, consisting of Urban & Environmental Management Inc. staff (Steve Brant, Greg Taras, Lucas Smith and Samantha Beam), Niagara Region staff (Michael Kowalczyck, Graeme Guthrie, Hamed Esmaeeli, and Frank Tassone), City of Niagara Falls staff (Nick Golia and Mathew Bilodeau), two Lundy's Lane Business Improvement Association (BIA) members and three members of the public.

The PIC began with a brief presentation introducing the study and providing information on study contacts, the Problem/Opportunity Statement, study timeline, status of supporting studies, input received to date and next steps. Following the presentation, comments/questions received prior to the PIC were addressed. A Question & Answer (Q&A) session was then held, during which time attendees were welcomed to provide comments and ask questions. No questions were asked; however several comments were provided. The comments received are summarized below.

Summary of Comments Received

<u>Lundy's Lane BIA</u>

- This project is very important for the future of Lundy's Lane.
- The BIA is looking forward to continuing work together on this project.
- The BIA's objective is that this Class EA study will be a comprehensive review of Lundy's Lane and take all priorities into account.
- The impacts of additional traffic resulting from new developments at the west end of Lundy's Lane, west of Kalar Road, should be considered in the Class EA Study.
- The BIA is interested in the long-term vision for the Lundy's Lane and Dorchester Road intersection and how it will influence Dorchester Road north to Highway 420.

Project Team Response: Thank you for your input on this project. Your comments will be taken into consideration.

City of Niagara Falls

- This is an important project that will support new developments along Lundy's Lane, as well as residents and tourists travelling along the road.
- Lundy's Lane is a narrow road where multiple facilities and utilities will be vying for the same space.
- The City understands that the Region must weight the various priorities for this section of Lundy's Lane.

Project Team Response: Thank you for your comments, they are appreciated and will be taken into account during the project.

Residents

- This is an opportunity to calm traffic on Lundy's Lane and make the road more pedestrian and cyclist friendly.

Project Team Response: Thank you for your comment. Traffic calming measures, as well as pedestrian and cyclist facilities, will be considered when developing the alternative planning solutions.

Niagara Region

- The Region is looking to balance priorities for Lundy's Lane.
- The results of this study will be a compromise of all priorities.
- The Region is looking to implement Complete Streets.
- This is a destination area for both local residents and tourists.
- Infrastructure needs for Lundy's Lane will be looked at in more detail at the Detailed Design stage.
- The Region wants to ensure Lundy's Lane will be constructed to handle future developments and not require further upgrades for several years.

Project Team Response: We (the project team) are in agreement with the Region's goals for this project.

Mike Benson

From: Samantha Beam
Sent: April 4, 2022 2:34 PM
To: [redacted] '
Subject: RE: Remodelling of Lundys Lane project

Good Afternoon,

This email is to acknowledge receipt of your request to register for the Online Public Information Centre #1 for the Municipal Class Environmental Assessment for Lundy's Lane (Regional Road 20) from Highland Avenue to Montrose Road (Regional Road 98) in the City of Niagara Falls. The Public Information Centre #1 will take place on April 20, 2022, starting at 6:00 p.m. Information materials related to the project are available at https://niagararegion.ca/projects/lundys-lane/default.aspx. An email containing an invite link to the Public Information Centre #1 will be sent to you approximately one week in advance of the Public Information Centre. As well, a reminder email will be sent one day before the Public Information Centre.

We appreciate your interest in the project and are looking forward to meeting you at the Public Information Centre #1. Further, should you wish to provide additional comments and/or suggestions regarding the project, you may send them to inquiries@uemconsulting.com from April 6 to May 4.

Steve Brant, P. Eng.
Project Manager
Urban & Environmental Management Inc.
4701 St. Clair Avenue, Suite 301
Niagara Falls, Ontario
Canada L2E 3S9

From: [redacted]
Sent: March 31, 2022 9:35 AM
To: Inquiries
Subject: Remodelling of Lundys Lane project

I'd like to register for the presentation on April 20. As a resident in the Lundys Lane neighbourhood, I have a keen interest in bettering the Lane. Some ideas/suggestions:

Put in a third lane going North and South at both sides of the intersections at Dorchester and at Montrose. This would allow traffic to move more easily .

Ensure at all traffic light intersections- especially busiest- that the pedestrian walk signal is automatically on when lane signal turns green (advanced green, no walk). Currently it's dangerous that you have to press the button in time to get it to change.

Consider a boulevard all the way on Lundy's Lane with planters and flowers like over the canal.

Widen sidewalks (on one side at least) with planter barriers to road. Scary to walk the Lane with cars so close and fast!

Add Bike lane over the canal and QEW

Restricted access to side streets off LL near busy intersections. I live on Mouland and drivers race down street during busy times (am and pm) to avoid intersection or make speed limit 30 KMs on side streets

Thank you! Look forward to learning more about the project!

Sent from Mail for Windows

Click here to report this email as spam.

Mike Benson

From: Steve Brant
Sent: April 8, 2022 12:06 PM
To: Guthrie, Graeme; Kowalczyk, Michael; Samantha Bray; Lucas Smith; Nick Golia
Subject: Fwd: Future of Lundy's Lane

Hi:

See the correspondance below.

Steve Brant

Get Outlook for Android

From: Kira Dolch <kdolch@niagarafalls.ca>
Sent: Friday, April 8, 2022 11:54:21 AM
To: Steve Brant <SBrant@uemconsulting.com>
Cc: Greg Taras <gtaras@uemconsulting.com>
Subject: Future of Lundy's Lane

Mr.Brant:

I have reviewed your PIC presentation and wanted to advise you in more detail what the future is for Lundy's Lane over the next 1-5 years. Generally, we will be looking to permit height increases from 10-12 storeys along the stretch you are studying. In our upcoming Official Plan work we will identify these lands as an intensification node. We have advised the IESO of our plans as they embark on planning for the future of services, so we wanted to provide you with similar information. The Lundy's Lane corridor will hopefully long-term support LRT.

Currently on Lundy's Lane standalone residential development is permitted but limited in height. We have met with various developers looking to redevelop lands along Lundy's Lane and I hope as part of your work you will consider this area as intensive mixed-use to make sure work is not done that will need to be redone in the short term.

Let me know if you have any questions.

All the best,

Kira Dolch, MCIP,RPP,CNU-A
Director, Planning, Building and Development



niagarafalls.ca

The City of Niagara Falls Confidentiality Notice The information contained in this communication including any attachments may be confidential, is intended only for the use of the recipient(s) named above, and may be legally privileged. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, disclosure or copying of this communication, or any of its contents is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and permanently delete the original and any copy from your computer system. Thank you

Click here to report this email as spam.

Samantha Bray

From: Greg Taras
Sent: April 13, 2022 12:43 PM
To: Samantha Bray
Subject: FW: Comments regarding Lundy's Lane EA, PIC #1, Problem/Opportunity Statement

From: Kowalczyk, Michael <Michael.Kowalczyk@niagararegion.ca>
Sent: April-08-22 10:51 AM
To: Erik Nickel <enickel@niagarafalls.ca>
Cc: Mathew Bilodeau <mbilodeau@niagarafalls.ca>; Nick Golia <ngolia@niagarafalls.ca>; Carla Stout <cstout@niagarafalls.ca>; Kira Dolch <kdolch@niagarafalls.ca>; Guthrie, Graeme <graeme.guthrie@niagararegion.ca>; Steve Brant <SBrant@uemconsulting.com>; Greg Taras <gtaras@uemconsulting.com>
Subject: RE: Comments regarding Lundy's Lane EA, PIC #1, Problem/Opportunity Statement

Good Morning Erik,

We will take all comments and suggestions into consideration, Zach Staples did provide some direction developing the PO statement during his involvement with this EA. For now, the PO statement will remain as is. Once input from all stakeholders is received as a result of PIC #1, the PO statement could possibly evolve before PIC #2 and reflect many changes/suggestions (including your own).

Best Regards,

MICHAEL KOWALCZYK, C.E.T.
Project Manager - Transportation Engineering
NIAGARA REGION, Public Works
1815 Sir Isaac Brock Way, PO Box 1042
Thorold, Ontario, L2V 4T7
905-980-6000 x.3622
www.niagararegion.ca

From: Erik Nickel <enickel@niagarafalls.ca>
Sent: Friday, April 8, 2022 9:26 AM
To: Guthrie, Graeme <graeme.guthrie@niagararegion.ca>; Kowalczyk, Michael <Michael.Kowalczyk@niagararegion.ca>; Steve Brant <SBrant@uemconsulting.com>
Cc: Mathew Bilodeau <mbilodeau@niagarafalls.ca>; Nick Golia <ngolia@niagarafalls.ca>; Carla Stout <cstout@niagarafalls.ca>; Kira Dolch <kdolch@niagarafalls.ca>
Subject: Comments regarding Lundy's Lane EA, PIC #1, Problem/Opportunity Statement

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,

I would like to take this opportunity to send in an early comment in regards to the Problem/Opportunity statement found in the PIC boards relative to Phase 1 of your Municipal Class EA. I believe your problem/opportunity statement lacks two important elements critical to this roadway corridor: 1) Planned higher density/Intensification, and 2) Transit

Therefore, for your consideration, I have suggested the following edits in red below:

> *The study area includes Regional Road 20 (Lundy's Lane) from Regional Road 98 (Montrose Road) to Highland Avenue in the City of Niagara Falls, approximately 1.7 kilometers. It is a four-lane road that is often heavily populated with traffic associated with the tourism industry, as many attractions, restaurants and retail stores are located along Lundy's Lane. Lundy's Lane is an area in transition and will be the focus of higher density growth and intensification in the City in the short term. This area is currently well-served by public transit. Being vital to both ~~the~~ population growth and the Niagara Falls tourism industry, and it is imperative that it remains a safe and effective route now and in the future. The Class EA Study for Lundy's Lane presents an opportunity to explore options to improve the operational conditions of the right-of-way to provide safe and efficient movement of traffic, transit vehicles, and access management, implement a complete streets design, and enhance the overall appearance of the right-of-way with streetscaping.*

Your consideration of these comments is very much appreciated. Thank you,

Erik Nickel, P.Eng. | Director of Municipal Works / City Engineer | Municipal Works | City of Niagara Falls
4310 Queen Street | Niagara Falls, ON L2E 6X5 | (905) 356-7521 ext. 4219 | Fax 289-296-0048 |
enickel@niagarafalls.ca

niagarafalls.ca

The City of Niagara Falls Confidentiality Notice The information contained in this communication including any attachments may be confidential, is intended only for the use of the recipient(s) named above, and may be legally privileged. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, disclosure or copying of this communication, or any of its contents is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and permanently delete the original and any copy from your computer system. Thank you

The Regional Municipality of Niagara Confidentiality Notice The information contained in this communication including any attachments may be confidential, is intended only for the use of the recipient(s) named above, and may be legally privileged. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, disclosure, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and permanently delete the original and any copy of it from your computer system. Thank you.

Click here to report this email as spam.

Mike Benson

From: Kowalczyk, Michael <Michael.Kowalczyk@niagararegion.ca>
Sent: May 9, 2022 10:28 AM
To: [redacted]
Cc: Steve Brant; Greg Taras; Guthrie, Graeme; Inquiries
Subject: RE: Lundy's Lane Reconstruction Project Comments (1)
Attachments: Lundy's Lane Reconstruction.pdf

[redacted]

Thank you for attending our first Public Information Centre (PIC #1) for the Lundy's Lane Reconstruction Environmental Assessment (EA) and providing your comments. All public/stakeholder comments will be taken into consideration as we move through the EA process and may be used to guide the planning alternatives, detailed design, and construction phases of this project. At this time the project is focusing on the stretch between Highland Avenue and Montrose Road.

The next PIC (#2) for this EA is expected to take place mid-late June (a firm date has not been selected) should you wish to attend again. The purpose of PIC #2 is to review possible planning alternatives and gather any addition stakeholder input.

Best Regards,

MICHAEL KOWALCZYK, C.E.T.
Project Manager - Transportation Engineering
NIAGARA REGION, Public Works
1815 Sir Isaac Brock Way, PO Box 1042
Thorold, Ontario, L2V 4T7
905-980-6000 x.3622
www.niagararegion.ca

From: [redacted]
Sent: Monday, May 9, 2022 9:35 AM
To: inquiries@uemconsulting.com; sbrant@uemconsulting.com; Kowalczyk, Michael <Michael.Kowalczyk@niagararegion.ca>
Subject: Lundy's Lane Reconstruction Project Comments

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.

Hey all,

Sorry for the lateness of this email in regards to the due date of May 5th for public comments. I had 75% of my thoughts written down, then life happened, the due date passed, and I decided to finish it anyway.

Hope these aren't wasted words.

Have a great day!

Best,

[redacted]

The Regional Municipality of Niagara Confidentiality Notice The information contained in this communication including any attachments may be confidential, is intended only for the use of the recipient(s) named above, and may be legally privileged. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, disclosure, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and permanently delete the original and any copy of it from your computer system. Thank you.

Click here to report this email as spam.

Lundy's Lane Reconstruction

Hello to all involved,

Today I just wanted to share my comments and concerns regarding the Lundy's Lane Reconstruction project that is scheduled to occur soon. I live a little further down the road when the name changes to Ferry Street. I also own and operate a business at the same address. I recognize the possibility that these changes that occur on this stretch of road might one day be extended down to where I live and would like to provide my input accordingly.

I travel the stretch of road that is being reconstructed multiple times a week in various transportation modes. Here are my criticisms of the current design, and suggestions for the future.

Pedestrian

- I walk a lot. Lundy's Lane is not a pleasant area to do so. Why?
- Crosswalk walking times are very short. When I push the button to walk at some of the intersections along Lundy's Lane, and start walking immediately as the light changes at a fast pace, the countdown clock for pedestrians is often already at 1, 2, 3 seconds remaining by the time I make it to the other side of the road and the light changes. I'm walking just about as quick as I can and don't have enough time. I'm 31 and physically fit. What about the elderly? The handicapped? Children? (While not in the reconstruction area, the worst for this is the intersection of Drummond and Lundy's, pedestrians have no time to cross the road). At most of the intersections along Lundy's Lane, I believe that pedestrians are treated as a bother that impedes vehicle movement.
- Vigilance is constantly necessary to not get hit by a vehicle turning into a driveway. With the high speeds some drivers carry, and high closing rates of vehicular traffic, drivers are constantly looking to get off the road as quickly as possible when they reach their destination to avoid getting hit by other vehicles. This is often at the detriment to cyclists and pedestrians. My toes have been nearly squashed multiple times by the driver who darts off into a driveway entrance with the token "Oops" mouthed and a polite wave to signify their empathy that they almost ran me over. Even though I have the right of way. Traffic calming is needed to attempt to decrease the tension that is experienced on this road by all parties who use this route.
- Traffic noise: Vehicles make more noise as they increase their speed. Many drivers speed along Lundy's Lane. Walking 5 feet from all of this is an incredibly loud experience that simply shouldn't happen on a route that has businesses, residences, hotels, etc. I believe traffic calming is needed to decrease vehicular noise.
- Narrow sidewalks: The vehicles receive 4 if not 5 lanes of roadway at every point along the reconstruction area (about 40-55 feet). Pedestrians get 4-6 feet on each side. 4 feet. 8-12 feet for people, up to 55 feet for cars. More space for the people is needed.

Cyclist

- I don't have to spend much time on this section because essentially: If you don't want the possibility of an increased chance of an early grave, avoid cycling on Lundy's Lane.
- No infrastructure for cyclists + no road shoulder to straddle + up to 5 lanes of stroad vehicular traffic = a very hostile place to be on a bicycle.
- I cycle a lot. The only time I enter Lundy's Lane in this stretch of road is to cross either bridge over the water or highway.
- I consider cycling infrastructure an absolute necessity in the redesign plans. As more and more people live in Niagara Falls that don't want or can't afford a vehicle, we need other safe options for travel.
- These lanes should not just be a line on the road. These are shown to be ineffective for protecting cyclists. I'd like to see protected bicycle lanes to give all users of Lundy's Lane the highest probability of reaching their destination unharmed.

Driver

- With all the negatives I've listed for traveling as a pedestrian and cyclist on Lundy's Lane, surely it's at least optimized for vehicles, right? At the expense of Pedestrians and Cyclists having an enjoyable experience, the roadway is at least efficient and easy to get around using a motor vehicle, right?
- Wrong.
- The tension that you can feel in your neck when traversing a road that is designed like Lundy's Lane while driving a vehicle is real.
- The things you have to pay attention to are essentially endless. An unorganized chaos. There are too many users of the road wanting it to do too many things.
    a. Cars turning right in front of you off of the road and into a driveway while another driver is tailgating you.
    b. Cars turning left in front of you off of the road and into a driveway while another driver is tailgating you.
    c. The transit bus stopping.
    d. Turning left into a driveway while staring down the driver in your rearview who's going 80 km/h in the right lane as you panic to find a gap in the two lanes of opposing traffic to make a safe turn all the while scanning for pedestrians and cyclists to not kill.
    e. Moving over to pass a cyclist when there are two lanes of bumper to bumper traffic. Good luck.
    f. Being aware of the driver slicing through traffic to get from point a to point b because they lacked the forethought to use HWY 420 instead.
    g. And on and on….
- That list is not complete and frankly also not that well thought out because I'm feeling the fatigue of writing out almost 1,000 words while talking about a road.
- Essentially, I think the road needs to be simplified for the vehicle. And this circles back to traffic calming. I don't believe you should be able to pass people on Lundy's Lane. This is a source of a lot of tension. At the maximum, two lanes in each direction with a unified turn lane in the middle. The lanes should be narrowed to reduce speed.

- There are too many conflict points on Lundy's Lane to prioritize the movement of vehicles. We should prioritize the use of the road as a means to our destination, design it accordingly, slow it down, and live with the results.

Transit

- Last but not least, the ability for public transit to efficiently move through the area is another important factor. I don't need to mention that fuel prices are at their highest point ever. More and more residents can't afford the financial burdens that come with vehicle ownership. Climate change and pollution is a thing, our personal vehicles are front and centre in that issue. The numbers just aren't adding up here and the ability to support a more efficient, more encompassing, actually reliable public transit system wouldn't be a wasted idea. The future is coming fast, and I believe it will be one that's filled with the need more frequent public transportation use.

Thanks for coming to my Ted Talk, my name is…..just kidding. If you've made it this far, thanks for reading my semi-ramblings. There are many more points I could have spoken on, but I hope the ones that I did share give everyone a better viewpoint for where my thoughts are coming from. I look forward to Lundy's Lane being a more peaceful, safer, and easier place to interact with the world.

Best,



APPENDIX J.5

PUBLIC INFORMATION CENTRE #2
NOTICE AND PRESENTATION SLIDES

If technical reports are required in an alternative format for accessibility needs, please contact:

Maged Elmadhoon, M.Eng., P.Eng.

Manager, Transportation Planning

1815 Sir Isaac Brock Way, PO Box 1042

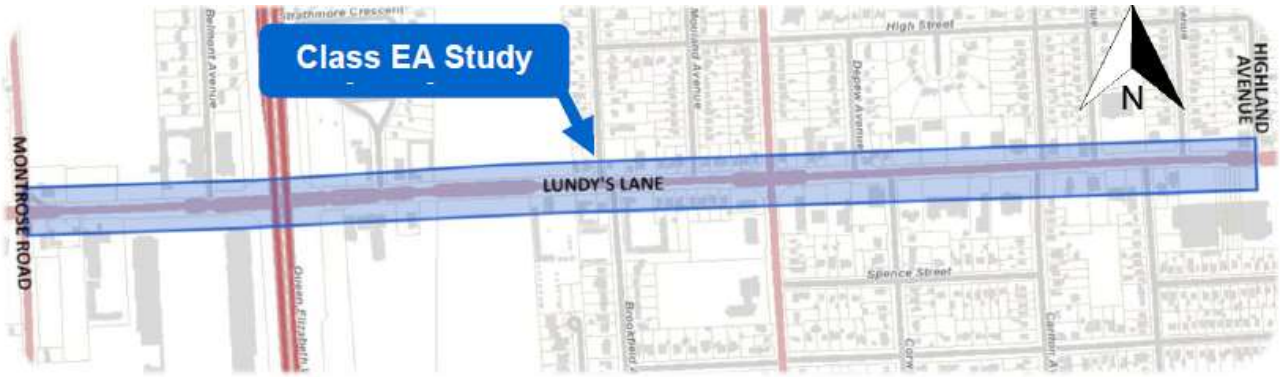
Thorold, Ontario, L2V 4T7

Telephone: (905) 980-6000 ext. 3583

Email: Maged.Elmadhoon@niagararegion.ca

Notice of Online Public Information Centre #2 Municipal Class Environmental Assessment for Lundy's Lane (Regional Road 20) from Highland Avenue to Montrose Road (Regional Road 98) in the City of Niagara Falls

Niagara Region is undertaking an Environmental Assessment (EA) Study for improvements to Lundy's Lane (Regional Road 20) from Highland Avenue to Montrose Road (Regional Road 98) in the City of Niagara Falls. It is a four-lane road that is an important corridor for moving vehicles, people, and goods across the city, and is often heavily populated with traffic associated with the tourism industry, as many attractions, restaurants and retail stores are located along Lundy's Lane. It is imperative that Lundy's Lane remains a safe and effective transportation route now and in the future.



This study will build on the recommendations of the Niagara Region's Transportation Master Plan (TMP), which included the following:

- Considerations for Active Transportation and Complete Streets
- Intersection improvements
- Safety and operational improvements
- Capacity improvements

The study will aim to identify improvements to the roadway to meet the future needs of the surrounding community for all road users. The study will address active transportation, complete streets approach, streetscaping, and compatibly with the various land uses within the study area.

The study is being carried out as a Schedule 'C' project in accordance with the requirements of the Municipal Class EA process, which is an approved process under the Ontario Environmental Assessment Act. This study will address the requirements of Phases 1 to 4 of the Municipal Class EA process. Once the study is complete, an Environmental Study Report will be prepared and available for public review and comment. A Notice of Completion will be issued at that stage.

Consultation with the public, Indigenous Nations, regulatory agencies and stakeholders is a key element of the Class EA process. Three (3) Public Information Centers will be conducted throughout this study to solicit public input. At this time, the Niagara Region is planning to host Public Information Centre (PIC) #2. The purpose of the second PIC is to share information on the current status of the project, present the planning alternatives that have been identified for the study area, and obtain input from the public and stakeholders with respect to the results of the evaluation of the planning alternatives. PIC #2 will be held in an online format. You can participate in this PIC by attending an online presentation and/or by viewing information materials on the project webpage.

Information materials related to the Online Public Information Centre #2 will be available at **niagararegion.ca/projects/lundys-lane/default.aspx** starting **June 8, 2022,** and comments will be received until **July 6, 2022.**

The Study Team will deliver an online presentation on **June 22, 2022,** starting at **6:00 p.m**. Following the presentation, the Public Information Centre will continue until **7:30 p.m**. Comments received from the virtual consultation platform will be addressed. There will also be an opportunity at the end of the presentation to ask any questions or submit further comments. Please email **inquiries@uemconsulting.com** to register for and receive an invitation to the online presentation.

If you would like to receive future notices via email, or if you have any questions or comments, please contact one of the Study Team Members identified below:

Michael Kowalczyk, C.E.T.
Project Manager,
Transportation Engineering
Niagara Region
905-980-6000 ext. 3662
Michael.Kowalczyk@niagararegion.ca

Steve Brant, P. Eng.
Consultant Project Manager
Urban & Environmental Management Inc.
905-371-9765
SBrant@uemconsulting.com

Personal information collected or submitted in writing at public meetings will be collected, used and disclosed by members of Regional Council and Regional staff in accordance with the **Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)**. The written submissions including names, contact information and reports of the public meeting will be made available. Questions should be referred to the Privacy Office at 905-980- 6000 ext. 3779 or **FOI@niagararegion.ca**.

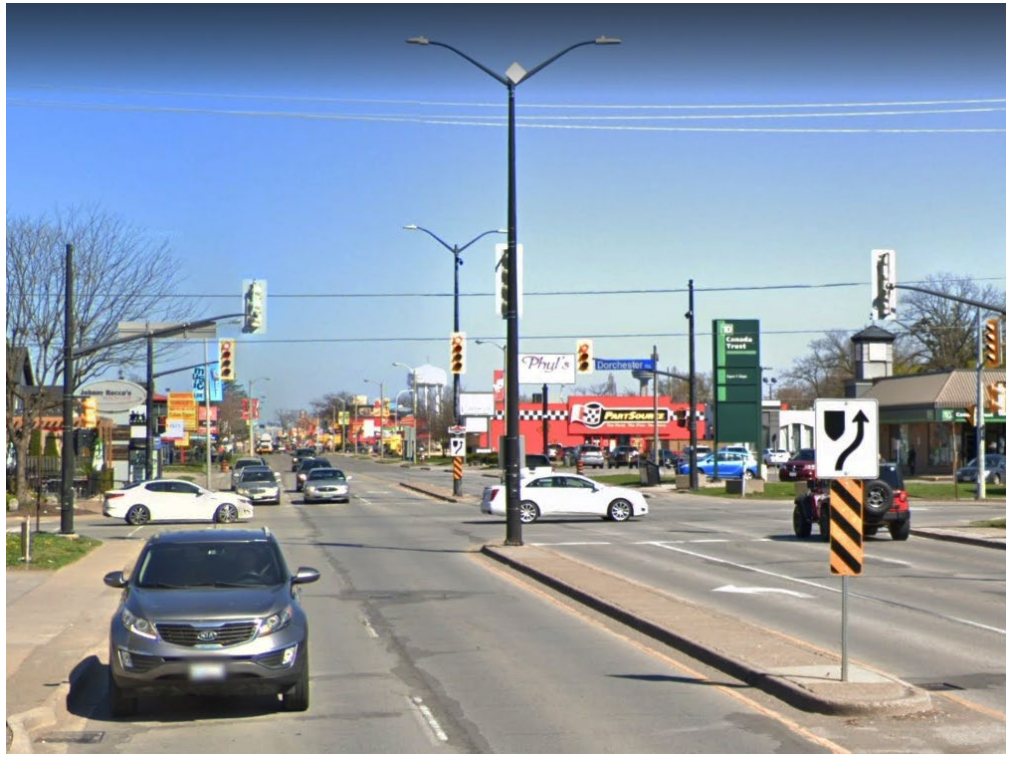
If you require any accommodations for a disability in order to attend and participate in meetings or events, please let us know in advance so that arrangements can be made in a timely manner. Please contact the **Accessibility Advisory Coordinator** at 905- 980-6000 ext. 3252 or **accessibility@niagararegion.ca**.

This notice was first issued on Thursday, May 26, 2022.



Public Information Centre #2

Municipal Class Environmental Assessment Study for Lundy's Lane in the City of Niagara Falls



June 22, 2022

- Live presentation begins at 6 PM
- PIC continues to 7:30 PM

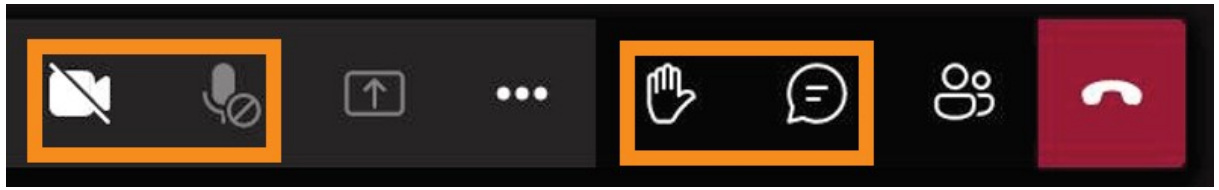
MOVING ROADS FORWARD

CONNECTING MORE PEOPLE TO MORE POSSIBILITIES

Niagara Region

Housekeeping Items

- When joining the online meeting, we request you to please turn off your camera and mute the microphone
- There will be an opportunity at the end of the presentation to ask questions or submit comments
- Please use the chat function to type in your questions/comments or click on “Raise hand”



- In case you would like to submit your feedback later, the presentation materials and an online comment form are available on the project webpage (https://niagararegion.ca/projects/lundys-lane/default.aspx).

Introductions

Niagara Region	Urban & Environmental Management Inc.
Graeme Guthrie, C.E.T. Manager, Capital Projects	Greg Taras, RPP Senior Planner
Michael Kowalczyk, C.E.T. Project Manager, Transportation Engineering	Steve Brant, P. Eng. Consultant Project Manager

Purpose of PIC #2

- Share information on the status of the project
- Present and receive input on the identification, evaluation, and selection of Alternative Planning Solutions
- Provide an opportunity for the public to review project information, provide comments, and ask questions
- Outline next steps in the Class EA Study

Study Area Map



Figure 1: Study Area Map

= Study Area Limits

Overview of Municipal Class EA Process & Timeline

PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5
▪ Notice of study commencement ▪ Problem or opportunity statement ▪ Public Information Centre #1	▪ Inventory natural, social and economic existing conditions ▪ Identify and evaluate alternative planning solutions ▪ Identify preferred planning solution ▪ Public Information Centre #2	▪ Inventory natural, social and economic existing conditions ▪ Identify and evaluate alternative design concepts for preferred solution ▪ Identify preferred design concept ▪ Public Information Centre #3	▪ Document Study process and findings in Environmental Study Report (ESR) ▪ Issue Notice of Study Completion ▪ Place ESR on public record for a minimum of 30-day review period	▪ Proceed to the detailed design and construction of the project ▪ Monitor environmental provisions and commitments
Fall 2021/Winter 2022	Spring 2022	Summer/Fall 2022	Fall 2022	TBD

WE ARE HERE

MOVING ROADS FORWARD

CONNECTING MORE PEOPLE TO MORE POSSIBILITIES

Niagara Region

Summary of PIC #1

At PIC #1, the Project Team introduced the study and:

- Presented the Problem/Opportunity Statement
- Presented preliminary results from studies
- Addressed comments/questions
- Received feedback on the P/O statement
- Received 1 written comment from the public prior to the PIC, and 1 written comment following
- Received comments from City of Niagara Falls staff
- No other relevant agency input to date
- Received input and written comments from Lundy's Lane BIA from a meeting with them prior to PIC #1

Progress on Technical Investigations

Technical Investigations Completed:

- Topographic survey of Study Area
- Geotechnical Investigation
- Traffic Impact Study
- Cultural/Heritage Assessment
- Archaeological Assessment

Technical Investigations to be finalized following confirmation of Preferred Design:

- Environmental Impact Assessment
- Noise Impact Assessment

Information from Traffic Impact Study

Findings

- Localized congestion at study area intersections during weekday peak periods (Montrose Road and Dorchester Road)
- Current peak volume traffic slightly exceeds existing arterial lane capacity
- 2041 volumes will modestly exceed existing lane capacity
- Localized measures will be required at intersections to address capacity deficiencies (Montrose Road and Dorchester Road)
- Separation of left-turning traffic is highly desirable
- Areas of high collision rates are candidates for driveway access management
- Centre left-turn lane may reduce collisions, improve traffic flow

Next Steps

- Consider TIS results during design alternatives development and evaluation

Information from Archaeological Study

Findings

- 95% of study area disturbed
- 5% is remaining boulevard and areas around Lundy's Lane Cemetery
- Moderate to high potential for archaeological resources
- 18 registered archaeological sites within 1km

Next Steps

- Consider archaeological resources in finalizing preferred planning alternative
- Further assessment during design alternatives development and evaluation

Information from Cultural/Built Heritage Study

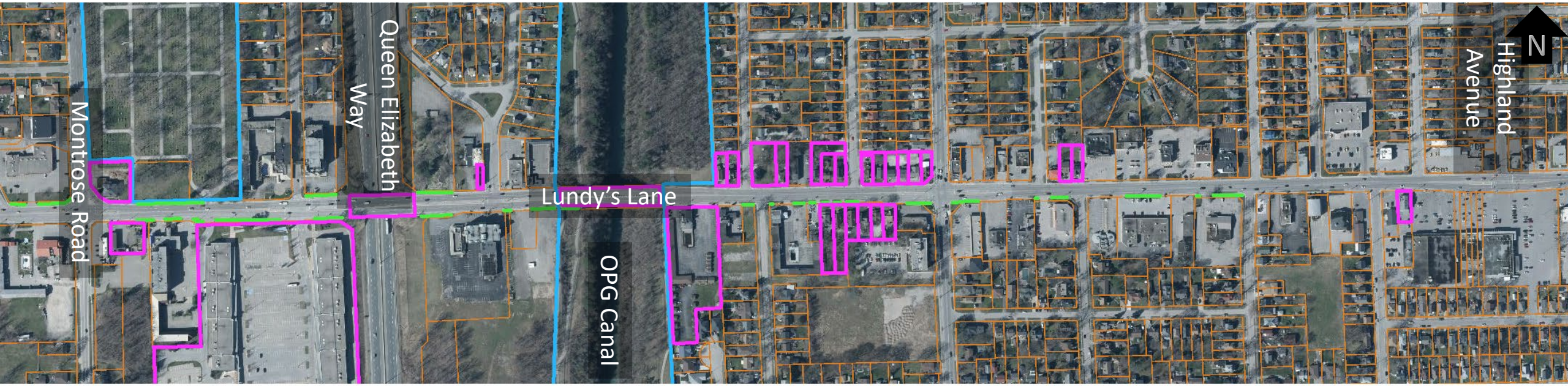
Findings

- 2 cultural heritage landscapes
  - Lundy's Lane Cemetery
  - OPG Hydro Canal
- 4 historical and commemorative plaques
  - Pioneers & Red Meeting House
  - Charles Green
  - William Lundy Homestead
  - Lundy's Lane South Bridge Over Hydro Canal
- 29 built heritage resources

Next Steps

- Consider cultural and built heritage resources in finalizing preferred planning alternative
- Further assessment during design alternatives development and evaluation

Map of Cultural/Built Heritage Locations and Archaeological Resources



Information from Geotechnical Investigation

Findings

- Findings consistent with a typical roadway of this type
- Environmental sampling findings were typical of roads with salting related winter maintenance
- One borehole with VOC parameter exceedance. Further testing indicated non-hazardous material

Next Steps

- Finalize Geotechnical Report
- Consider during design alternatives development and evaluation

Alternative Planning Solutions

Alternative planning solutions are ways to address the Problem/Opportunity Statement and include a “Do Nothing” scenario. The following Alternative Planning Solutions were developed to address this EA study:

No.	Alternative Planning Solution	Description
1	Do Nothing	The existing transportation system is not changed. However, ongoing maintenance of the existing infrastructure would continue. This alternative will form a baseline for comparison to the other planning alternatives.
2	Encourage Use of Alternative Routes	Encourage travelers to utilize other routes in the City to reduce demand on Lundy’s Lane. This may require improvements and additional maintenance to other corridors (e.g., capacity improvements, active transportation, etc.) to accommodate additional traffic.
3	Roadway/Intersection Improvements	Modify roadway/lane configuration (e.g., add lanes, remove lanes, add central turning lane, etc.) and intersections (e.g., traffic signal and timing, adding through and turn lanes, Right-of-Way access management) to improve operations, roadway safety, and/or capacity.
4	Implement Active Transportation	Improve facilities for other modes of travel such as walking, cycling, and transit. This includes the reconstruction/rehabilitation of the existing lane configuration to accommodate active transportation infrastructure.
5	Roadway/Intersection Improvements and Implement Active Transportation	Modify roadway/lane configuration and intersections to improve operations, roadway safety, and/or capacity, as well as improve facilities for other modes of travel such as walking, cycling, and transit in consideration of the Complete Streets approach.
6	Limit Development	Restrict development of surrounding lands now and in the future.

Evaluation Criteria

Evaluation criteria have been developed and are shown below. The Alternative Planning Solutions will be evaluated against these criteria.

Transportation	Cultural/Built Heritage	Socio-Economic	Costs
▪ Vehicular Traffic Demand ▪ Safety ▪ Active Transportation ▪ Transit ▪ Complete Streets	▪ Archaeological ▪ Cultural Heritage	▪ Local and Regional Planning Documents ▪ Supports Local Growth and Development ▪ Access To and From Properties ▪ Private Property Requirements	▪ Capital Costs ▪ Maintenance Costs

Complete Streets and Active Transportation

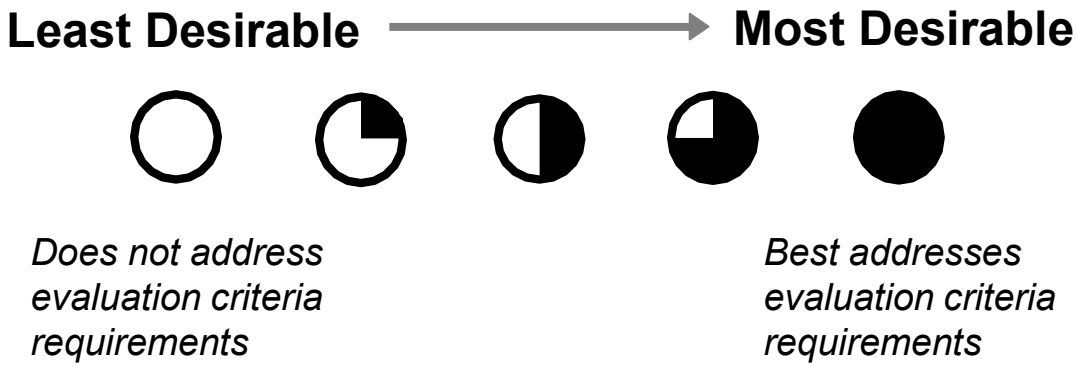
As part of this Environmental Assessment, Complete Streets and Active Transportation were considered as criteria under the Transportation Environment for the study area. These criteria are defined as follows:

- Complete Streets: A street that accommodates multiple modes of transportation, people of all ages and abilities and supports adjacent land uses

- Active Transportation: A form of transportation in which a person's own power is used to travel. This includes walking, running, cycling, etc.

Evaluation Process

An evaluation process was developed to evaluate the planning alternatives against the identified criteria. This evaluation process is qualitative and uses professional judgement in consideration of available information to determine how well each planning alternative satisfies the criteria for each component of the environment. An open circle demonstrates that the planning alternative does not address the requirements of a given criteria, while a solid circle shows that the planning alternative fully addresses the criteria requirements. There are three additional options, a quarter, half, and three-quarter circle, which are used to consider a range of instances where a planning alternative meets some of the requirements of a criteria but does not fully address them.



Evaluation Table: Transportation

Criteria	1. Do Nothing	2. Encourage Use of Alternative Routes	3. Roadway/Intersection Improvements	4. Implement Active Transportation	5. Roadway/Intersection Improvements and Implement Active Transportation	6. Limit Development
Vehicular Traffic Demand	Does not address traffic demand and growth	Addresses some traffic demand in the study area, but could impact alternate routes	Addresses traffic demand along the road and at intersections	Provides better opportunities for other modes of travel	Addresses traffic demand along the road and at intersections and provides better opportunities for other modes of travel	Reduces future traffic demand in study area but current planned growth will still be greater than existing road capacity
Safety	No improvements to vehicular, cyclist and pedestrian safety in the study area	No improvements to vehicular, cyclist and pedestrian safety in the study area	Improves vehicular safety in the study area	Improves cyclist and pedestrian safety in the study area	Improves vehicular, cyclist and pedestrian safety in the study area	No improvements to vehicular, cyclist and pedestrian safety in the study area
Active Transportation	Does not improve active transportation use in the study area	Does not improve active transportation use in the study area	Improves active transportation	Improves and supports active transportation	Improves and supports active transportation	Does not improve active transportation use in the study area
Transit	Does not improve transit functioning and ease of transit use in the study area	Does not improve transit functioning and ease of transit use in the study area	Supports increased transit use and operations by improving traffic flow and adding lanes for use	Supports increased transit use and operations by improving traffic flow and adding lanes for use	Supports increased transit use and operations by improving traffic flow and adding lanes for use	Does not improve transit functioning and ease of transit use in the study area
Complete Streets	Does not address Complete Streets approach	Does not address Complete Streets approach	Contributes to addressing Complete Streets approach for the study area	Contributes to addressing Complete Streets approach for the study area	Addresses Complete Streets approach for the study area	Does not address Complete Streets approach
Summary	Does not address the transportation needs of the study area	Minimally addresses transportation needs of the study area, but could result in impacts to alternative routes	Addresses several transportation needs such as traffic demand, safety and access in the study area	Addresses active transportation needs in the study area	Addresses several transportation needs such as traffic demand, safety, access and active transportation in support of a Complete Streets approach in the study area	Does not address the transportation needs of the study area

Evaluation Table: Cultural/Built Heritage Environment

Criteria	1. Do Nothing	2. Encourage Use of Alternative Routes	3. Roadway/Intersection Improvements	4. Implement Active Transportation	5. Roadway/Intersection Improvements and Implement Active Transportation	6. Limit Development
Archaeology	No impacts to archaeological resources	No impacts to archaeological resources in the study area. However, there may be impacts to alternative routes if improvements required and studies done	Potential for some impacts to adjacent archaeological resources in undisturbed areas, which represent only 5% of the study area. Additional studies may be required to determine if archaeological resources will be impacted and to identify avoidance/mitigative measures	Potential for some impacts to adjacent archaeological resources in undisturbed areas, which represent only 5% of the study area. Additional studies may be required to determine if archaeological resources will be impacted and to identify avoidance/mitigative measures	Potential for some impacts to adjacent archaeological resources in undisturbed areas, which represent only 5% of the study area. Additional studies may be required to determine if archaeological resources will be impacted and to identify avoidance/mitigative measures	No impacts to archaeological resources
Cultural Heritage	No impacts to cultural heritage resources	No impacts to cultural heritage in the study area. However, there may be impacts to alternative routes if improvements required and studies done	Potential for some impacts to adjacent cultural heritage resources if improvements/changes impact cultural heritage resources. Additional studies may be required to determine if cultural heritage resources will be impacted and to identify avoidance/mitigative measures	Potential for some impacts to adjacent cultural heritage resources if improvements/changes impact cultural heritage resources. Additional studies may be required to determine if cultural heritage resources will be impacted and to identify avoidance/mitigative measures	Potential for some impacts to adjacent cultural heritage resources if improvements/changes impact cultural heritage resources. Additional studies may be required to determine if cultural heritage resources will be impacted and to identify avoidance/mitigative measures	No impacts to cultural heritage resources
Summary	No impacts to the cultural heritage and archaeological environment as no work is being undertaken	No impacts to the cultural heritage and archaeological environment in the study area as no work is being undertaken. However, there may be impacts to alternative routes if improvements required and studies done	Potential for some impacts to the adjacent cultural heritage and archaeological environment. Impacts to be mitigated or avoided where possible	Potential for some impacts to the adjacent cultural heritage and archaeological environment. Impacts to be mitigated or avoided where possible	Potential for some impacts to the adjacent cultural heritage and archaeological environment. Impacts to be mitigated or avoided where possible	No impacts to the cultural heritage and archaeological environment as no work is being undertaken

Evaluation Table: Socio-Economic Environment

Criteria	1. Do Nothing	2. Encourage Use of Alternative Routes	3. Roadway/Intersection Improvements	4. Implement Active Transportation	5. Roadway/Intersection Improvements and Implement Active Transportation	5. Limit Development
	Is not supported by the Transportation Master Plan (TMP)	Addresses some traffic demand and growth in the City but not within the study area	Supported by the TMP/OP by addressing vehicular safety, operations, road widening and growth	Supported by the TMP/OP by addressing pedestrian safety and active transportation	Supported by the TMP/OP by addressing vehicular safety, operations, road widening, growth, pedestrian safety and active transportation	Is not supported by the Official Plan (OP)
	Does not support local growth and development	Does not support local growth and development	Supports local growth and development by providing improved vehicular infrastructure	Supports local growth and development by providing improved cyclist and pedestrian infrastructure	Supports local growth and development by providing improved vehicular, cyclist and pedestrian infrastructure	Does not support local growth and development
	Does not impact existing access to and from properties but does not offer any access improvements	Does not impact existing access to and from properties but does not offer any access improvements	Opportunities to improve and revise access to and from properties as needed	Potential for additional conflict with adjacent properties	Opportunities to improve and revise access to and from properties as needed, however also some potential for additional conflict with adjacent properties	Does not impact existing access to and from properties but does not offer any access improvements
	No private property impacts as there is no work being undertaken	No private property impacts within the study area as there is no work being undertaken, but may be potential impacts on adjacent routes	Potential for property impacts if additional private property adjacent to areas of improvement is needed	Potential for property impacts if additional private property adjacent to areas of improvement is needed	Potential for property impacts if additional private property adjacent to areas of improvement is needed	No private property impacts as there is no work being undertaken
	Does not support the planning vision in the study area	Minimal improvements to study area but does not support the planning vision and growth in the study area	Supports the planning vision for this area, though there may be some private property impacts	Supports the planning vision for this area, though there may be some private property and access impacts	Supports the planning vision for this area, though there may be some private property and access impacts	Does not support the planning vision in the study area

Evaluation Table: Costs

Criteria	1. Do Nothing	2. Encourage Use of Alternative Routes	3. Roadway/Intersection Improvements	4. Implement Active Transportation	5. Roadway/Intersection Improvements and Implement Active Transportation	5. Limit Development
Capital Costs	No additional capital costs	No capital costs related to this study area. May be capital costs for alternative routes if improvements required	Significant capital costs	Significant capital costs	Significant capital costs	No additional capital cost.
Maintenance Costs	Increased maintenance costs due to continued roadway deterioration	Increased maintenance costs in study area due to continued roadway deterioration. Some increase in maintenance costs on alternative routes due to increased traffic	Reduced maintenance costs due to improved condition of roadway	Some increase in maintenance costs to maintain improvements	Improved condition of roadway will reduce maintenance costs, however adding additional infrastructure will then increase maintenance costs	Increased maintenance costs due to continued roadway deterioration
Summary	No additional capital costs, however increased maintenance costs	No additional capital costs in study area however, there may be some capital costs for alternative routes. Also, increase in maintenance costs in study area and potential for some increased maintenance costs on alternative routes	Significant capital costs, though improved roadway results in reduced maintenance costs	Significant capital costs and some additional maintenance costs	Significant capital costs with some reduction in maintenance costs, but offset by increased maintenance costs for new infrastructure	No additional capital costs, however increased maintenance costs

Evaluation Table: Summary of Evaluation Planning Alternatives

Criteria	1. Do Nothing	2. Encourage Use of Alternative Routes	3. Roadway/Intersection Improvements	4. Implement Active Transportation	5. Roadway/Intersection Improvements and Implement Active Transportation	5. Limit Development
Transportation	Does not address the transportation needs of the study area	Minimally addresses transportation needs of the study area, but could result in impacts to alternative routes	Addresses several transportation needs such as traffic demand, safety and access in the study area	Addresses active transportation needs in the study area	Addresses several transportation needs such as traffic demand, safety, access and active transportation in support of a Complete Streets approach in the study area	Does not address the transportation needs of the study area
Cultural Heritage and Archaeology	No impacts to the cultural heritage and archaeological environment as no work is being undertaken	No impacts to the cultural heritage and archaeological environment in the study area as no work is being undertaken. However, there may be impacts to alternative routes if improvements required and studies done	Potential for some impacts to the adjacent cultural heritage and archaeological environment. Impacts to be mitigated or avoided where possible	Potential for some impacts to the adjacent cultural heritage and archaeological environment. Impacts to be mitigated or avoided where possible	Potential for some impacts to the adjacent cultural heritage and archaeological environment. Impacts to be mitigated or avoided where possible	No impacts to the cultural heritage and archaeological environment as no work is being undertaken
Socio-Economic	Does not support the planning vision in the study area	Minimal improvements to study area but does not support the planning vision and growth in the study area	Supports the planning vision for this area, though there may be some private property impacts	Supports the planning vision for this area, though there may be some private property and access impacts	Supports the planning vision for this area, though there may be some private property and access impacts	Does not support the planning vision in the study area
Costs	No additional capital costs, however increased maintenance costs	No additional capital costs in study area however, there may be some capital costs for alternative routes. Also, increase in maintenance costs in study area and potential for some increased maintenance costs on alternative routes	Significant capital costs, though improved roadway results in reduced maintenance costs	Significant capital costs and some additional maintenance costs	Significant capital costs with some reduction in maintenance costs, but offset by increased maintenance costs for new infrastructure	No additional capital costs, however increased maintenance costs

Evaluation Table: Summary of Evaluation Planning Alternatives

Criteria	1. Do Nothing	2. Encourage Use of Alternative Routes	3. Roadway/Intersection Improvements	4. Implement Active Transportation	5. Roadway/Intersection Improvements and Implement Active Transportation	5. Limit Development
Summary	Although the "Do Nothing" alternative avoids impacting the existing study area environments because no changes are made, the transportation issues of the study area, including implementation of the Complete Streets approach, are not addressed. This also negatively impacts the planning vision of the study area for the future	Encouraging the use of alternative routes only has minimal anticipated benefits in the short-term for the study area. Although using alternative routes avoids impacting the existing study area environments because no changes are made, the current and future transportation issues of the study area, including implementation of the Complete Streets approach, are not addressed. This also negatively impacts the planning vision in the study area for the future	Improving vehicular infrastructure addresses the major current issues in the study area. Potential environmental impacts may require more study to mitigate impacts. There will be costs to implement the improvements	Improving pedestrian and cycling infrastructure addresses the major current issues in the study area. Potential environmental impacts may require more study to mitigate impacts. There will be costs to implement the improvements	Improving vehicular, pedestrian and cycling infrastructure addresses the major current issues in the study area in consideration of a Complete Streets approach. Potential environmental impacts may require more study to mitigate impacts. There will be costs to implement the improvements	Although limiting development in the study area avoids impacting the existing study area environments because no changes are made, the current transportation issues of the study area, including implementation of the Complete Streets approach, are not addressed. Further, limiting development is not practical as it does not support the long-term planning vision for the study area

Preferred Planning Solution

Based on the results of the evaluation of the planning alternatives, the preferred planning solution is “Roadway/Intersection Improvements and Implement Active Transportation.” This would address the major transportation issues identified for the existing study area through roadway improvements, as well as implement new infrastructure for active transportation and achieve the Complete Streets approach.

Public and Stakeholder Input Received Through PIC #1

Input Received	Considered During Evaluation of Planning Alternatives	Consider During Evaluation of Design Alternatives	Not Applicable
Lundy's Lane is a transitioning area and intensification corridor that will be subject to growth and development in the near future	✓	✓	
Lundy's Lane is a mixed-use area consisting of primarily commercial and residential land uses	✓	✓	
Traffic needs to be calmed both on Lundy's Lane and on connecting side streets		✓	
Improve pedestrian facilities along the road and at intersections	✓	✓	
Improve public transit facilities	✓	✓	
Implement cycling facilities	✓	✓	
Add landscaping to centre medians and boulevards		✓	
Improve street lighting		✓	

Your Input

On the comment sheet or during the PIC, please provide your input on the following:

Planning Alternatives:

- Identification and evaluation of planning alternatives
- Preferred Planning Alternative

Any other Relevant Information/Input

- Email inquiries@uemconsulting.com

Next Steps



Following PIC #2, the Study Team will complete the following:

- Review and consider all comments received
- Finalize the Preferred Planning Alternative
- Develop and evaluate Alternative Design Concepts
- Continue meeting with interested stakeholders/agencies
- Prepare material for the Public Information Centre #3, where alternative design concepts will be presented

Getting Involved In This Study

How you can get involved:

- Review presentation slides on the virtual consultation platform/project web page
- Submit any questions, comments or suggestions for consideration using the online comment form on the project webpage or by emailing inquiries@uemconsulting.com
- Request to be added to the Study Contact List to receive Study notices for future points of consultation
- Visit project website for updates: https://niagararegion.ca/projects/lundys-lane/
- Attend future Public Information Centres



Questions?

Your feedback will be important to us. Your comments will be reviewed by the Study Team and considered in finalizing the Preferred Planning Alternative and in the preparation of the Design Alternatives. To submit questions/comments/suggestions, please use the online comment form available on the project webpage (https://niagararegion.ca/projects/lundys-lane/) or contact one of the following Study Team Members:

Michael Kowalczyk, C.E.T.
Project Manager, Transportation
Engineering Niagara Region
1815 Sir Isaac Brock Way,
Thorold, ON L2V 4Y6
Phone: 905-980-6000 (E. 3622)
Email: Michael.Kowalczyk@niagararegion.ca

Steve Brant, P. Eng.
Consultant Project Manager
Urban & Environmental Management Inc.
4701 St. Clair Avenue, Suite 301,
Niagara Falls, ON L2E 3S9
Phone: 905-371-9765
Email: SBrant@uemconsulting.com

APPENDIX J.6

PUBLIC INFORMATION CENTRE #2
PUBLIC FEEDBACK AND ATTENDANCE LIST

If technical reports are required in an alternative format for accessibility needs, please contact:

Maged Elmadhoon, M.Eng., P.Eng.

Manager, Transportation Planning

1815 Sir Isaac Brock Way, PO Box 1042

Thorold, Ontario, L2V 4T7

Telephone: (905) 980-6000 ext. 3583

Email: Maged.Elmadhoon@niagararegion.ca

Regional Road 20 (Lundy's Lane) Schedule C Municipal Class Environmental Assessment Online Public Information Centre #2 – Summary

Introduction

On June 22, 2022, at 6:00 PM, the second Public Information Centre (PIC) was held for the Schedule C Municipal Class Environmental Assessment for Regional Road 20 (Lundy's Lane) from Montrose Road to Highland Avenue.

The PIC was held online and hosted through Microsoft Teams in a webinar format. A total of 12 people were in attendance for the PIC, consisting of Urban & Environmental Management Inc. staff (Steve Brant, Greg Taras, and Samantha Beam), Niagara Region staff (Michael Kowalczyk, Graeme Guthrie, Frank Tassone, Jackie Gervais, and Hamed Esmaeeli), City of Niagara Falls staff (John Grubich and Wendy Eitzen), a Lundy's Lane Business Improvement Association (BIA) member and one member of the public.

The PIC began with a brief presentation that summarized the status of the study, provided information on the status of supporting studies and input received to date. The presentation then introduced the Alternative Planning Solutions and outlined the process used to evaluate the Alternative Planning Solutions and identify a Preferred Alternative Planning Solution. Following the presentation, a Question & Answer (Q&A) session was held, during which time attendees were welcomed to provide comments and ask questions. The comments and questions received are summarized below.

Summary of Comments Received

The Lundy's Lane BIA member indicated that they would be reviewing the Public Information Centre presentation and will prepare and submit formal written comments.

Project Team Response: Thank you, we look forward to receiving the BIA's formal comments.

Summary of Questions Received

Question: Will this Environmental Assessment for Lundy's Lane lead to the development of a new Secondary Plan for the area and would any properties considered for future development applications have an archeological or heritage/cultural designation assigned due to the completion of archaeological/heritage assessments from the Class EA Study?

Project Team Response: The Class Environment Assessment for Lundy's Lane is being undertaken to identify the improvements required within the study area and will not result in a Secondary Plan that requires specific studies to be done for every new development. Study requirements for a proposed development will be determined on an individual basis by the City of Niagara Falls and are not related to this Class EA process.

Question: What characteristics of a building result in it being identified as a built heritage resource in this Class EA Study?

Project Team Response: The Ontario Heritage Act includes criteria to define if a property/building has heritage value. This is based on three main criteria: design or physical value, historical value or contextual value related to the overall area.

Mike Benson

From: [redacted]
Sent: June 21, 2022 6:52 PM
To: Kowalczyk, Michael
Cc: Inquiries; Greg Taras
Subject: Re: Online Form - Enquiry from Region website (1)

That sounds great! I will call you at 9am.

Thanks

[redacted]

On Jun 21, 2022, at 5:21 PM, Kowalczyk, Michael <Michael.Kowalczyk@niagararegion.ca> wrote:

I am available tomorrow from 9am to 10am and in the afternoon from 2pm to 2:30pm. Or we can schedule another time if neither of those work for you. This being said, I think it would be much better for you to submit any questions via email for tracking purposes.

Regards,

MK

Get Outlook for iOS

From: [redacted]
Sent: Tuesday, June 21, 2022 4:42:15 PM
To: 'Kowalczyk, Michael' <Michael.Kowalczyk@niagararegion.ca>
Cc: inquiries@uemconsulting.com <inquiries@uemconsulting.com>; 'Greg Taras' <gtaras@uemconsulting.com>
Subject: RE: Online Form - Enquiry from Region website (1)

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.

Thanks Michael. I do have some questions, if you have some time. Please let me know when you are available to discuss./

Thanks!

[redacted]

From: Kowalczyk, Michael <Michael.Kowalczyk@niagararegion.ca>
Sent: June 21, 2022 4:27 PM
To: [redacted]
Cc: inquiries@uemconsulting.com; Greg Taras <gtaras@uemconsulting.com>
Subject: RE: Online Form - Enquiry from Region website (1)

[redacted]

Please find below a link to the project webpage, along the right hand side of the webpage there are several hyperlinks to different materials for the project.

For your convenience I have attached a copy of the PIC #2 notice and PIC #2 presentation boards (which will be used during the presentation Wednesday night). Comments can be submitted before, during, after the PIC by sending them to inquiries@uemconsulting.com , if you wish to attend PIC#2 you must register with inquiries@uemconsulting.com and they will send you a link for the virtual PIC.

https://niagararegion.ca/projects/lundys-lane/default.aspx
https://niagararegion.ca/news/notices/notice.aspx?q=613

If you have any additional questions or comments please feel free to contact me.

Best Regards,

MICHAEL KOWALCZYK, C.E.T.
Project Manager - Transportation Engineering
Niagara Region, Public Works
1815 Sir Isaac Brock Way, PO Box 1042
Thorold, Ontario, L2V 4T7
905-980-6000 x.3622
www.niagararegion.ca

From: Niagara Region Website <webmaster@niagararegion.ca>
Sent: Tuesday, June 21, 2022 3:31 PM
To: Kowalczyk, Michael <Michael.Kowalczyk@niagararegion.ca>
Cc: webincoming <webincoming@niagararegion.ca>
Subject: Online Form - Enquiry from Region website

Enquiry from Region website

To reply, copy the email address from below and put into 'To'. (if resident entered their email address)

name
[redacted]

phone
[redacted]

email
[redacted]

municipality
Niagara Falls

subject
Lundy's Lane Environmental Assessment

comments
I am the owner of [redacted] Lundy's Lane. [redacted] Could I please view the information package on the EA open house. I have tried to research the information on line, but it doesn't appear to be available. I would also like the opportunity to provide comments.

reply
yes

Page Referrer
https://niagararegion.ca/projects/lundys-lane/default.aspx



The Regional Municipality of Niagara Confidentiality Notice The information contained in this communication including any attachments may be confidential, is intended only for the use of the recipient(s) named above, and may be legally privileged. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, disclosure, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and permanently delete the original and any copy of it from your computer system. Thank you.

Click here to report this email as spam.

APPENDIX J.7

PUBLIC INFORMATION CENTRE #3
NOTICE AND PRESENTATION SLIDES

If technical reports are required in an alternative format for accessibility needs, please contact:

Maged Elmadhoon, M.Eng., P.Eng.

Manager, Transportation Planning

1815 Sir Isaac Brock Way, PO Box 1042

Thorold, Ontario, L2V 4T7

Telephone: (905) 980-6000 ext. 3583

Email: Maged.Elmadhoon@niagararegion.ca

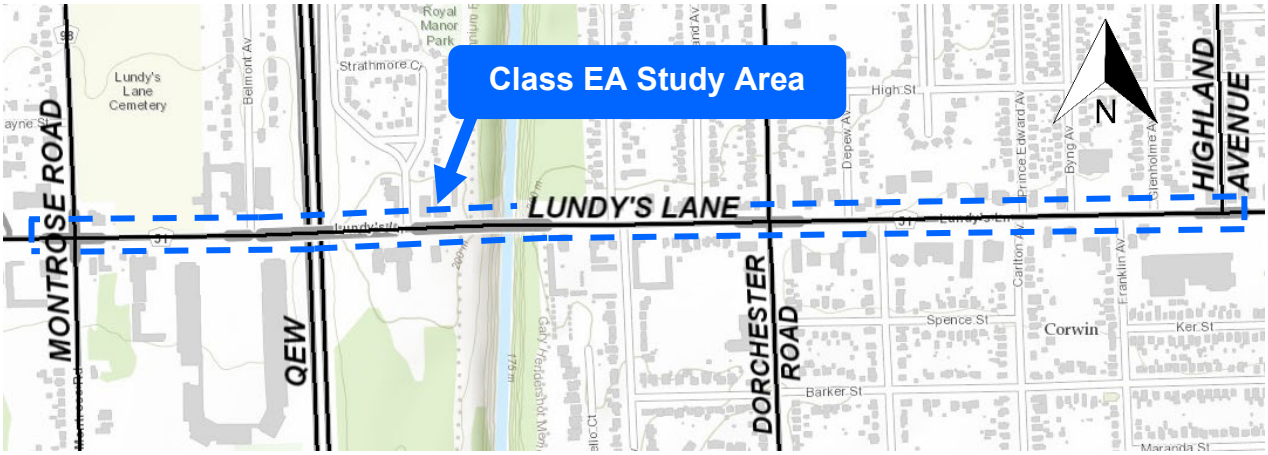
Notice of Public Information Centre #3

Regional Road 20 (Lundy's Lane) from Highland Avenue to Regional Road 98 (Montrose Road)

Schedule 'C' Municipal Class Environmental Assessment

The Study

Niagara Region is undertaking an Environmental Assessment Study for improvements to Lundy's Lane (Regional Road 20) from Highland Avenue to Montrose Road (Regional Road 98) in the City of Niagara Falls. It is a four-lane road that is an important corridor for moving vehicles, people, and goods across the city, and is often heavily populated with traffic associated with the tourism industry, as many attractions, restaurants and retail stores are located along Lundy's Lane. It is imperative that Lundy's Lane remains a safe and effective transportation route now and in the future. The study will build on the recommendations of the Niagara Region Transportation Master Plan and aim to identify improvements to the roadway and future needs including: consideration of intersection, safety, operational, and capacity improvements. A complete streets approach will be used to help incorporate elements of active transportation, streetscaping, and compatibility with various land uses within the study area.



The Process

The study is being carried out as a **Schedule 'C'** project in accordance with the requirements of the Municipal Class Environmental Assessment process, which is an approved process under the Ontario Environmental Assessment Act. This study will address the requirements of Phases 1 to 4 of the Municipal Class Environmental Assessment process. Once the study is complete, an Environmental Study Report will be prepared and available for public review and comment. A Notice of Completion will be issued at that stage.

You Are Invited to Participate

The Niagara Region is planning to host the third of three Public Information Centres for this study. The purpose of the third Public Information Centre is to share information on the current status of the project, present the design alternatives for the study area, and obtain input from the public and stakeholders with respect to the results of the evaluation of the design alternatives.

In-Person Presentation: Public Information Centre #3 will be held in-person at the **Stamford Collegiate Secondary School Library**, located at **5775 Drummond Rd., Niagara Falls, Ontario, L2G 4L2**. You can participate in this Pubic Information Centre by attending the in-person presentation and/or by viewing information materials on the project webpage. The Study Team will have information boards present and will answer questions and take comments at Stamford Collegiate on **Wednesday, May 17, 2023,** from **6:30 p.m. - 8:00 p.m.**. Comments received before, during and after Public Information Centre #3 will be reviewed and addressed at a later date.

Virtual Consultation Platform: Information materials related to Public Information Centre #3 will be available on project webpage **niagararegion.ca/projects/lundys-lane/default.aspx** starting **May 3, 2023**, and comments will be received until **May 31, 2023**.

Personal information collected or submitted in writing at public meetings will be collected, used and disclosed by members of Regional Council and Regional staff in accordance with the **Municipal Freedom of Information and Protection of Privacy Act (MFIPPA).** The written submissions including names, contact information and reports of the public meeting will be made available. Questions should be referred to the Privacy Office at 905-980-6000 ext. 3779 or **FOI@niagararegion.ca.**

If you require any accommodations for a disability in order to attend and participate in the May 17, 2023 meeting, please contact the **Accessibility Advisory Coordinator** at 905-685-4225, ext. 3252 or **accessibility@niagararegion.ca** to make the appropriate arrangements.

In the meantime, you are encouraged to forward any comments or concerns you may have, in writing, to one of the following project team members:

Michael Kowalczyk, C.E.T.
Project Manager,
Transportation Engineering
Niagara Region
905-980-6000 ext. 3622
Michael.Kowalczyk@niagararegion.ca

Steve Brant, P. Eng.
Consultant Project Manager
Urban & Environmental Management Inc.
905-371-9765
SBrant@uemconsulting.com

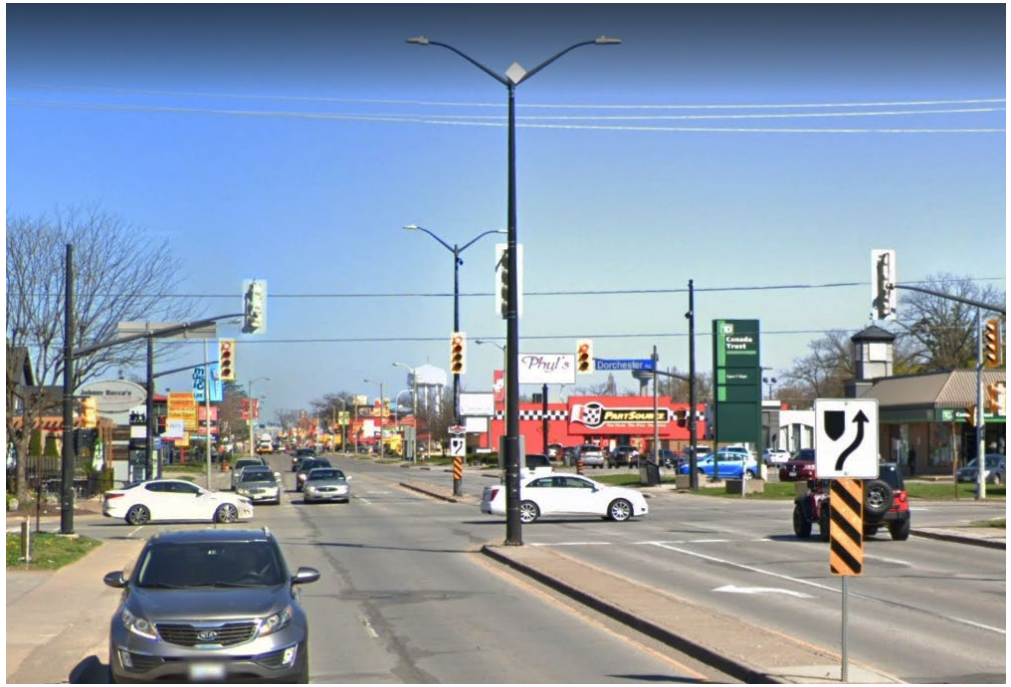
All comments submitted will become part of the study documentation.
Notice first issued **April 11, 2023**.



Public Information Centre #3

Municipal Class Environmental Assessment Study for Lundy's Lane in the City of Niagara Falls

Date: May 17, 2023
Location: Stamford Collegiate Secondary School Library
Time: 6:30pm to 8:00pm



MOVING ROADS FORWARD

CONNECTING MORE PEOPLE TO MORE POSSIBILITIES

Niagara Region

Introductions

Niagara Region	Urban & Environmental Management Inc.
Michael Kowalczyk, C.E.T. Project Manager, Transportation Engineering	Steve Brant, P. Eng. Consultant Project Manager
	Greg Taras, RPP Senior Planner

How to Ask Questions/Leave Input

During the PIC, project team members from the Niagara Region and UEM will be present to answer any questions or address concerns you may have.

If you would like to leave written comments, comment sheets and pens will be available at the sign-in table. Comments can also be submitted through e-mail for two weeks following the PIC until May 31, 2023.

Purpose of PIC #3

- Share information on the status of the project
- Present and receive input on the identification and evaluation of Design Alternatives and the selection of the Preferred Design Alternative
- Provide an opportunity for the public to review project information, provide comments, and ask questions
- Outline next steps in the Class EA Study

Study Area Map



Figure 1: Study Area Map

= Study Area Limits

Overview of Municipal Class EA Process & Timeline

PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5
▪ Notice of study commencement ▪ Problem or opportunity statement ▪ Public Information Centre #1	▪ Inventory natural, social and economic existing conditions ▪ Identify and evaluate alternative planning solutions ▪ Identify preferred planning solution ▪ Public Information Centre #2	▪ Inventory natural, social and economic existing conditions ▪ Identify and evaluate alternative design concepts for preferred solution ▪ Identify preferred design concept ▪ Public Information Centre #3	▪ Document Study process and findings in Environmental Study Report (ESR) ▪ Issue Notice of Study Completion ▪ Place ESR on public record for a minimum of 30-day review period	▪ Proceed to the detailed design and construction of the project ▪ Monitor environmental provisions and commitments
Fall 2021/Winter 2022	Spring 2022	Spring 2023	Summer 2023	TBD

Summary of PIC #2

At PIC #2, the Project Team presented the status of the project and:

- Presented preliminary results from studies
- Reviewed input received from PIC #1
- Introduced the Alternative Planning Solutions
- Presented evaluation of the Alternative Planning Solutions and identified a Preferred Planning Solution
- Addressed comments/questions
- Received 1 written comment prior to PIC #2
- Received 2 verbal comments during the Q&A portion of PIC #2
- No other relevant agency input to date

Information from Traffic Impact Study

Findings

- Localized congestion at study area intersections during weekday peak periods (Montrose Road and Dorchester Road)
- Current peak volume traffic slightly exceeds existing arterial lane capacity
- 2041 volumes will modestly exceed existing lane capacity
- Localized measures will be required at intersections to address capacity deficiencies (Montrose Road and Dorchester Road)
- Separation of left-turning traffic is highly desirable
- Areas of high collision rates are candidates for driveway access management
- Centre left-turn lane may reduce collisions, improve traffic flow
- Higher number of transit users than cyclists within the study area

Information from Archaeological Study

Findings

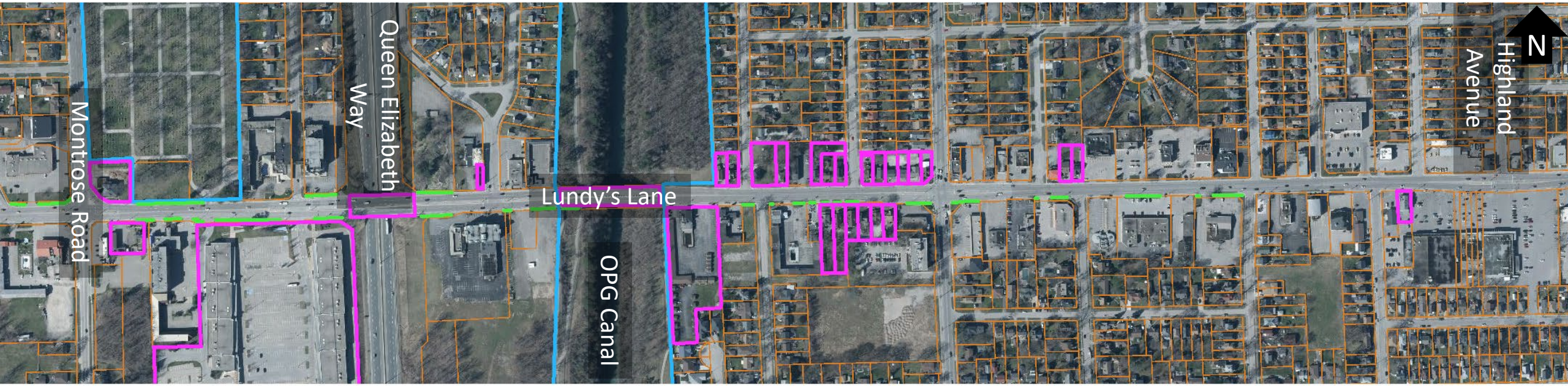
- 95% of study area disturbed
- 5% is remaining boulevard and areas around Lundy's Lane Cemetery
- Moderate to high potential for archaeological resources
- 18 registered archaeological sites within 1km radius of study area

Information from Cultural/Built Heritage Study

Findings

- 2 cultural heritage landscapes
  - Lundy's Lane Cemetery
  - OPG Hydro Canal
- 4 historical and commemorative plaques
  - Pioneers & Red Meeting House
  - Charles Green
  - William Lundy Homestead
  - Lundy's Lane South Bridge Over Hydro Canal
- 29 built heritage resources

Map of Cultural/Built Heritage Locations and Archaeological Resources



Information from Geotechnical Investigation

Findings

- Findings consistent with a typical roadway of this type
- Environmental sampling findings were typical of roads with salting related winter maintenance
- One borehole with VOC parameter exceedance. Further testing indicated non-hazardous material

Next Steps

- Further investigation during Detailed Design following completion of the Class EA Study

Design Alternatives

Design alternatives were developed following the identification of a Preferred Planning Solution and offer different ways to meet the Preferred Planning Solution. The following Design Alternatives, as well as a Do Nothing option, were developed to address this Class EA study:

No.	Design Alternative	Description
1	Do Nothing	The existing transportation system is not changed. However, ongoing maintenance of the existing infrastructure would continue.
2	30.5m Right-of-Way (Region Complete Streets)	This alternative includes five lanes (two through lanes in either direction and a centre turn lane), cycle track, sidewalk and curb face grass boulevard.
3.1	26.2m Right-of-Way (Niagara Falls Official Plan)	Alternative 3.1 includes five lanes (two through lanes in either direction and a centre turn lane), cycle track and sidewalk.
3.2a		Alternative 3.2a includes five lanes (two through lanes in either direction and a centre turn lane) and 1.8m sidewalk behind a 1.95m grass boulevard.
3.2b		Alternative 3.2a includes five lanes (two through lanes in either direction and a centre turn lane), 1.8m curb face sidewalk and 2.25m grass boulevard behind the sidewalk.
3.2c		Alternative 3.2a includes five lanes (two through lanes in either direction and a centre turn lane) and 1.8m sidewalk behind a 1.0m boulevard with additional boulevard space located behind the sidewalk.

Evaluation Criteria

Evaluation criteria have been developed and are shown below. The Design Alternatives were evaluated against these criteria.

Transportation	Cultural/Built Heritage	Socio-Economic	Costs
▪ Vehicular Traffic Demand ▪ Safety ▪ Active Transportation ▪ Transit ▪ Complete Streets	▪ Archaeological ▪ Cultural Heritage	▪ Local and Regional Planning Documents ▪ Supports Local Growth and Development ▪ Access To and From Properties ▪ Private Property Requirements	▪ Capital Costs ▪ Maintenance Costs

Complete Streets and Active Transportation

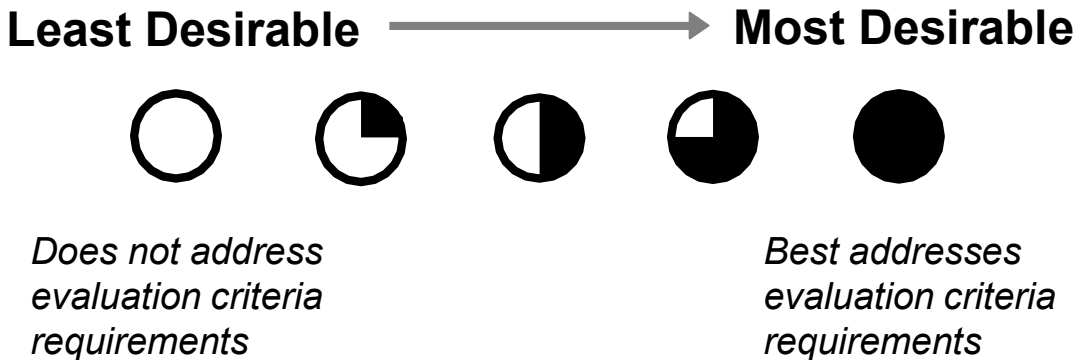
As part of this Class EA Study, Complete Streets and Active Transportation were considered as criteria under the Transportation Environment for the study area. These criteria are defined as follows:

- Complete Streets: A street that accommodates multiple modes of transportation, people of all ages and abilities and supports adjacent land uses

- Active Transportation: A form of transportation in which a person's own power is used to travel. This includes walking, running, cycling, etc.

Evaluation Process

An evaluation process was developed to evaluate the design alternatives against the identified criteria. This evaluation process is qualitative and uses professional judgement in consideration of available information to determine how well each design alternative satisfies the criteria for each component of the environment, as well as meets the Preferred Planning Solution. An open circle demonstrates that the design alternative does not address the requirements of a given criteria, while a solid circle shows that the design alternative fully addresses the criteria requirements. There are three additional options, a quarter, half, and three-quarter circle, which are used to consider a range of instances where a design alternative meets some of the requirements of a criteria but does not fully address them.



Evaluation Table: Transportation

Criteria	1. Do Nothing	2. 30.5m Right-of-Way	3.1 26.2m Right-of-Way	3.2a 26.2m Right-of-Way	3.2b 26.2m Right-of-Way	3.2c 26.2m Right-of-Way
Vehicular Traffic Demand	Does not address traffic demand and growth	Addresses traffic demand along the road and at intersections	Addresses traffic demand along the road and at intersections	Addresses traffic demand along the road and at intersections	Addresses traffic demand along the road and at intersections	Addresses traffic demand along the road and at intersections
Safety	No improvements to vehicular, cyclist and pedestrian safety in the study area	Improves vehicular, cyclist and pedestrian safety in the study area	Improves vehicular, cyclist and pedestrian safety in the study area, however lacks a boulevard	Greatly improves vehicular and pedestrian safety in the study area	Improves vehicular safety in the study area, however the curb face sidewalk will does not aid in improving pedestrian safety	Improves vehicular and pedestrian safety in the study area, however narrow boulevard provides less of a buffer from the road than option 3.2a
Active Transportation	Does not improve active transportation use in the study area	Improves and supports active transportation	Improves active transportation, however cycle track and sidewalk are narrow	Improves active transportation with wide sidewalk, however lacks a cycle track	Improves active transportation with wide sidewalk, however lacks a cycle track	Improves active transportation with wide sidewalk, however lacks a cycle track
Transit	Does not improve transit functioning and ease of transit use in the study area	Supports increased transit use and operations by improving traffic flow and providing space in the boulevard for transit infrastructure	Supports increased transit use and operations by improving traffic flow, however no space is provided in the boulevard for transit infrastructure	Supports increased transit use and operations by improving traffic flow and providing sufficient space in the boulevard for all transit infrastructure	Supports increased transit use and operations by improving traffic flow and providing sufficient space in the boulevard for all transit infrastructure	Supports increased transit use and operations by improving traffic flow and providing some space in the boulevard for transit infrastructure
Complete Streets	Does not address Complete Streets approach	Addresses Complete Streets approach in the study area	Contributes to addressing Complete Streets approach for the study area	Addresses most aspects of Complete Streets, however does not include a cycle track	Addresses some aspects of Complete Streets, however does not include a cycle track	Addresses some aspects of Complete Streets, however does not include a cycle track

Evaluation Table: Cultural/Built Heritage Environment

Criteria	1. Do Nothing	2. 30.5m Right-of-Way	3.1 26.2m Right-of-Way	3.2a 26.2m Right-of-Way	3.2b 26.2m Right-of-Way	3.2c 26.2m Right-of-Way
Archaeology	No impacts to archaeological resources	Potential for some impacts to adjacent archaeological resources in undisturbed areas, which represent only 5% of the study area. Additional studies may be required to determine if archaeological resources will be impacted and to identify avoidance/mitigative measures	Potential for some impacts to adjacent archaeological resources in undisturbed areas, which represent only 5% of the study area. Additional studies may be required to determine if archaeological resources will be impacted and to identify avoidance/mitigative measures	Potential for some impacts to adjacent archaeological resources in undisturbed areas, which represent only 5% of the study area. Additional studies may be required to determine if archaeological resources will be impacted and to identify avoidance/mitigative measures	Potential for some impacts to adjacent archaeological resources in undisturbed areas, which represent only 5% of the study area. Additional studies may be required to determine if archaeological resources will be impacted and to identify avoidance/mitigative measures	Potential for some impacts to adjacent archaeological resources in undisturbed areas, which represent only 5% of the study area. Additional studies may be required to determine if archaeological resources will be impacted and to identify avoidance/mitigative measures
Cultural Heritage	No impacts to cultural heritage resources	Greater potential for some impacts to adjacent cultural heritage resources (i.e., could impact 23 marked graves within the Lundy's Lane Cemetery). Additional studies may be required to determine if cultural heritage resources will be impacted and to identify avoidance/mitigative measures	Potential for some impacts to adjacent cultural heritage resources (i.e., could impact 13 marked graves within the Lundy's Lane Cemetery). Additional studies may be required to determine if cultural heritage resources will be impacted and to identify avoidance/mitigative measures	Potential for some impacts to adjacent cultural heritage resources (i.e., could impact 13 marked graves within the Lundy's Lane Cemetery). Additional studies may be required to determine if cultural heritage resources will be impacted and to identify avoidance/mitigative measures	Potential for some impacts to adjacent cultural heritage resources (i.e., could impact 13 marked graves within the Lundy's Lane Cemetery). Additional studies may be required to determine if cultural heritage resources will be impacted and to identify avoidance/mitigative measures	Potential for some impacts to adjacent cultural heritage resources (i.e., could impact 13 marked graves within the Lundy's Lane Cemetery). Additional studies may be required to determine if cultural heritage resources will be impacted and to identify avoidance/mitigative measures
Summary	No impacts to the cultural heritage and archaeological environment as no work is being undertaken	Potential for some impacts to the adjacent cultural heritage and archaeological environment. Impacts to be mitigated or avoided where possible	Potential for some impacts to the adjacent cultural heritage and archaeological environment. Impacts to be mitigated or avoided where possible	Potential for some impacts to the adjacent cultural heritage and archaeological environment. Impacts to be mitigated or avoided where possible	Potential for some impacts to the adjacent cultural heritage and archaeological environment. Impacts to be mitigated or avoided where possible	Potential for some impacts to the adjacent cultural heritage and archaeological environment. Impacts to be mitigated or avoided where possible

Evaluation Table: Socio-Economic Environment

Criteria	1. Do Nothing	2. 30.5m Right-of-Way	3.1 26.2m Right-of-Way	3.2a 26.2m Right-of-Way	3.2b 26.2m Right-of-Way	3.2c 26.2m Right-of-Way
Local and Regional Planning Documents	Is not supported by the Transportation Master Plan (TMP)	Supported by the TMP, however exceeds Niagara Falls Official Plan (NF OP) Right-of-Way	Supported by the TMP/NF OP by addressing vehicular safety, operations, road widening and growth	Supported by the TMP/NF OP by addressing vehicular safety, operations, road widening and growth. Addresses most Complete Streets policies	Supported by the TMP/NF OP by addressing vehicular safety, operations, road widening and growth. Addresses some Complete Streets policies	Supported by the TMP/NF OP by addressing vehicular safety, operations, road widening and growth. Addresses some Complete Streets policies
Supports Local Growth and Development	Does not support local growth and development	Supports local growth and development by providing improved vehicular, transit, cyclist and pedestrian infrastructure	Supports local growth and development by providing improved vehicular, cyclist and pedestrian infrastructure	Supports local growth and development by providing improved vehicular, transit and pedestrian infrastructure	Supports local growth and development by providing improved vehicular, transit and pedestrian infrastructure	Supports local growth and development by providing improved vehicular, transit and pedestrian infrastructure
Access To and From Properties	Does not impact existing access to and from properties but does not offer any access improvements	Opportunities to improve and revise access to and from properties as needed	Opportunities to improve and revise access to and from properties as needed	Opportunities to improve and revise access to and from properties as needed	Opportunities to improve and revise access to and from properties as needed	Opportunities to improve and revise access to and from properties as needed
Private Property Requirements	No private property impacts as there is no work being undertaken	Significant private property impacts, requiring property acquisition from all properties within the study area and impacting 9 buildings	Notable private property impacts, property acquisition required from approximately 75% of properties within study area and 2 buildings impacted	Notable private property impacts, property acquisition required from approximately 75% of properties within study area and 2 buildings impacted	Notable private property impacts, property acquisition required from approximately 75% of properties within study area and 2 buildings impacted	Notable private property impacts, property acquisition required from approximately 75% of properties within study area and 2 buildings impacted

Evaluation Table: Costs

Criteria	1. Do Nothing	2. 30.5m Right-of-Way	3.1 26.2m Right-of-Way	3.2a 26.2m Right-of-Way	3.2b 26.2m Right-of-Way	3.2c 26.2m Right-of-Way
Capital Costs	No additional capital costs	Significant capital costs due to degree of property acquisition required	High capital costs due to required property acquisition	High capital costs due to required property acquisition	High capital costs due to required property acquisition	High capital costs due to required property acquisition
Maintenance Costs	Increased maintenance costs due to continued roadway deterioration	Improved condition of roadway will reduce maintenance costs, however adding additional infrastructure will then increase maintenance costs	Improved condition of roadway will reduce maintenance costs, however adding additional infrastructure will then increase maintenance costs	Reduced maintenance costs due to improved condition of roadway	Reduced maintenance costs due to improved condition of roadway	Reduced maintenance costs due to improved condition of roadway
Summary	No additional capital costs, however increased maintenance costs	Significant capital costs with some reduction in maintenance costs, but offset by increased maintenance costs for new infrastructure	High capital costs with some reduction in maintenance costs, but offset by increased maintenance costs for new infrastructure	High capital costs and some additional maintenance costs	High capital costs and some additional maintenance costs	High capital costs and some additional maintenance costs

Evaluation Table: Summary of Evaluation Design Alternatives

Criteria	1. Do Nothing	2. 30.5m Right-of-Way	3.1 26.2m Right-of-Way	3.2a 26.2m Right-of-Way	3.2b 26.2m Right-of-Way	3.2c 26.2m Right-of-Way
Transportation	Does not address the transportation needs of the study area	Addresses transportation needs such as traffic demand, safety, access, transit and active transportation in support of a Complete Streets approach in the study area	Addresses transportation needs such as traffic demand, safety, access, active transportation and the Complete Streets approach, however transit needs are not met	Addresses transportation needs such as traffic demand, safety, access, transit and active transportation, however does not address all Complete Streets requirements	Addresses transportation needs such as traffic demand, safety, access, transit and active transportation, however does not address all Complete Streets requirements	Addresses transportation needs such as traffic demand, safety, access, transit and active transportation, however does not address all Complete Streets requirements. Narrow boulevard offers less space for all transit facilities.
Cultural Heritage and Archaeology	No impacts to the cultural heritage and archaeological environment as no work is being undertaken	Potential for some impacts to the adjacent cultural heritage and archaeological environment. Impacts to be mitigated or avoided where possible	Potential for some impacts to the adjacent cultural heritage and archaeological environment. Impacts to be mitigated or avoided where possible	Potential for some impacts to the adjacent cultural heritage and archaeological environment. Impacts to be mitigated or avoided where possible	Potential for some impacts to the adjacent cultural heritage and archaeological environment. Impacts to be mitigated or avoided where possible	Potential for some impacts to the adjacent cultural heritage and archaeological environment. Impacts to be mitigated or avoided where possible
Socio-Economic	Does not support the planning vision in the study area	Fully supports the planning vision for this area, though there will be significant private property impacts	Supports the planning vision for this area, though there will be some private property impacts	Supports the planning vision for this area, and addresses most Complete Streets policies, though there will be some private property impacts	Supports the planning vision for this area, and addresses some Complete Streets policies, though there will be some private property impacts	Supports the planning vision for this area, and addresses some Complete Streets policies, though there will be some private property impacts

Evaluation Table: Summary of Evaluation Design Alternatives

Criteria	1. Do Nothing	2. 30.5m Right-of-Way	3.1 26.2m Right-of-Way	3.2a 26.2m Right-of-Way	3.2b 26.2m Right-of-Way	3.2c 26.2m Right-of-Way
Summary	Although the "Do Nothing" alternative avoids impacting the existing study area environments because no changes are made, the transportation issues of the study area, including implementation of the Complete Streets approach, are not addressed. This also negatively impacts the planning vision of the study area for the future	Improving vehicular, transit, pedestrian and cycling infrastructure addresses the major current issues in the study area in consideration of a Complete Streets approach. However, exceeds maximum right-of-way established in the Niagara Falls Official Plan and has significant private property and cost requirements for implementation	Improving vehicular, pedestrian and cycling infrastructure addresses the major current issues in the study area in consideration of a Complete Streets approach. However, no space for a boulevard means that transit infrastructure and utility requirements cannot be met. There will be private property and cost requirements to implement the improvements	Improving vehicular, transit and pedestrian infrastructure addresses the major current issues in the study area, however not including a cycle track does not meet the Complete Streets approach. There will be private property and cost requirements to implement the improvements	Improving vehicular, transit and pedestrian infrastructure addresses the major current issues in the study area, however not including a cycle track does not meet the Complete Streets approach. Further, a curb face sidewalk does not improve pedestrian safety. There will be private property and cost requirements to implement the improvements	Improving vehicular, transit and pedestrian infrastructure addresses the major current issues in the study area, however not including a cycle track does not meet the Complete Streets approach. The narrow boulevard offers less space for all transit facilities and results in pedestrians being closer to the road than option 3.2a. Further, There will be private property and cost requirements to implement the improvements

Preferred Design Alternative

Based on the results of the evaluation of the design alternatives, the preferred design alternative has been identified as option 3.2a, which includes a 26.2m right-of-way, 2 through lanes in each direction, a centre turn lane and 1.8m sidewalk behind a 1.95m grass boulevard. This design alternative was chosen, and many elements of Complete Streets can be implemented; however, the exclusion of cycle tracks was decided upon for the following reasons:

- Strong encouragement to remain within the 26.2m right-of-way established in the Niagara Falls Official Plan
- To include cycle tracks, a wider right-of-way would be required along the corridor and at intersections, requiring further private property acquisition and demolition of several buildings
- Businesses would be negatively impacted, i.e. parking spaces lost, due to higher degree of property acquisition and high property acquisition costs
- Lack of space within the 26.2m right-of-way to include both a cycle track and a boulevard. Not including a boulevard results in negative impacts to transit facilities and required infrastructure/appurtenances such as light poles, hydrants, etc.
- Traffic study results show much greater transit use numbers compared to cyclist numbers

Preferred Design Alternative

As a result of the preferred design not including cycle tracks, the Environmental Assessment will be recommending that alternative cycling routes be further analyzed within and surrounding the study area of Lundy's Lane. This analysis will be done in a separate study.

Additionally, it is important to note that the preferred design alternative is a preliminary design. The design may be subject to some change along the corridor/at intersections as a result of findings during the detailed design process.

Public and Stakeholder Input Received Through PIC #2

Input Received	Considered During Evaluation of Planning Alternatives	Considered During Evaluation of Design Alternatives	To be considered during Detailed Design
Lundy's Lane is a transitioning area and intensification corridor that will be subject to growth and development in the near future	✓	✓	
Lundy's Lane is a mixed-use area consisting of primarily commercial and residential land uses	✓	✓	
Traffic needs to be calmed both on Lundy's Lane and on connecting side streets		✓	
Improve pedestrian facilities along the road and at intersections	✓	✓	
Improve public transit facilities	✓	✓	
Implement cycling facilities	✓	✓	
Add landscaping to centre medians and boulevards			✓
Improve street lighting			✓

Your Input

On the comment sheet or during the PIC, please provide your input on the following:

Design Alternatives:

- Identification and evaluation of design alternatives
- Preferred Design Alternative

Any other Relevant Information/Input

- Email inquiries@uemconsulting.com

Next Steps



Following PIC #3, the Study Team will complete the following:

- Review and consider all comments received
- Finalize the Preferred Design Alternative
- Continue meeting with interested stakeholders/agencies
- Finalize Environmental Study Report

Getting Involved In This Study

How you can get involved:

- Review presentation slides on the virtual consultation platform/project web page
- Submit any questions, comments or suggestions for consideration using the online comment form on the project webpage or by emailing inquiries@uemconsulting.com
- Request to be added to the Study Contact List to receive Study notices for future points of consultation
- Visit project website for updates: https://niagararegion.ca/projects/lundys-lane/



Questions?

Your feedback will be important to us. Your comments will be reviewed by the Study Team and considered in finalizing the Preferred Design Alternative. To submit questions/comments/suggestions, please use the online comment form available on the project webpage (https://niagararegion.ca/projects/lundys-lane/) or contact one of the following Study Team Members:

Michael Kowalczyk, C.E.T.
Project Manager, Transportation
Engineering Niagara Region
1815 Sir Isaac Brock Way,
Thorold, ON L2V 4Y6
Phone: 905-980-6000 (E. 3622)
Email: Michael.Kowalczyk@niagararegion.ca

Steve Brant, P. Eng.
Consultant Project Manager
Urban & Environmental Management Inc.
4701 St. Clair Avenue, Suite 301,
Niagara Falls, ON L2E 3S9
Phone: 905-371-9765
Email: SBrant@uemconsulting.com

APPENDIX J.8

PUBLIC INFORMATION CENTRE #3
PUBLIC FEEDBACK AND ATTENDANCE

If technical reports are required in an alternative format for accessibility needs, please contact:

Maged Elmadhoon, M.Eng., P.Eng.

Manager, Transportation Planning

1815 Sir Isaac Brock Way, PO Box 1042

Thorold, Ontario, L2V 4T7

Telephone: (905) 980-6000 ext. 3583

Email: Maged.Elmadhoon@niagararegion.ca

Public Information Centre #3 Attendance Record

Schedule 'C' Municipal Class Environmental Assessment for Regional Road 20 (Lundy's Lane) from Highland Avenue to Regional Road 98 (Montrose Road)

Wednesday, May 17, 2023 from 6:30pm to 8:00pm
Stamford Collegiate Secondary School Library, 5775 Drummond Road, Niagara Falls, ON, L2G 4L2

Name	Mailing Address	Email Address or Phone Number
MAT BILODEAU Wendy Steele Erika Nickel	City NF.	
TISH DIBELLONIA	LL BIA	
[redacted]	[redacted]	
[redacted]	[redacted]	
DAVID JOVANOVIC	~~4770~~ LUNDY'S LANE BIA	davidjovanovic.llbia@gmail.com

Public Information Centre #3 Attendance Record

Schedule 'C' Municipal Class Environmental Assessment for Regional Road 20 (Lundy's Lane) from Highland Avenue to Regional Road 98 (Montrose Road)

Wednesday, May 17, 2023 from 6:30pm to 8:00pm
Stamford Collegiate Secondary School Library, 5775 Drummond Road, Niagara Falls, ON, L2G 4L2

Name	Mailing Address	Email Address or Phone Number
[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]

Regional Road 20 (Lundy's Lane) Schedule C Municipal Class Environmental Assessment Public Information Centre #3 – Summary

Introduction

On May 17, 2023, at 6:30 PM, the third Public Information Centre (PIC) was held for the Schedule C Municipal Class Environmental Assessment for Regional Road 20 (Lundy's Lane) from Montrose Road to Highland Avenue.

The PIC was held in-person at the Stamford Collegiate Secondary School Library, located at 5775 Drummond Road, Niagara Falls, ON L2G 4L2. A total of 20 people were in attendance for the PIC, consisting of Urban & Environmental Management Inc. staff (Steve Brant, Greg Taras, Erin Lee and Samantha Beam), Niagara Region staff (Michael Kowalczyk, Graeme Guthrie and Hamed Esmaeeli), City of Niagara Falls staff (Mathew Bilodeau, Wendy Eitzen and Erik Nickel), Lundy's Lane Business Improvement Association (BIA) members (2) and members of the public (8).

The PIC was held as a drop-in format, with information boards arranged around the room that summarized the status of the study, provided information on the status of supporting studies, input received to date, evaluation of the design alternatives and identification of the preferred design alternative. A printed plan of the preferred design alternative was also available at the PIC.

Attendees were welcome to review the available materials and ask questions/provide comments to the project team members who were present at the PIC. The comments and questions received are summarized below.

Summary of Comments Received

Several comments were received, one comment sheet was submitted during the PIC and seven comments were provided through email following the PIC. Comments were as follows:

<u>Verbal Comments Received During PIC:</u>

- A business owner on Lundy's Lane felt the concepts were good.

Project Team Response: Thank you for your input.

- There should be more focus on future proofing for increased pedestrian and cyclist numbers; current design is very focused on moving vehicles with too many lanes.

Project Team Response: Thank you for your comment. Active transportation facilities, such as cycling tracks, were considered during the development of the alternative design concepts. Through undertaking the Class EA process, and based on the results of several specialty studies, the preferred design solution was determined to best address the current needs present along Lundy's Lane.

Written Comments Submitted via Email Following PIC:

- A local resident, who lives on an adjacent street to Lundy's Lane and is a daily user, expressed concern about the unsafe walking conditions on the south side of the OPG Hydro Canal bridge, which provides the only access to the Hendershot Trail and the Millennium Trail. They feel that the widening of the sidewalk on the north side is illogical as people will still use the south side more frequently to access the trails and that the south sidewalk should be widened and a handrail installed.
- A local resident expressed concern about the safety of Lundy's Lane for pedestrians and cyclists and feels the proposed design should be rethought to include bicycle lanes.
- A local business owner expresses concern about the lack of active transportation facilities and asked that the exclusion of bicycle lanes be reconsidered. They also commented on pedestrian and cyclist safety along Lundy's Lane and believes it should be improved.
- A local resident commented on how Lundy's Lane is a pedestrian heavy roadway and that safety should be improved. They suggested the addition of bicycle lanes and additional crosswalks, as well as reducing the road to one lane in each direction.
- A local resident expressed concern about Lundy's Lane being too dangerous for both vehicular and pedestrian use. They suggest more traffic lights and a bicycle lane.
- A local resident asked that Lundy's Lane be made more pedestrian and cyclist friendly through the addition of bicycle lanes, wider sidewalks than what was presented at PIC #3 and additional crosswalks.
- A local resident expressed concern about the exclusion of bicycle lanes in the proposed design and asked that they be added.
- A local resident provided comments about the streetlighting and suggests it be upgraded to match Clifton Hill. Further, they expressed concern about general traffic flow along Lundy's Lane being hindered by too many turning vehicles, as well as the location of a bus stop in front of Mick & Angelo's Restaurant causing traffic congestion. They asked if relocation of the bus stop is an option.

Project Team Response: Comments addressed in group response letter dated March 13, 2024 (**Attachment C**).

Mike Benson

From: Greg Taras
Sent: May 27, 2025 11:19 AM
To: Mike Benson
Subject: FW: [EXTERNAL]-CoNF & LLBIA comments (2)
Attachments: Lundy's Lane PIC 3 CNF Response.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

From: Wendy Eitzen <weitzen@niagarafalls.ca>
Sent: June 14, 2023 11:30 AM
To: Kowalczyk, Michael <Michael.Kowalczyk@niagararegion.ca>; David Antonsen <dantonsen@niagarafalls.ca>
Cc: Greg Taras <gtaras@uemconsulting.com>; Steve Brant <SBrant@uemconsulting.com>
Subject: RE: [EXTERNAL]-CoNF & LLBIA comments (2)

Hi Mike,

To clarify, I mentioned in the letter that we consulted with the BIA to arrive at our City comments, but they do not include comments coming directly from the BIA.

The last two comments came from our landscape architect. I think the intention is that streetscaping elements and pedestrian level lighting in addition to roadway lighting could be considered in the design. Perhaps through a recommendation to include consultation with the City during design and not as requirement set out in the EA. Does that help to answer your question or would you like further background? I've copied David here as well if he'd like to add anything.

Thanks,

Wendy Eitzen, P. Eng. | Project Manager | Municipal Works | City of Niagara Falls
4310 Queen Street | Niagara Falls, ON L2E 6X5 | (905) 356-7521 ext 4337 | Fax 289-296-0048 | weitzen@niagarafalls.ca

---

From: Kowalczyk, Michael <Michael.Kowalczyk@niagararegion.ca>
Sent: Wednesday, June 14, 2023 11:02 AM
To: Wendy Eitzen <weitzen@niagarafalls.ca>
Cc: Greg Taras <gtaras@uemconsulting.com>; Steve Brant <SBrant@uemconsulting.com>
Subject: RE: [EXTERNAL]-CoNF & LLBIA comments (2)

Good Morning Wendy,

Could you please confirm if your response letter included comments from the LLBIA. In reviewing our previous emails I just wanted to make 100% that it did.

Could you also provide clarification and more detail on the last two comments and what those elements would look like?

Thank you,

MICHAEL KOWALCZYK, C.E.T.
PROJECT MANAGER | TRANSPORTATION ENGINEERING
Niagara Region, 1815 Sir Isaac Brock Way, Thorold, ON, L2V 4T7
905.980.6000 ext.3622
michael.kowalczyk@niagararegion.ca
www.niagararegion.ca

From: Wendy Eitzen <weitzen@niagarafalls.ca>
Sent: Thursday, June 8, 2023 10:20 AM
To: Kowalczyk, Michael <Michael.Kowalczyk@niagararegion.ca>
Cc: Steve Brant <SBrant@uemconsulting.com>; Guthrie, Graeme <graeme.guthrie@niagararegion.ca>; Erik Nickel <enickel@niagarafalls.ca>; Mathew Bilodeau <mbilodeau@niagarafalls.ca>; David Antonsen <dantonsen@niagarafalls.ca>
Subject: RE: [EXTERNAL]-CoNF & LLBIA comments

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 Mike,

See attached City of Niagara Falls comments in response to PIC #3 for Lundy's Lane Highland to Montrose EA.

Thanks,

Wendy Eitzen, P. Eng. | Project Manager | Municipal Works | City of Niagara Falls
4310 Queen Street | Niagara Falls, ON L2E 6X5 | (905) 356-7521 ext 4337 | Fax 289-296-0048 | weitzen@niagarafalls.ca

From: Kowalczyk, Michael <Michael.Kowalczyk@niagararegion.ca>
Sent: Monday, June 5, 2023 10:11 AM
To: Wendy Eitzen <weitzen@niagarafalls.ca>
Cc: Guthrie, Graeme <graeme.guthrie@niagararegion.ca>
Subject: [EXTERNAL]-CoNF & LLBIA comments

Good Morning Wendy,

Yes we are good with that, I was speaking with David J. last week and he said that the BIA would also be submitting a response this week as well. After these responses are received (in conjunction with the 8 or so online comments from residents) we will evaluate and determine next steps moving forward.

Best Regards,

MICHAEL KOWALCZYK, C.E.T.
PROJECT MANAGER | TRANSPORTATION ENGINEERING
Niagara Region, 1815 Sir Isaac Brock Way, Thorold, ON, L2V 4T7
905.980.6000 ext.3622
michael.kowalczyk@niagararegion.ca
www.niagararegion.ca

From: Wendy Eitzen <weitzen@niagarafalls.ca>
Sent: Monday, June 5, 2023 9:44 AM
To: Kowalczyk, Michael <Michael.Kowalczyk@niagararegion.ca>
Cc: Guthrie, Graeme <graeme.guthrie@niagararegion.ca>
Subject: RE: Lundy's Lane Bus Stops

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 Mike,

We have a formal response form the CNF crafted for PIC #3 on May 17, 2023. I have a meeting with the BIA tomorrow and would like to submit after our meeting. Does that work with your schedule?

Thanks,

Wendy Eitzen, P. Eng. | Project Manager | Municipal Works | City of Niagara Falls
4310 Queen Street | Niagara Falls, ON L2E 6X5 | (905) 356-7521 ext 4337 | Fax 289-296-0048 | weitzen@niagarafalls.ca

From: Wendy Eitzen
Sent: Thursday, January 26, 2023 9:54 AM
To: Kowalczyk, Michael <Michael.Kowalczyk@niagararegion.ca>
Subject: RE: Lundy's Lane Bus Stops

Hi Michael,

I hope you are doing well!

Would you be able to provide me with an update on the status of the Lundy's Lane EA between Highland Avenue and Montrose Road? I believe the last item I am aware of was the EA workshop meeting (3B) before PIC #3. Do you have a date yet for PIC #3?

Do you know the status of the Lundy's Lane EA between Kalar to Montrose? I'm not sure if this one has started yet.

I have a general meeting with the Lundy's Lane BIA in about a week and thought I would provide any updates available.

Thanks,

Wendy Eitzen, P. Eng. | Project Manager | Municipal Works | City of Niagara Falls
4310 Queen Street | Niagara Falls, ON L2E 6X5 | (905) 356-7521 ext 4337 | Fax 289-296-0048 | weitzen@niagarafalls.ca

From: Kowalczyk, Michael <Michael.Kowalczyk@niagararegion.ca>
Sent: Thursday, August 18, 2022 11:46 AM
To: Wendy Eitzen <weitzen@niagarafalls.ca>
Cc: Carla Stout <cstout@niagarafalls.ca>
Subject: RE: Lundy's Lane Bus Stops

Wendy,

Thank you for forwarding this information along, I will review it and send to UEM. Your attendance and input was very much appreciated today.

Best Regards,

MICHAEL KOWALCZYK, C.E.T.
Project Manager - Transportation Engineering
Niagara Region, Public Works
1815 Sir Isaac Brock Way, PO Box 1042
Thorold, Ontario, L2V 4T7
905-980-6000 x.3622
www.niagararegion.ca

From: Wendy Eitzen <weitzen@niagarafalls.ca>
Sent: Thursday, August 18, 2022 11:22 AM
To: Kowalczyk, Michael <Michael.Kowalczyk@niagararegion.ca>
Cc: Carla Stout <cstout@niagarafalls.ca>
Subject: Lundy's Lane Bus Stops

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.

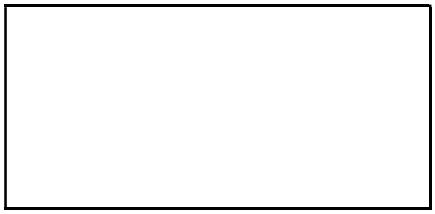
Hi Mike,

I checked our GIS viewer and attached are the bus stop locations for the WEGO Red Line that runs down Lundy's Lane. Niagara Falls does not have a separate transit route down Lundy's Lane.

I copied Carla here if you have any further questions for Transit with regards to the Lundy's Lane EA between Highland Avenue and Montrose Road.

Thanks,

Wendy Eitzen, P. Eng. | Project Manager | Municipal Works | City of Niagara Falls
4310 Queen Street | Niagara Falls, ON L2E 6X5 | (905) 356-7521 ext 4337 | Fax 289-296-0048 | weitzen@niagarafalls.ca



niagarafalls.ca

The City of Niagara Falls Confidentiality Notice The information contained in this communication including any attachments may be confidential, is intended only for the use of the recipient(s) named above, and may be legally privileged. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, disclosure or copying of this communication, or any of its contents is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and permanently delete the original and any copy from your computer system. Thank you

The Regional Municipality of Niagara Confidentiality Notice The information contained in this communication including any attachments may be confidential, is intended only for the use of the recipient(s) named above, and may be legally privileged. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, disclosure, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and permanently delete the original and any copy of it from your computer system. Thank you.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Click here to report this email as spam.

March 13, 2024
Project No.: 21109

Ms. Wendy Eitzen, P. Eng.
Project Manager, Municipal Works – Engineering
City of Niagara Falls
4310 Queen Street
Niagara Falls, ON
L2E 6X5

Dear Ms. Eitzen,

RE: Lundy's Lane Schedule 'C' Municipal Class EA
Response to City of Niagara Falls PIC #3 Comments

Thank you for providing your letter, dated June 8, 2023, to the Lundy's Lane Class EA team. The City of Niagara Falls' comments regarding the materials shown at PIC #3, held on May 17, 2023, will be considered moving forward and incorporated into the Environmental Study Report (ESR).

The following provides responses to the City's comments included in your letter:

1. Widen sidewalks to 2.0 m where possible including a decorative strip to delineate separation where no boulevard is possible.
Response: The preferred alternative has been revised to include 2.0 m wide sidewalks. Additional details, such as where there may be a concrete decorative strip rather than grass boulevard, will be further assessed during detailed design.

2. Provide informal hubs at the East and West ends with bicycle racks for those who elect to use transit to travel the Lundy's Lane district.
Response: Informal hubs including bicycle racks will be evaluated during detailed design and may be implemented where possible, subject to available space.

3. Review the addition of IPS crossings at the east side of the Canal Bridge North and between Highland and Dorchester and provide a mid-block pedestrian refuge. (Placement referencing the guiderail design for the Lundy's Lane OPG Canal Bridge project and the preliminary design of the entrance to the OPG Parkette).
Response: The addition of Intersection Pedestrian Signals (IPS) is being considered at a high level during the Class EA and will be assessed in greater detail at the detailed design stage.

4. Review the possibility of adding auxiliary lanes at the intersection of Lundy's Lane and Dorchester (particularly on Dorchester).
Response: The addition of auxiliary lanes at the intersection of Lundy's Lane and Dorchester Road has been assessed as part of the updated Traffic Study. The Region will be presenting intersection lane options for the City of Niagara Falls to review in the near future. When the City selects a preferred option it will be included in the ESR and incorporated into the detailed design.

5. Provide a dashed line on the EA drawings to show a future active transportation connection along Brookfield Avenue and Barker Street.

Response: A recommendation will be included in the ESR that the City and Region undertake a separate study to assess future active transportation routes parallel to Lundy's Lane.

6. Design for bicycle facilities on northbound and southbound roads crossing Lundy's Lane that are included in the City and Region Transportation Master Plan. Allow for through bike lanes at the Dorchester and Montrose intersections for connecting future bicycle routes.
Response: Bicycle facilities on north and southbound roads (Montrose Road and Dorchester Road) will be further assessed during detailed design.

7. Review the OP amendment to recommend a wider cross section for the future implementation of a complete streets cross section. City to provide comment through an active Regional circulation.
Response: A statement will be included in the ESR recommending that the City of Niagara Falls consider undertaking an Official Plan Amendment for a wider Right-of-Way for Lundy's Lane than the current 26.2m in order to address the ultimate 30.5m Complete Streets requirement.

8. Review collisions at intersections as part of the traffic study and provide ways to mitigate safety issues.
Response: The Traffic Study is currently being updated to further assess collisions at intersections and will be available for review as part of the ESR when it is submitted for the 30-day public review period.

9. Provide a pedestrian element to street lighting design.
Response: Streetlighting design will be assessed during detailed design and pedestrian elements will be implemented where possible, subject to available space.

10. The addition of trees and architectural elements integrated from new existing Lundy's Lane streetscape features.
Response: Streetscaping and landscaping, including additional trees and architectural elements, will be assessed during detailed design and implemented where possible, subject to available space.

We trust that these responses address the City's comments. Looking to the future and a long-term solution, additional Complete Streets elements could be incorporated along Lundy's Lane, including cycle tracks. As more land becomes available on Lundy's Lane as a result of new planning developments and property sales, the Region will be able to acquire the land needed to implement remaining Complete Streets features.

Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.
ON BEHALF OF THE NIAGARA REGION



Steve Brant, P. Eng.
Project Manager
c. M.Kowalczyk, Project Manager - Niagara Region

4310 Queen Street
Niagara Falls, ON L2E 6X5
(905) 356-7521, ext. 4337
weitzen@niagarafalls.ca
www.niagarafalls.ca

Michael Kowalczyk, C.E.T.
Project Manager, Transportation Engineering
Niagara Region
905-980-6000 ext. 3662

June 08, 2023
Sent via e-mail to
Michael.kowalczyk@niagararegion.ca

Dear Michael:

Re: Regional Road 20 (Lundy's Lane) from Highland Avenue to Regional Road 98 (Montrose Road) Public Information Centre #3

Please accept this letter as the City of Niagara Falls' (the City) formal comments in response to attending Public Information Centre #3 for the Schedule 'C' Municipal Class Environmental Assessment of Lundy's Lane.

After reviewing the presentation and subsequent consultation with the Region's Team and BIA, the following remarks are submitted for consideration:

- Widen sidewalks to 2.0 m where possible including a decorative strip to delineate separation where no boulevard is possible.
- Provide informal hubs at the East and West ends with bicycle racks for those who elect to use transit to travel the Lundy's Lane district.
- Review the addition of IPS crossings at the east side of the Canal Bridge North and between Highland and Dorchester and provide a mid-block pedestrian refuge. (Placement referencing the guiderail design for the Lundy's Lane OPG Canal Bridge project and the preliminary design of the entrance to the OPG Parkette).
- Review the possibility of adding auxiliary lanes at the intersection of Lundy's Lane and Dorchester (particularly on Dorchester).
- Provide a dashed line on the EA drawings to show a future active transportation connection along Brookfield Avenue and Barker Street.
- Design for bicycle facilities on northbound and southbound roads crossing Lundy's Lane that are included in the City and Region Transportation Master Plan. Allow for through bike lanes at the Dorchester and Montrose intersections for connecting future bicycle routes.

- Review the OP amendment to recommend a wider cross section for the future implementation of a complete streets cross section. City to provide comment through an active Regional circulation.

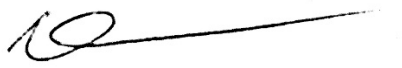
- Review collisions at intersections as part of the traffic study and provide ways to mitigate safety issues.

- Provide a pedestrian element to street lighting design.

- The addition of trees and architectural elements integrated from new existing Lundy's Lane streetscape features.

Please do not hesitate to contact me if you have any questions or concerns.

Yours truly,



Wendy Eitzen, P. Eng.
Project Manager, Municipal Works - Engineering

cc. File

March 13, 2024
Project No.: 21109

Mr. David Jovanovic
Project Administrator
Lundy's Lane BIA
PO Box 26008 Lundy's Lane R.P.O.
Niagara Falls, ON
L2G 7X2

Dear Mr. Jovanovic,

RE: Lundy's Lane Schedule 'C' Municipal Class EA
Response to LLBIA PIC #3 Comments

Thank you for providing your letter, dated July 21, 2023 and received July 28, 2023, to the Lundy's Lane Class EA team. Your comments regarding the materials shown at PIC #3, held on May 17, 2023, will be considered moving forward and incorporated into the Environmental Study Report (ESR).

With regards to some specific comments included in your letter, the following response is provide:

- The traffic study is currently being updated and will be available for review as part of the ESR when it is submitted for the 30-day public review period.
- Traffic calming through the use of additional medians is proposed in specific locations along Lundy's Lane and shown on the preferred design alternative as part of the Class EA. These traffic calming measures will be further considered during detailed design.
- The preferred design alternative has been revised to include 2.0 m wide sidewalks.

Further, your letter included other comments concerning elements that are being considered at a high level during the Class EA and that will be addressed in greater detail during detailed design and implemented where possible. These include the following topics:

- The installation of new Intersection Pedestrian Signals (IPS) and/or new minor signalized intersections;
- Streetscaping and landscaping elements;
- Streetlighting;
- Consideration for patios and marketing zones; and,
- Provisions for public art installations.

As was presented during PIC #3 and further to your comments about parallel active transportation routes, cycle tracks are not included in the preferred design solution along Lundy's Lane at this time. As a result of the Class EA process, including the completion and analysis of several specialty studies, the preferred design solution has been deemed to best address the current needs present along Lundy's Lane. As part of this Class EA, a recommendation will be included in the final ESR for the City and Niagara Region to undertake a separate study to evaluate alternative cycling routes through this corridor. This study will be undertaken following completion of the Class EA and outside of detailed design.

Looking to the future configuration of the corridor, additional Complete Streets elements could be incorporated along Lundy's Lane, including cycle tracks. As more land becomes available on Lundy's Lane

as a result of new planning developments and property sales, Niagara Region will be able to acquire the land needed to implement remaining Complete Streets features.

Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.
ON BEHALF OF THE NIAGARA REGION



Steve Brant, P. Eng.
Project Manager

c. M. Kowalczyk, Project Manager - Niagara Region

Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Consultation and Communication\PIC #3\Responses\BIA Response to PIC#3 Comments 13mar24.docx

July 21, 2023

Steve Brant, P. Eng.

Urban and Environmental Management Inc.
4701 St. Clair Avenue, Suite 301
Niagara Falls, ON L2E 3S9

Dear Mr. Brant & Members of the Lundy's Lane EA Design Team

Re: Lundy's Lane Highland to Montrose EA PIC#3

On behalf of the Lundy's Lane BIA, both Tish DiBellonia and I would like to thank Urban and Environmental Management and The Region of Niagara for presenting the much-anticipated Lundy's Lane EA PIC#3. As indicated at our Kick-off meeting on January 27, 2022 and summary letter of January 28, 2022, this project is the single most important project on Lundy's Lane in the past 30+ years.

The goals and vision of the Lundy's Lane BIA over the past decade has been focused solely on developing Lundy's Lane as the new 'Uptown' of Niagara Falls. As outlined in all our meetings and correspondence, the key objectives are to significantly calm the traffic, create a safe and enticing public realm and promote a 'sense of neighbourhood' along Lundy's Lane, especially from Montrose to Main Street. The LLBIA completely supports the Region of Niagara's 'complete streets' initiative which encapsulates what the BIA and City of Niagara Falls are trying to accomplish through our Streetscape Master Plan, Urban Design Guidelines, CIP and public art initiatives.

Lundy's Lane can not evolve and prosper as a traffic-centric Highway 20. The goals and vision of the LLBIA are not captured at all in the PIC#3 proposals. The current speed of traffic on Lundy's Lane is virtually out of control with extensive distances between traffic lights which has led to numerous vehicular collisions, multiple crashes into streetlight poles, traffic signals, utility boxes, planter boxes and streetscape furniture. Currently there is no safe place for pedestrians to cross Lundy's Lane in the 800 meters between Highland and Dorchester, nor were any planned in the PIC#3 proposals. Unless you actually walk Lundy's Lane, you don't realize how challenging and unsafe the public realm, sidewalks and lack of crossings are. Jurisdictions like Burlington, Bronte and Oakville, for example, have taken 'complete streets' like initiatives and have transformed Lakeshore Rd from Highway 2 into successful pedestrian friendly business districts and neighbourhoods using various design techniques and creative approaches. Traffic in these areas has been calmed, the public realm has been better guarded and expanded, and placemaking was allowed to take root. The resulting positive impact on development and community speaks for themselves.

The Lundy's Lane BIA is therefore asking that:

- The collision study along Lundy's Lane musty be completed to get an accurate picture of speed and safety concerns along Lundy's Lane.
- That the Lundy's Lane BIA agrees that it would not be prudent to have an active transportation/bike lane from Brookfield to Highland Ave/Drummond Road as there are too many crises points in this stretch of Lundy's Lane.
- That a Parallel Bike / Active Transportation Path on Barker Street be established with connection to Lundy's Lane via Brookfield direct to Lundy's Lane or via the Hendershot Trail. The trail would then continue along Peer Street and head east or follow Main Street to Robinson and then east.
- That an Intersection Pedestrian Signal (IPS) be installed to allow safe passage for cyclists and pedestrians to the north side of Lundy's Lane and the new cantilevered deck on the OPG Canal Bridge. This will then link to the Millenium Trail via the new trailhead at the NW corner of the bridge.
- That consideration should be given to establishing an east west active transportation lane heading west along Lundy's Lane from the OPG Canal as an extension of the east west route along Barker Street.
- That strong consideration be given to adding either a traffic light at Prince Edward Avenue, or an Intersection Pedestrian Signal (IPS) to allow safe passage for cyclists and pedestrians between Highland and Dorchester.
- That irrigated east & west centre medians be added to the fully signalized or IPS at Prince Edward Ave.

The LLBIA would also like to make sure that the following elements from our January 28, 2022 letter are implemented:

- Continuation of the LLBIA Streetscape Master Plan features that were utilized at the Garner & Kalar intersections to be designed into the major intersections of Montrose and Dorchester, and ultimately at Drummond Road as well. This would include gateway signage from the north & south, irrigated intersection corner planting beds and centre medians from the east & west and north & south.
- That the minor signalized intersections of Highland Ave & Royal Manor Drive have irrigated east & west centre medians along Lundy's Lane.
- Passive Traffic Calming - through the use of occasional mid-block centre medians or other design techniques.
- A new streetlighting scheme for Lundy's Lane that is also pedestrian orientated as the existing lighting is woefully inadequate and dangerous. That a power outlet be added on the light standards for potential future WFOL displays.
- Wider sidewalks with banding and/or buffer plantings in the Edge Zone.
- Consideration for Patio & Marketing Zones.
- Provision for new public art installations in public realm.

The Lundy's Lane BIA also fully supports the June 8 comments submitted by Wendy Eitzen on behalf of the City of Niagara Falls, with input from the Lundy's Lane BIA:

- Widen sidewalks to 2.0 m where possible including a decorative strip to delineate separation where no boulevard is possible.

- Provide informal hubs at the East and West ends with bicycle racks for those who elect to use transit to travel the Lundy's Lane district.

- Review the addition of IPS crossings at the east side of the Canal Bridge North and between Highland and Dorchester and provide a mid-block pedestrian refuge. (Placement referencing the guiderail design for the Lundy's Lane OPG Canal Bridge project and the preliminary design of the entrance to the OPG Parkette).

- Review the possibility of adding auxiliary lanes at the intersection of Lundy's Lane and Dorchester (particularly on Dorchester).

- Provide a dashed line on the EA drawings to show a future active transportation connection along Brookfield Avenue and Barker Street.

- Design for bicycle facilities on northbound and southbound roads crossing Lundy's Lane that are included in the City and Region Transportation Master Plan. Allow for through bike lanes at the Dorchester and Montrose intersections for connecting future bicycle routes. - 2 - Working Together to Serve Our Community

- Review the OP amendment to recommend a wider cross section for the future implementation of a complete streets cross section. City to provide comment through an active Regional circulation.

- Review collisions at intersections as part of the traffic study and provide ways to mitigate safety issues.

- Provide a pedestrian element to street lighting design.

- The addition of trees and architectural elements integrated from new existing Lundy's Lane streetscape features.

Currently, the Lundy's Lane roadway and public realm is in very poor shape and is consistently rated as one of the worst roads in all of Niagara. This EA is the most important, and overdue, project that Lundy's Lane will have in our generation. Combined with all the other progressive initiatives the Lundy's Lane BIA has undertaken to create a new sense of neighbourhood, pedestrian safety and enticing public realm, we truly have an opportunity to do something special. The objective here is to create a vibrant uptown and transform Lundy's Lane from Highway 20 into a wonderful place to live and do business in. The current CIP#3 proposals do not fully encompass or help achieve the goals or vision of the Lundy's Lane BIA.

Please advise as to how the LLBIA can further assist in the process.

Best Regards,

David Jovanovic
Project Administrator,
Lundy's Lane BIA
905-401-8247

Mike Benson

From: Kowalczyk, Michael <Michael.Kowalczyk@niagararegion.ca>
Sent: April 9, 2024 12:12 PM
To: Greg Taras; Steve Brant
Cc: Samantha Beam
Subject: FW: Lundy's Lane Class EA PIC#3 Comments (1)

Forgot to Cc. UEM folks.
Thanks,

MICHAEL KOWALCZYK, C.E.T.
Project Manager | Transportation Engineering
NIAGARA REGION, 1815 SIR ISAAC BROCK WAY, THOROLD, ON, L2V 4T7
905.980.6000 ext.3622
michael.kowalczyk@niagararegion.ca
www.niagararegion.ca

From: Kowalczyk, Michael
Sent: Tuesday, April 9, 2024 12:11 PM
To: [redacted]
Subject: RE: Lundy's Lane Class EA PIC#3 Comments (1)
Good Afternoon [redacted]
Thank you for providing your input and concerns outlined below.
After working through the Environmental Assessment (public engagement) process it was determined that cycling facilities will not be included in the reconstruction of Lundy's Lane from Montrose Road to Highland Avenue. Several planning and design alternatives were reviewed with key stakeholders (public, Lundy's Lane BIA, City of Niagara Falls, Niagara Region Transit, utilities) during 3 Public Information Centre meetings which included reviewing options for cycling facilities along the affected project area. After a thorough analysis of all the needs to improve this project area and conducting an evaluation of pedestrian needs, cycle counts, and bus ridership it was decided that cycle lanes would not be implemented at this time. Above and beyond the need to move vehicles through the corridor as you mentioned, there were several additional factors which impacted the successful inclusion of cycling lanes such as: property acquisition impacts, parking impacts, potential closure of businesses to accommodate a wider road platform, interaction of cyclists on a separated cycling facility with numerous driveway entrances sidewalks and boulevard crossings, and connectivity to other active transportation routes.
At this time, the planning/design alternative that was selected best serves all of the current needs within the project area. Expected improvements to safety will come in many forms such as lane narrowing, addition of turn lanes to reduce vehicular and active transportation/pedestrian collisions, reduction of driveway entrances, wider sidewalks (while not permitted for cyclist use, are often used by casual cyclists, young and elderly cyclists), and a review of alternate cycle routes (which will take place concurrently to the detailed design phase of this project). Additional Vision Zero road safety initiatives may also be evaluated in the future.
If you have any further questions or comments, please contact me at your convenience.
Thank you,

MICHAEL KOWALCZYK, C.E.T.

Project Manager | Transportation Engineering
NIAGARA REGION, 1815 SIR ISAAC BROCK WAY, THOROLD, ON, L2V 4T7
905.980.6000 ext.3622
michael.kowalczyk@niagararegion.ca
www.niagararegion.ca

From: [redacted]
Sent: Monday, April 1, 2024 12:03 PM
To: Greg Taras <gtaras@uemconsulting.com>
Cc: Kowalczyk, Michael <Michael.Kowalczyk@niagararegion.ca>; Steve Brant <SBrant@uemconsulting.com>
Subject: Re: FW: Lundy's Lane Class EA PIC#3 Comments

Thanks for your time and the reply Greg.

Since my comments last year, I was made aware of the city's 2011 active transportation plan. It listed a 2018-2022 time frame of desired bike lanes along Lundy's Lane. We are planning to redo the road here in 2024, and are still not including them in these plans.

I was also made aware of the housing density requirements that have been implemented for new construction all along Lundy's Lane. The city wants high density housing along the entire corridor. Instead of planning for this and making alternative modes of transportation viable and desirable, we are creating even more lanes for vehicles and are more or less forcing all these potential new residents to get a car or struggle.

The Niagara Region has a Vision Zero program that they have been advertising lately. They desire 0 deaths on the roads. I've read a few studies that claim wider roads=more dangerous roads. I just don't see how making more lanes for cars does anything towards accomplishing this goal when vehicles are the one constant when deaths happen on our roadways.

It's becoming increasingly clear to me that we still prioritize transportation by personal vehicle above all else here in Niagara Falls and I think that's quite unfortunate.

Anyways, take care. Enjoy your Monday.

Best,

[redacted]

On Wed, Mar 13, 2024 at 2:38 PM Greg Taras <gtaras@uemconsulting.com> wrote:

> [redacted]
>
> Please find the attached response letter addressing your inquiries from PIC#3 held in May 2023 for the Lundy's Lane Class EA Study. Since PIC #3, careful consideration and additional engineering analysis of the preferred proposed design took place to ensure Public/Stakeholders interests were best addressed, and current needs of the corridor are met when reconstruction takes place. We look forward to completing the Lundy's Lane Class EA study for this project area in 2024.

Thank you for your interest in this study.

Greg Taras, RPP

President

Urban & Environmental Management Inc.

4701 St. Clair Avenue, Suite 301, Niagara Falls, Ontario, Canada L2E 3S9

***Direct Line:* +1 (905) 358-6873 *Mobile:* +1 (905) 328-8102**

***Telephone:* +1 (905) 371-9764, ext. 225 *Toll Free:* +1 (866) 840-9764, ext. 225**

e-mail: gtaras@uemconsulting.com

URL: http://www.uemconsulting.com

This e-mail and any files transmitted with it are confidential and intended solely for use of the individual or entity to whom they are addressed. If you have received this email in error please immediately notify the sender and promptly delete the transmitted material from your computer and server.

Please think about the environment before printing this email.

This message has been scanned for malware by Forcepoint. www.forcepoint.com

Click here to report this email as spam.

The Regional Municipality of Niagara Confidentiality Notice The information contained in this communication including any attachments may be confidential, is intended only for the use of the recipient(s) named above, and may be legally privileged. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, disclosure, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and permanently delete the original and any copy of it from your computer system. Thank you.

Mike Benson

From: [redacted]
Sent: June 7, 2023 1:32 PM
To: Kowalczyk, Michael
Subject: Re: Online Form - Enquiry from Region website (Lundy's Lane)(1)

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 Michael,

Thank you for the link. I was wondering if perhaps your design will include updating the light post like they have on the Clifton to have the continuity of the theme along the road. Also, the bus stop in Montrose and Lundys lane that is beside Mick and Angelos Bar is creating a heavy traffic especially during rush hour. If that can be moved farther away so that traffic will not be impeded and the limited space added to stop the flow of incoming traffic.

The turning of vehicles in between roads is also a big problem that creates traffic and volume in Lundys. If that can be diverted or minimized so as to allow continuity of travel.

Cheers!

[redacted]

On Wed, Jun 7, 2023 at 12:21 PM Kowalczyk, Michael <Michael.Kowalczyk@niagararegion.ca> wrote:

[redacted]

This is the link for the project web page: (https://niagararegion.ca/projects/lundys-lane/) if you click the link you will see on the right hand side you will see links for PIC #3 Display Boards and the Preliminary preferred design drawings (1 through 4) which cover the length of the project corridor. Please not that these preliminary design drawings are still not finalized and may be subject to minor changes.

Notice of Study Commencement

APRIL 20, 2022 - COMPLETED
Public Information Centre #1

JUNE 22, 2022 - COMPLETED
Public Information Centre #2

MAY 17, 2023 - COMPLETED
Public Information Centre #3

AUGUST 2023
File Environmental Study Report and start 30-day review period

Q4 2023
Start detailed design

2025 - 2027
Start construction

Best Regards,

MICHAEL KOWALCZYK, C.E.T.
PROJECT MANAGER | TRANSPORTATION ENGINEERING
Niagara Region, 1815 Sir Isaac Brock Way, Thorold, ON, L2V 4T7
905.980.6000 ext.3622
michael.kowalczyk@niagararegion.ca
www.niagararegion.ca

From: [redacted]
Sent: Wednesday, June 7, 2023 11:59 AM
To: Kowalczyk, Michael <Michael.Kowalczyk@niagararegion.ca>
Subject: Re: Online Form - Enquiry from Region website (Lundy's Lane)

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.

Michael,

Thank you for your email. If it's ok with you for me to see how this design will look like in paper .

Cheers!

[redacted]

On Wed, Jun 7, 2023 at 11:54 AM Kowalczyk, Michael <Michael.Kowalczyk@niagararegion.ca> wrote:

Good Morning [redacted]

Please find my response to your online inquiry below:

The Lundy's Lane (Regional Road 20) Environmental Assessment is a process which engages and solicits input from the public, stakeholders, and government agencies. The Environmental

Assessment is required because the road is expected to be reconstructed/improved between Montrose Road and Highland Avenue (just west of Drummond Rd). To date, we have held 3 public information centres for this project and expect the environmental study report and environmental assessment process to be complete some time this year. After that, the Region proceed to detailed design of the project and construction is expected to start 2025-2027.

If you like, I can provide you with a City of Niagara Falls staff contact for your questions/concerns/comments regarding items specific to the City of Niagara Falls (tourism, mayor, and property taxes).

Should you have any further questions or comments please contact me directly through this email or use the online inquiry form again.

Best Regards,



MICHAEL KOWALCZYK, C.E.T.
PROJECT MANAGER | TRANSPORTATION ENGINEERING
Niagara Region, 1815 Sir Isaac Brock Way, Thorold, ON, L2V 4T7
905.980.6000 ext.3622
michael.kowalczyk@niagararegion.ca
www.niagararegion.ca

From: Niagara Region Website <webmaster@niagararegion.ca>
Sent: Tuesday, June 6, 2023 3:52 PM
To: Kowalczyk, Michael <Michael.Kowalczyk@niagararegion.ca>
Cc: webincoming <webincoming@niagararegion.ca>
Subject: Online Form - Enquiry from Region website

Enquiry from Region website

To reply, copy the email address from below and put into 'To'. (if resident entered their email address)

name
[redacted]

phone
[redacted]

email
[redacted]

municipality
Niagara Falls

subject
Lundy's Lane Environmental Assessment

comments
Why has the city has taken this far of seven years to make these changes and develop the road? If I remember the year I came as immigrant 2004 is the same road that is today. What happen to those years? Same mayor, same city, nothing has changed since then. Yet, we call the city the summer tourist destination. Also, it is the highest property taxes for the new housing developments. Please advise, thank you.

reply
yes

Page Referrer
https://www.niagararegion.ca/projects/lundys-lane/default.aspx



The Regional Municipality of Niagara Confidentiality Notice The information contained in this communication including any attachments may be confidential, is intended only for the use of the recipient(s) named above, and may be legally privileged. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, disclosure, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and permanently delete the original and any copy of it from your computer system. Thank you.

Project No.: 21109
March 13, 2024

Lundy's Lane Public Comments Response

The third Public Information Centre (PIC) for the Lundy's Lane (Regional Road 20) Schedule C Municipal Class Environmental Assessment (EA) was held on May 17, 2023. Comments were accepted for two weeks following the PIC, until May 31, 2023. During this comment period, seven comments were received from members of the public. These comments expressed similar themes and concerns, including:

- Pedestrians and cyclist safety
- The exclusion of a cycle track from the preferred design solution
- Roadway safety when travelling along and making turns onto/off of Lundy's Lane
- Traffic congestion

We wish to address these comments by discussing the preferred design solution in more detail and offer insight into what to expect in the future.

First, the preferred design solution will be implementing wider sidewalks along both sides of the road, which will be behind a boulevard. This will provide a buffer from the street for pedestrians using the sidewalks. A centre turn lane is also being introduced, which will provide a space to queue and aid in being able to make left-turn movements more safely. Additional items such as new Pedestrian Crossovers (PXO's) and the relocation of bus stops, are currently being examined as part of the Class EA study and will be further evaluated during detailed design.

At this time, cycle tracks are not included in the preferred design solution along Lundy's Lane. As a result of the Class EA process, including the completion and analysis of several specialty studies, the preferred design solution has been deemed to best address the current needs present along Lundy's Lane. As part of this Class EA, a joint study will be recommended to be undertaken by the City and the Region to evaluate alternative cycling routes through this corridor.

Looking to the future configuration of the corridor, additional Complete Streets elements could be incorporated along Lundy's Lane, including cycle tracks. As more land becomes available on Lundy's Lane as a result of new planning developments and property sales, Niagara Region will be able to acquire the land needed to implement remaining Complete Streets features.

Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.
ON BEHALF OF THE NIAGARA REGION



Steve Brant, P. Eng.
Project Manager

c. M. Kowalczyk, Project Manager – Niagara Region

Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Consultation and Communication\PIC #3\Responses\Public Response to PIC#3 Comments 13mar24.docx

Contact Information:

[redacted]

Provide any comments or questions you have on the proposed design alternatives for the study area:

As someone who bikes and doesn't drive, I take exception to the implied notion of the plan that 'not many people bike this corridor'. Its sure not especially safe to do so, which is exactly why so few are doing it currently. If you provide a safe space, where bikes have their own sovereign space, you'll see the numbers come up. Life gets more unaffordable each day and the seperation between rich and 'also-rans' gets wider over time. I bike this route daily, at least 8 months of the yr (Apr-Nov). And its a harrowing and risky game...absolutely it is. You take your life with a roll of the dice, with how people will squeeze you out or just take a skin graft off the side of your arm. Pedestrians are not averse to scolding you for being on the sidewalk, as well... So, the city or the region needs to allocate the space to make a bicycle passageway..that's not a plan that involves bicycles running the sidewalks, as the only real option. As this district is thick with pedestrian traffic, dogs, baby strollers, disabled folk, people pushing shopping carts full of groceries, which are harder to get around and make a move to get by, when you are a bike and are faster than a walking pace. I mean, the planners need to think about this...and not just go the easy route and shunt the bicyclist to essentially no real accommodated space to work within... There are also many ambulances running this tract of tarmac..so, the extra space gives an ambulance or fire truck more room to work thru...as these days, a lot of people simply don't pull over...and if so, how is the emergency vehicle gonna navigate the traffic down there.....??

Do you have any suggestions that should be considered for the next steps of this project?:

N/A

Do you have any other comments?:

N/A

Contact Information:

[redacted]

Provide any comments or questions you have on the proposed design alternatives for the study area:

Hello, I previously wrote a long list of comments about the current structure of Lundy's Lane and how I believe it should be in the future. I am a business owner further down the street, and I see my tomorrow being shaped by the decisions made today. Seeing the ideas for the future, the talks of complete streets, with a focus on active transportation - it made me excited for the future possibilities. Were we turning a corner on how roads could be designed to accommodate everyone in Niagara? After the results of PIC #3 and seeing that almost nothing is being improved for the pedestrians and cyclists among us, I am disappointed. To use the argument that there aren't many cyclists on Lundy's Lane as a reason to not have cycle lanes is pretty weak. It's currently among the most dangerous roads in Niagara Falls to be a cyclist, so what is expected? No shoulder, speeding vehicles, turning vehicles, distracted drivers - it's a deathtrap right now. The same with every other east-west running road in Niagara Falls that goes through the entire city. Mcleod, Thorold Stone, Lundy's Lane - they're all designed in the same general sense without any design considerations for those not traveling in a vehicle. You have to essentially cycle all the way up to mountain road if you want to cycle on a road that has some safeguards put in place. I'm interested to see what these other investigations toward cycling infrastructure will find - but I'm pretty sure a lot of the businesses on Lundy's Lane are a lot of places that cyclists would venture to if the infrastructure was there. Most cyclists use the sidewalk on Lundy's Lane, and while I don't blame them, they do create a whole 'nother list of issues. Riding in the wrong direction, close calls and collisions with pedestrians, drivers not expecting a bike to come across a driveway at 20 km/h, etc. In addition, with the proliferation of e-scooters (both sitting and standing versions) in our city - to not have a cycle path to accommodate this additional new demand of travel type is another mistake in my opinion. It's already becoming commonplace for them to wiz by unsuspecting pedestrians on the sidewalk, without proper infrastructure to accommodate in the future, I believe this will only become a bigger issue.
Unfortunately, I think this project will be a lot of money spent without much change or improvement for anyone. While the initial project documents said all the right things to appease those of us who are looking towards a future that isn't dominated entirely by the personal vehicle, a lot of the promising propositions are being abandoned to accommodate almost all of the desired changes to attempt to appease the vehicular traffic. Induced demand is a thing, and the new road will fill up with a bunch of angry drivers in 2030, just as quickly as it does today. I saw so many promising ideas for the inclusion of complete streets and active transportation at PIC #1. Unfortunately from my POV, After PIC #3, almost all of these ideas were left by the wayside. After staying in tune with this project for the duration of this inquisition stage, I am left unfulfilled by the proposals. Have a great day. Best, [redacted]

Do you have any suggestions that should be considered for the next steps of this project?:

Re-think the exclusion of active transportation.

Do you have any other comments?:

Drink water.

Contact Information:

[redacted]

Provide any comments or questions you have on the proposed design alternatives for the study area:

Lundy's lane is a pedestrian heavy area and there have been so many fatalities because of cars hitting pedestrians. The traffic is comparable to highway traffic and speeds at both ends of Lundy is lane there are not enough cross walks or bike lanes.

Do you have any suggestions that should be considered for the next steps of this project?:

Bike lanes, more cross walks/ ligyys, 2 lanes instead of 4.

Do you have any other comments?:

N/A

Contact Information:

[redacted]

Provide any comments or questions you have on the proposed design alternatives for the study area:

More traffic lights for driver and pedestrian safety! It's so hard and dangerous to turn left onto Lundy's lane from a business on Lundy's Lane. Maybe a bike lane for busy parts of the road.

Do you have any suggestions that should be considered for the next steps of this project?:

N/A

Do you have any other comments?:

N/A

Contact Information:

[redacted]

Provide any comments or questions you have on the proposed design alternatives for the study area:

N/A

Do you have any suggestions that should be considered for the next steps of this project?:

Make it more pedestrian and bike friendly. I tried bike riding with my kids to the grocery store on Lundys and frankly riding along lundys was just stressful and unsafe. I didn't feel safe on the road, and the sidewalks aren't very accommodating. As a tourist area, you would think this would be most important, considering the amount of foot traffic there is on this street? We need more sidewalk space, bike lanes and pedestrian crosswalks.

Do you have any other comments?:

N/A

Contact Information:

[redacted]

Provide any comments or questions you have on the proposed design alternatives for the study area:

Why are there no bike lanes?

Do you have any suggestions that should be considered for the next steps of this project?:

Yeah, add some bike lanes.

Do you have any other comments?:

N/A

Niagara Region

UEM

Schedule 'C' Municipal Class Environmental Assessment for Regional Road 20 (Lundy's Lane)

COMMENT SHEET

Public Information Centre
May 17, 2023

Please take a moment to complete this form and deposit the completed form in the "Comment Sheet" box. If you require more time to complete this form, you may return the form via email, mail or fax to the Project Team Members listed below. Thank you.

1. **My interest(s) in the project area is:** *(Please check all that apply)*

[ ] residential property
[X] commercial property
[ ] agricultural property
[ ] user of Lundy's Lane (local resident)
[ ] user of Lundy's Lane (commuter, not a local resident)
[ ] direct property access onto Lundy's Lane
[ ] adjacent to Lundy's Lane without direct access
[ ] cyclist
[ ] general interest
[ ] other: _____

2. **Please provide your comments below (please print legibly):**

GREAT SUGGESTIONS!

3. **How frequently do you use Lundy's Lane?** [X] **Daily** [ ] **Weekly** [ ] **Monthly** [ ] **Rarely**

4. **How did you hear about this public meeting?** *(Please check all that apply)*

[ ] Newspaper Ad [ ] Notice in Mail [ ] Region's Website [ ] Email
[ ] Media Release [X] Other: LCBIA

Thank you for your comments. Please place this form in the PIC Comment Box or email/mail/fax your completed Comment Sheet by May 31, 2023, to:

Michael Kowalczyk, C.E.T.
Project Manager, Transportation Engineering
Niagara Region
1815 Sir Isaac Brock Way
Thorold, ON L2V 4T7
905-980-6000 ext. 3662
Michael.Kowalczyk@niagararegion.ca

Steve Brant, P. Eng.
Consultant Project Manager
Urban & Environmental Management Inc.
4701 St. Clair Avenue, Suite 301
Niagara Falls, ON L2E 3S9
905-371-9765
SBrant@uemconsulting.com

If you would like to receive a response from the Project Team, please provide your contact information:

Name: [redacted]

Address: [redacted]

City: NF ONT Province: Ont. Postal Code: [redacted]

Email: [redacted] Phone: [redacted]

Niagara Region

UEM

Schedule 'C' Municipal Class Environmental Assessment for Regional Road 20 (Lundy's Lane)

COMMENT SHEET

Public Information Centre
May 17, 2023

Please take a moment to complete this form and deposit the completed form in the "Comment Sheet" box. If you require more time to complete this form, you may return the form via email, mail or fax to the Project Team Members listed below. Thank you.

1. **My interest(s) in the project area is:** *(Please check all that apply)*

[ ] residential property
[ ] commercial property
[ ] agricultural property
[✓] user of Lundy's Lane (local resident)
[ ] user of Lundy's Lane (commuter, not a local resident)
[ ] direct property access onto Lundy's Lane
[✓] adjacent to Lundy's Lane without direct access
[✓] cyclist
[ ] general interest
[✓] other: DAILY WALK-HENDERSHOT & MILLENNIAL TRAILS

2. **Please provide your comments below (please print legibly):**

-UNSAFE WALKING ON SOUTH SIDE OF CANAL BRIDGE DUE TO LACK OF PEDESTRIAN GUARD RAIL & SPEEDING VEHICLES. IT DOES NOT MAKE MUCH SENSE TO ME THAT A WALKWAY WIDENING IS PROPOSED ON THE NORTH SIDE OF THE CANAL BRIDGE BUT NOT ON THE SOUTH SIDE WALKWAY. THE TWO MAIN ENTRANCES TO HENDERSHOT & MILLENNIAL TRAILS ARE ON SOUTH SIDE OF CANAL BRIDGE WHICH RESULTS IN THE ENTIRE NEIGHBOURHOOD RESIDENTS WALKING ON THE SOUTH SIDE WALKWAY ON THE CANAL BRIDGE. THE ENTIRE PROJECT IS CONSIDERING IMPROVEMENTS ON BOTH SIDES OF LUNDYS LANE EXCEPT SOUTH SIDE WALKWAY ON CANAL BRIDGE. THIS DOESNOT MAKE ANY SENSE OR LOGIC. THANK YOU

3. **How frequently do you use Lundy's Lane?** [✓] **Daily** [ ] **Weekly** [ ] **Monthly** [ ] **Rarely**

4. **How did you hear about this public meeting?** *(Please check all that apply)*

[ ] Newspaper Ad [ ] Notice in Mail [✓] Region's Website [✓] Email
[ ] Media Release [ ] Other: _____

Thank you for your comments. Please place this form in the PIC Comment Box or email/mail/fax your completed Comment Sheet by May 31, 2023, to:

Michael Kowalczyk, C.E.T.
Project Manager, Transportation Engineering
Niagara Region
1815 Sir Isaac Brock Way
Thorold, ON L2V 4T7
905-980-6000 ext. 3662
Michael.Kowalczyk@niagararegion.ca

Steve Brant, P. Eng.
Consultant Project Manager
Urban & Environmental Management Inc.
4701 St. Clair Avenue, Suite 301
Niagara Falls, ON L2E 3S9
905-371-9765
SBrant@uemconsulting.com

If you would like to receive a response from the Project Team, please provide your contact information:

Name: [redacted]
Address: [redacted]
City: N.F.O. Province: ON Postal Code: [redacted]
Email: [redacted] Phone: [redacted]

APPENDIX J.9

DRIVEWAY CONSOLIDATION LETTERS

If technical reports are required in an alternative format for accessibility needs, please contact:

Maged Elmadhoon, M.Eng., P.Eng.

Manager, Transportation Planning

1815 Sir Isaac Brock Way, PO Box 1042

Thorold, Ontario, L2V 4T7

Telephone: (905) 980-6000 ext. 3583

Email: Maged.Elmadhoon@niagararegion.ca

March 21, 2024

[redacted]

Dear Sir or Madam,

RE: Lundy's Lane Schedule C Municipal Class Environmental Assessment Driveway Consolidation

Niagara Region is undertaking a Schedule C Municipal Class Environmental Assessment for the reconstruction of Regional Road 20 (Lundy's Lane) from Montrose Road to Highland Avenue. As part of the Assessment, an analysis of driveway accesses to each property within the study area has been completed and your property at 6460 Lundy's Lane (No Frills) has been identified for potential driveway consolidation. The attached figure shows the location of your property and the proposed changes to driveway access.

The Region is providing an opportunity to meet with Region and project team staff to further discuss your property and the proposed driveway access changes. It would be preferable to meet in-person at your property location, however a virtual meeting could be held on-line (via Microsoft Teams). The following dates and times are available for a meeting on a first-come, first-served basis:

Monday, April 15th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Tuesday, April 16th	10 AM to 10:45 AM	11 AM to 11:45 AM	
Wednesday, April 17th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Thursday, April 18th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Friday, April 19th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Monday, April 22nd	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Tuesday, April 23rd		11 AM to 11:45 AM	
Wednesday, April 24th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Thursday, April 25th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Friday, April 26th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM

URBAN & ENVIRONMENTAL MANAGEMENT INC.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON Canada L2E 3S9
Tel 905.371.9764
www.uemconsulting.com

Should you require a meeting time not listed above, accommodation can be made to ensure you have the opportunity to meet with Region and project team staff. Please contact Samantha Beam, UEM Planner, at 289-271-7353, or by email at sbeam@uemconsulting.com, at your earliest convenience to schedule a meeting.

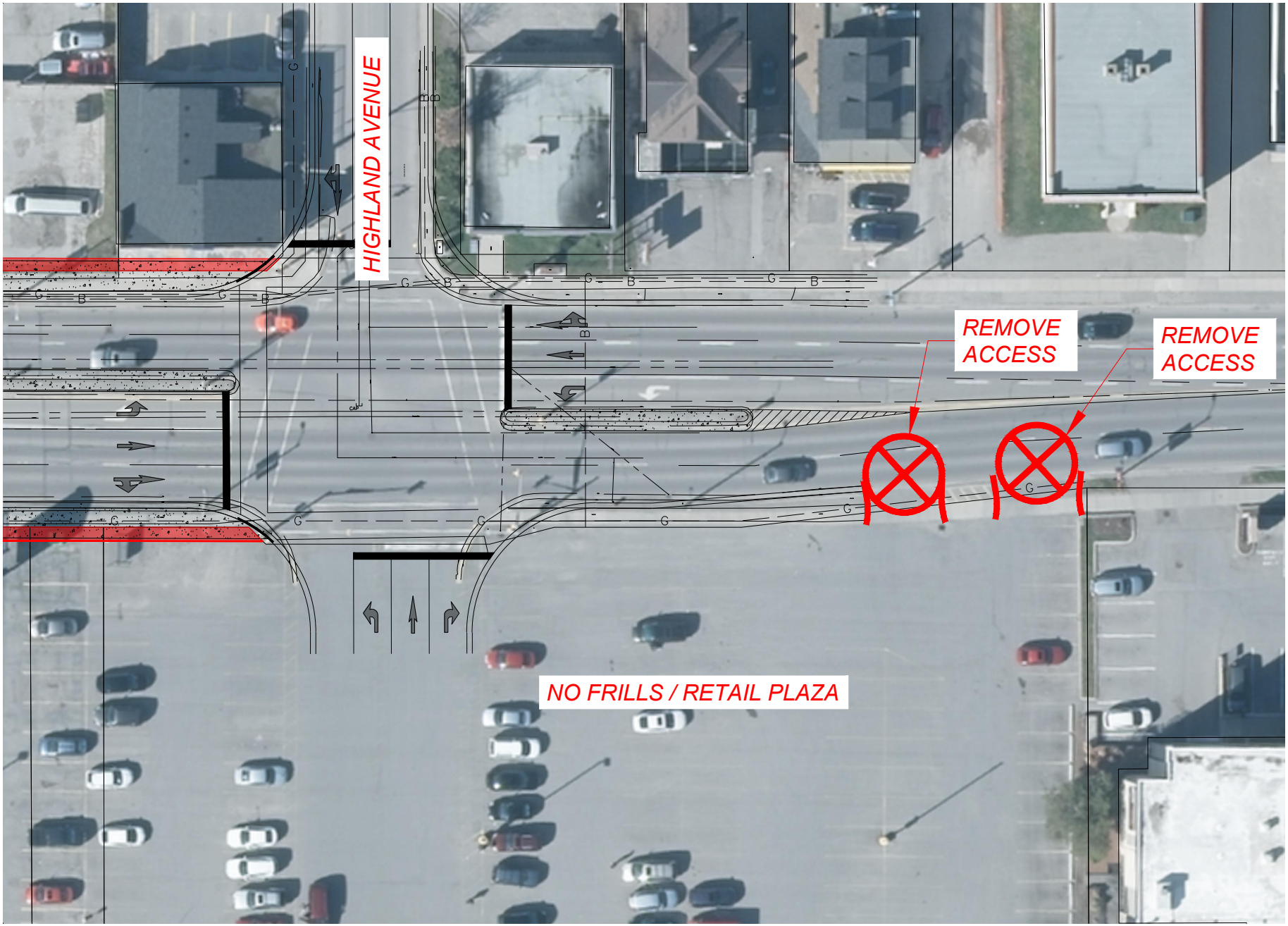
Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.



Steve Brant, P.Eng.
Project Manager

C. M. Kowalczyk – Niagara Region Project Manager

Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Consultation and Communication\Driveway Consolidation Letters\Driveway Consolidation Draft Letter r.2 March 2024.docx



6510 - 6460 LUNDY'S LANE - NO FRILLS / RETAIL PLAZA

NOTES/LEGEND

1 THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

2 PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

no.	REVISION	DATE	INIT.
0	ISSUED FOR REVIEW	2024-02-22	SK

DRAFTING	SK
DESIGN	SK
CHECKED BY	GT
APPROVED BY	GT

Niagara Region PUBLIC WORKS

UEM Urban Environmental Management Inc.

Schedule 'C' Class Environmental Assessment Study
Regional Road 20 (Lundy's Lane)
from Regional Road 98 (Montrose Rd) to Highland Ave
City of Niagara Falls
DRIVEWAY CONSOLIDATION

CONSULTANT FILE No.	21-109
DATE	JULY 2023
SCALE	Hor : 1:500 m
REF. No.	#
DWG No.	08
REV.	0

DRAWING FILE: Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Driveway Entrance & Exit Consolidation\CAD\Driveway Consolidation.dwg PLOTTED: Mar 14, 2024 - 1:21pm PLOTTED BY: sheating

May 13, 2024

Sent by email: [redacted]

[redacted]

Dear Sir or Madam,

RE: Lundy's Lane Schedule C Municipal Class Environmental Assessment
Driveway Consolidation
6460 Lundy's Lane (No Frills Plaza)

This letter is a follow up to our letter dated March 21, 2024 and meeting with Michael Kowalczyk (Niagara Region) and Greg Taras (UEM) on April 15, 2024, regarding the potential driveway consolidation identified for your property at 6460 Lundy's Lane (No Frills Plaza). The following outlines the Region's intentions moving forward.

Following the on-site meeting, consideration was given to your comments, and further review of the property's accesses was undertaken. As a result, the Region is recommending the removal of the furthest east of the two east Lundy's Lane accesses and converting the remaining east access to a right-in only access. This will continue to allow delivery vehicles to conveniently access the property and the loading dock at the rear of the property while discouraging unsafe use of access by other vehicles. Additionally, the centre median along Lundy's Lane at this location will be extended to prevent vehicles from making a left turn into the right-in only access. The attached figure shows the proposed driveway consolidations/changes.

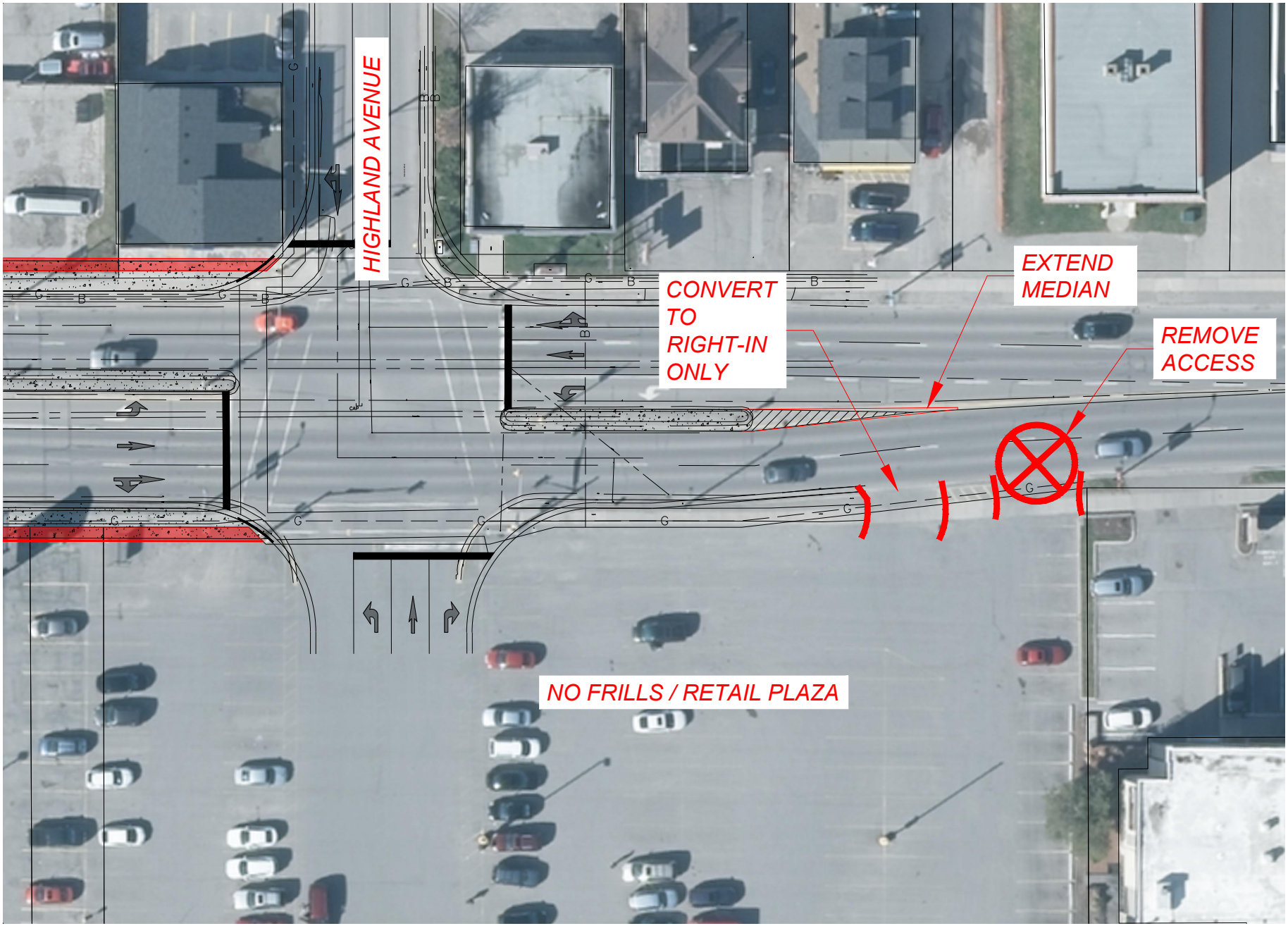
Should you have any questions or require additional information, please contact me at (905) 371-9765 or by email at sbrant@uemconsulting.com.

Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.

Steve Brant, P.Eng.
Project Manager

C. M. Kowalczyk – Niagara Region Project Manager
J.Tarplin – No Frills, Owner 6460 Lundy's Lane, Niagara Falls

Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Consultation and Communication\Driveway Consolidation Letters\Follow-Up Letters\Driveway Consolidation Second Letter - No Frills.docx



6510 - 6460 LUNDY'S LANE - NO FRILLS / RETAIL PLAZA

no.	REVISION	DATE	INIT.
1	REVISED PER MEETING	2024-05-13	SK
0	ISSUED FOR REVIEW	2024-02-22	SK

NOTES/LEGEND

1 THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

2 PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

DRAFTING	SK
DESIGN	SK
CHECKED BY	GT
APPROVED BY	GT

Niagara Region PUBLIC WORKS

UEM Urban Environmental Management Inc.

Schedule 'C' Class Environmental Assessment Study
Regional Road 20 (Lundy's Lane) from Regional Road 98 (Montrose Rd) to Highland Ave
City of Niagara Falls
DRIVEWAY CONSOLIDATION

CONSULTANT FILE No.	21-109
DATE	JULY 2023
SCALE	Hor : 1:500 m
REF. No.	#
DWG No.	08
REV.	0

DRAWING FILE: Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Driveway Entrance & Exit Consolidation\CAD\Driveway Consolidation.dwg PLOTTED: May 13, 2024 - 11:11am PLOTTED BY: alasting

March 21, 2024

[redacted]

Dear Sir or Madam,

RE: Lundy's Lane Schedule C Municipal Class Environmental Assessment Driveway Consolidation

Niagara Region is undertaking a Schedule C Municipal Class Environmental Assessment for the reconstruction of Regional Road 20 (Lundy's Lane) from Montrose Road to Highland Avenue. As part of the Assessment, an analysis of driveway accesses to each property within the study area has been completed and your property at 6499 Lundy's Lane (Harrigan's Auto Clinic) has been identified for potential driveway consolidation. The attached figure shows the location of your property and the proposed changes to driveway access.

The Region is providing an opportunity to meet with Region and project team staff to further discuss your property and the proposed driveway access changes. It would be preferable to meet in-person at your property location, however a virtual meeting could be held on-line (via Microsoft Teams). The following dates and times are available for a meeting on a first-come, first-served basis:

Monday, April 15th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Tuesday, April 16th	10 AM to 10:45 AM	11 AM to 11:45 AM	
Wednesday, April 17th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Thursday, April 18th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Friday, April 19th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Monday, April 22nd	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Tuesday, April 23rd		11 AM to 11:45 AM	
Wednesday, April 24th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Thursday, April 25th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Friday, April 26th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM

URBAN & ENVIRONMENTAL MANAGEMENT INC.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON Canada L2E 3S9
Tel 905.371.9764
www.uemconsulting.com

Should you require a meeting time not listed above, accommodation can be made to ensure you have the opportunity to meet with Region and project team staff. Please contact Samantha Beam, UEM Planner, at 289-271-7353, or by email at sbeam@uemconsulting.com, at your earliest convenience to schedule a meeting.

Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.



Steve Brant, P.Eng.
Project Manager

C. M. Kowalczyk – Niagara Region Project Manager

Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Consultation and Communication\Driveway Consolidation Letters\Driveway Consolidation Draft Letter r.2 March 2024.docx



6499 LUNDY'S LANE - HARRIGAN'S AUTO SERVICE

no.	REVISION	DATE	INIT.
0	ISSUED FOR REVIEW	2024-02-22	SK

NOTES/LEGEND

1 THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

2 PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

DRAFTING	SK
DESIGN	SK
CHECKED BY	GT
APPROVED BY	GT

Niagara Region PUBLIC WORKS

UEM Urbane Environmental Management Inc.

Schedule 'C' Class Environmental Assessment Study
Regional Road 20 (Lundy's Lane)
from Regional Road 98 (Montrose Rd) to Highland Ave
City of Niagara Falls
DRIVEWAY CONSOLIDATION

CONSULTANT FILE No.	21-109
DATE	JULY 2023
SCALE	Hor : 1:500 m
REF. No.	#
DWG No.	04
REV.	0

DRAWING FILE: Z:\UEM\Projects\2021\109\21-109 Lundy's Lane Schedule C EA (NR)\Driveway Entrance & Exit Consolidation\CAD\Driveway Consolidation.dwg PLOTTED: Mar 14, 2024 - 1:19pm PLOTTED BY: sheating

May 13, 2024

[redacted]

Dear Sir or Madam,

RE: Lundy's Lane Schedule C Municipal Class Environmental Assessment
Driveway Consolidation
6499 Lundy's Lane (Harrigan's Auto Service)

This letter is a follow up to our letter dated March 21, 2024, regarding the potential driveway consolidation identified for your property at 6499 Lundy's Lane (Harrigan's Auto Service). No response was received to our initial letter and offer to meet to discuss the potential driveway consolidation. We understand that during hand-delivery of the initial letter, it was discussed with Samantha Beam, Project Planner (UEM), that you have already closed this access to the property and do not plan to utilize it.

The Region will be proceeding with the recommendation to formally remove the west Lundy's Lane access to the property as shown on the attached figure. This recommendation will be included in the Environmental Study Report for the Schedule C Municipal Class Environmental Assessment.

Should you have any questions or require additional information, please contact me at (905) 371-9765 or by email at sbrant@uemconsulting.com.

Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.

Steve Brant, P.Eng.
Project Manager

C. M. Kowalczyk – Niagara Region Project Manager

Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Consultation and Communication\Driveway Consolidation Letters\Follow-Up Letters\Driveway Consolidation Second Letter - Harrigans Auto.docx

URBAN & ENVIRONMENTAL MANAGEMENT INC.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON Canada L2E 3S9
Tel 905.371.9764
www.uemconsulting.com



6499 LUNDY'S LANE - HARRIGAN'S AUTO SERVICE

no.	REVISION	DATE	INIT.
0	ISSUED FOR REVIEW	2024-02-22	SK

NOTES/LEGEND

1 THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

2 PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

DRAFTING	SK
DESIGN	SK
CHECKED BY	GT
APPROVED BY	GT

Niagara Region PUBLIC WORKS

UEM Urban Environmental Management Inc.

Schedule 'C' Class Environmental Assessment Study
Regional Road 20 (Lundy's Lane)
from Regional Road 98 (Montrose Rd) to Highland Ave
City of Niagara Falls
DRIVEWAY CONSOLIDATION

CONSULTANT FILE No.	21-109
DATE	JULY 2023
SCALE	Hor : 1:500 m
REF. No.	#
DWG No.	04
REV.	0

DRAWING FILE: Z:\UEM\Projects\2021\109\21-109 Lundy's Lane Schedule C EA (NR)\Driveway Entrance & Exit Consolidation\CAD\Driveway Consolidation.dwg PLOTTED: May 13, 2024 - 11:10am PLOTTED BY: sleasley

March 21, 2024

[redacted]

Dear Sir or Madam,

RE: Lundy's Lane Schedule C Municipal Class Environmental Assessment Driveway Consolidation

Niagara Region is undertaking a Schedule C Municipal Class Environmental Assessment for the reconstruction of Regional Road 20 (Lundy's Lane) from Montrose Road to Highland Avenue. As part of the Assessment, an analysis of driveway accesses to each property within the study area has been completed and your property at 6544 Lundy's Lane (Niagara Central Animal Hospital) has been identified for potential driveway consolidation. The attached figure shows the location of your property and the proposed changes to driveway access.

The Region is providing an opportunity to meet with Region and project team staff to further discuss your property and the proposed driveway access changes. It would be preferable to meet in-person at your property location, however a virtual meeting could be held on-line (via Microsoft Teams). The following dates and times are available for a meeting on a first-come, first-served basis:

Monday, April 15th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Tuesday, April 16th	10 AM to 10:45 AM	11 AM to 11:45 AM	
Wednesday, April 17th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Thursday, April 18th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Friday, April 19th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Monday, April 22nd	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Tuesday, April 23rd		11 AM to 11:45 AM	
Wednesday, April 24th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Thursday, April 25th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Friday, April 26th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM

URBAN & ENVIRONMENTAL MANAGEMENT INC.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON Canada L2E 3S9
Tel 905.371.9764
www.uemconsulting.com

Should you require a meeting time not listed above, accommodation can be made to ensure you have the opportunity to meet with Region and project team staff. Please contact Samantha Beam, UEM Planner, at 289-271-7353, or by email at sbeam@uemconsulting.com, at your earliest convenience to schedule a meeting.

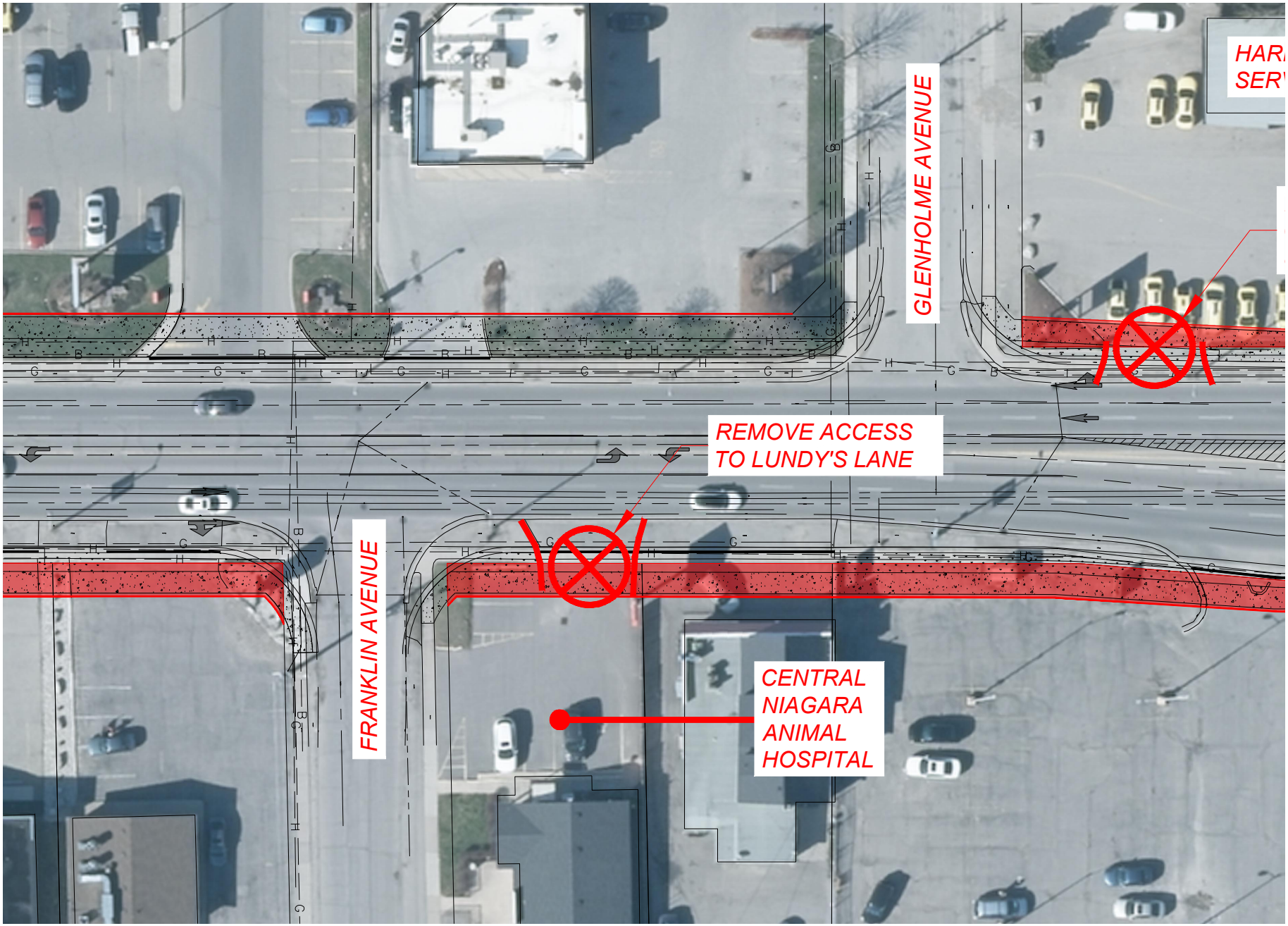
Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.



Steve Brant, P.Eng.
Project Manager

C. M. Kowalczyk – Niagara Region Project Manager

Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Consultation and Communication\Driveway Consolidation Letters\Driveway Consolidation Draft Letter r.2 March 2024.docx



6544 LUNDY'S LANE - CENTRAL NIAGARA ANIMAL HOSPITAL

NOTES/LEGEND

1 THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

2 PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

no.	REVISION	DATE	INIT.
0	ISSUED FOR REVIEW	2024-02-22	SK

DRAFTING	SK
DESIGN	SK
CHECKED BY	GT
APPROVED BY	GT

Niagara Region PUBLIC WORKS

UEM Urban Environmental Management Inc.

Schedule 'C' Class Environmental Assessment Study
Regional Road 20 (Lundy's Lane)
from Regional Road 98 (Montrose Rd) to Highland Ave
City of Niagara Falls
DRIVEWAY CONSOLIDATION

CONSULTANT FILE No.	21-109
DATE	JULY 2023
SCALE	Hor : 1:500 m
REF. No.	#
DWG No.	03
REV.	0

DRAWING FILE: Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Driveway Entrance & Exit Consolidation\CAD\Driveway Consolidation.dwg PLOTTED: Mar 14, 2024 - 1:18pm PLOTTED BY: sheating

May 13, 2024

Sent by email: [redacted]

[redacted]

Dear [redacted],

RE: Lundy's Lane Schedule C Municipal Class Environmental Assessment
Driveway Consolidation
6544 Lundy's Lane (Central Niagara Animal Hospital)

This letter is a follow up to our letter dated March 21, 2024, and meeting with Michael Kowalczyk (Niagara Region) and Greg Taras (UEM) on April 24, 2024, regarding the potential driveway consolidation identified for your property at 6544 Lundy's Lane (Central Niagara Animal Hospital). The following outlines the Region's intentions moving forward.

Following our on-site meeting, consideration was given to your comments, and further review of the property's accesses was undertaken. As a result, the Region will not be proceeding with the removal of the Lundy's Lane access. No additional driveway consolidation is proposed for the property. Attached is a revised figure removing the proposed driveway consolidation. The documentation regarding the driveway consolidation final recommendation will be included in the Environmental Study Report for the Schedule C Municipal Class Environmental Assessment.

Should you have any questions or require additional information, please contact me at (905) 371-9765 or by email at sbrant@uemconsulting.com.

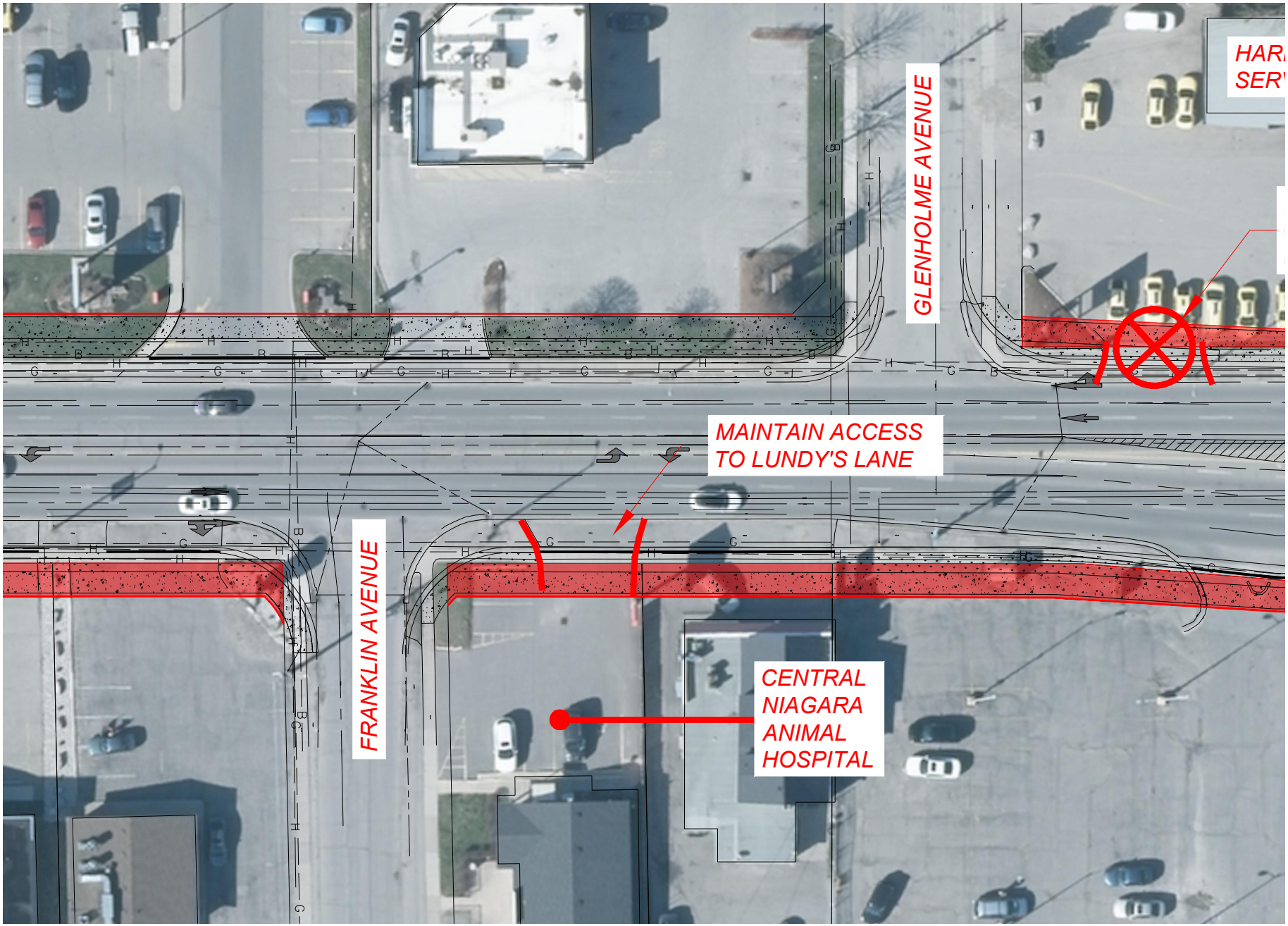
Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.

Steve Brant, P.Eng.
Project Manager

C. M. Kowalczyk – Niagara Region Project Manager

Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Consultation and Communication\Driveway Consolidation Letters\Follow-Up Letters\Driveway Consolidation Second Letter - Animal Hospital.docx

URBAN & ENVIRONMENTAL MANAGEMENT INC.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON Canada L2E 3S9
Tel 905.371.9764
www.uemconsulting.com



6544 LUNDY'S LANE - CENTRAL NIAGARA ANIMAL HOSPITAL

no.	REVISION	DATE	INIT.
1	REVISED PER MEETING	2024-05-13	SK
0	ISSUED FOR REVIEW	2024-02-22	SK

NOTES/LEGEND

1 THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

2 PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

DRAFTING	SK
DESIGN	SK
CHECKED BY	GT
APPROVED BY	GT

Niagara Region PUBLIC WORKS

UEM Urban Environmental Management Inc.

Schedule 'C' Class Environmental Assessment Study
Regional Road 20 (Lundy's Lane) from Regional Road 98 (Montrose Rd) to Highland Ave
City of Niagara Falls
DRIVEWAY CONSOLIDATION

CONSULTANT FILE No.	21-109
DATE	JULY 2023
SCALE	Hor : 1:500 m
REF. No.	#
DWG No.	03
REV.	0

DRAWING FILE: Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Driveway Entrance & Exit Consolidation\CAD\Driveway Consolidation.dwg PLOTTED: May 13, 2024 - 11:08am PLOTTED BY: sleasting

March 21, 2024

[redacted]

Dear Sir or Madam,

RE: Lundy's Lane Schedule C Municipal Class Environmental Assessment Driveway Consolidation

Niagara Region is undertaking a Schedule C Municipal Class Environmental Assessment for the reconstruction of Regional Road 20 (Lundy's Lane) from Montrose Road to Highland Avenue. As part of the Assessment, an analysis of driveway accesses to each property within the study area has been completed and your property at 6710 Lundy's Lane (Ski & Cycle Niagara) has been identified for potential driveway consolidation. The attached figure shows the location of your property and the proposed changes to driveway access.

The Region is providing an opportunity to meet with Region and project team staff to further discuss your property and the proposed driveway access changes. It would be preferable to meet in-person at your property location, however a virtual meeting could be held on-line (via Microsoft Teams). The following dates and times are available for a meeting on a first-come, first-served basis:

Monday, April 15th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Tuesday, April 16th	10 AM to 10:45 AM	11 AM to 11:45 AM	
Wednesday, April 17th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Thursday, April 18th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Friday, April 19th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Monday, April 22nd	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Tuesday, April 23rd		11 AM to 11:45 AM	
Wednesday, April 24th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Thursday, April 25th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Friday, April 26th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM

URBAN & ENVIRONMENTAL MANAGEMENT INC.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON Canada L2E 3S9
Tel 905.371.9764
www.uemconsulting.com

Should you require a meeting time not listed above, accommodation can be made to ensure you have the opportunity to meet with Region and project team staff. Please contact Samantha Beam, UEM Planner, at 289-271-7353, or by email at sbeam@uemconsulting.com, at your earliest convenience to schedule a meeting.

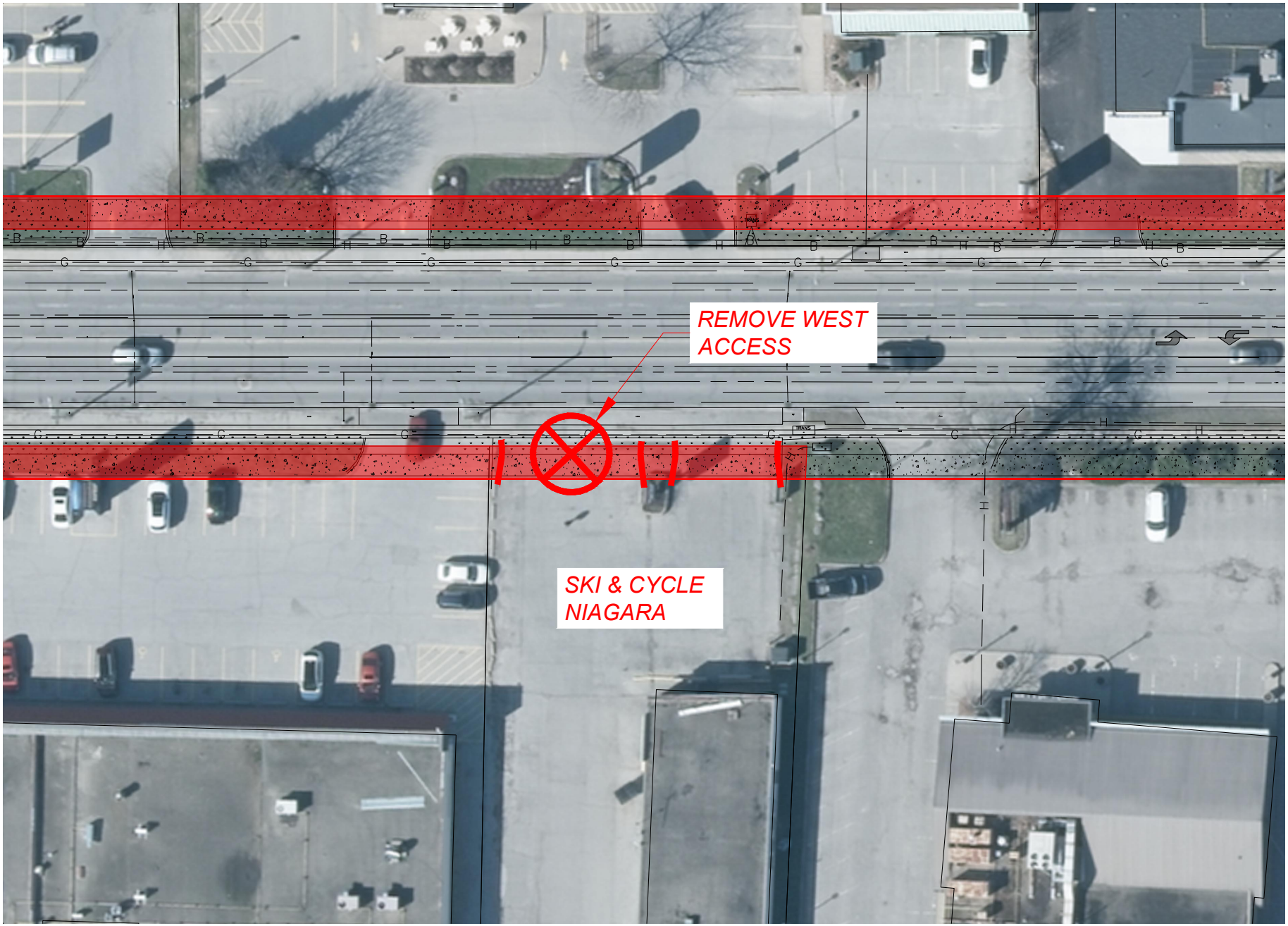
Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.



Steve Brant, P.Eng.
Project Manager

C. M. Kowalczyk – Niagara Region Project Manager

Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Consultation and Communication\Driveway Consolidation Letters\Driveway Consolidation Draft Letter r.2 March 2024.docx



6710 LUNDY'S LANE - SKI & CYCLE NIAGARA

no.	REVISION	DATE	INIT.
0	ISSUED FOR REVIEW	2024-02-22	SK

NOTES/LEGEND

1 THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

2 PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

DRAFTING	SK
DESIGN	SK
CHECKED BY	GT
APPROVED BY	GT

Niagara Region PUBLIC WORKS

UEM URBAN ENVIRONMENTAL MANAGEMENT INC.

Schedule 'C' Class Environmental Assessment Study
Regional Road 20 (Lundy's Lane) from Regional Road 98 (Montrose Rd) to Highland Ave
City of Niagara Falls
DRIVEWAY CONSOLIDATION

CONSULTANT FILE No.	21-109
DATE	JULY 2023
SCALE	Hor : 1:500 m
REF. No.	#
DWG No.	07
REV.	0

DRAWING FILE: Z:\UEM\Projects\2021\109\21-109 Lundy's Lane Schedule C EA (NR)\Driveway Entrance & Exit Consolidation\CAD\Driveway Consolidation.dwg PLOTTED: Mar 14, 2024 - 1:20pm PLOTTED BY: sheating

May 13, 2024

Sent by email: [redacted]

[redacted]

Dear [redacted],

RE: Lundy's Lane Schedule C Municipal Class Environmental Assessment
Driveway Consolidation
6710 Lundy's Lane (Ski & Cycle Niagara and Royal Linen)

This letter is a follow up to our letter dated March 21,2024, and the meeting with Michael Kowalczyk (Niagara Region) and Greg Taras (UEM) on April 26, 2024, regarding the potential driveway consolidation identified for your property at 6710 Lundy's Lane (Ski & Cycle Niagara and Royal Linen). We understand from the meeting that you are the owner of the property, and that Ski & Cycle Niagara and Royal Linen are tenants. The following outlines the Region's intentions moving forward.

Following our on-site meeting, consideration was given to your comments, and further review of the property's accesses was undertaken. As a result, the Region is recommending the removal of the east Lundy's Lane access, as well as shifting the remaining west entrance east 2 to 3 metres and narrowing the west access to meet City access width policies. The attached figure shows the proposed driveway consolidation/change. The recommendation will be included in the Environmental Study Report for the Schedule C Municipal Class Environmental Assessment.

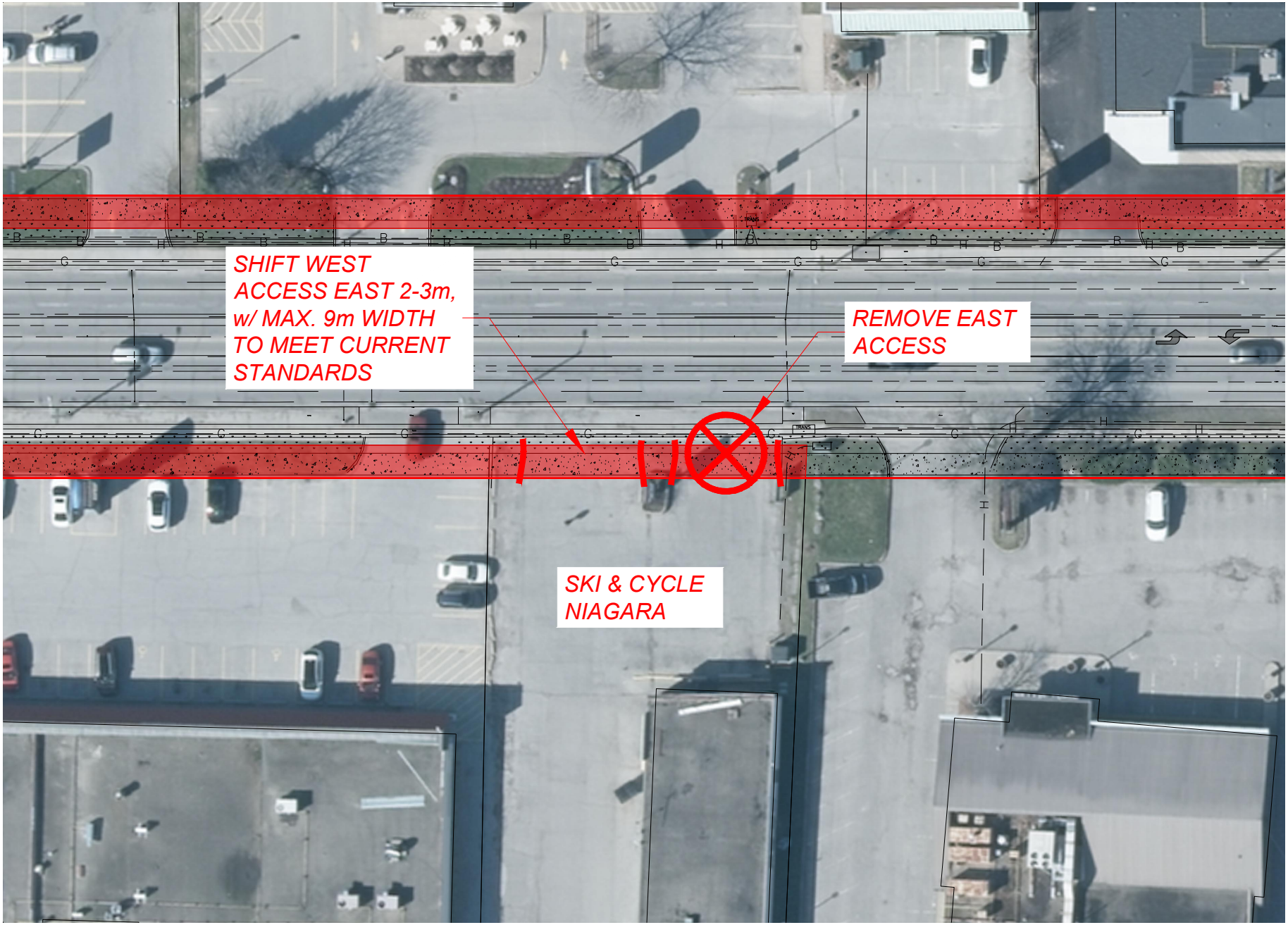
Should you have any questions or require additional information, please contact me at (905) 371-9765 or by email at sbrant@uemconsulting.com.

Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.

Steve Brant, P.Eng.
Project Manager

C. M. Kowalczyk – Niagara Region Project Manager

Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Consultation and Communication\Driveway Consolidation Letters\Follow-Up Letters\Driveway Consolidation Second Letter - Ski and Cycle.docx



6710 LUNDY'S LANE - SKI & CYCLE NIAGARA

no.	REVISION	DATE	INIT.
1	REVISED PER MEETING	2024-05-13	SK
0	ISSUED FOR REVIEW	2024-02-22	SK

NOTES/LEGEND

1 THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

2 PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

DRAFTING	SK
DESIGN	SK
CHECKED BY	GT
APPROVED BY	GT

Niagara Region PUBLIC WORKS

UEM URBAN ENVIRONMENTAL MANAGEMENT INC.

Schedule 'C' Class Environmental Assessment Study
Regional Road 20 (Lundy's Lane) from Regional Road 98 (Montrose Rd) to Highland Ave
City of Niagara Falls
DRIVEWAY CONSOLIDATION

CONSULTANT FILE No.	21-109
DATE	JULY 2023
SCALE	Hor : 1:500 m
REF. No.	#
DWG No.	07
REV.	0

DRAWING FILE: Z:\UEM\Projects\2021\109\21-109 Lundy's Lane Schedule C EA (NR)\Driveway Entrance & Exit Consolidation\CAD\Driveway Consolidation.dwg PLOTTED: May 13, 2024 - 11:11am PLOTTED BY: sleasting

March 21, 2024

[redacted]

Dear Sir or Madam,

RE: Lundy's Lane Schedule C Municipal Class Environmental Assessment Driveway Consolidation

Niagara Region is undertaking a Schedule C Municipal Class Environmental Assessment for the reconstruction of Regional Road 20 (Lundy's Lane) from Montrose Road to Highland Avenue. As part of the Assessment, an analysis of driveway accesses to each property within the study area has been completed and your property at 7034 Lundy's Lane (Joys Inn) has been identified for potential driveway consolidation. The attached figure shows the location of your property and the proposed changes to driveway access.

The Region is providing an opportunity to meet with Region and project team staff to further discuss your property and the proposed driveway access changes. It would be preferable to meet in-person at your property location, however a virtual meeting could be held on-line (via Microsoft Teams). The following dates and times are available for a meeting on a first-come, first-served basis:

Monday, April 15th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Tuesday, April 16th	10 AM to 10:45 AM	11 AM to 11:45 AM	
Wednesday, April 17th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Thursday, April 18th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Friday, April 19th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Monday, April 22nd	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Tuesday, April 23rd		11 AM to 11:45 AM	
Wednesday, April 24th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Thursday, April 25th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Friday, April 26th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM

URBAN & ENVIRONMENTAL MANAGEMENT INC.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON Canada L2E 3S9
Tel 905.371.9764
www.uemconsulting.com

Should you require a meeting time not listed above, accommodation can be made to ensure you have the opportunity to meet with Region and project team staff. Please contact Samantha Beam, UEM Planner, at 289-271-7353, or by email at sbeam@uemconsulting.com, at your earliest convenience to schedule a meeting.

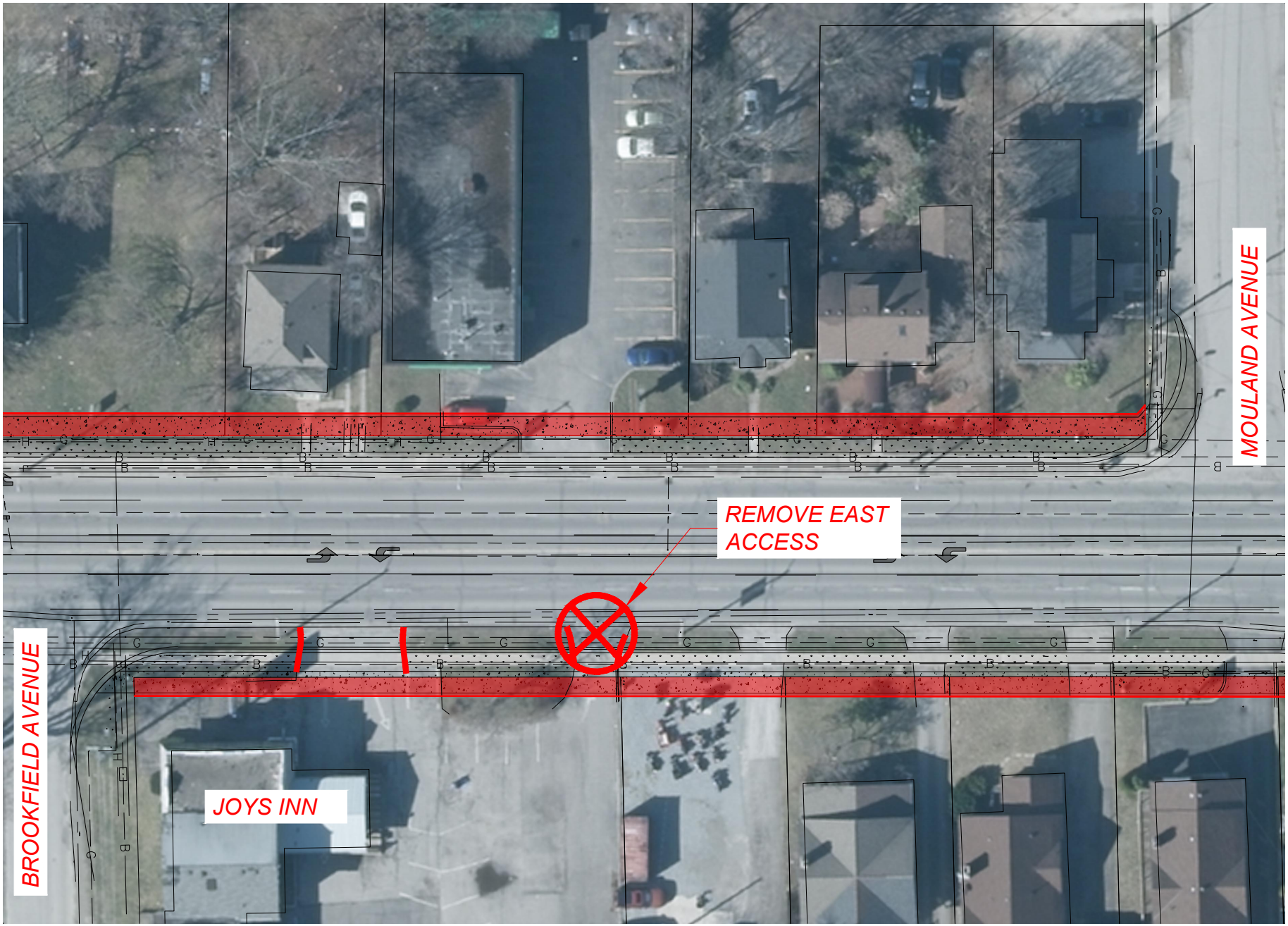
Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.



Steve Brant, P.Eng.
Project Manager

C. M. Kowalczyk – Niagara Region Project Manager

Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Consultation and Communication\Driveway Consolidation Letters\Driveway Consolidation Draft Letter r.2 March 2024.docx



7034 LUNDY'S LANE - JOYS INN

no.	REVISION	DATE	INIT.
0	ISSUED FOR REVIEW	2024-02-22	SK

NOTES/LEGEND

1 THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

2 PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

DRAFTING	SK
DESIGN	SK
CHECKED BY	GT
APPROVED BY	GT

Niagara Region PUBLIC WORKS

UEM Urban Environmental Management Inc. Planning, Engineering & Project Management

Schedule 'C' Class Environmental Assessment Study
Regional Road 20 (Lundy's Lane)
from Regional Road 98 (Montrose Rd) to Highland Ave
City of Niagara Falls
DRIVEWAY CONSOLIDATION

CONSULTANT FILE No.	21-109
DATE	JULY 2023
SCALE	Hor : 1:500 m
REF. No.	#
DWG No.	06
REV.	0

DRAWING FILE: Z:\UEM\Projects\2021\109\21-109 Lundy's Lane Schedule C EA (NR)\Driveway Entrance & Exit Consolidation\CAD\Driveway Consolidation.dwg PLOTTED: Mar 14, 2024 - 1:19pm PLOTTED BY: sheating

May 13, 2024

[redacted]

Dear Sir or Madam,

RE: Lundy's Lane Schedule C Municipal Class Environmental Assessment
Driveway Consolidation
7034 Lundy's Lane (Joys Inn/Fallsview Flats)

This letter is a follow up to our letter dated March 21, 2024, regarding the potential driveway consolidation identified for your property at 7034 Lundy's Lane (Joys Inn/Fallsview Flats). No response was received to our initial letter and offer to meet to discuss the potential driveway consolidation. We do note that the property no longer operates as Joys Inn but has been converted to a residential property (Fallsview Flats). However, the company ownership information (as per the minor variance application for this conversion) has not changed and therefore, we are contacting you again.

The Region will be proceeding with the recommendation to formally remove the east Lundy's Lane access to the property as shown on the attached figure. This recommendation will be included in the Environmental Study Report for the Schedule C Municipal Class Environmental Assessment.

Should you have any questions or require additional information, please contact me at (905) 371-9765 or by email at sbrant@uemconsulting.com.

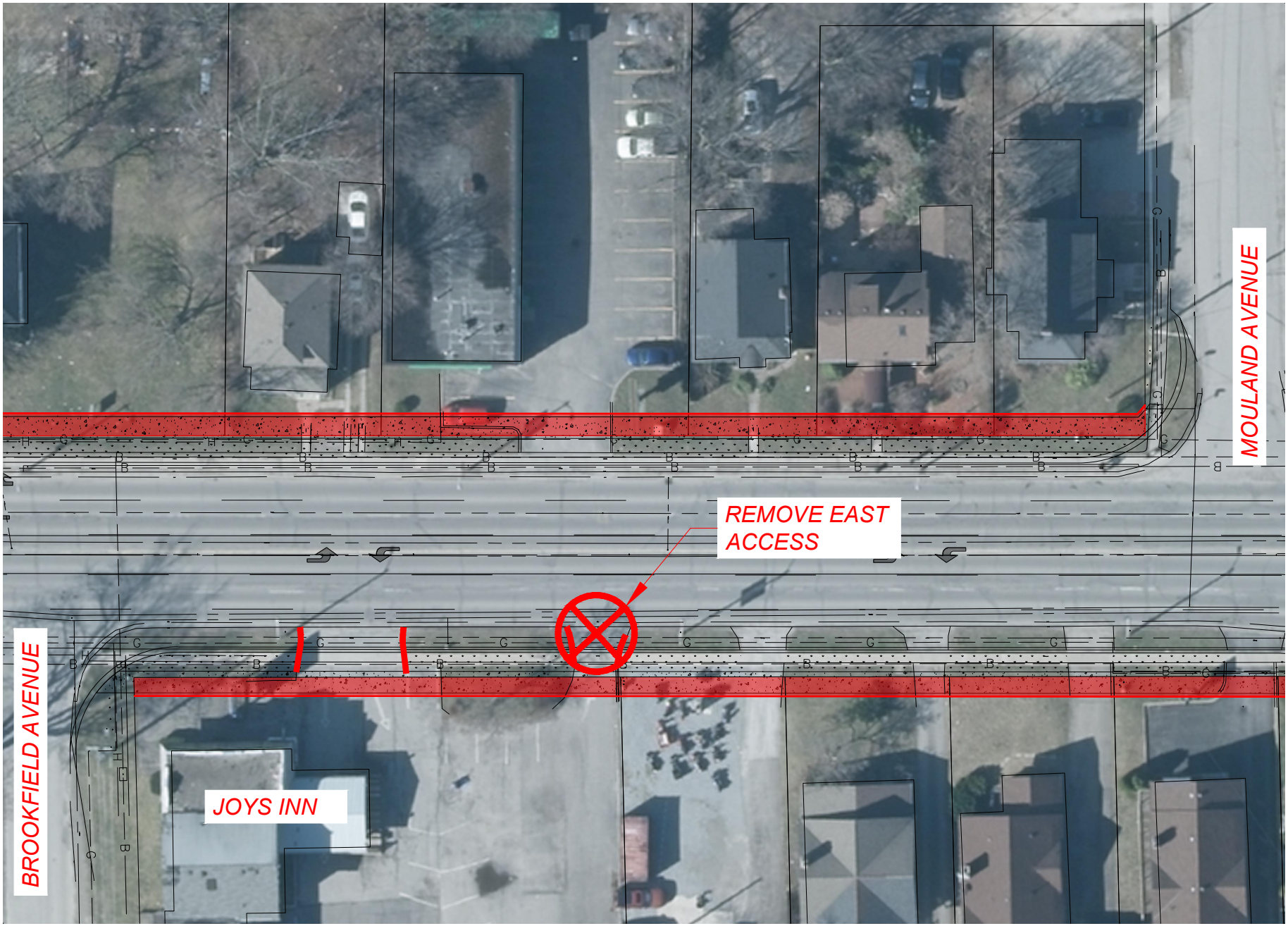
Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.

Steve Brant, P.Eng.
Project Manager

C. M. Kowalczyk – Niagara Region Project Manager

Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Consultation and Communication\Driveway Consolidation Letters\Follow-Up Letters\Driveway Consolidation Second Letter - Joys Inn.docx

URBAN & ENVIRONMENTAL MANAGEMENT INC.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON Canada L2E 3S9
Tel 905.371.9764
www.uemconsulting.com



7034 LUNDY'S LANE - JOYS INN

NOTES/LEGEND

1 THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

2 PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

no.	REVISION	DATE	INIT.
0	ISSUED FOR REVIEW	2024-02-22	SK

DRAFTING	SK
DESIGN	SK
CHECKED BY	GT
APPROVED BY	GT

Niagara Region PUBLIC WORKS

UEM Urban Environmental Management Inc.

Schedule 'C' Class Environmental Assessment Study
Regional Road 20 (Lundy's Lane)
from Regional Road 98 (Montrose Rd) to Highland Ave
City of Niagara Falls
DRIVEWAY CONSOLIDATION

CONSULTANT FILE No.	21-109
DATE	JULY 2023
SCALE	Hor : 1:500 m
REF. No.	#
DWG No.	06
REV.	0

DRAWING FILE: Z:\UEM\Projects\2021\109\21-109 Lundy's Lane Schedule C EA (NR)\Driveway Entrance & Exit Consolidation\CAD\Driveway Consolidation.dwg PLOTTED: May 13, 2024 - 11:10am PLOTTED BY: sleasley

March 21, 2024

[redacted]

Dear Sir or Madam,

RE: Lundy's Lane Schedule C Municipal Class Environmental Assessment Driveway Consolidation

Niagara Region is undertaking a Schedule C Municipal Class Environmental Assessment for the reconstruction of Regional Road 20 (Lundy's Lane) from Montrose Road to Highland Avenue. As part of the Assessment, an analysis of driveway accesses to each property within the study area has been completed and your property at 7070 Lundy's Lane (The America's Hospitality Inn) has been identified for potential driveway consolidation. The attached figure shows the location of your property and the proposed changes to driveway access.

The Region is providing an opportunity to meet with Region and project team staff to further discuss your property and the proposed driveway access changes. It would be preferable to meet in-person at your property location, however a virtual meeting could be held on-line (via Microsoft Teams). The following dates and times are available for a meeting on a first-come, first-served basis:

Monday, April 15th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Tuesday, April 16th	10 AM to 10:45 AM	11 AM to 11:45 AM	
Wednesday, April 17th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Thursday, April 18th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Friday, April 19th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Monday, April 22nd	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Tuesday, April 23rd		11 AM to 11:45 AM	
Wednesday, April 24th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Thursday, April 25th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Friday, April 26th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM

URBAN & ENVIRONMENTAL MANAGEMENT INC.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON Canada L2E 3S9
Tel 905.371.9764
www.uemconsulting.com

Should you require a meeting time not listed above, accommodation can be made to ensure you have the opportunity to meet with Region and project team staff. Please contact Samantha Beam, UEM Planner, at 289-271-7353, or by email at sbeam@uemconsulting.com, at your earliest convenience to schedule a meeting.

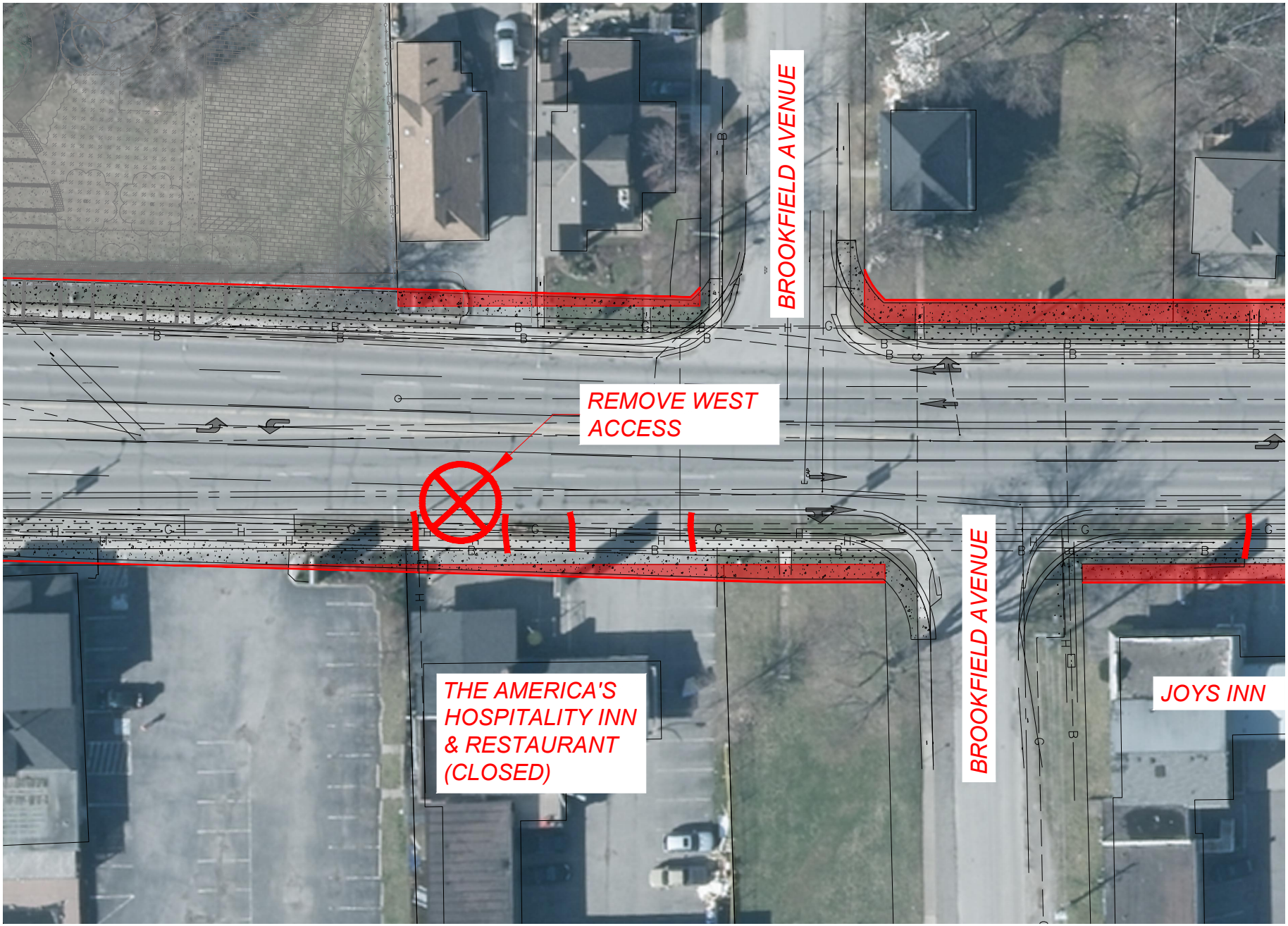
Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.



Steve Brant, P.Eng.
Project Manager

C. M. Kowalczyk – Niagara Region Project Manager

Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Consultation and Communication\Driveway Consolidation Letters\Driveway Consolidation Draft Letter r.2 March 2024.docx



7070 LUNDY'S LANE - THE AMERICA'S HOSPITALITY, INN & RESTAURANT

no.	REVISION	DATE	INIT.
0	ISSUED FOR REVIEW	2024-02-22	SK

NOTES/LEGEND

1 THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

2 PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

DRAFTING	SK
DESIGN	SK
CHECKED BY	GT
APPROVED BY	GT

Niagara Region PUBLIC WORKS

UEM Urban Environmental Management Inc.

Schedule 'C' Class Environmental Assessment Study
Regional Road 20 (Lundy's Lane)
from Regional Road 98 (Montrose Rd) to Highland Ave
City of Niagara Falls
DRIVEWAY CONSOLIDATION

CONSULTANT FILE No.	21-109
DATE	JULY 2023
SCALE	Hor : 1:500 m
REF. No.	#
DWG No.	05
REV.	0

DRAWING FILE: Z:\UEM\Projects\2021\109\21-109 Lundy's Lane Schedule C EA (NR)\Driveway Entrance & Exit Consolidation\CAD\Driveway Consolidation.dwg PLOTTED: Mar 14, 2024 - 1:19pm PLOTTED BY: sheating

May 13, 2024

[redacted]

Dear Sir or Madam,

RE: Lundy's Lane Schedule C Municipal Class Environmental Assessment
Driveway Consolidation
7070 Lundy's Lane (The America's Hospitality Inn)

This letter is a follow up to our letter dated March 21, 2024, regarding the potential driveway consolidation identified for your property at 7070 Lundy's Lane (The America's Hospitality Inn). No response was received to our initial mailed letter, which was returned undelivered or our hand-delivered letter that was left fastened to the entrance door. The initial letter offered to meet to discuss the potential driveway consolidation.

The Region will be proceeding with the recommendation to formally remove the west Lundy's Lane access to the property as shown on the attached figure. This recommendation will be included in the Environmental Study Report for the Schedule C Municipal Class Environmental Assessment.

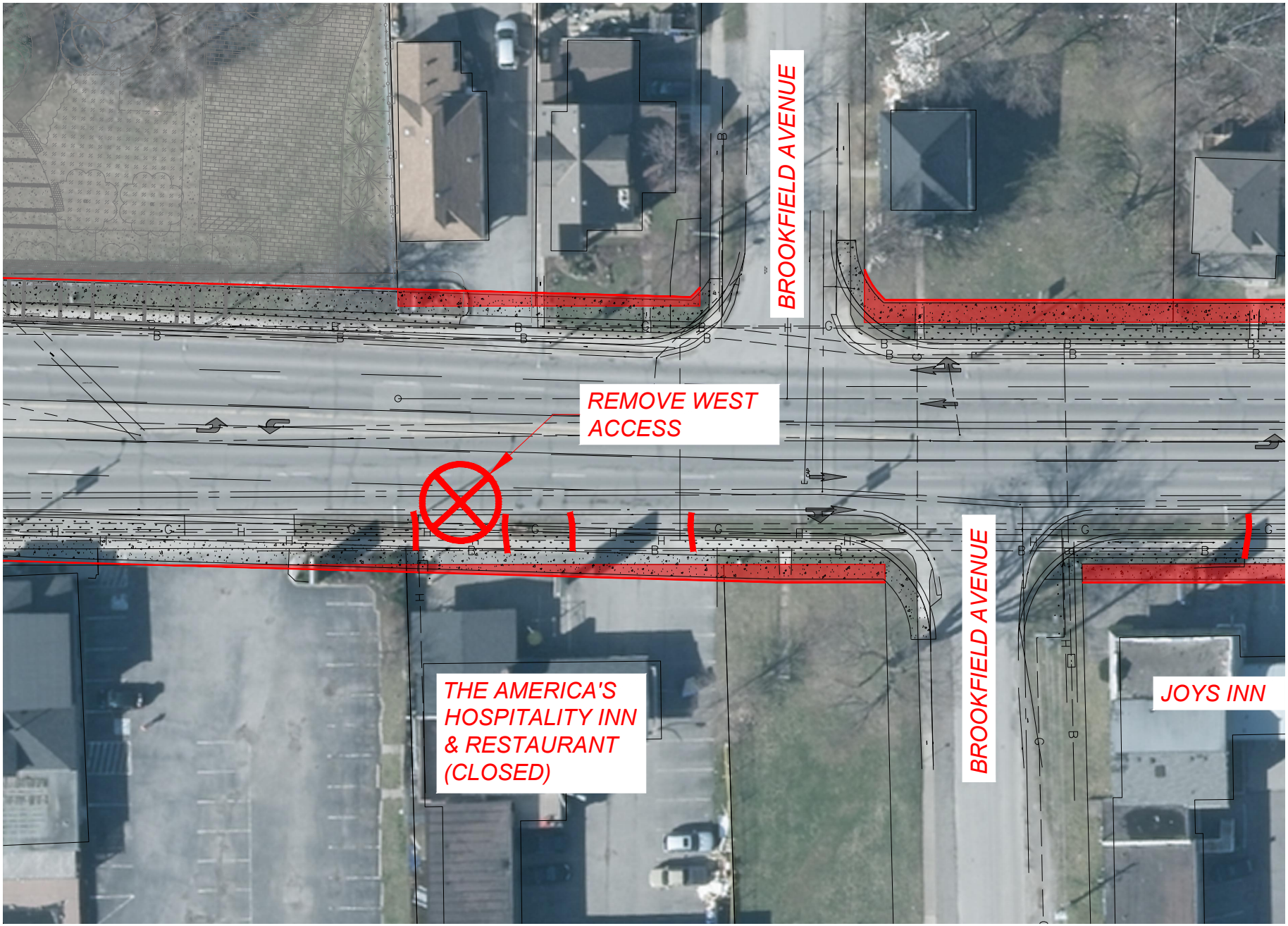
Should you have any questions or require additional information, please contact me at (905) 371-9765 or by email at sbrant@uemconsulting.com.

Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.

Steve Brant, P.Eng.
Project Manager

C. M. Kowalczyk – Niagara Region Project Manager

Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Consultation and Communication\Driveway Consolidation Letters\Follow-Up Letters\Driveway Consolidation Second Letter - Americas Hospitality.docx



7070 LUNDY'S LANE - THE AMERICA'S HOSPITALITY, INN & RESTAURANT

no.	REVISION	DATE	INIT.
0	ISSUED FOR REVIEW	2024-02-22	SK

NOTES/LEGEND

1 THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

2 PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

DRAFTING	SK
DESIGN	SK
CHECKED BY	GT
APPROVED BY	GT

Niagara Region PUBLIC WORKS

UEM Urban Environmental Management Inc.

Schedule 'C' Class Environmental Assessment Study
Regional Road 20 (Lundy's Lane)
from Regional Road 98 (Montrose Rd) to Highland Ave
City of Niagara Falls
DRIVEWAY CONSOLIDATION

CONSULTANT FILE No.	21-109
DATE	JULY 2023
SCALE	Hor : 1:500 m
REF. No.	#
DWG No.	05
REV.	0

DRAWING FILE: Z:\UEM\Projects\2021\109\21-109 Lundy's Lane Schedule C EA (NR)\Driveway Entrance & Exit Consolidation\CAD\Driveway Consolidation.dwg PLOTTED: May 13, 2024 - 11:10am PLOTTED BY: sleasley

March 21, 2024

[redacted]

Dear Sir or Madam,

RE: Lundy's Lane Schedule C Municipal Class Environmental Assessment Driveway Consolidation

Niagara Region is undertaking a Schedule C Municipal Class Environmental Assessment for the reconstruction of Regional Road 20 (Lundy's Lane) from Montrose Road to Highland Avenue. As part of the Assessment, an analysis of driveway accesses to each property within the study area has been completed and your property at 7241 Lundy's Lane (Wind Restaurant) has been identified for potential driveway consolidation. The attached figure shows the location of your property and the proposed changes to driveway access.

The Region is providing an opportunity to meet with Region and project team staff to further discuss your property and the proposed driveway access changes. It would be preferable to meet in-person at your property location, however a virtual meeting could be held on-line (via Microsoft Teams). The following dates and times are available for a meeting on a first-come, first-served basis:

Monday, April 15th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Tuesday, April 16th	10 AM to 10:45 AM	11 AM to 11:45 AM	
Wednesday, April 17th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Thursday, April 18th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Friday, April 19th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Monday, April 22nd	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Tuesday, April 23rd		11 AM to 11:45 AM	
Wednesday, April 24th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Thursday, April 25th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Friday, April 26th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM

URBAN & ENVIRONMENTAL MANAGEMENT INC.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON Canada L2E 3S9
Tel 905.371.9764
www.uemconsulting.com

Should you require a meeting time not listed above, accommodation can be made to ensure you have the opportunity to meet with Region and project team staff. Please contact Samantha Beam, UEM Planner, at 289-271-7353, or by email at sbeam@uemconsulting.com, at your earliest convenience to schedule a meeting.

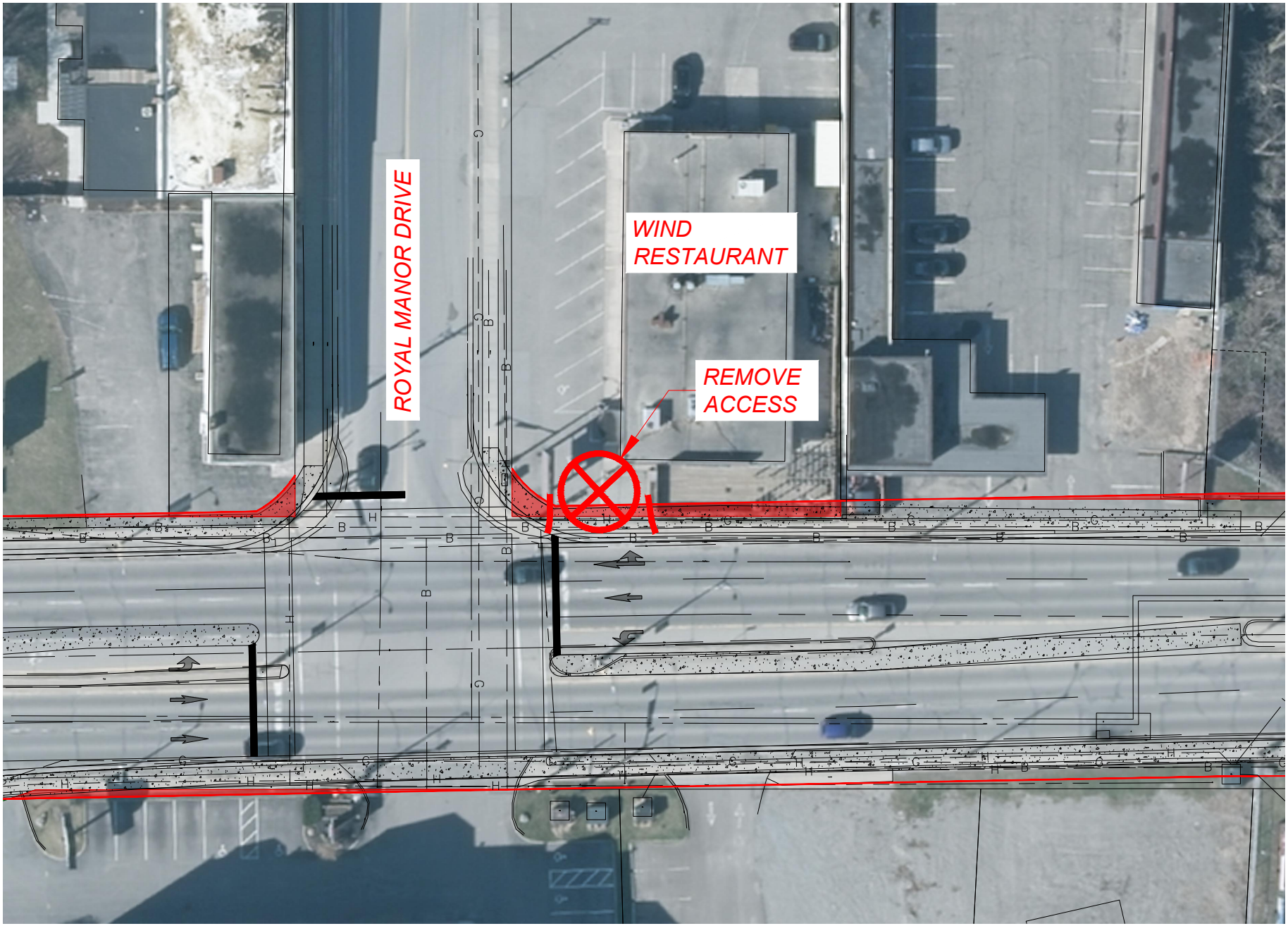
Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.



Steve Brant, P.Eng.
Project Manager

C. M. Kowalczyk – Niagara Region Project Manager

Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Consultation and Communication\Driveway Consolidation Letters\Driveway Consolidation Draft Letter r.2 March 2024.docx



7241 LUNDY'S LANE - WIND RESTAURANT

no.	REVISION	DATE	INIT.
0	ISSUED FOR REVIEW	2024-02-22	SK

NOTES/LEGEND

1 THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

2 PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

DRAFTING	SK
DESIGN	SK
CHECKED BY	GT
APPROVED BY	GT

Niagara Region PUBLIC WORKS

UEM URBAN ENVIRONMENTAL MANAGEMENT INC.

Schedule 'C' Class Environmental Assessment Study
Regional Road 20 (Lundy's Lane)
from Regional Road 98 (Montrose Rd) to Highland Ave
City of Niagara Falls
DRIVEWAY CONSOLIDATION

CONSULTANT FILE No.	21-109
DATE	JULY 2023
SCALE	Hor : 1:500 m
REF. No.	#
DWG No.	02
REV.	0

DRAWING FILE: Z:\UEM\Projects\2021\109\21-109 Lundy's Lane Schedule C EA (NR)\Driveway Entrance & Exit Consolidation\CAD\Driveway Consolidation.dwg PLOTTED: Mar 14, 2024 - 1:18pm PLOTTED BY: sheesting

May 13, 2024

[redacted]

Dear Sir or Madam,

RE: Lundy's Lane Schedule C Municipal Class Environmental Assessment
Driveway Consolidation
7241 Lundy's Lane (Wind Restaurant)

This letter is a follow up to our letter dated March 21, 2024, regarding the potential driveway consolidation identified for your property at 7241 Lundy's Lane (Wind Restaurant). No response was received to our initial letter and offer to meet to discuss potential driveway consolidation.

The Region will be proceeding with the recommendation to formally remove the Lundy's Lane access to the property as shown on the attached figure. This recommendation will be included in the Environmental Study Report for the Schedule C Municipal Class Environmental Assessment.

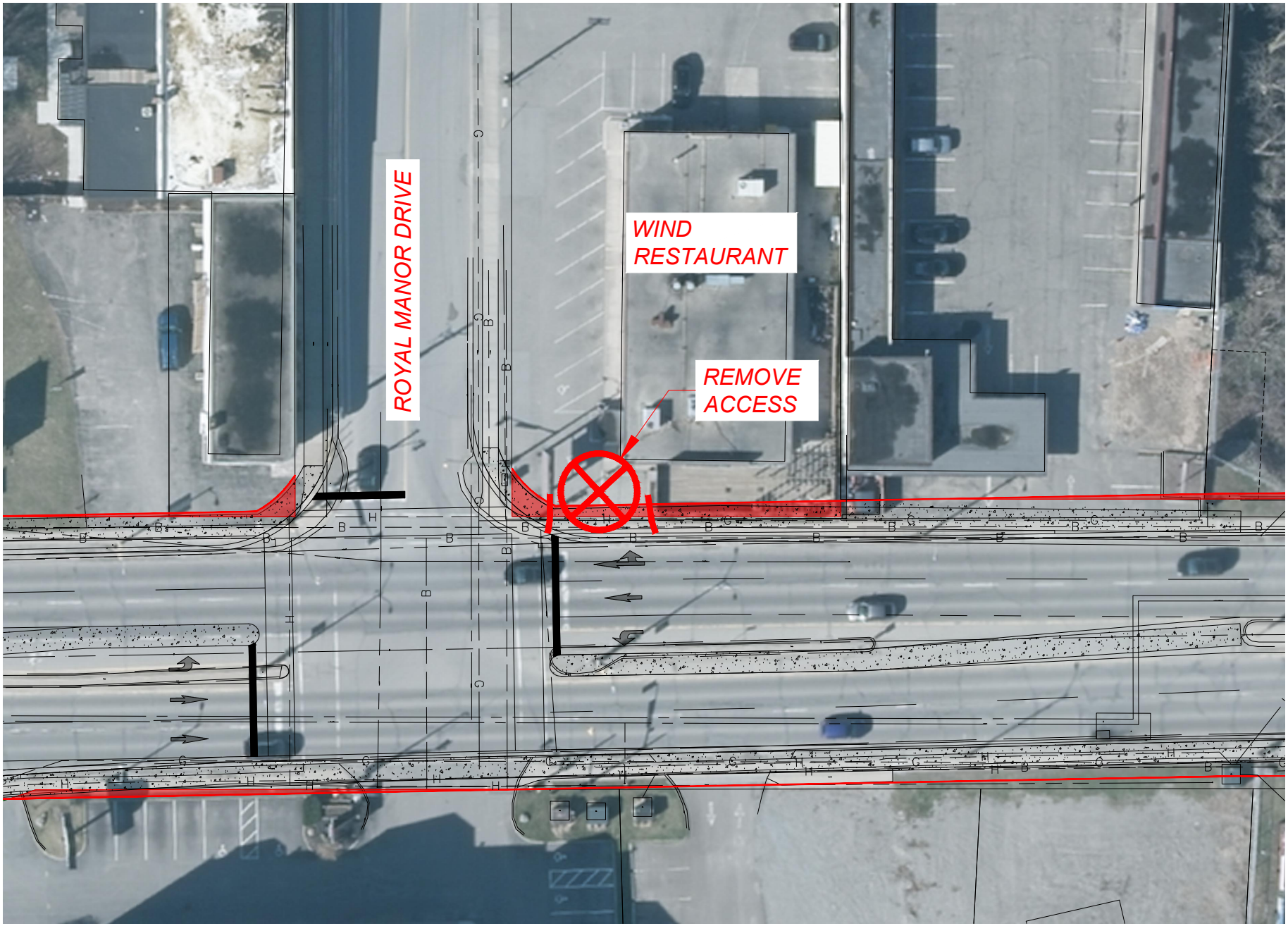
Should you have any questions or require additional information, please contact me at (905) 371-9765 or by email at sbrant@uemconsulting.com.

Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.

Steve Brant, P.Eng.
Project Manager

C. M. Kowalczyk – Niagara Region Project Manager

Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Consultation and Communication\Driveway Consolidation Letters\Follow-Up Letters\Driveway Consolidation Second Letter - Wind.docx



7241 LUNDY'S LANE - WIND RESTAURANT

no.	REVISION	DATE	INIT.
0	ISSUED FOR REVIEW	2024-02-22	SK

NOTES/LEGEND

1 THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

2 PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

DRAFTING	SK
DESIGN	SK
CHECKED BY	GT
APPROVED BY	GT

Niagara Region PUBLIC WORKS

UEM URBAN ENVIRONMENTAL MANAGEMENT INC. PLANNING ENGINEERING LANDSCAPE ARCHITECTURE

Schedule 'C' Class Environmental Assessment Study
Regional Road 20 (Lundy's Lane) from Regional Road 98 (Montrose Rd) to Highland Ave
City of Niagara Falls
DRIVEWAY CONSOLIDATION

CONSULTANT FILE No.	21-109
DATE	JULY 2023
SCALE	Hor : 1:500 m
REF. No.	#
DWG No.	02
REV.	0

DRAWING FILE: Z:\UEM\Projects\2021\109\21-109 Lundy's Lane Schedule C EA (NR)\Driveway Entrance & Exit Consolidation\CAD\Driveway Consolidation.dwg PLOTTED: May 13, 2024 - 11:07am PLOTTED BY: sleasting

March 21, 2024

[redacted]

Dear Sir or Madam,

RE: Lundy's Lane Schedule C Municipal Class Environmental Assessment Driveway Consolidation

Niagara Region is undertaking a Schedule C Municipal Class Environmental Assessment for the reconstruction of Regional Road 20 (Lundy's Lane) from Montrose Road to Highland Avenue. As part of the Assessment, an analysis of driveway accesses to each property within the study area has been completed and your property at 7429/7389 Lundy's Lane (Ramada Inn) has been identified for potential driveway consolidation. The attached figure shows the location of your property and the proposed changes to driveway access.

The Region is providing an opportunity to meet with Region and project team staff to further discuss your property and the proposed driveway access changes. It would be preferable to meet in-person at your property location, however a virtual meeting could be held on-line (via Microsoft Teams). The following dates and times are available for a meeting on a first-come, first-served basis:

Monday, April 15th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Tuesday, April 16th	10 AM to 10:45 AM	11 AM to 11:45 AM	
Wednesday, April 17th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Thursday, April 18th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Friday, April 19th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Monday, April 22nd	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Tuesday, April 23rd		11 AM to 11:45 AM	
Wednesday, April 24th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Thursday, April 25th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Friday, April 26th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM

URBAN & ENVIRONMENTAL MANAGEMENT INC.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON Canada L2E 3S9
Tel 905.371.9764
www.uemconsulting.com

Should you require a meeting time not listed above, accommodation can be made to ensure you have the opportunity to meet with Region and project team staff. Please contact Samantha Beam, UEM Planner, at 289-271-7353, or by email at sbeam@uemconsulting.com, at your earliest convenience to schedule a meeting.

Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.



Steve Brant, P.Eng.
Project Manager

C. M. Kowalczyk – Niagara Region Project Manager

Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Consultation and Communication\Driveway Consolidation Letters\Driveway Consolidation Draft Letter r.2 March 2024.docx



7429 / 7389 LUNDY'S LANE - RAMADA INN PLAZA & RESTAURANT

no.	REVISION	DATE	INIT.
0	ISSUED FOR REVIEW	2024-02-22	SK

NOTES/LEGEND

1 THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

2 PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

DRAFTING	SK
DESIGN	SK
CHECKED BY	GT
APPROVED BY	GT

Niagara Region PUBLIC WORKS

UEM URBAN ENVIRONMENTAL MANAGEMENT INC.

Schedule 'C' Class Environmental Assessment Study
Regional Road 20 (Lundy's Lane)
from Regional Road 98 (Montrose Rd) to Highland Ave
City of Niagara Falls
DRIVEWAY CONSOLIDATION

CONSULTANT FILE No.	21-109
DATE	JULY 2023
SCALE	Hor : 1:500 m
REF. No.	#
DWG No.	01
REV.	0

DRAWING FILE: Z:\UEM\Projects\2021\109\21-109 Lundy's Lane Schedule C EA (NR)\Driveway Entrance & Exit Consolidation\CAD\Driveway Consolidation.dwg PLOTTED: Mar 14, 2024 - 1:17pm PLOTTED BY: sheating

May 13, 2024

Sent by email: [redacted]

[redacted]

Dear Sir or Madam,

RE: Lundy's Lane Schedule C Municipal Class Environmental Assessment
Driveway Consolidation
7429/7389 Lundy's Lane (Ramada Inn Plaza)

This letter is a follow up to our letter dated March 21, 2024, and the meeting with Michael Kowalczyk (Niagara Region) and Greg Taras (UEM) on April 25, 2024, regarding the potential driveway consolidation identified for your properties at 7429/7389 Lundy's Lane (Ramada Inn Plaza). The following outlines the Region's intentions moving forward.

Following our on-site meeting, consideration was given to your comments, and further review of the property's access was undertaken. As a result, the Region is recommending maintaining the existing Lundy's Lane accesses to each property. However, minor adjustments will be recommended to the west access during detailed design to meet City policies for driveway width. The centre median at the west entrance will be extended to prevent passenger vehicles from making a left turn into this access. However, a portion of the access will be converted to a roll-over access to allow emergency vehicles, delivery vehicles and buses to access the property. Appropriate signage will be incorporated in the median to denote this. The attached revised figure shows the proposed driveway consolidation/change. The recommendation will be included in the Environmental Study Report for the Schedule C Municipal Class Environmental Assessment.

URBAN & ENVIRONMENTAL MANAGEMENT INC.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON Canada L2E 3S9
Tel 905.371.9764
www.uemconsulting.com

Should you have any questions or require additional information, please contact me at (905) 371-9765 or by email at sbrant@uemconsulting.com.

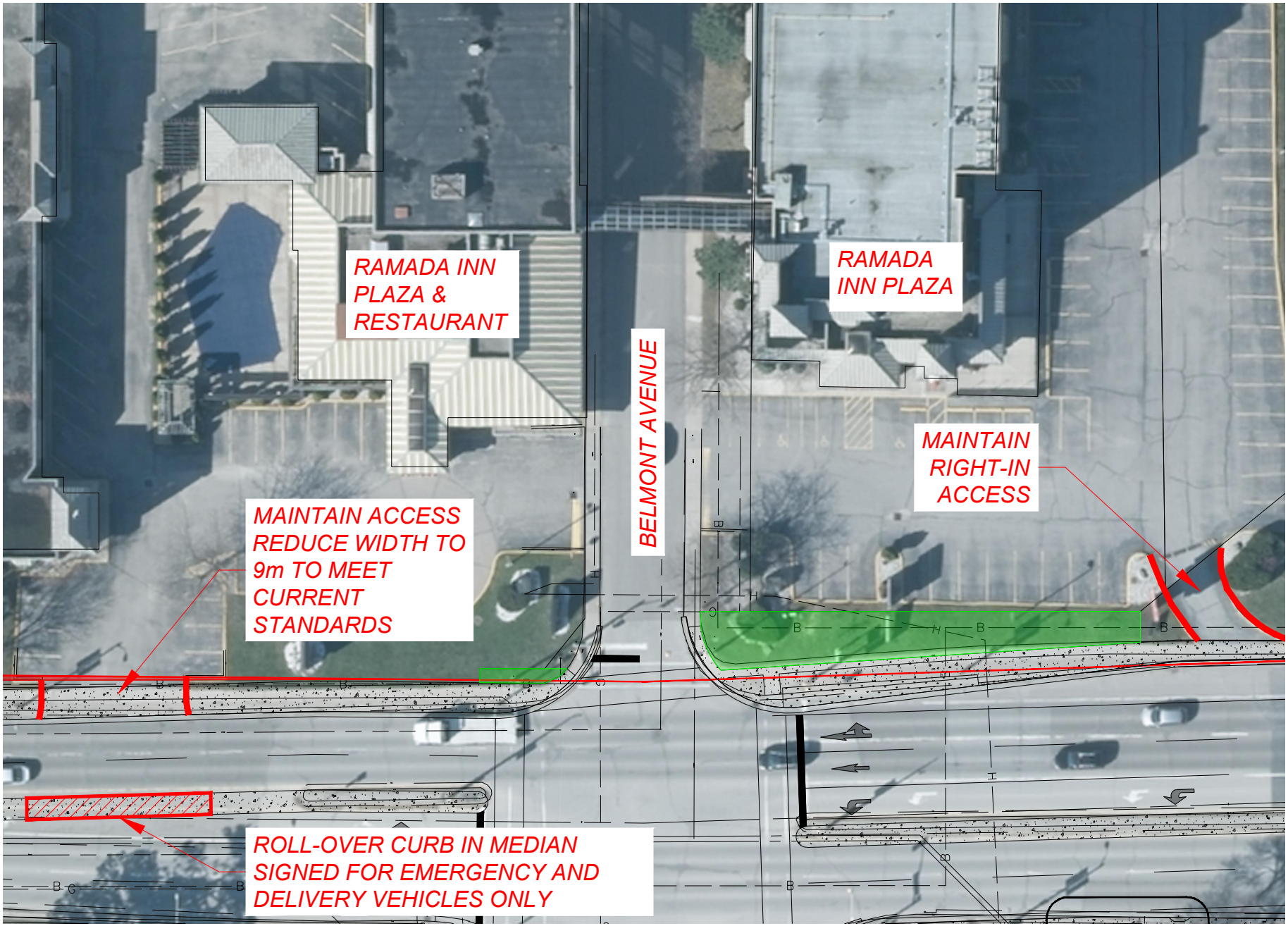
Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.



Steve Brant, P.Eng.
Project Manager

C. M. Kowalczyk – Niagara Region Project Manager
[redacted] (by email)

Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Consultation and Communication\Driveway Consolidation Letters\Follow-Up Letters\Driveway Consolidation Second Letter - Ramada.docx



7429 / 7389 LUNDY'S LANE - RAMADA INN PLAZA & RESTAURANT

no.	REVISION	DATE	INIT.
1	REVISED PER MEETING	2024-05-13	SK
0	ISSUED FOR REVIEW	2024-02-22	SK

NOTES/LEGEND

1 THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

2 PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

DRAFTING	SK
DESIGN	SK
CHECKED BY	GT
APPROVED BY	GT

Niagara Region PUBLIC WORKS

UEM Limited Environmental Management Inc.

Schedule 'C' Class Environmental Assessment Study
Regional Road 20 (Lundy's Lane) from Regional Road 98 (Montrose Rd) to Highland Ave
City of Niagara Falls
DRIVEWAY CONSOLIDATION

CONSULTANT FILE No.	21-109
DATE	JULY 2023
SCALE	Hor : 1:500 m
REF. No.	#
DWG No.	01
REV.	0

DRAWING FILE: Z:\UEM\Projects\2021\109\21-109 Lundy's Lane Schedule C EA (NR)\Driveway Entrance & Exit Consolidation\CAD\Driveway Consolidation.dwg PLOTTED: May 13, 2024 - 11:07am PLOTTED BY: sleating

APPENDIX J.10

PROPERTY ACQUISITION LETTERS

If technical reports are required in an alternative format for accessibility needs, please contact:

Maged Elmadhoon, M.Eng., P.Eng.

Manager, Transportation Planning

1815 Sir Isaac Brock Way, PO Box 1042

Thorold, Ontario, L2V 4T7

Telephone: (905) 980-6000 ext. 3583

Email: Maged.Elmadhoon@niagararegion.ca

May 21, 2025

[redacted]

Dear Sir or Madam,

RE: Lundy's Lane Schedule C Municipal Class Environmental Assessment Property Impacts – 6530 Lundy's Lane (The Fry Restaurant)

Niagara Region is undertaking a Schedule C Municipal Class Environmental Assessment (Class EA) for the reconstruction of Regional Road 20 (Lundy's Lane) from Montrose Road to Highland Avenue. The assessment has concluded that road widening is required as part of the Assessment, which will result in the loss of parking spaces on your property at 6530 Lundy's Lane (The Fry Restaurant). The attached figure shows the proposed changes to Lundy's Lane and the location of and impact to your property.

The Region is providing an opportunity to meet with Region and project team staff to discuss your property and the proposed changes. It would be preferable to meet in-person at your property location, however a virtual meeting could be held on-line (via Microsoft Teams). The following dates and times are available for a meeting on a first-come, first-served basis:

Monday, May 26th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Tuesday, May 27th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Wednesday, May 28th	10 AM to 10:45 AM		
Thursday, May 29th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Friday, May 30th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Monday, June 2nd	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Tuesday, June 3rd	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Wednesday, June 4th			
Thursday, June 5th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Friday, June 6th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM

URBAN & ENVIRONMENTAL MANAGEMENT INC.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON Canada L2E 3S9
Tel 905.371.9764
www.uemconsulting.com

Should you require a meeting time not listed above, accommodation can be made to ensure you have the opportunity to meet with Region and project team staff. Please contact Samantha Beam, UEM Planner, at 289-271-7353, or by email at sbeam@uemconsulting.com, at your earliest convenience to schedule a meeting.

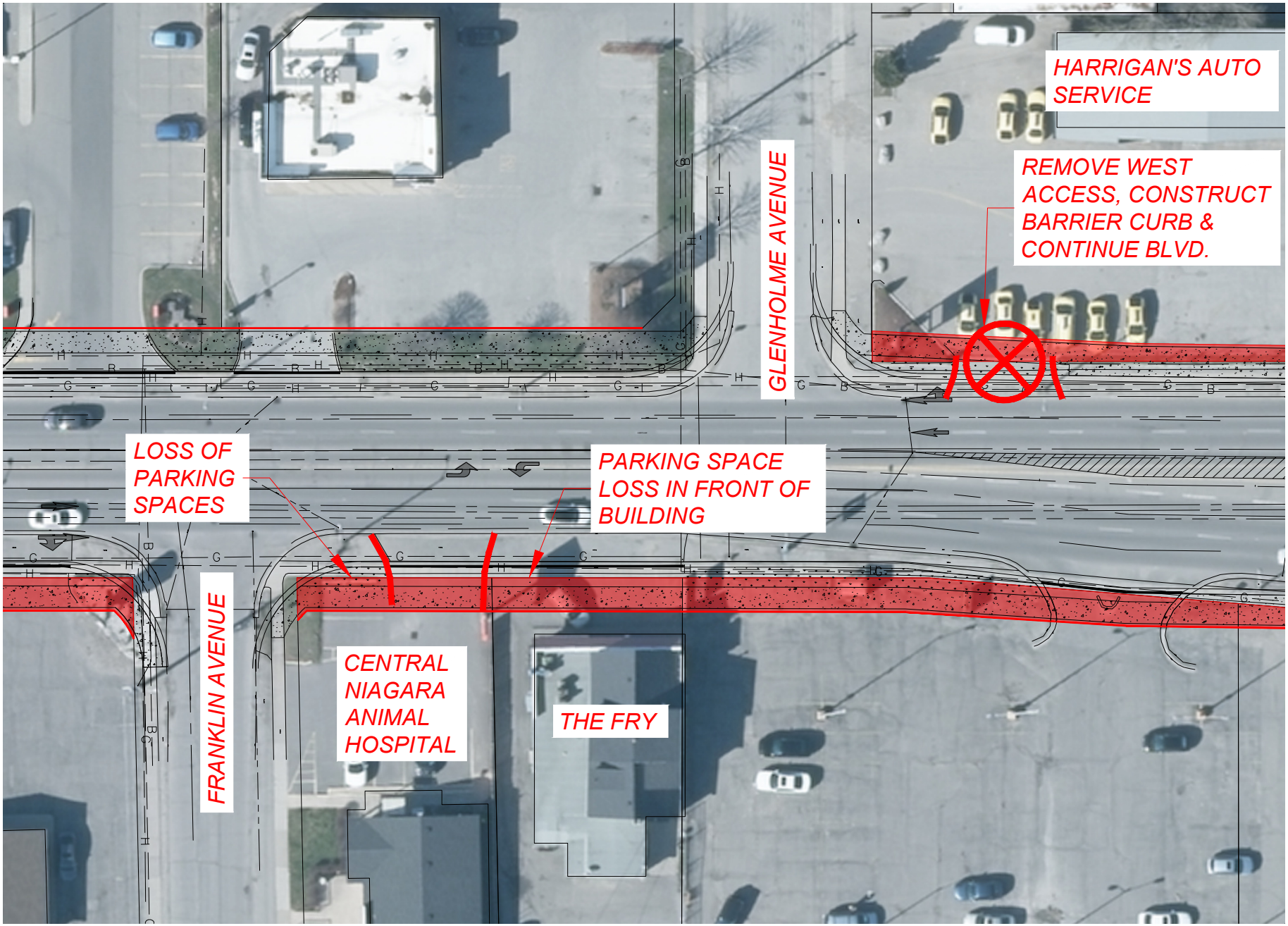
Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.



Steve Brant, P.Eng.
Project Manager

C. M. Kowalczyk – Niagara Region Project Manager

Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Consultation and Communication\2025 Property Owner Meetings\Property Impacts - The Fry.docx



6530 LUNDY'S LANE - THE FRY

no.	REVISION	DATE	INIT.
0	ISSUED FOR REVIEW	2024-02-22	SK

NOTES/LEGEND

1 THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

2 PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

DRAFTING	SK
DESIGN	SK
CHECKED BY	GT
APPROVED BY	GT

Niagara Region PUBLIC WORKS

UEM Urban Environmental Management Inc.

Schedule 'C' Class Environmental Assessment Study
Regional Road 20 (Lundy's Lane) from Regional Road 98 (Montrose Rd) to Highland Ave
City of Niagara Falls
DRIVEWAY CONSOLIDATION

CONSULTANT FILE No.	21-109
DATE	JULY 2023
SCALE	Hor : 1:500 m
REF. No.	#
DWG No.	13
REV.	0

DRAWING FILE: Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Driveway Entrance & Exit Consolidation\CAD\Driveway Consolidation Rev1 20250514.dwg PLOTTED: May 21, 2025 - 11:46am PLOTTED BY: jstovak

July 24, 2025

Sent by email: [redacted]

[redacted]

Dear [redacted],

RE: Lundy's Lane Schedule C Municipal Class Environmental Assessment
Property Impacts – 6530 Lundy's Lane (The Fry Restaurant)

This letter is a follow up to our letter dated May 21, 2025, second letter dated July 4, 2025, and meeting with Michael Kowalczyk (Niagara Region) and Greg Taras (UEM) on July 10, 2025, regarding property acquisition and loss of a parking space at your property at 6530 Lundy's Lane (The Fry Restaurant). The following outlines the Region's intentions moving forward.

As indicated during our on-site meeting, the Region will be proceeding with the road widening as recommended by the Schedule C Class Environmental Assessment (Class EA). The figure previously included with the May 21, 2025 and July 4, 2025 letters has been reattached for your reference. At the appropriate time, the Region's Real Estate Department will contact you with an offer to purchase the required property. If no agreement is met, the Region will proceed with expropriation. The Region will be responsible for costs incurred if the existing sign requires relocation. The documentation regarding the road widening final recommendation will be included in the Environmental Study Report for the Class EA.

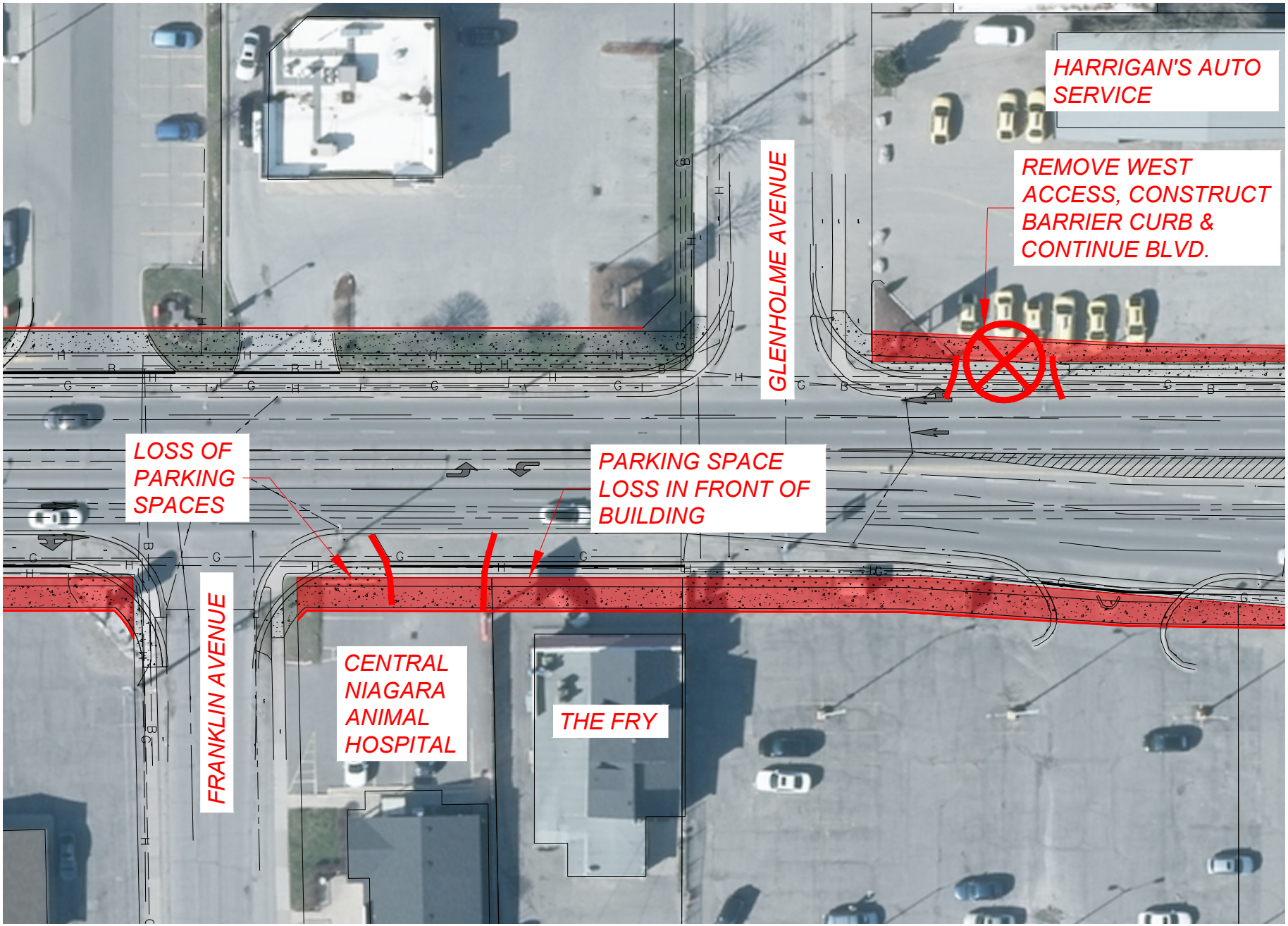
Should you have any questions or require additional information, please contact me at (905) 371-9765 or by email at sbrant@uemconsulting.com.

Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.

Steve Brant, P.Eng.
Project Manager

C. M. Kowalczyk – Niagara Region Project Manager

Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Consultation and Communication\2025 Property Owner Meetings\Follow-Up Letters\2025 Meetings Third Letter - The Fry.docx



6530 LUNDY'S LANE - THE FRY

no.	REVISION	DATE	INIT.
0	ISSUED FOR REVIEW	2024-02-22	SK

NOTES/LEGEND

1 THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

2 PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

DRAFTING	SK
DESIGN	SK
CHECKED BY	GT
APPROVED BY	GT

Niagara Region PUBLIC WORKS

UEM Urban Environmental Management Inc.

Schedule 'C' Class Environmental Assessment Study
Regional Road 20 (Lundy's Lane) from Regional Road 98 (Montrose Rd) to Highland Ave
City of Niagara Falls
DRIVEWAY CONSOLIDATION

CONSULTANT FILE No.	21-109
DATE	JULY 2023
SCALE	Hor : 1:500 m
REF. No.	#
DWG No.	13
REV.	0

DRAWING FILE: Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Driveway Entrance & Exit Consolidation\CAD\Driveway Consolidation Rev1 20250514.dwg PLOTTED: May 21, 2025 - 11:46am PLOTTED BY: jstovak

May 21, 2025

[redacted]

Dear Sir or Madam,

RE: Lundy's Lane Schedule C Municipal Class Environmental Assessment
Property Impacts – 6544 Lundy's Lane (Niagara Central Animal Hospital)

Further to letters previously sent on March 21 and May 13, 2024, Niagara Region is undertaking a Schedule C Municipal Class Environmental Assessment (Class EA) for the reconstruction of Regional Road 20 (Lundy's Lane) from Montrose Road to Highland Avenue. You were previously contacted regarding potential access consolidation at your property at 6544 Lundy's Lane (Niagara Central Animal Hospital). A meeting with Region and project team staff took place at your property on April 24, 2024, during which driveway entrance consolidation was discussed and it was indicated that the proposed road widening will result in the loss of one parking space on your property.

The Region is providing an additional opportunity to meet with Region and project team staff to further discuss the loss of parking on your property. It would be preferable to meet in-person again at your property, however a virtual meeting could be held on-line (via Microsoft Teams). The following dates and times are available for a meeting on a first-come, first-served basis:

Monday, May 26th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Tuesday, May 27th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Wednesday, May 28th	10 AM to 10:45 AM		
Thursday, May 29th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Friday, May 30th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Monday, June 2nd	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Tuesday, June 3rd	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Wednesday, June 4th			
Thursday, June 5th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Friday, June 6th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM

URBAN & ENVIRONMENTAL MANAGEMENT INC.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON Canada L2E 3S9
Tel 905.371.9764
www.uemconsulting.com

Should you require a meeting time not listed above, accommodation can be made to ensure you have the opportunity to meet with Region and project team staff. Please contact Samantha Beam, UEM Planner, at 289-271-7353, or by email at sbeam@uemconsulting.com, at your earliest convenience to schedule a meeting.

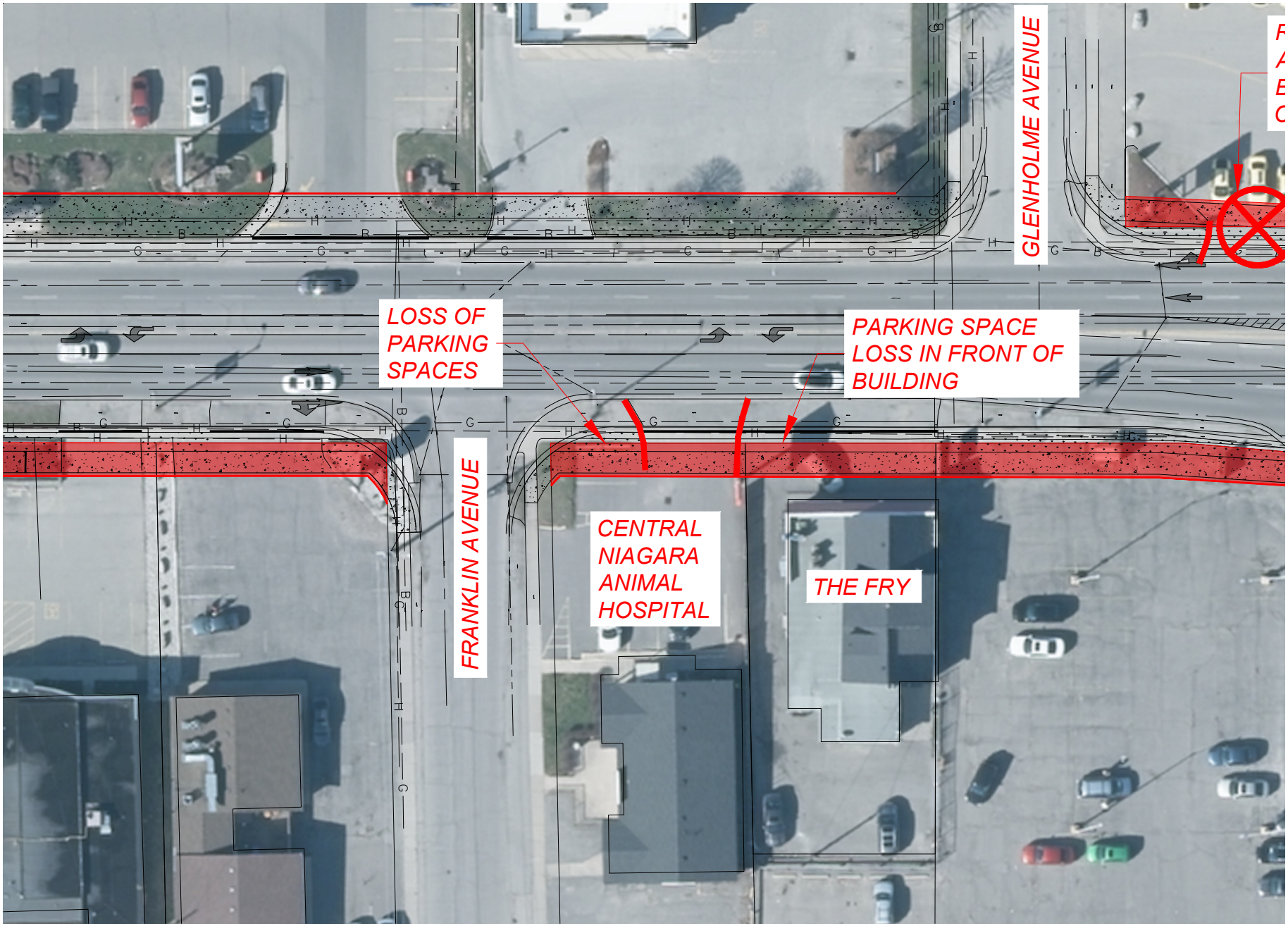
Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.



Steve Brant, P.Eng.
Project Manager

C. M. Kowalczyk – Niagara Region Project Manager

Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Consultation and Communication\2025 Property Owner Meetings\Property Impacts - Niagara Central Animal Hospital.docx



6544 LUNDY'S LANE - CENTRAL NIAGARA ANIMAL HOSPITAL

no.	REVISION	DATE	INIT.
0	ISSUED FOR REVIEW	2024-02-22	SK

NOTES/LEGEND

1 THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

2 PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

DRAFTING	SK
DESIGN	SK
CHECKED BY	GT
APPROVED BY	GT

Niagara Region PUBLIC WORKS

UEM Urban Environmental Management Inc.

Schedule 'C' Class Environmental Assessment Study
Regional Road 20 (Lundy's Lane) from Regional Road 98 (Montrose Rd) to Highland Ave
City of Niagara Falls
DRIVEWAY CONSOLIDATION

CONSULTANT FILE No.	21-109
DATE	JULY 2023
SCALE	Hor : 1:500 m
REF. No.	#
DWG No.	12
REV.	0

DRAWING FILE: Z:\UEM\Projects\2021\109\21-109 Lundy's Lane Schedule C EA (NR)\Driveway Entrance & Exit Consolidation\CAD\Driveway Consolidation Rev1 20250514.dwg PLOTTED: May 21, 2025 - 11:30am PLOTTED BY: jstovak

July 4, 2025

[redacted]

Dear [redacted],

RE: Lundy's Lane Schedule C Municipal Class Environmental Assessment
Property Impacts – 6544 Lundy's Lane (Central Niagara Animal Hospital)

This letter is a follow up to our letter dated May 21, 2025, and meeting with Michael Kowalczyk (Niagara Region) and Greg Taras (UEM) on June 5, 2025, regarding property acquisition and loss of a parking space at your property at 6544 Lundy's Lane (Central Niagara Animal Hospital). The following outlines the Region's intentions moving forward.

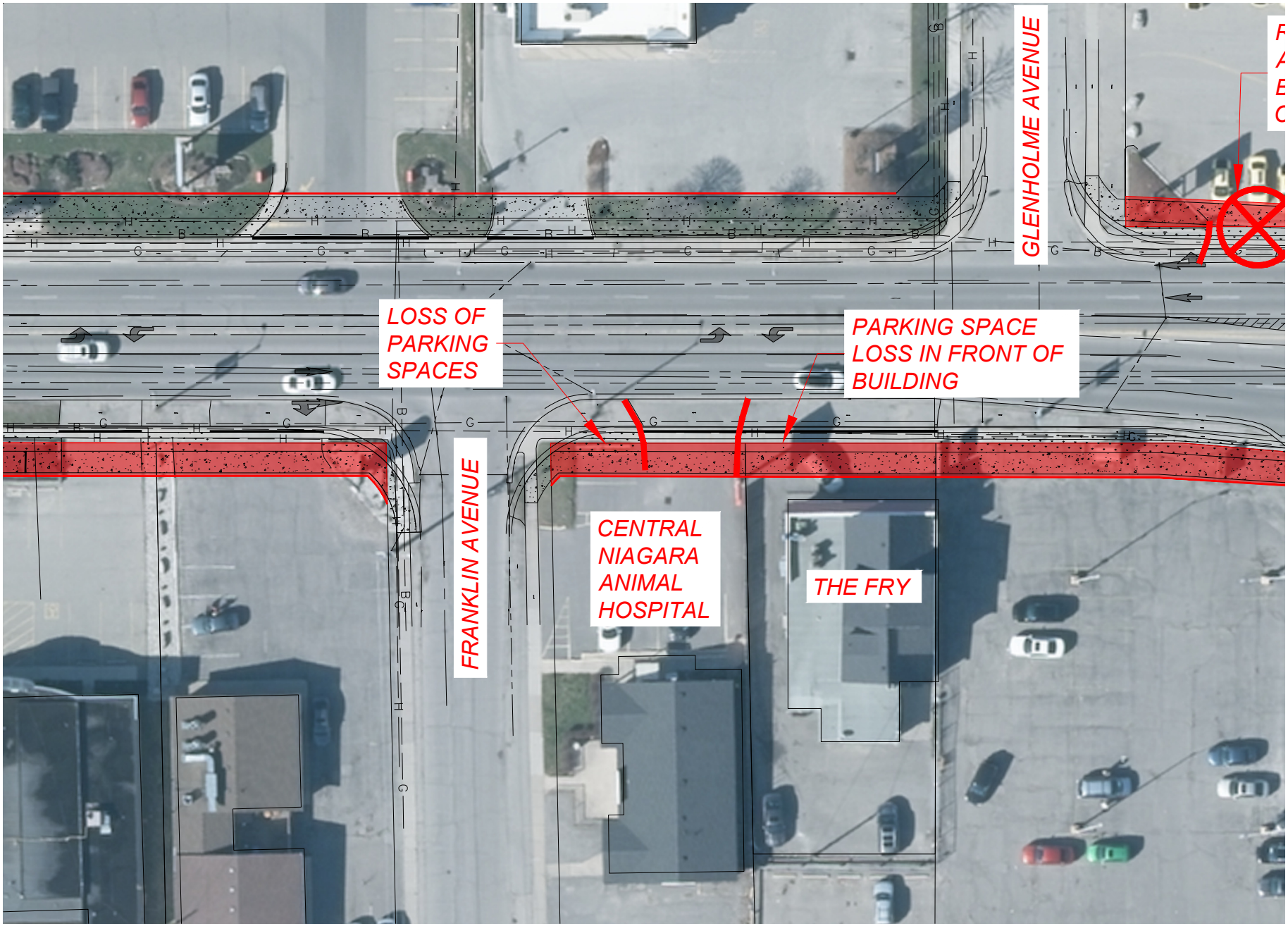
As indicated during our on-site meeting, the Region will be proceeding with the road widening as recommended by the Schedule C Class Environmental Assessment (Class EA). The figure previously included with the May 21, 2025 letter has been reattached for your reference. At the appropriate time, the Region's Real Estate Department will contact you with an offer to purchase the required property. If no agreement is met, the Region will proceed with expropriation. The Region will be responsible for costs incurred by the required relocation of the existing sign. If a new sign is to be installed, the Region will cover the cost of a new sign base and relocation of electrical connections, however the remaining costs will be your responsibility. Further, to reiterate the Region's intentions regarding driveway consolidation as indicated during the April 24, 2024, on-site meeting, the Region will not be recommending the closure of the Lundy's Lane access to your property. The documentation regarding the road widening and driveway consolidation final recommendation will be included in the Environmental Study Report for the Class EA.

Should you have any questions or require additional information, please contact me at (905) 371-9765 or by email at sbrant@uemconsulting.com.

Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.

Steve Brant, P.Eng.
Project Manager
C. M. Kowalczyk – Niagara Region Project Manager

Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Consultation and Communication\2025 Property Owner Meetings\Follow-Up Letters\2025 Meetings Second Letter - Animal Hospital.docx



6544 LUNDY'S LANE - CENTRAL NIAGARA ANIMAL HOSPITAL

no.	REVISION	DATE	INIT.
0	ISSUED FOR REVIEW	2024-02-22	SK

NOTES/LEGEND

1 THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

2 PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

DRAFTING	SK
DESIGN	SK
CHECKED BY	GT
APPROVED BY	GT

Niagara Region PUBLIC WORKS

UEM Urban Environmental Management Inc.

Schedule 'C' Class Environmental Assessment Study
Regional Road 20 (Lundy's Lane) from Regional Road 98 (Montrose Rd) to Highland Ave
City of Niagara Falls
DRIVEWAY CONSOLIDATION

CONSULTANT FILE No.	21-109
DATE	JULY 2023
SCALE	Hor : 1:500 m
REF. No.	#
DWG No.	12
REV.	0

DRAWING FILE: Z:\UEM\Projects\2021\109\21-109 Lundy's Lane Schedule C EA (NR)\Driveway Entrance & Exit Consolidation\CAD\Driveway Consolidation Rev1 20250514.dwg PLOTTED: May 21, 2025 - 11:30am PLOTTED BY: jstovak

May 21, 2025

[redacted]

Dear Sir or Madam,

RE: Lundy's Lane Schedule C Municipal Class Environmental Assessment
Property Impacts – 6661 Lundy's Lane (East Izakaya Restaurant)

Niagara Region is undertaking a Schedule C Municipal Class Environmental Assessment (Class EA) for the reconstruction of Regional Road 20 (Lundy's Lane) from Montrose Road to Highland Avenue. The assessment has concluded that road widening is required as part of the Assessment, which will result in the loss of one parking space on your property at 6661 Lundy's Lane (East Izakaya Restaurant). The attached figure shows the proposed changes to Lundy's Lane and the location of and impact to your property.

The Region is providing an opportunity to meet with Region and project team staff to discuss your property and the proposed changes. It would be preferable to meet in-person at your property location, however a virtual meeting could be held on-line (via Microsoft Teams). The following dates and times are available for a meeting on a first-come, first-served basis:

Monday, May 26th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Tuesday, May 27th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Wednesday, May 28th	10 AM to 10:45 AM		
Thursday, May 29th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Friday, May 30th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Monday, June 2nd	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Tuesday, June 3rd	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Wednesday, June 4th			
Thursday, June 5th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Friday, June 6th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM

URBAN & ENVIRONMENTAL MANAGEMENT INC.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON Canada L2E 3S9
Tel 905.371.9764
www.uemconsulting.com

Should you require a meeting time not listed above, accommodation can be made to ensure you have the opportunity to meet with Region and project team staff. Please contact Samantha Beam, UEM Planner, at 289-271-7353, or by email at sbeam@uemconsulting.com, at your earliest convenience to schedule a meeting.

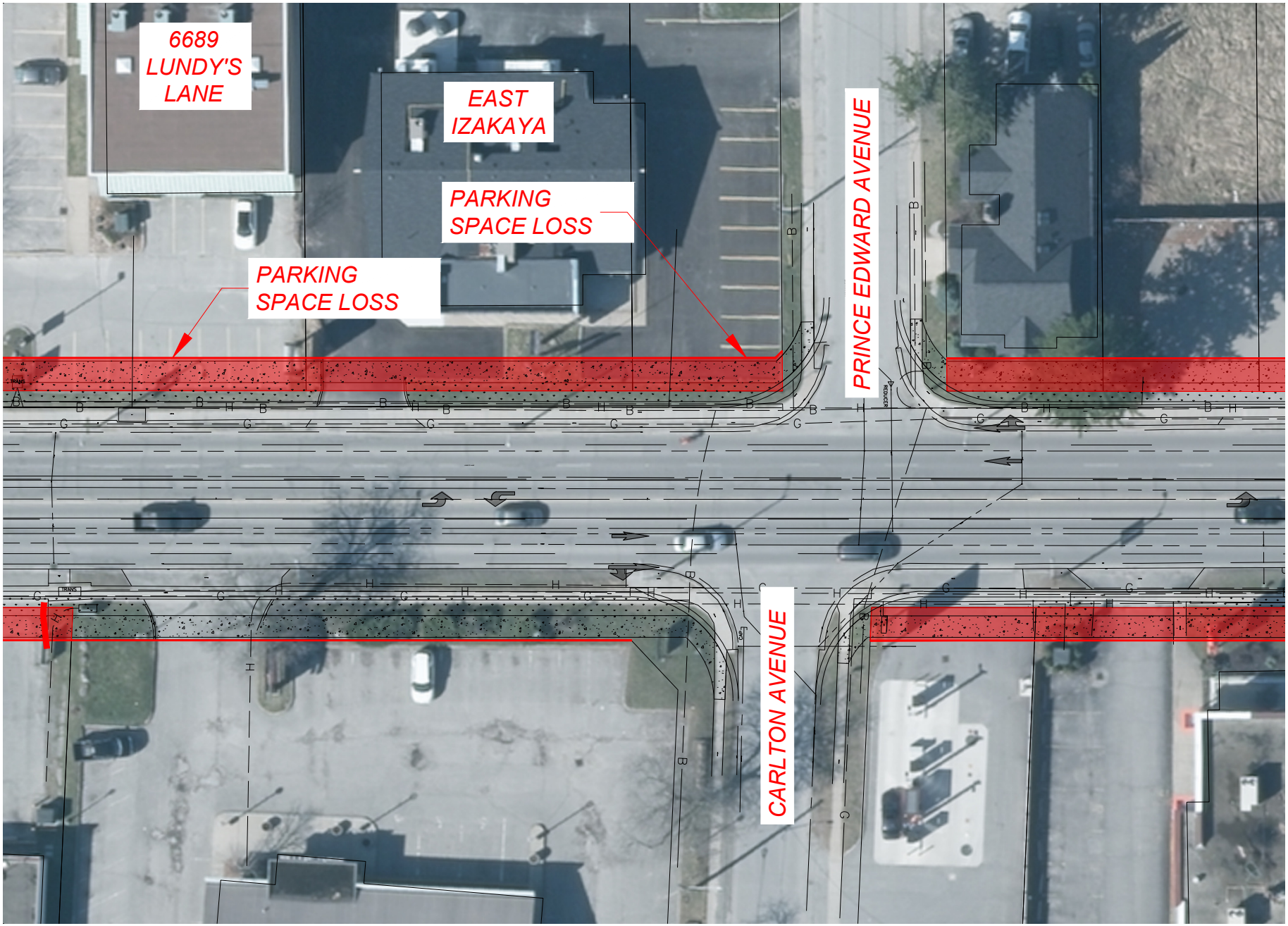
Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.



Steve Brant, P.Eng.
Project Manager

C. M. Kowalczyk – Niagara Region Project Manager

Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Consultation and Communication\2025 Property Owner Meetings\Property Impacts - East Izakaya.docx



6661 LUNDY'S LANE - EAST IZAKAYA

NOTES/LEGEND

1 THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

2 PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

no.	REVISION	DATE	INIT.
1	REVISED PER MEETING	2024-05-13	SK
0	ISSUED FOR REVIEW	2024-02-22	SK

DRAFTING SK
DESIGN SK
CHECKED BY GT
APPROVED BY GT

Niagara Region PUBLIC WORKS

UEM Urban Environmental Management Inc. Planning, Engineering & Project Management

Schedule 'C' Class Environmental Assessment Study
Regional Road 20 (Lundy's Lane) from Regional Road 98 (Montrose Rd) to Highland Ave
City of Niagara Falls
DRIVEWAY CONSOLIDATION

CONSULTANT FILE No. 21-109
DATE JULY 2023
SCALE Hor : 1:500 m
REF. No. #
DWG No. 11
REV. 0

DRAWING FILE: Z:\UEM\Projects\2021\109\21-109 Lundy's Lane Schedule C EA (NR)\Driveway Entrance & Exit Consolidation\CAD\Driveway Consolidation Rev1 20250514.dwg PLOTTED: May 21, 2025 - 11:30am PLOTTED BY: jstovak

July 4, 2025

[redacted]

Dear Sir or Madam,

RE: Lundy's Lane Schedule C Municipal Class Environmental Assessment
Property Impacts – 6661 Lundy's Lane (East Izakaya Restaurant)

This letter is a follow up to our letter dated May 21, 2025, regarding property acquisition and the loss of parking at your property at 6661 Lundy's Lane (East Izakaya Restaurant). No response was received to our initial letter and offer to meet to discuss the property impacts.

The Region will be proceeding with the road widening as recommended by the Schedule C Class Environmental Assessment (Class EA), which will result in the loss of a parking space on your property. The figure previously included with the May 21, 2025 letter has been reattached for your reference. At the appropriate time, the Region's Real Estate Department will contact you with an offer to purchase the required property. If no agreement is met, the Region will proceed with expropriation. The Region will be responsible for costs incurred by the relocation of the existing sign, if required. This recommendation will be included in the Environmental Study Report for the Class EA.

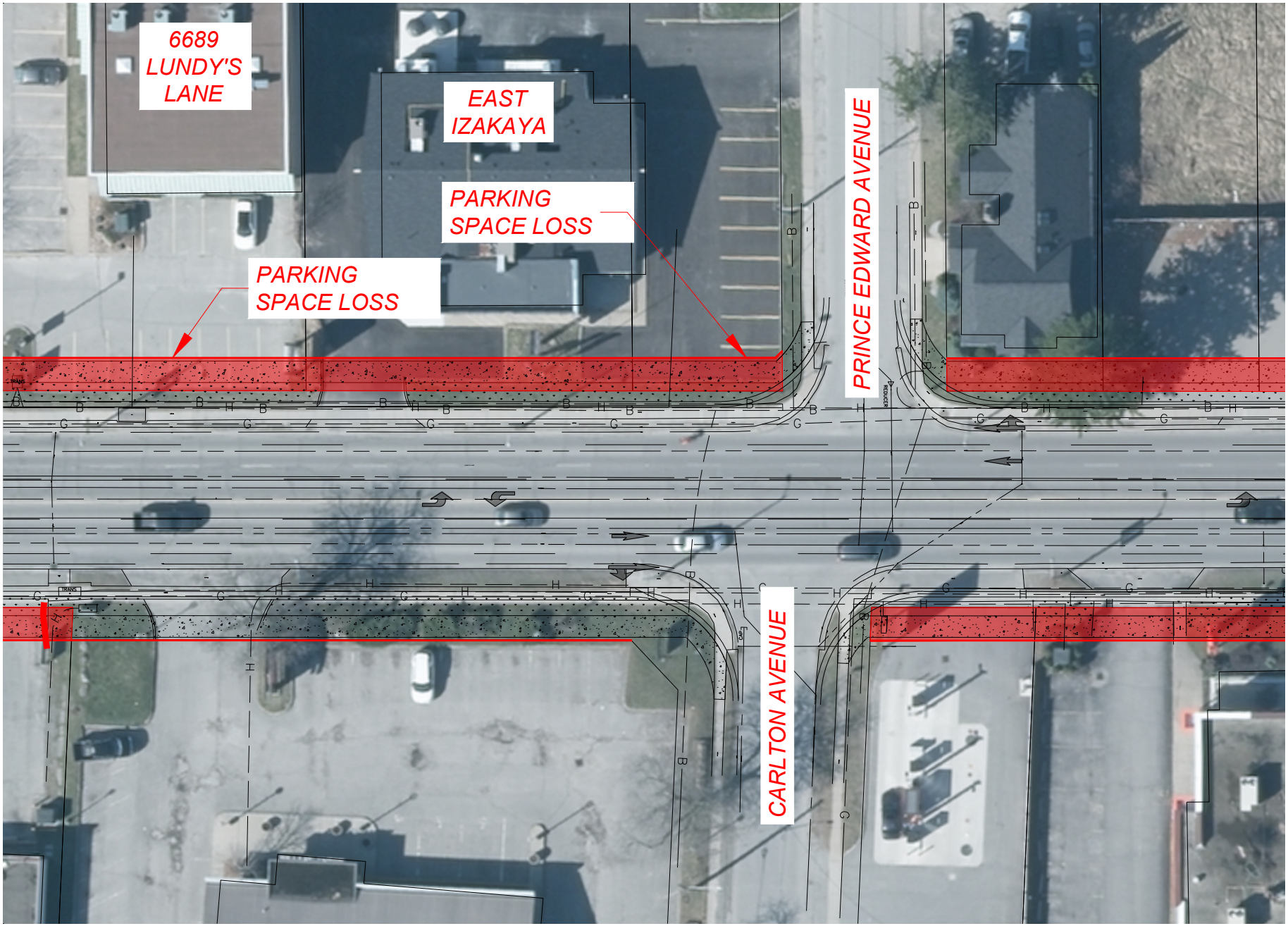
Should you have any questions or require additional information, please contact me at (905) 371-9765 or by email at sbrant@uemconsulting.com.

Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.

Steve Brant, P.Eng.
Project Manager

C. M. Kowalczyk – Niagara Region Project Manager

Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Consultation and Communication\2025 Property Owner Meetings\Follow-Up Letters\2025 No Response Second Letter - East Izakaya.docx



6661 LUNDY'S LANE - EAST IZAKAYA

NOTES/LEGEND

1 THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

2 PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

no.	REVISION	DATE	INIT.
1	REVISED PER MEETING	2024-05-13	SK
0	ISSUED FOR REVIEW	2024-02-22	SK

DRAFTING SK
DESIGN SK
CHECKED BY GT
APPROVED BY GT

Niagara Region PUBLIC WORKS

UEM Urban Environmental Management Inc. Planning, Engineering & Project Management

Schedule 'C' Class Environmental Assessment Study
Regional Road 20 (Lundy's Lane) from Regional Road 98 (Montrose Rd) to Highland Ave
City of Niagara Falls
DRIVEWAY CONSOLIDATION

CONSULTANT FILE No. 21-109
DATE JULY 2023
SCALE Hor : 1:500 m
REF. No. #
DWG No. 11
REV. 0

DRAWING FILE: Z:\UEM\Projects\2021\109\21-109 Lundy's Lane Schedule C EA (NR)\Driveway Entrance & Exit Consolidation\CAD\Driveway Consolidation Rev1 20250514.dwg PLOTTED: May 21, 2025 - 11:30am PLOTTED BY: jstovak

May 21, 2025

[redacted]

Dear Sir or Madam,

RE: Lundy's Lane Schedule C Municipal Class Environmental Assessment
Property Impacts – 6689 Lundy's Lane

Niagara Region is undertaking a Schedule C Municipal Class Environmental Assessment (Class EA) for the reconstruction of Regional Road 20 (Lundy's Lane) from Montrose Road to Highland Avenue. The assessment has concluded that road widening is required, which will result in the loss of parking spaces on your property at 6689 Lundy's Lane. The attached figure shows the proposed changes to Lundy's Lane and the location of and impact to your property.

The Region is providing an opportunity to meet with Region and project team staff to discuss your property and the proposed changes. It would be preferable to meet in-person at your property location, however a virtual meeting could be held on-line (via Microsoft Teams). The following dates and times are available for a meeting on a first-come, first-served basis:

Monday, May 26th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Tuesday, May 27th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Wednesday, May 28th	10 AM to 10:45 AM		
Thursday, May 29th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Friday, May 30th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Monday, June 2nd	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Tuesday, June 3rd	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Wednesday, June 4th			
Thursday, June 5th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Friday, June 6th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM

URBAN & ENVIRONMENTAL MANAGEMENT INC.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON Canada L2E 3S9
Tel 905.371.9764
www.uemconsulting.com

Should you require a meeting time not listed above, accommodation can be made to ensure you have the opportunity to meet with Region and project team staff. Please contact Samantha Beam, UEM Planner, at 289-271-7353, or by email at sbeam@uemconsulting.com, at your earliest convenience to schedule a meeting.

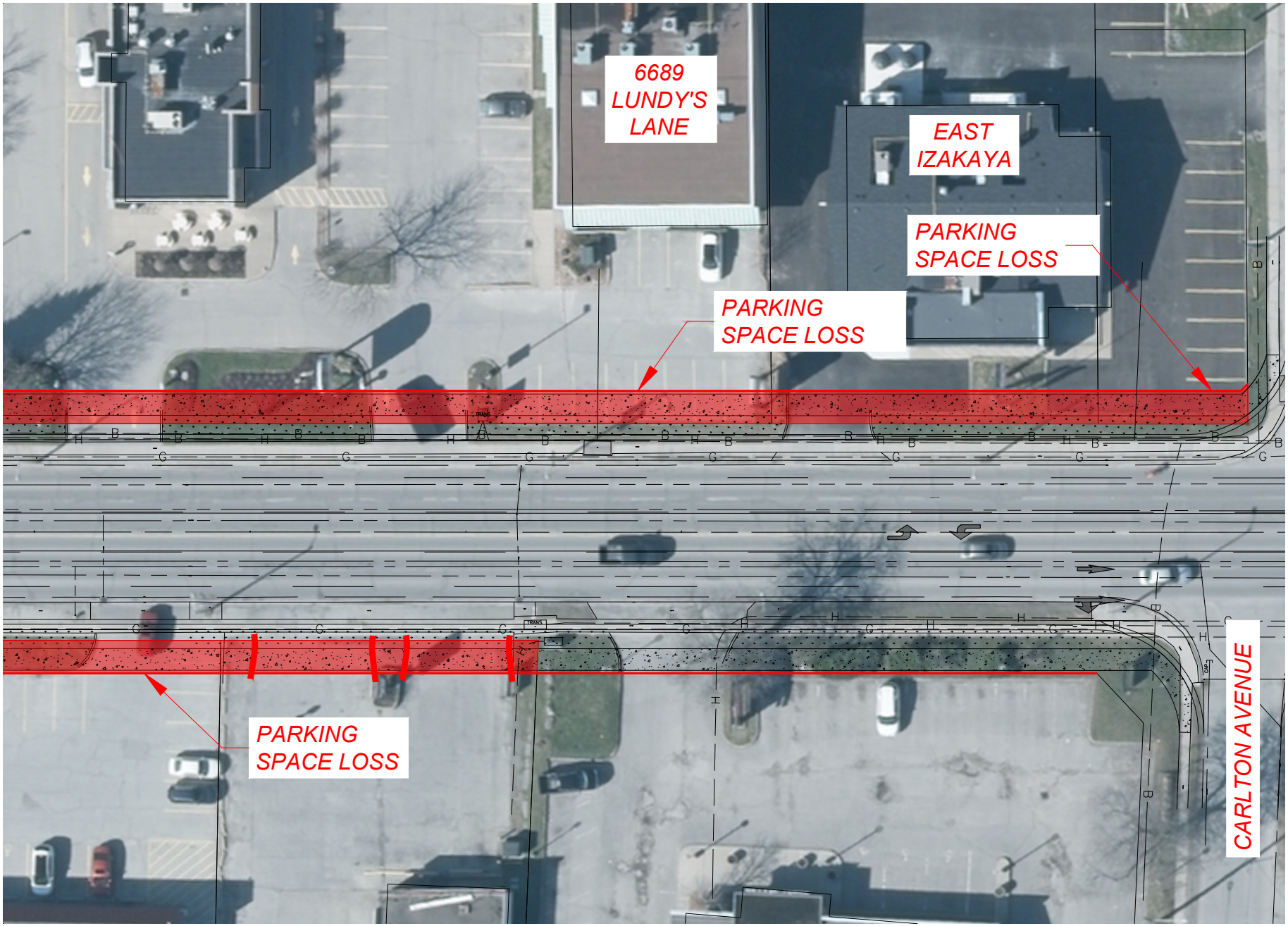
Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.



Steve Brant, P.Eng.
Project Manager

C. M. Kowalczyk – Niagara Region Project Manager

Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Consultation and Communication\2025 Property Owner Meetings\Property Impacts - 6689 Lundy's Lane.docx



6689 LUNDY'S LANE - COMMERCIAL PLAZA

no.	REVISION	DATE	INIT.
1	REVISED PER MEETING	2024-05-13	SK
0	ISSUED FOR REVIEW	2024-02-22	SK

NOTES/LEGEND

1 THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

2 PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

DRAFTING	SK
DESIGN	SK
CHECKED BY	GT
APPROVED BY	GT

Niagara Region PUBLIC WORKS

UEM Urban Environmental Management Inc.

Schedule 'C' Class Environmental Assessment Study
Regional Road 20 (Lundy's Lane)
from Regional Road 98 (Montrose Rd) to Highland Ave
City of Niagara Falls
DRIVEWAY CONSOLIDATION

CONSULTANT FILE No.	21-109
DATE	JULY 2023
SCALE	Hor : 1:500 m
REF. No.	#
DWG No.	10
REV.	0

DRAWING FILE: Z:\UEM\Projects\2021\109\21-109 Lundy's Lane Schedule C EA (NR)\Driveway Entrance & Exit Consolidation\CAD\Driveway Consolidation Rev1 20250514.dwg PLOTTED: May 21, 2025 - 11:30am PLOTTED BY: jstovak

July 4, 2025

[redacted]

Dear Sir or Madam,

RE: Lundy's Lane Schedule C Municipal Class Environmental Assessment
Property Impacts – 6689 Lundy's Lane

This letter is a follow up to our letter dated May 21, 2025, regarding property acquisition and the loss of parking at your property at 6689 Lundy's Lane. No response was received to our initial letter and offer to meet to discuss the property impacts.

The Region will be proceeding with the road widening as recommended by the Schedule C Class Environmental Assessment (Class EA), which will result in the loss of parking spaces on your property. The figure previously included with the May 21, 2025 letter has been reattached for your reference. At the appropriate time, the Region's Real Estate Department will contact you with an offer to purchase the required property. If no agreement is met, the Region will proceed with expropriation. The Region will be responsible for costs incurred by the relocation of the existing sign, if required. This recommendation will be included in the Environmental Study Report for the Class EA.

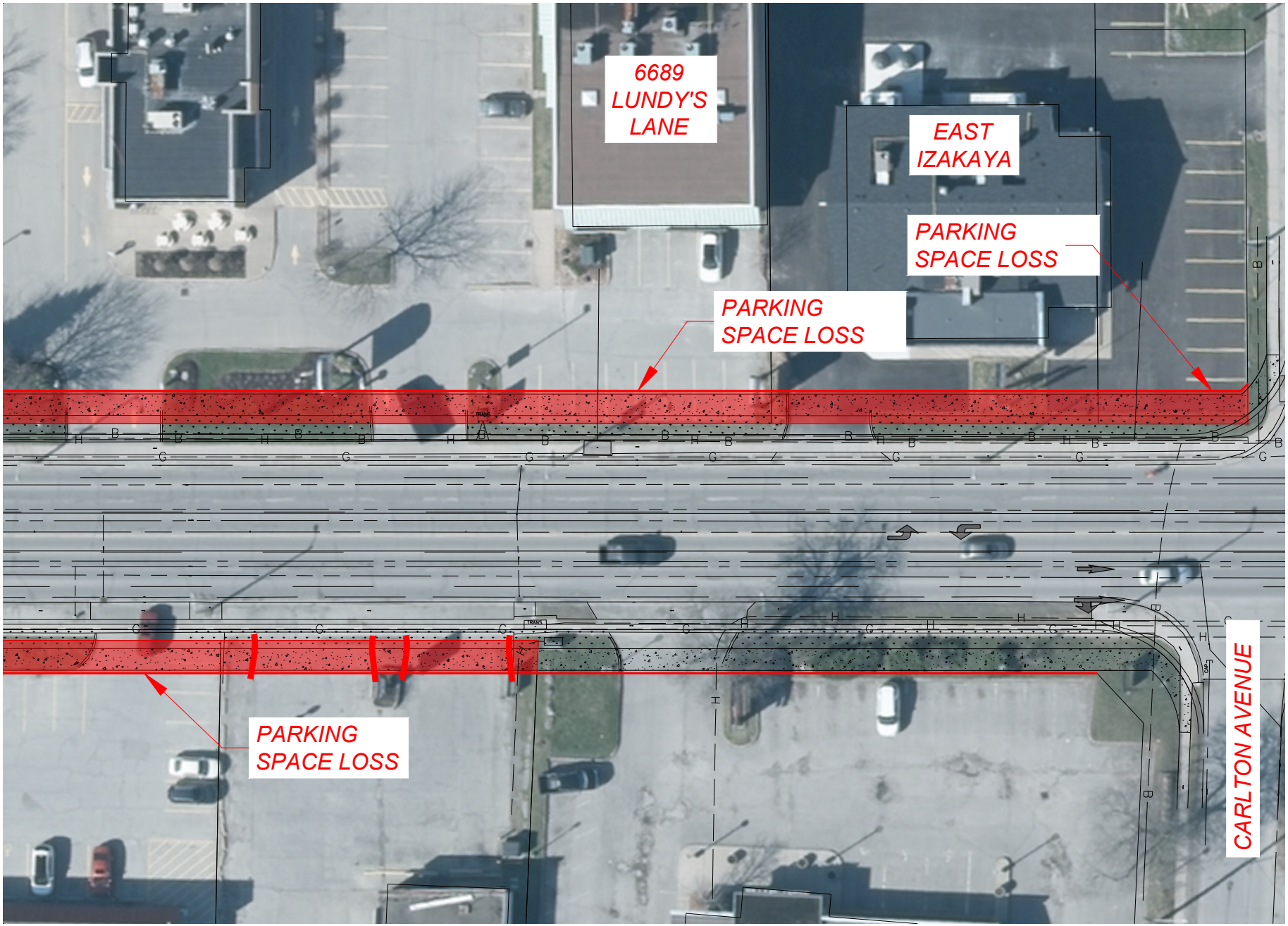
Should you have any questions or require additional information, please contact me at (905) 371-9765 or by email at sbrant@uemconsulting.com.

Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.

Steve Brant, P.Eng.
Project Manager

C. M. Kowalczyk – Niagara Region Project Manager

Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Consultation and Communication\2025 Property Owner Meetings\Follow-Up Letters\2025 No Response Second Letter - 6689 Lundy's Lane.docx



6689 LUNDY'S LANE - COMMERCIAL PLAZA

no.	REVISION	DATE	INIT.
1	REVISED PER MEETING	2024-05-13	SK
0	ISSUED FOR REVIEW	2024-02-22	SK

NOTES/LEGEND

1 THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

2 PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

DRAFTING	SK
DESIGN	SK
CHECKED BY	GT
APPROVED BY	GT

Niagara Region PUBLIC WORKS

UEM Urban Environmental Management Inc.

Schedule 'C' Class Environmental Assessment Study
Regional Road 20 (Lundy's Lane)
from Regional Road 98 (Montrose Rd) to Highland Ave
City of Niagara Falls
DRIVEWAY CONSOLIDATION

CONSULTANT FILE No.	21-109
DATE	JULY 2023
SCALE	Hor : 1:500 m
REF. No.	#
DWG No.	10
REV.	0

DRAWING FILE: Z:\UEM\Projects\2021\109\21-109 Lundy's Lane Schedule C EA (NR)\Driveway Entrance & Exit Consolidation\CAD\Driveway Consolidation Rev1 20250514.dwg PLOTTED: May 21, 2025 - 11:30am PLOTTED BY: jstovak

May 21, 2025

[redacted]

Dear Sir or Madam,

RE: Lundy's Lane Schedule C Municipal Class Environmental Assessment
Property Impacts – 6734 Lundy's Lane

Niagara Region is undertaking a Schedule C Municipal Class Environmental Assessment (Class EA) for the reconstruction of Regional Road 20 (Lundy's Lane) from Montrose Road to Highland Avenue. The assessment has concluded that road widening is required as part of the Assessment, which will result in the loss of parking spaces on your property at 6734 Lundy's Lane. The attached figure shows the proposed changes to Lundy's Lane and the location of and impact to your property.

The Region is providing an opportunity to meet with Region and project team staff to discuss your property and the proposed changes. It would be preferable to meet in-person at your property location, however a virtual meeting could be held on-line (via Microsoft Teams). The following dates and times are available for a meeting on a first-come, first-served basis:

Monday, May 26th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Tuesday, May 27th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Wednesday, May 28th	10 AM to 10:45 AM		
Thursday, May 29th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Friday, May 30th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Monday, June 2nd	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Tuesday, June 3rd	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Wednesday, June 4th			
Thursday, June 5th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Friday, June 6th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM

URBAN & ENVIRONMENTAL MANAGEMENT INC.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON Canada L2E 3S9
Tel 905.371.9764
www.uemconsulting.com

Should you require a meeting time not listed above, accommodation can be made to ensure you have the opportunity to meet with Region and project team staff. Please contact Samantha Beam, UEM Planner, at 289-271-7353, or by email at sbeam@uemconsulting.com, at your earliest convenience to schedule a meeting.

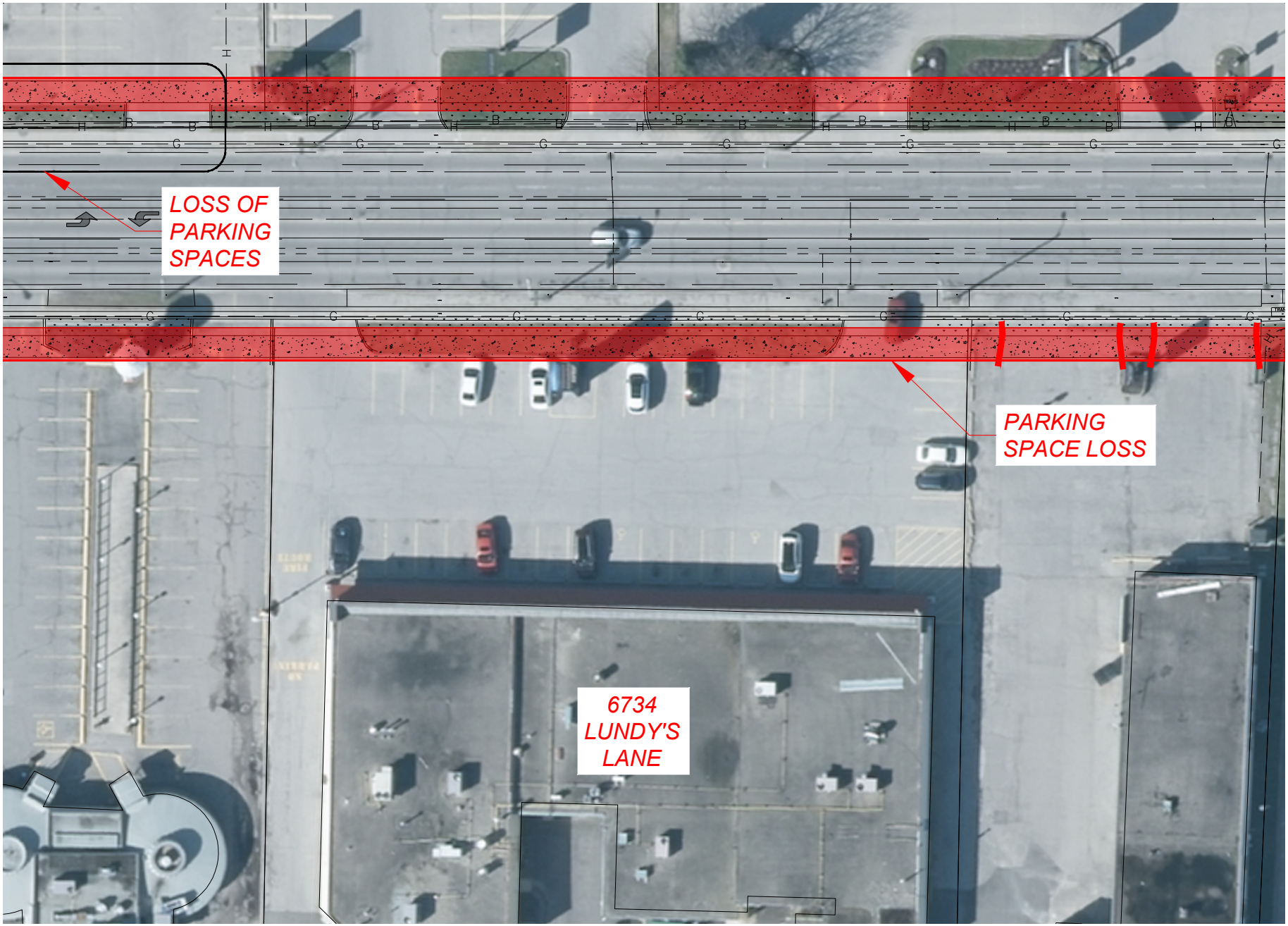
Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.



Steve Brant, P.Eng.
Project Manager

C. M. Kowalczyk – Niagara Region Project Manager

Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Consultation and Communication\2025 Property Owner Meetings\Property Impacts - 6734 Lundy's Lane.docx



6734 LUNDY'S LANE - COMMERCIAL PLAZA

no.	REVISION	DATE	INIT.
1	REVISED PER MEETING	2024-05-13	SK
0	ISSUED FOR REVIEW	2024-02-22	SK

NOTES/LEGEND

1 THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

2 PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

DRAFTING	SK
DESIGN	SK
CHECKED BY	GT
APPROVED BY	GT

Niagara Region PUBLIC WORKS

UEM Urban Environmental Management Inc.

Schedule 'C' Class Environmental Assessment Study
Regional Road 20 (Lundy's Lane)
from Regional Road 98 (Montrose Rd) to Highland Ave
City of Niagara Falls
DRIVEWAY CONSOLIDATION

CONSULTANT FILE No.	21-109
DATE	JULY 2023
SCALE	Hor : 1:500 m
REF. No.	#
DWG No.	09
REV.	0

DRAWING FILE: Z:\UEM\Projects\2021\109\21-109 Lundy's Lane Schedule C EA (NR)\Driveway Entrance & Exit Consolidation\CAD\Driveway Consolidation Rev1 20250514.dwg PLOTTED: May 21, 2025 - 11:29am PLOTTED BY: jstovak

July 4, 2025

[redacted]

Dear Sir or Madam,

RE: Lundy's Lane Schedule C Municipal Class Environmental Assessment
Property Impacts – 6734 Lundy's Lane

This letter is a follow up to our letter dated May 21, 2025, regarding property acquisition and the loss of parking at your property at 6734 Lundy's Lane. No response was received to our initial letter and offer to meet to discuss the property impacts.

The Region will be proceeding with the road widening as recommended by the Schedule C Class Environmental Assessment (Class EA), which will result in the loss of parking spaces on your property. The figure previously included with the May 21, 2025 letter has been reattached for your reference. At the appropriate time, the Region's Real Estate Department will contact you with an offer to purchase the required property. If no agreement is met, the Region will proceed with expropriation. The Region will be responsible for costs incurred by the relocation of the existing sign, if required. This recommendation will be included in the Environmental Study Report for the Class EA.

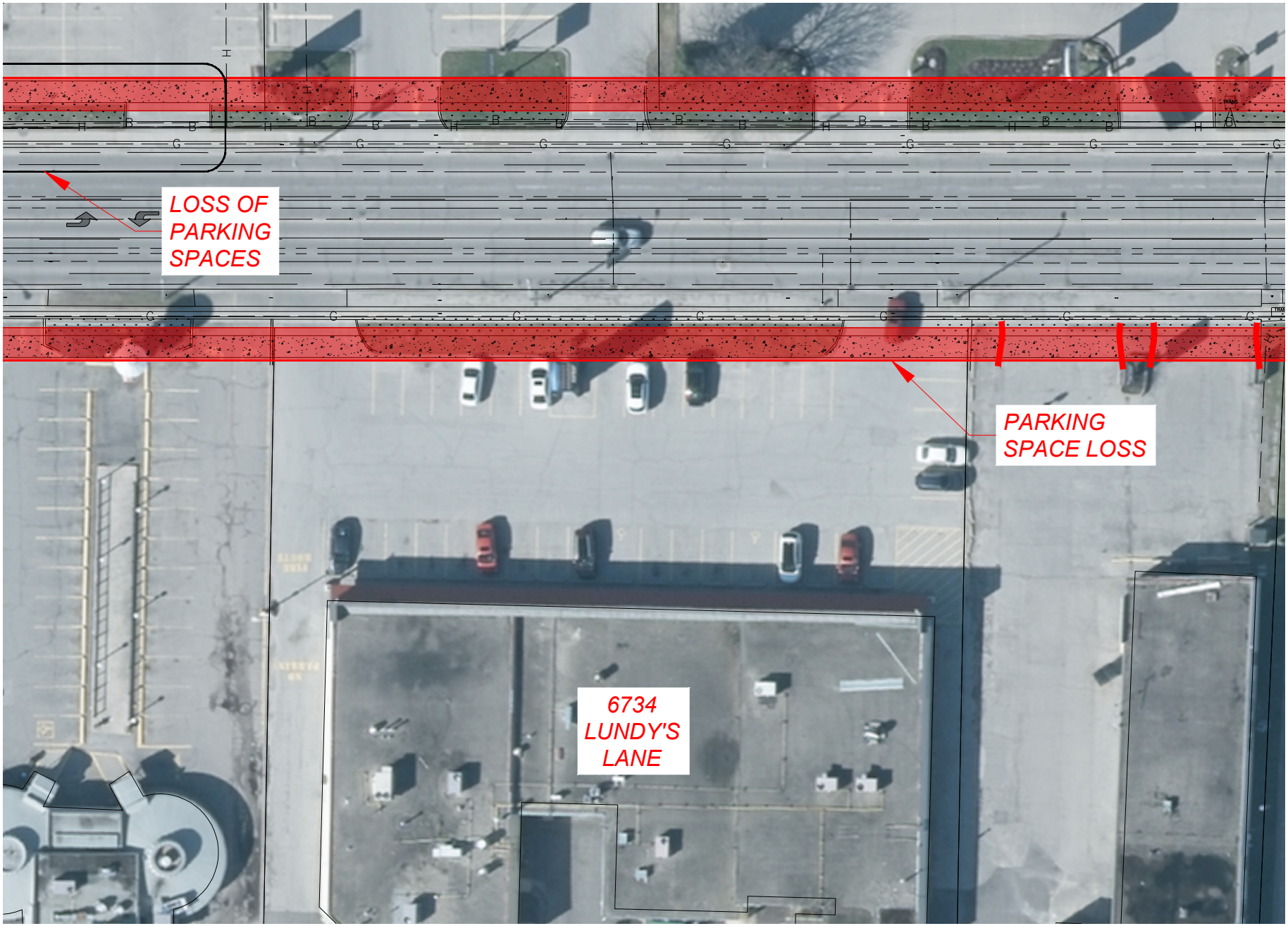
Should you have any questions or require additional information, please contact me at (905) 371-9765 or by email at sbrant@uemconsulting.com.

Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.

Steve Brant, P.Eng.
Project Manager

C. M. Kowalczyk – Niagara Region Project Manager

Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Consultation and Communication\2025 Property Owner Meetings\Follow-Up Letters\2025 No Response Second Letter - 6734 Lundy's Lane.docx



6734 LUNDY'S LANE - COMMERCIAL PLAZA

no.	REVISION	DATE	INIT.
1	REVISED PER MEETING	2024-05-13	SK
0	ISSUED FOR REVIEW	2024-02-22	SK

NOTES/LEGEND

1 THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

2 PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

DRAFTING	SK
DESIGN	SK
CHECKED BY	GT
APPROVED BY	GT

Niagara Region PUBLIC WORKS

UEM Urban Environmental Management Inc.

Schedule 'C' Class Environmental Assessment Study
Regional Road 20 (Lundy's Lane)
from Regional Road 98 (Montrose Rd) to Highland Ave
City of Niagara Falls
DRIVEWAY CONSOLIDATION

CONSULTANT FILE No.	21-109
DATE	JULY 2023
SCALE	Hor : 1:500 m
REF. No.	#
DWG No.	09
REV.	0

DRAWING FILE: Z:\UEM\Projects\2021\109\21-109 Lundy's Lane Schedule C EA (NR)\Driveway Entrance & Exit Consolidation\CAD\Driveway Consolidation Rev1 20250514.dwg PLOTTED: May 21, 2025 - 11:29am PLOTTED BY: jstovak

July 24, 2025
Sent by email: [redacted]

[redacted]

Dear [redacted],

RE: Lundy's Lane Schedule C Municipal Class Environmental Assessment
Property Impacts – 6734 Lundy's Lane

This letter is a follow up to our letter dated May 21, 2025, second letter dated July 4, 2025, and meeting with Michael Kowalczyk (Niagara Region) and Greg Taras (UEM) on July 22, 2025, regarding property acquisition and loss of a parking space at your property at 6734 Lundy's Lane. The following outlines the Region's intentions moving forward.

As indicated during our on-site meeting, the Region will be proceeding with the road widening as recommended by the Schedule C Class Environmental Assessment (Class EA). The figure previously included with the May 21, 2025 and July 4, 2025 letters has been reattached for your reference. At the appropriate time, the Region's Real Estate Department will contact you with an offer to purchase the required property. If no agreement is met, the Region will proceed with expropriation. The Region will be responsible for costs incurred if the existing sign requires relocation. The documentation regarding the road widening final recommendation will be included in the Environmental Study Report for the Class EA.

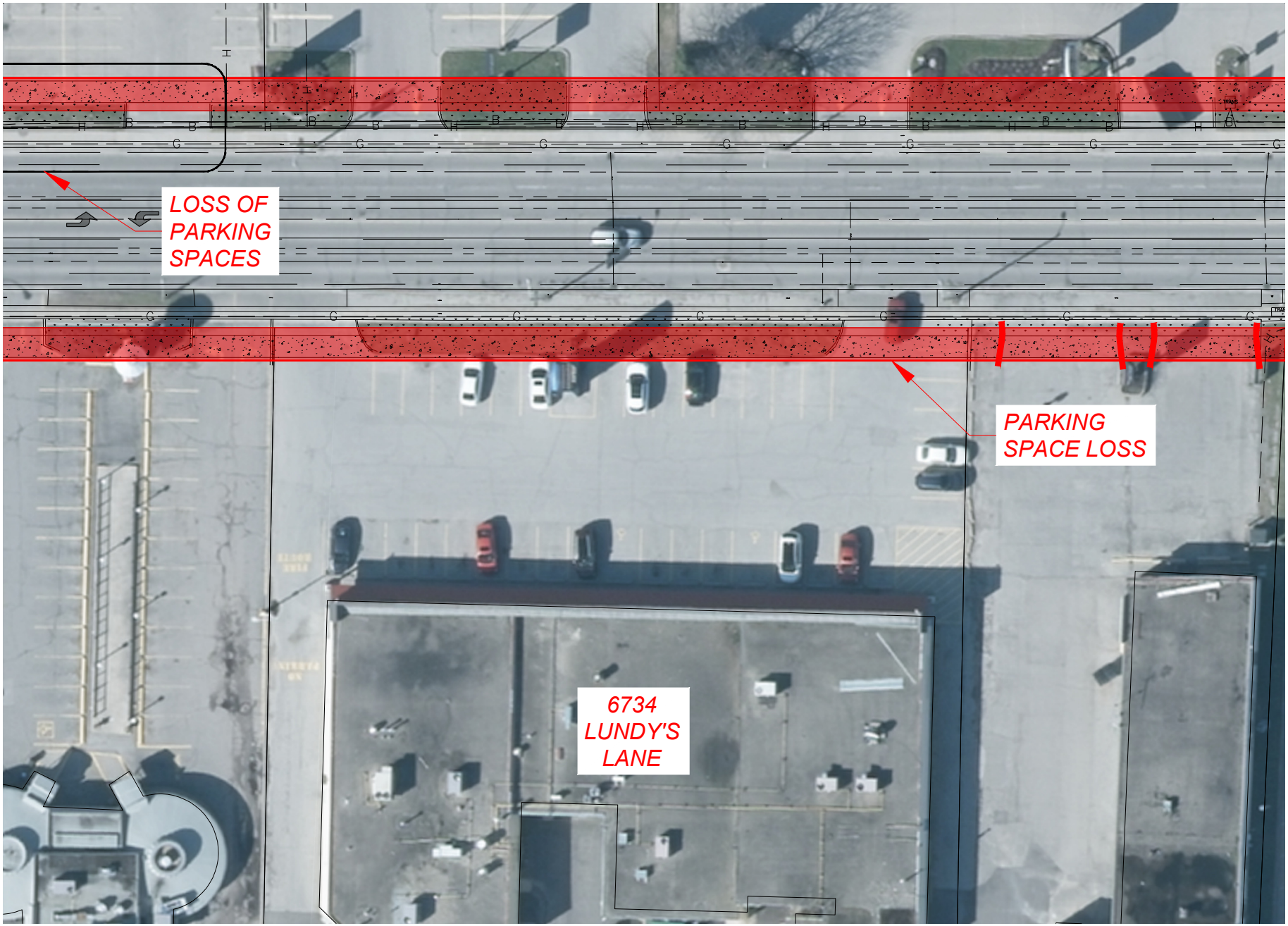
Should you have any questions or require additional information, please contact me at (905) 371-9765 or by email at sbrant@uemconsulting.com.

Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.

Steve Brant, P.Eng.
Project Manager

C. M. Kowalczyk – Niagara Region Project Manager

Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Consultation and Communication\2025 Property Owner Meetings\Follow-Up Letters\2025 Meetings Third Letter - 6734 Lundy's Lane.docx



6734 LUNDY'S LANE - COMMERCIAL PLAZA

no.	REVISION	DATE	INIT.
1	REVISED PER MEETING	2024-05-13	SK
0	ISSUED FOR REVIEW	2024-02-22	SK

NOTES/LEGEND

1 THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

2 PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

DRAFTING	SK
DESIGN	SK
CHECKED BY	GT
APPROVED BY	GT

Niagara Region PUBLIC WORKS

UEM Urban Environmental Management Inc.

Schedule 'C' Class Environmental Assessment Study
Regional Road 20 (Lundy's Lane)
from Regional Road 98 (Montrose Rd) to Highland Ave
City of Niagara Falls
DRIVEWAY CONSOLIDATION

CONSULTANT FILE No.	21-109
DATE	JULY 2023
SCALE	Hor : 1:500 m
REF. No.	#
DWG No.	09
REV.	0

DRAWING FILE: Z:\UEM\Projects\2021\109\21-109 Lundy's Lane Schedule C EA (NR)\Driveway Entrance & Exit Consolidation\CAD\Driveway Consolidation Rev1 20250514.dwg PLOTTED: May 21, 2025 - 11:29am PLOTTED BY: jstovak

May 21, 2025

[redacted]

Dear Sir or Madam,

RE: Lundy's Lane Schedule C Municipal Class Environmental Assessment
Property Impacts – 6769 Lundy's Lane

Niagara Region is undertaking a Schedule C Municipal Class Environmental Assessment (Class EA) for the reconstruction of Regional Road 20 (Lundy's Lane) from Montrose Road to Highland Avenue. The assessment has concluded that road widening is required, which will result in the loss of parking spaces on your property at 6769 Lundy's Lane. The attached figure shows the proposed changes to Lundy's Lane and the location of and impact to your property.

The Region is providing an opportunity to meet with Region and project team staff to discuss your property and the proposed changes. It would be preferable to meet in-person at your property location, however a virtual meeting could be held on-line (via Microsoft Teams). The following dates and times are available for a meeting on a first-come, first-served basis:

Monday, May 26th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Tuesday, May 27th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Wednesday, May 28th	10 AM to 10:45 AM		
Thursday, May 29th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Friday, May 30th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Monday, June 2nd	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Tuesday, June 3rd	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Wednesday, June 4th			
Thursday, June 5th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Friday, June 6th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM

URBAN & ENVIRONMENTAL MANAGEMENT INC.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON Canada L2E 3S9
Tel 905.371.9764
www.uemconsulting.com

Should you require a meeting time not listed above, accommodation can be made to ensure you have the opportunity to meet with Region and project team staff. Please contact Samantha Beam, UEM Planner, at 289-271-7353, or by email at sbeam@uemconsulting.com, at your earliest convenience to schedule a meeting.

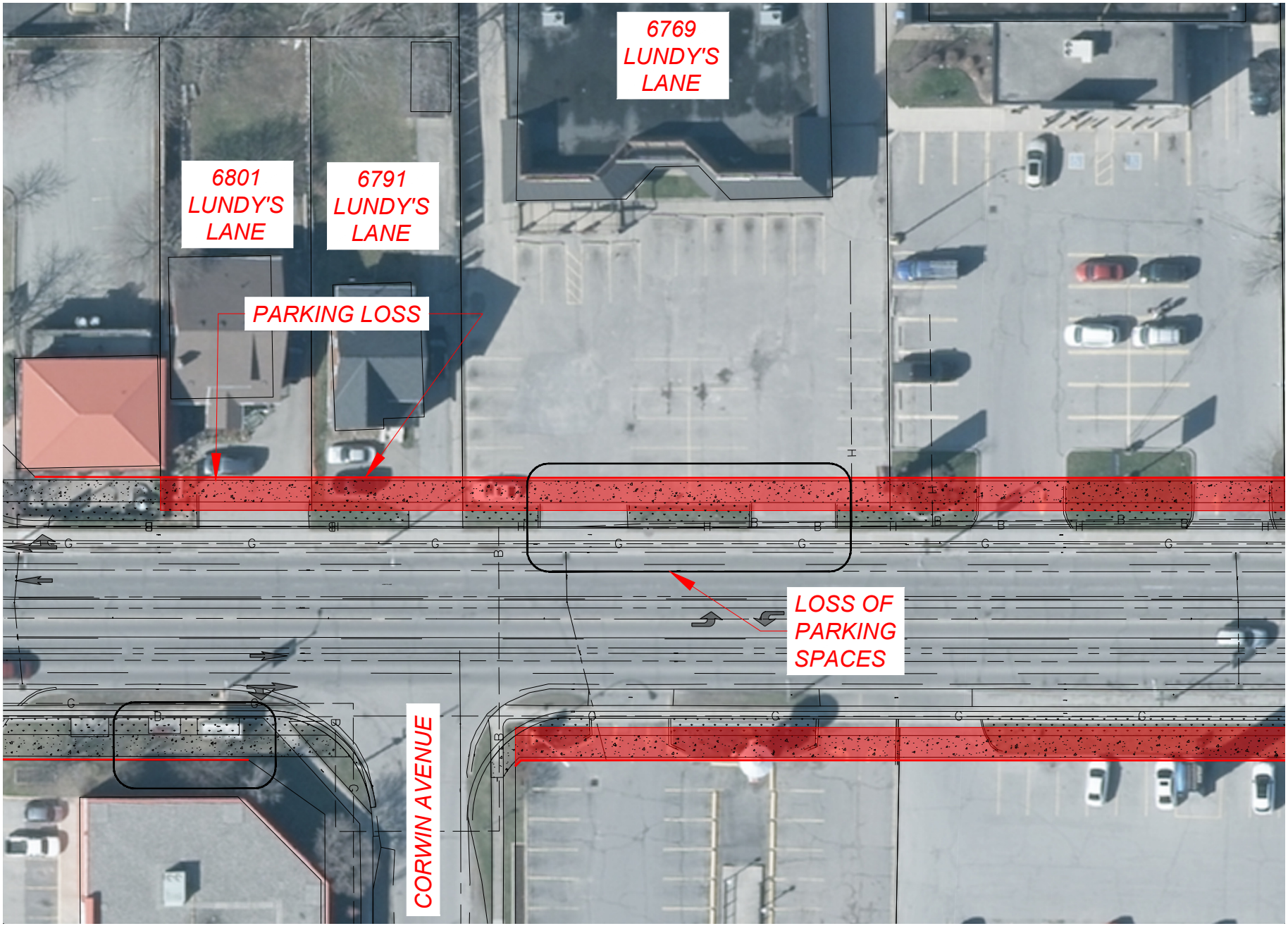
Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.



Steve Brant, P.Eng.
Project Manager

C. M. Kowalczyk – Niagara Region Project Manager

Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Consultation and Communication\2025 Property Owner Meetings\Property Impacts - 6769 Lundy's Lane.docx



6769 LUNDY'S LANE - COMMERCIAL PLAZA

no.	REVISION	DATE	INIT.
1	REVISED PER MEETING	2024-05-13	SK
0	ISSUED FOR REVIEW	2024-02-22	SK

NOTES/LEGEND

1 THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

2 PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

DRAFTING	SK
DESIGN	SK
CHECKED BY	GT
APPROVED BY	GT

Niagara Region PUBLIC WORKS

UEM Urban Environmental Management Inc.

Schedule 'C' Class Environmental Assessment Study
Regional Road 20 (Lundy's Lane) from Regional Road 98 (Montrose Rd) to Highland Ave
City of Niagara Falls
DRIVEWAY CONSOLIDATION

CONSULTANT FILE No.	21-109
DATE	JULY 2023
SCALE	Hor : 1:500 m
REF. No.	#
DWG No.	08
REV.	0

DRAWING FILE: Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Driveway Entrance & Exit Consolidation\CAD\Driveway Consolidation Rev1 20250514.dwg PLOTTED: May 21, 2025 - 11:29am PLOTTED BY: jstovak

July 4, 2025

[redacted]

Dear Sir or Madam,

RE: Lundy's Lane Schedule C Municipal Class Environmental Assessment
Property Impacts – 6769 Lundy's Lane

This letter is a follow up to our letter dated May 21, 2025, regarding property acquisition and the loss of parking at your property at 6769 Lundy's Lane. No response was received to our initial letter and offer to meet to discuss the property impacts.

The Region will be proceeding with the road widening as recommended by the Schedule C Class Environmental Assessment (Class EA), which will result in the loss of parking spaces on your property. The figure previously included with the May 21, 2025 letter has been reattached for your reference. At the appropriate time, the Region's Real Estate Department will contact you with an offer to purchase the required property. If no agreement is met, the Region will proceed with expropriation. The Region will be responsible for costs incurred by the relocation of the existing sign, if required. This recommendation will be included in the Environmental Study Report for the Class EA.

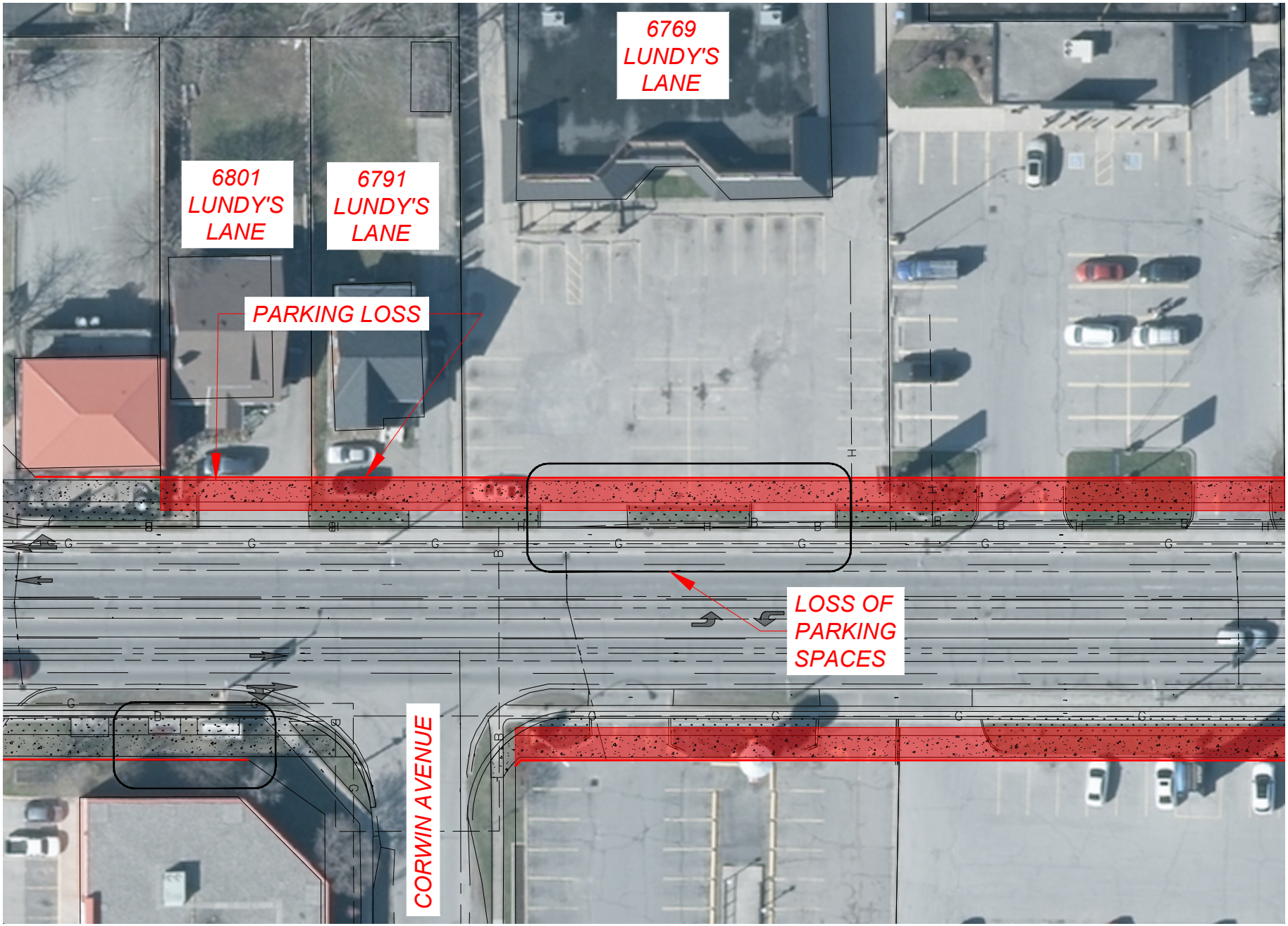
Should you have any questions or require additional information, please contact me at (905) 371-9765 or by email at sbrant@uemconsulting.com.

Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.

Steve Brant, P.Eng.
Project Manager

C. M. Kowalczyk – Niagara Region Project Manager

Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Consultation and Communication\2025 Property Owner Meetings\Follow-Up Letters\2025 No Response Second Letter - 6769 Lundy's Lane.docx



6769 LUNDY'S LANE - COMMERCIAL PLAZA

no.	REVISION	DATE	INIT.
1	REVISED PER MEETING	2024-05-13	SK
0	ISSUED FOR REVIEW	2024-02-22	SK

NOTES/LEGEND

1 THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

2 PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

DRAFTING	SK
DESIGN	SK
CHECKED BY	GT
APPROVED BY	GT

Niagara Region PUBLIC WORKS

UEM Urban Environmental Management Inc.

Schedule 'C' Class Environmental Assessment Study
Regional Road 20 (Lundy's Lane) from Regional Road 98 (Montrose Rd) to Highland Ave
City of Niagara Falls
DRIVEWAY CONSOLIDATION

CONSULTANT FILE No.	21-109
DATE	JULY 2023
SCALE	Hor : 1:500 m
REF. No.	#
DWG No.	08
REV.	0

DRAWING FILE: Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Driveway Entrance & Exit Consolidation\CAD\Driveway Consolidation Rev1 20250514.dwg PLOTTED: May 21, 2025 - 11:29am PLOTTED BY: jstovak

May 21, 2025

[redacted]

Dear [redacted],

RE: Lundy's Lane Schedule C Municipal Class Environmental Assessment
Property Impacts – 6791 Lundy's Lane

Niagara Region is undertaking a Schedule C Municipal Class Environmental Assessment (Class EA) for the reconstruction of Regional Road 20 (Lundy's Lane) from Montrose Road to Highland Avenue. The assessment has concluded that road widening is required, which will result in the loss of one parking space on your property at 6791 Lundy's Lane. The attached figure shows the proposed changes to Lundy's Lane and the location of and impact to your property.

The Region is providing an opportunity to meet with Region and project team staff to discuss your property and the proposed changes. It would be preferable to meet in-person at your property location, however a virtual meeting could be held on-line (via Microsoft Teams). The following dates and times are available for a meeting on a first-come, first-served basis:

Monday, May 26th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Tuesday, May 27th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Wednesday, May 28th	10 AM to 10:45 AM		
Thursday, May 29th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Friday, May 30th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Monday, June 2nd	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Tuesday, June 3rd	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Wednesday, June 4th			
Thursday, June 5th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Friday, June 6th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM

URBAN & ENVIRONMENTAL MANAGEMENT INC.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON Canada L2E 3S9
Tel 905.371.9764
www.uemconsulting.com

Should you require a meeting time not listed above, accommodation can be made to ensure you have the opportunity to meet with Region and project team staff. Please contact Samantha Beam, UEM Planner, at 289-271-7353, or by email at sbeam@uemconsulting.com, at your earliest convenience to schedule a meeting.

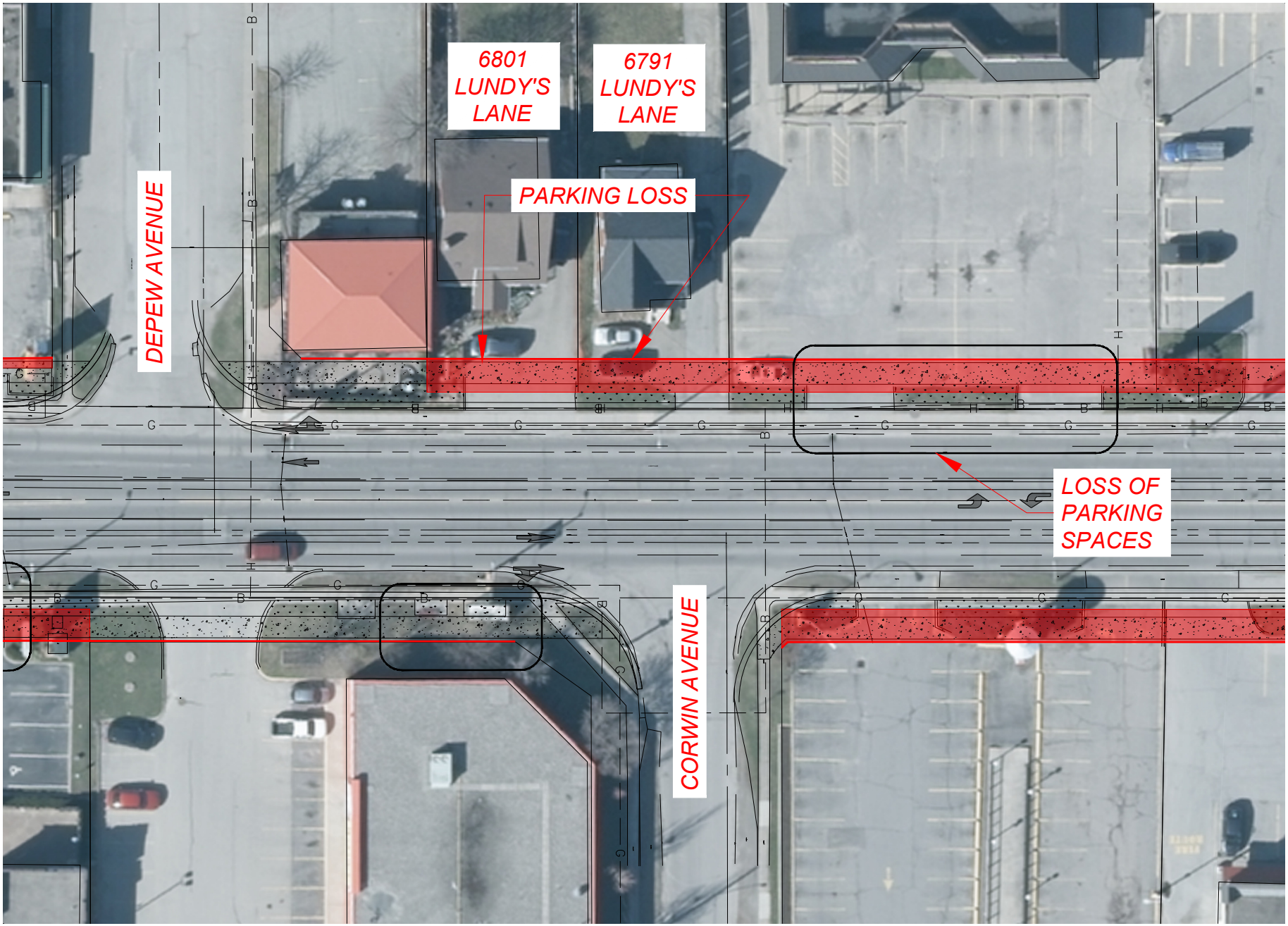
Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.



Steve Brant, P.Eng.
Project Manager

C. M. Kowalczyk – Niagara Region Project Manager

Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Consultation and Communication\2025 Property Owner Meetings\Property Impacts - 6791 Lundy's Lane.docx



6791 LUNDY'S LANE

no.	REVISION	DATE	INIT.
1	REVISED PER MEETING	2024-05-13	SK
0	ISSUED FOR REVIEW	2024-02-22	SK

NOTES/LEGEND

1 THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

2 PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

DRAFTING	SK
DESIGN	SK
CHECKED BY	GT
APPROVED BY	GT

Niagara Region PUBLIC WORKS

UEM Urban Environmental Management Inc.

Schedule 'C' Class Environmental Assessment Study
Regional Road 20 (Lundy's Lane) from Regional Road 98 (Montrose Rd) to Highland Ave
City of Niagara Falls
DRIVEWAY CONSOLIDATION

CONSULTANT FILE No.	21-109
DATE	JULY 2023
SCALE	Hor : 1:500 m
REF. No.	#
DWG No.	07
REV.	0

DRAWING FILE: Z:\UEM\Projects\2021\109\21-109 Lundy's Lane Schedule C EA (NR)\Driveway Entrance & Exit Consolidation\CAD\Driveway Consolidation Rev1 20250514.dwg PLOTTED: May 21, 2025 - 11:29am PLOTTED BY: jstovak

July 4, 2025

[redacted]

Dear [redacted],

RE: Lundy's Lane Schedule C Municipal Class Environmental Assessment
Property Impacts – 6791 Lundy's Lane

This letter is a follow up to our letter dated May 21, 2025, and meeting with Michael Kowalczyk (Niagara Region) and Greg Taras (UEM) on June 3, 2025, regarding property acquisition and loss of a parking space at your property at 6791 Lundy's Lane. The following outlines the Region's intentions moving forward.

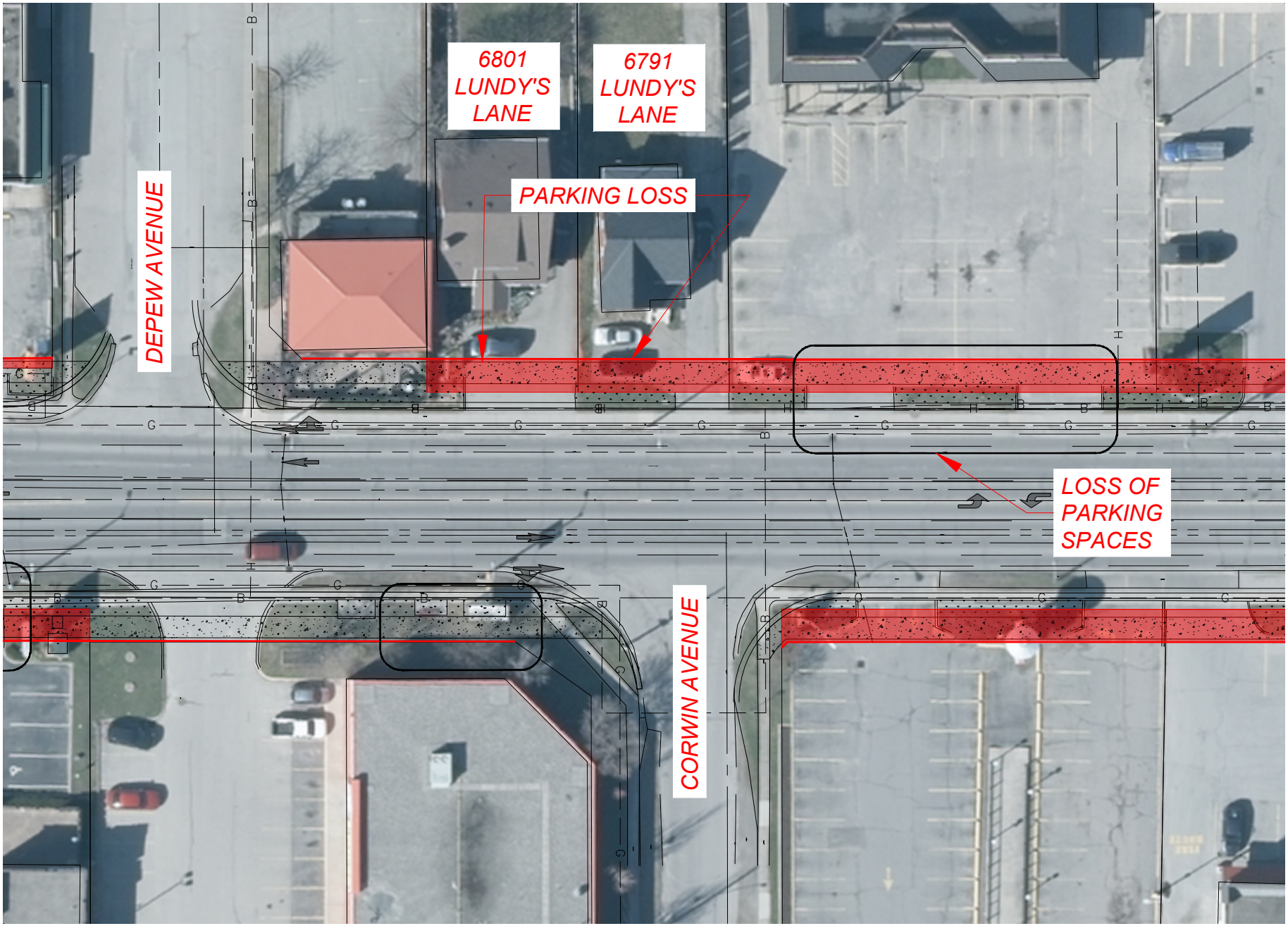
As indicated during our on-site meeting, the Region will be proceeding with the road widening as recommended by the Schedule C Class Environmental Assessment (Class EA). The figure previously included with the May 21, 2025 letter has been reattached for your reference. At the appropriate time, the Region's Real Estate Department will contact you with an offer to purchase the required property. If no agreement is met, the Region will proceed with expropriation. Concerns were heard during the meeting with regard to traffic volumes, increased traffic speed and associated noise levels at the property. A traffic study has been completed as part of the Class EA study, which indicated no impacts to residential properties due to traffic levels post construction. The documentation regarding the road widening final recommendation and the supporting traffic study will be included in the Environmental Study Report for the Class EA.

Should you have any questions or require additional information, please contact me at (905) 371-9765 or by email at sbrant@uemconsulting.com.

Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.

Steve Brant, P.Eng.
Project Manager
C. M. Kowalczyk – Niagara Region Project Manager

Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Consultation and Communication\2025 Property Owner Meetings\Follow-Up Letters\2025 Meetings Second Letter - 6791 Lundy's Lane.docx



6791 LUNDY'S LANE

no.	REVISION	DATE	INIT.
1	REVISED PER MEETING	2024-05-13	SK
0	ISSUED FOR REVIEW	2024-02-22	SK

NOTES/LEGEND

1 THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

2 PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

DRAFTING	SK
DESIGN	SK
CHECKED BY	GT
APPROVED BY	GT

Niagara Region PUBLIC WORKS

UEM Urban Environmental Management Inc.

Schedule 'C' Class Environmental Assessment Study
Regional Road 20 (Lundy's Lane) from Regional Road 98 (Montrose Rd) to Highland Ave
City of Niagara Falls
DRIVEWAY CONSOLIDATION

CONSULTANT FILE No.	21-109
DATE	JULY 2023
SCALE	Hor : 1:500 m
REF. No.	#
DWG No.	07
REV.	0

DRAWING FILE: Z:\UEM\Projects\2021\109\21-109 Lundy's Lane Schedule C EA (NR)\Driveway Entrance & Exit Consolidation\CAD\Driveway Consolidation Rev1 20250514.dwg PLOTTED: May 21, 2025 - 11:29am PLOTTED BY: jstovak

May 21, 2025

[redacted]

Dear Sir or Madam,

RE: Lundy's Lane Schedule C Municipal Class Environmental Assessment
Property Impacts – 6801 Lundy's Lane (Lundy's Lane Animal Hospital)

Niagara Region is undertaking a Schedule C Municipal Class Environmental Assessment (Class EA) for the reconstruction of Regional Road 20 (Lundy's Lane) from Montrose Road to Highland Avenue. The assessment has concluded that road widening is required as part of the Assessment, which will result in the loss of one parking space on your property at 6801 Lundy's Lane (Lundy's Lane Animal Hospital). The attached figure shows the proposed changes to Lundy's Lane and the location of and impact to your property.

The Region is providing an opportunity to meet with Region and project team staff to discuss your property and the proposed changes. It would be preferable to meet in-person at your property location, however a virtual meeting could be held on-line (via Microsoft Teams). The following dates and times are available for a meeting on a first-come, first-served basis:

Monday, May 26th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Tuesday, May 27th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Wednesday, May 28th	10 AM to 10:45 AM		
Thursday, May 29th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Friday, May 30th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Monday, June 2nd	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Tuesday, June 3rd	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Wednesday, June 4th			
Thursday, June 5th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Friday, June 6th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM

URBAN & ENVIRONMENTAL MANAGEMENT INC.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON Canada L2E 3S9
Tel 905.371.9764
www.uemconsulting.com

Should you require a meeting time not listed above, accommodation can be made to ensure you have the opportunity to meet with Region and project team staff. Please contact Samantha Beam, UEM Planner, at 289-271-7353, or by email at sbeam@uemconsulting.com, at your earliest convenience to schedule a meeting.

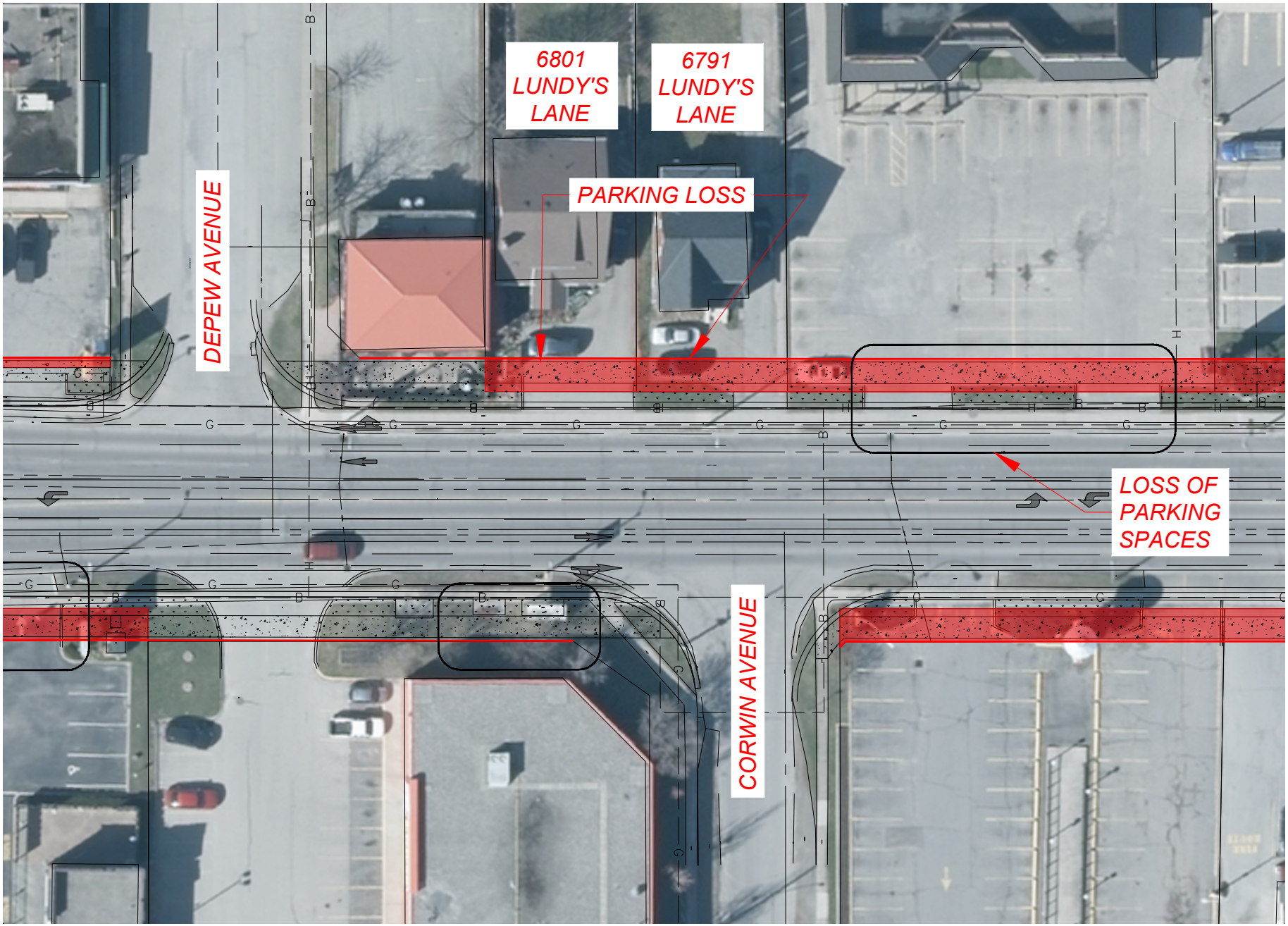
Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.



Steve Brant, P.Eng.
Project Manager

C. M. Kowalczyk – Niagara Region Project Manager

Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Consultation and Communication\2025 Property Owner Meetings\Property Impacts - Lundy's Lane Animal Hospital.docx



6801 LUNDY'S LANE - LUNDY'S LANE ANIMAL HOSPITAL

no.	REVISION	DATE	INIT.
1	REVISED PER MEETING	2024-05-13	SK
0	ISSUED FOR REVIEW	2024-02-22	SK

NOTES/LEGEND

1 THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

2 PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

DRAFTING	SK
DESIGN	SK
CHECKED BY	GT
APPROVED BY	GT

Niagara Region PUBLIC WORKS

UEM LIETAING ENVIRONMENTAL MANAGEMENT INC.

Schedule 'C' Class Environmental Assessment Study
Regional Road 20 (Lundy's Lane)
from Regional Road 98 (Montrose Rd) to Highland Ave
City of Niagara Falls
DRIVEWAY CONSOLIDATION

CONSULTANT FILE No.	21-109
DATE	JULY 2023
SCALE	Hor : 1:500 m
REF. No.	#
DWG No.	06
REV.	0

DRAWING FILE: Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Driveway Entrance & Exit Consolidation\CAD\Driveway Consolidation Rev1 20250514.dwg PLOTTED: May 21, 2025 - 11:28am PLOTTED BY: jstovak

July 4, 2025

[redacted]

Dear Sir or Madam,

RE: Lundy's Lane Schedule C Municipal Class Environmental Assessment
Property Impacts – 6801 Lundy's Lane (Lundy's Lane Animal Hospital)

This letter is a follow up to our letter dated May 21, 2025, regarding property acquisition and the loss of parking at your property at 6801 Lundy's Lane (Lundy's Lane Animal Hospital). No response was received to our initial letter and offer to meet to discuss the property impacts.

The Region will be proceeding with the road widening as recommended by the Schedule C Class Environmental Assessment (Class EA), which will result in the loss of a parking space in front of your establishment. The figure previously included with the May 21, 2025 letter has been reattached for your reference. At the appropriate time, the Region's Real Estate Department will contact you with an offer to purchase the required property. If no agreement is met, the Region will proceed with expropriation. The Region will be responsible for costs incurred by the relocation of the existing sign, if required. This recommendation will be included in the Environmental Study Report for the Class EA.

Should you have any questions or require additional information, please contact me at (905) 371-9765 or by email at sbrant@uemconsulting.com.

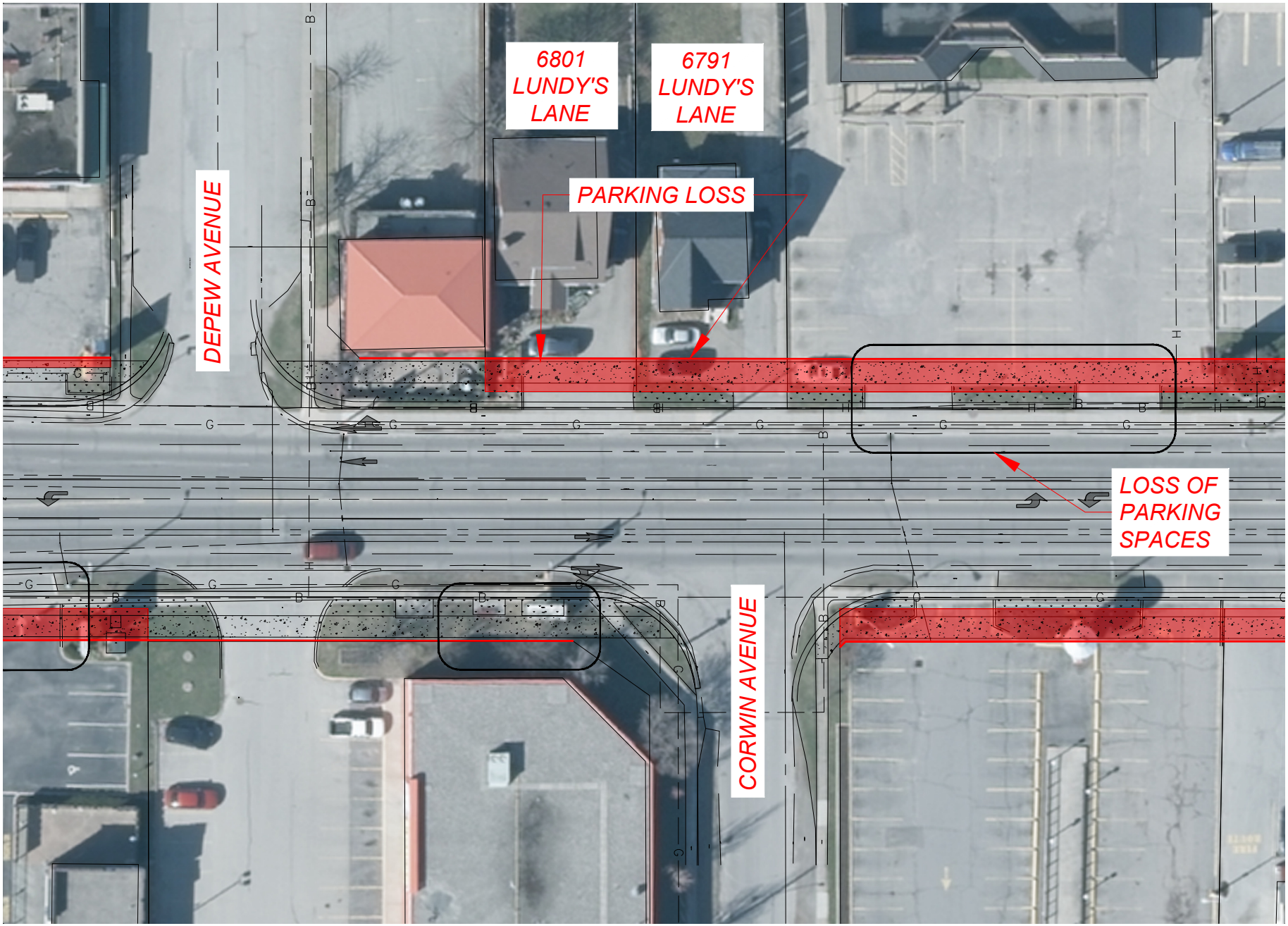
Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.

Steve Brant, P.Eng.
Project Manager

C. M. Kowalczyk – Niagara Region Project Manager

Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Consultation and Communication\2025 Property Owner Meetings\Follow-Up Letters\2025 No Response Second Letter - Lundy's Lane Animal Hospital.docx

URBAN & ENVIRONMENTAL MANAGEMENT INC.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON Canada L2E 3S9
Tel 905.371.9764
www.uemconsulting.com



6801 LUNDY'S LANE - LUNDY'S LANE ANIMAL HOSPITAL

no.	REVISION	DATE	INIT.
1	REVISED PER MEETING	2024-05-13	SK
0	ISSUED FOR REVIEW	2024-02-22	SK

NOTES/LEGEND

1 THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

2 PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

DRAFTING	SK
DESIGN	SK
CHECKED BY	GT
APPROVED BY	GT

Niagara Region PUBLIC WORKS

UEM LIETAING ENVIRONMENTAL MANAGEMENT INC.

Schedule 'C' Class Environmental Assessment Study
Regional Road 20 (Lundy's Lane)
from Regional Road 98 (Montrose Rd) to Highland Ave
City of Niagara Falls
DRIVEWAY CONSOLIDATION

CONSULTANT FILE No.	21-109
DATE	JULY 2023
SCALE	Hor : 1:500 m
REF. No.	#
DWG No.	06
REV.	0

DRAWING FILE: Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Driveway Entrance & Exit Consolidation\CAD\Driveway Consolidation Rev1 20250514.dwg PLOTTED: May 21, 2025 - 11:28am PLOTTED BY: jstovak

May 21, 2025

[redacted]

Dear Sir or Madam,

RE: Lundy's Lane Schedule C Municipal Class Environmental Assessment Road Safety Audit Recommendations – 5900 Dorchester Road (TD Bank Plaza)

Niagara Region is undertaking a Schedule C Municipal Class Environmental Assessment (Class EA) for the reconstruction of Regional Road 20 (Lundy's Lane) from Montrose Road to Highland Avenue. As part of the Assessment, a Road Safety Audit was completed, which recommended driveway consolidation at your property at 5900 Dorchester Road (TD Bank Plaza). The attached figure shows the location of your property and the proposed changes to driveway access on Dorchester Road at Lundy's Lane). We would also like to acknowledge that there is a second access on Dorchester Road located to the south that is recommended to remain unchanged.

The Region is providing an opportunity to meet with Region and project team staff to discuss your property and the proposed driveway consolidation. It would be preferable to meet in-person at your property location, however a virtual meeting could be held on-line (via Microsoft Teams). The following dates and times are available for a meeting on a first-come, first-served basis:

Monday, May 26th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Tuesday, May 27th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Wednesday, May 28th	10 AM to 10:45 AM		
Thursday, May 29th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Friday, May 30th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Monday, June 2nd	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Tuesday, June 3rd	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Wednesday, June 4th			
Thursday, June 5th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Friday, June 6th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM

URBAN & ENVIRONMENTAL MANAGEMENT INC.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON Canada L2E 3S9
Tel 905.371.9764
www.uemconsulting.com

Should you require a meeting time not listed above, accommodation can be made to ensure you have the opportunity to meet with Region and project team staff. Please contact Samantha Beam, UEM Planner, at 289-271-7353, or by email at sbeam@uemconsulting.com, at your earliest convenience to schedule a meeting.

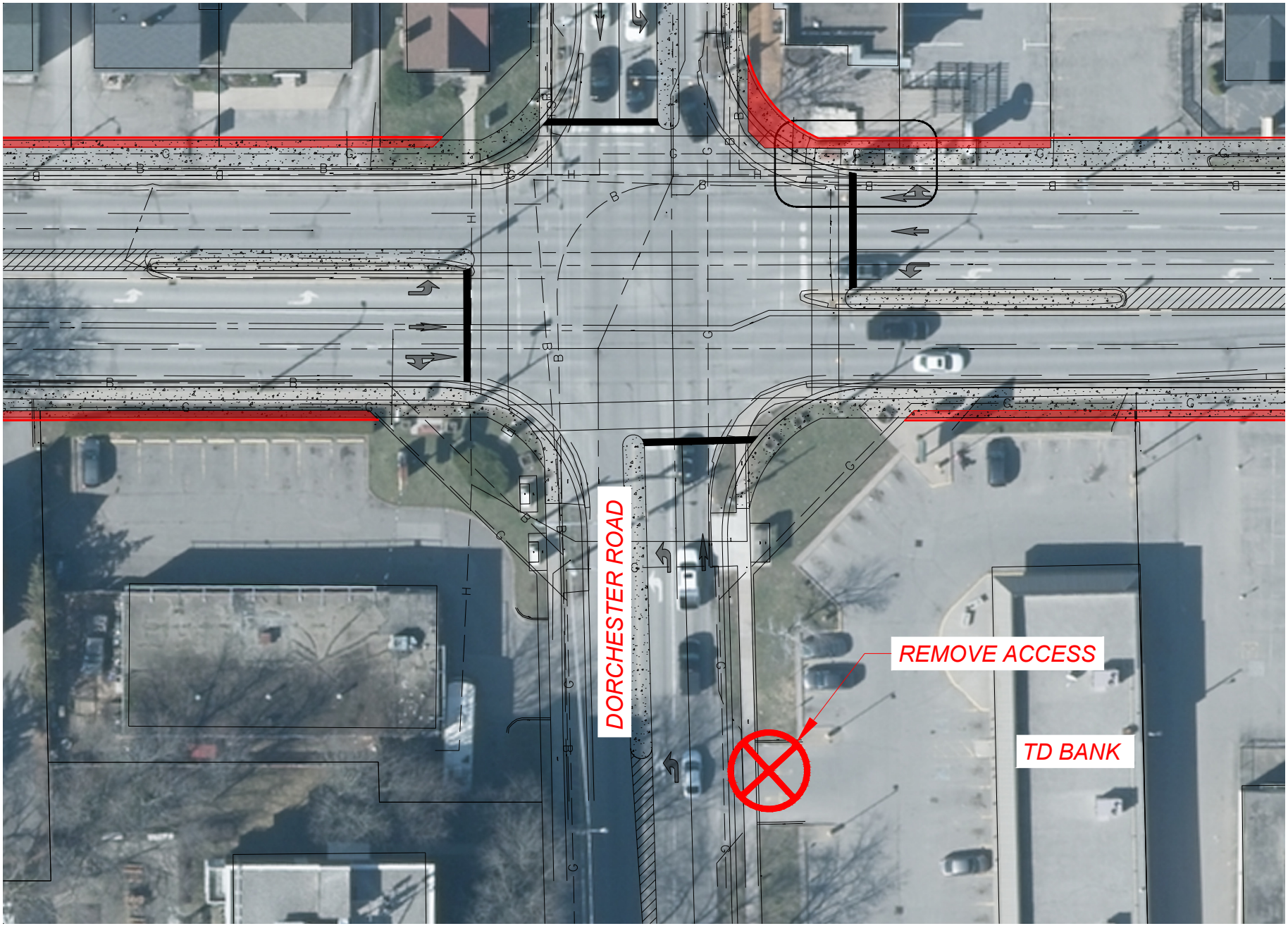
Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.



Steve Brant, P.Eng.
Project Manager

C. M. Kowalczyk – Niagara Region Project Manager

Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Consultation and Communication\2025 Property Owner Meetings\Property Impacts - TD Bank.docx



5900 DORCHESTER ROAD - TD BANK

no.	REVISION	DATE	INIT.
1	REVISED PER MEETING	2024-05-13	SK
0	ISSUED FOR REVIEW	2024-02-22	SK

NOTES/LEGEND

1 THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

2 PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

DRAFTING	SK
DESIGN	SK
CHECKED BY	GT
APPROVED BY	GT

Niagara Region PUBLIC WORKS

UEM URBAN ENVIRONMENTAL MANAGEMENT INC. PLANNING, ENGINEERING & LANDSCAPE ARCHITECTURE

Schedule 'C' Class Environmental Assessment Study
Regional Road 20 (Lundy's Lane) from Regional Road 98 (Montrose Rd) to Highland Ave
City of Niagara Falls
DRIVEWAY CONSOLIDATION

CONSULTANT FILE No.	21-109
DATE	JULY 2023
SCALE	Hor : 1:500 m
REF. No.	#
DWG No.	05
REV.	0

DRAWING FILE: Z:\UEM\Projects\2021\109\21-109 Lundy's Lane Schedule C EA (NR)\Driveway Entrance & Exit Consolidation\CAD\Driveway Consolidation Rev1 20250514.dwg PLOTTED: May 21, 2025 - 11:28am PLOTTED BY: jstovak

July 4, 2025

[redacted]

Dear Sir or Madam,

RE: Lundy's Lane Schedule C Municipal Class Environmental Assessment
Road Safety Audit Recommendations – 5900 Dorchester Road (TD Bank)

This letter is a follow up to our letter dated May 21, 2025, and virtual meeting held on June 2, 2025 with Raffaello Cocca (TD), Alain Lacombe (TD), Michael Kowalczyk (Niagara Region), Greg Taras (UEM) and Samantha Beam (UEM) regarding the potential driveway consolidation identified for your property at 5900 Dorchester Road (TD Bank). The following outlines the Region's intentions moving forward.

As indicated during our virtual meeting, the Region undertook a Road Safety Audit (RSA) as part of the Schedule C Class Environmental Assessment (Class EA) for Lundy's Lane. The RSA recommended the closure of the north access to your property from Dorchester Road. Concerns about the property only having one access remaining after entrance consolidation were received from TD during the meeting, however there are no Region or City of Niagara Falls requirements to have two accesses to a commercial property. Therefore, the Environmental Study Report for the Class EA will proceed with the recommendation to formally remove the north Dorchester access to your property. Alternatives may be evaluated during the detailed design process. The figure previously included with the May 21, 2025 letter has been reattached for your reference. This recommendation will be included in the Environmental Study Report for the Class EA.

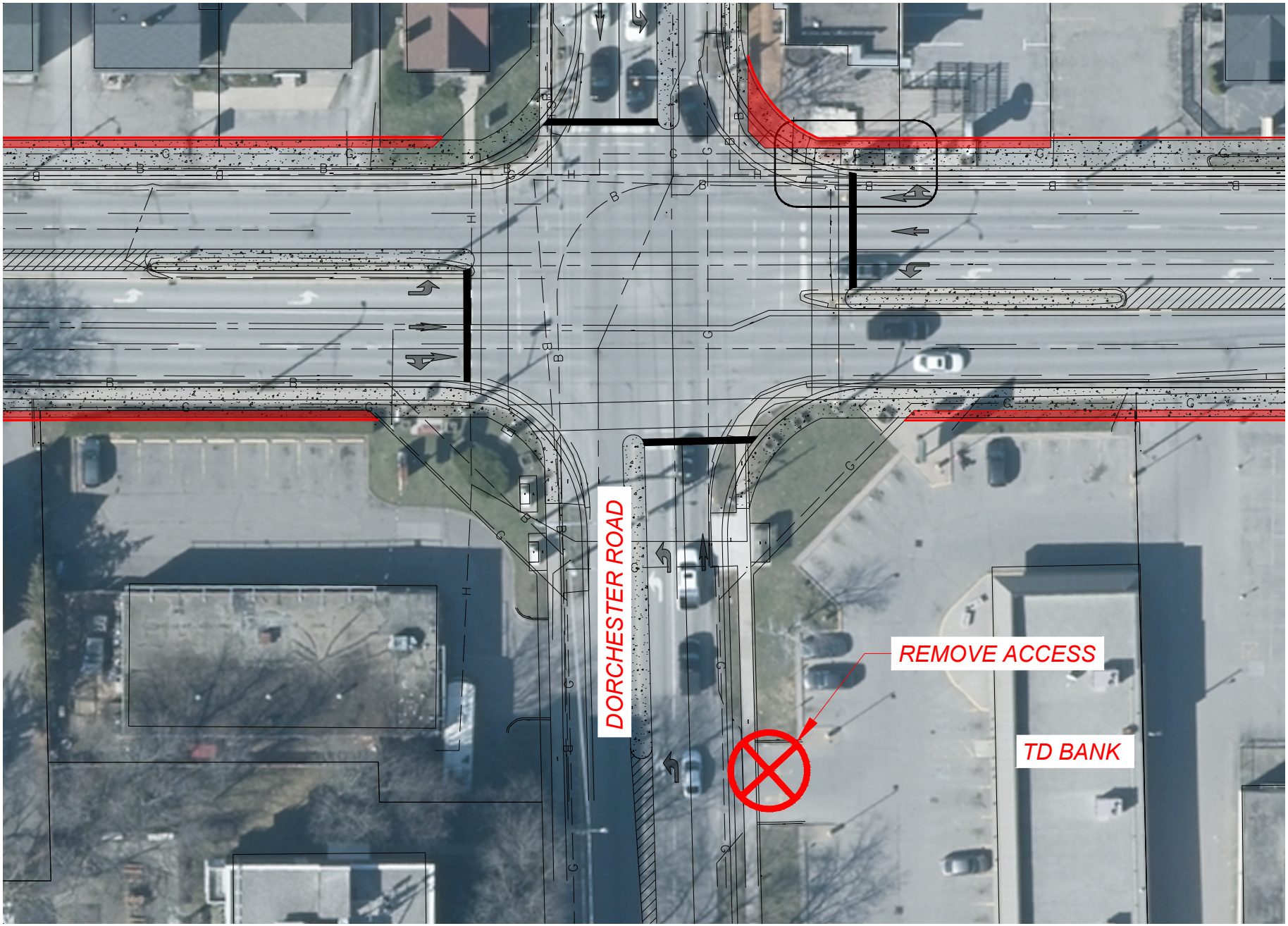
Should you have any questions or require additional information, please contact me at (905) 371-9765 or by email at sbrant@uemconsulting.com.

Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.

Steve Brant, P.Eng.
Project Manager

C. M. Kowalczyk – Niagara Region Project Manager

Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Consultation and Communication\2025 Property Owner Meetings\Follow-Up Letters\2025 Meetings Second Letter - TD Bank.docx



5900 DORCHESTER ROAD - TD BANK

no.	REVISION	DATE	INIT.
1	REVISED PER MEETING	2024-05-13	SK
0	ISSUED FOR REVIEW	2024-02-22	SK

NOTES/LEGEND

1 THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

2 PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

DRAFTING	SK
DESIGN	SK
CHECKED BY	GT
APPROVED BY	GT

Niagara Region PUBLIC WORKS

UEM URBAN ENVIRONMENTAL MANAGEMENT INC. PLANNING, ENGINEERING & LANDSCAPE ARCHITECTURE

Schedule 'C' Class Environmental Assessment Study
Regional Road 20 (Lundy's Lane) from Regional Road 98 (Montrose Rd) to Highland Ave
City of Niagara Falls
DRIVEWAY CONSOLIDATION

CONSULTANT FILE No.	21-109
DATE	JULY 2023
SCALE	Hor : 1:500 m
REF. No.	#
DWG No.	05
REV.	0

DRAWING FILE: Z:\UEM\Projects\2021\109\21-109 Lundy's Lane Schedule C EA (NR)\Driveway Entrance & Exit Consolidation\CAD\Driveway Consolidation Rev1 20250514.dwg PLOTTED: May 21, 2025 - 11:28am PLOTTED BY: jstovak

May 21, 2025

[redacted]

Dear Sir or Madam,

RE: Lundy's Lane Schedule C Municipal Class Environmental Assessment Property Impacts – 7009 Lundy's Lane (Active Green & Ross)

Niagara Region is undertaking a Schedule C Municipal Class Environmental Assessment (Class EA) for the reconstruction of Regional Road 20 (Lundy's Lane) from Montrose Road to Highland Avenue. The assessment has concluded that road widening is required, which will result in the loss of one parking space on your property at 7009 Lundy's Lane (Active Green & Ross). The attached figure shows the proposed changes to Lundy's Lane and the location of and impact to your property..

The Region is providing an opportunity to meet with Region and project team staff to discuss your property and the proposed changes. It would be preferable to meet in-person at your property location, however a virtual meeting could be held on-line (via Microsoft Teams). The following dates and times are available for a meeting on a first-come, first-served basis:

Monday, May 26th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Tuesday, May 27th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Wednesday, May 28th	10 AM to 10:45 AM		
Thursday, May 29th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Friday, May 30th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Monday, June 2nd	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Tuesday, June 3rd	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Wednesday, June 4th			
Thursday, June 5th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Friday, June 6th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM

URBAN & ENVIRONMENTAL MANAGEMENT INC.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON Canada L2E 3S9
Tel 905.371.9764
www.uemconsulting.com

Should you require a meeting time not listed above, accommodation can be made to ensure you have the opportunity to meet with Region and project team staff. Please contact Samantha Beam, UEM Planner, at 289-271-7353, or by email at sbeam@uemconsulting.com, at your earliest convenience to schedule a meeting.

Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.



Steve Brant, P.Eng.
Project Manager

C. M. Kowalczyk – Niagara Region Project Manager

Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Consultation and Communication\2025 Property Owner Meetings\Property Impacts - Active Green & Ross.docx



7009 LUNDY'S LANE - ACTIVE GREEN & ROSS

no.	REVISION	DATE	INIT.
0	ISSUED FOR REVIEW	2024-02-22	SK

NOTES/LEGEND

1 THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

2 PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

DRAFTING	SK
DESIGN	SK
CHECKED BY	GT
APPROVED BY	GT

Niagara Region PUBLIC WORKS

UEM Urban Environmental Management Inc.

Schedule 'C' Class Environmental Assessment Study
Regional Road 20 (Lundy's Lane) from Regional Road 98 (Montrose Rd) to Highland Ave
City of Niagara Falls
DRIVEWAY CONSOLIDATION

CONSULTANT FILE No.	21-109
DATE	JULY 2023
SCALE	Hor : 1:500 m
REF. No.	#
DWG No.	04
REV.	0

DRAWING FILE: Z:\UEM\Projects\2021\109\21-109 Lundy's Lane Schedule C EA (NR)\Driveway Entrance & Exit Consolidation\CAD\Driveway Consolidation Rev1 20250514.dwg PLOTTED: May 21, 2025 - 11:27am PLOTTED BY: jstovak

July 4, 2025

[redacted]

Dear [redacted]

RE: Lundy's Lane Schedule C Municipal Class Environmental Assessment
Property Impacts – 7009 Lundy's Lane (Active Green & Ross)

This letter is a follow up to our letter dated May 21, 2025, and meeting with Michael Kowalczyk (Niagara Region) and Greg Taras (UEM) on June 5, 2025, regarding property acquisition and loss of a parking space at your property at 7009 Lundy's Lane (Active Green & Ross). The following outlines the Region's intentions moving forward.

As indicated during our on-site meeting, the Region will be proceeding with the road widening as recommended by the Schedule C Class Environmental Assessment (Class EA). The figure previously included with the May 21, 2025 letter has been reattached for your reference. At the appropriate time, the Region's Real Estate Department will contact you with an offer to purchase the required property. If no agreement is met, the Region will proceed with expropriation. The Region will be responsible for costs incurred by the relocation of the existing sign, if required. The documentation regarding the road widening final recommendation will be included in the Environmental Study Report for the Class EA.

Should you have any questions or require additional information, please contact me at (905) 371-9765 or by email at sbrant@uemconsulting.com.

Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.

Steve Brant, P.Eng.
Project Manager

C. M. Kowalczyk – Niagara Region Project Manager

Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Consultation and Communication\2025 Property Owner Meetings\Follow-Up Letters\2025 Meetings Second Letter - Active Green & Ross.docx



7009 LUNDY'S LANE - ACTIVE GREEN & ROSS

no.	REVISION	DATE	INIT.
0	ISSUED FOR REVIEW	2024-02-22	SK

NOTES/LEGEND

1 THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

2 PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

DRAFTING	SK
DESIGN	SK
CHECKED BY	GT
APPROVED BY	GT

Niagara Region PUBLIC WORKS

UEM Urban Environmental Management Inc.

Schedule 'C' Class Environmental Assessment Study
Regional Road 20 (Lundy's Lane) from Regional Road 98 (Montrose Rd) to Highland Ave
City of Niagara Falls
DRIVEWAY CONSOLIDATION

CONSULTANT FILE No.	21-109
DATE	JULY 2023
SCALE	Hor : 1:500 m
REF. No.	#
DWG No.	04
REV.	0

DRAWING FILE: Z:\UEM\Projects\2021\109\21-109 Lundy's Lane Schedule C EA (NR)\Driveway Entrance & Exit Consolidation\CAD\Driveway Consolidation Rev1 20250514.dwg PLOTTED: May 21, 2025 - 11:27am PLOTTED BY: jstovak

May 21, 2025

[redacted]

Dear Sir or Madam,

RE: Lundy's Lane Schedule C Municipal Class Environmental Assessment Road Safety Audit Recommendations – 7241 Lundy's Lane (Wind Restaurant)

Further to letters previously sent on March 21 and May 13, 2024, Niagara Region is undertaking a Schedule C Municipal Class Environmental Assessment (Class EA) for the reconstruction of Regional Road 20 (Lundy's Lane) from Montrose Road to Highland Avenue. As part of the Assessment, a Road Safety Audit was completed, which recommended changes to Royal Manor Drive impacting your property at 7241 Lundy's Lane (Wind Restaurant). The attached figure shows the location of your property and the proposed changes to Royal Manor Drive impacting your property. We would like to note that this letter is in regard to the recommended changes along Royal Manor Drive, and that the access removal from Lundy's Lane was previously resolved through the letters provided on March 21 and May 13, 2024.

The Region is providing an opportunity to meet with Region and project team staff to further discuss your property and the proposed changes. It would be preferable to meet in-person at your property location, however a virtual meeting could be held on-line (via Microsoft Teams). The following dates and times are available for a meeting on a first-come, first-served basis:

Monday, May 26th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Tuesday, May 27th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Wednesday, May 28th	10 AM to 10:45 AM		
Thursday, May 29th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Friday, May 30th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Monday, June 2nd	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Tuesday, June 3rd	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Wednesday, June 4th			
Thursday, June 5th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Friday, June 6th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM

URBAN & ENVIRONMENTAL MANAGEMENT INC.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON Canada L2E 3S9
Tel 905.371.9764
www.uemconsulting.com

Should you require a meeting time not listed above, accommodation can be made to ensure you have the opportunity to meet with Region and project team staff. Please contact Samantha Beam, UEM Planner, at 289-271-7353, or by email at sbeam@uemconsulting.com, at your earliest convenience to schedule a meeting.

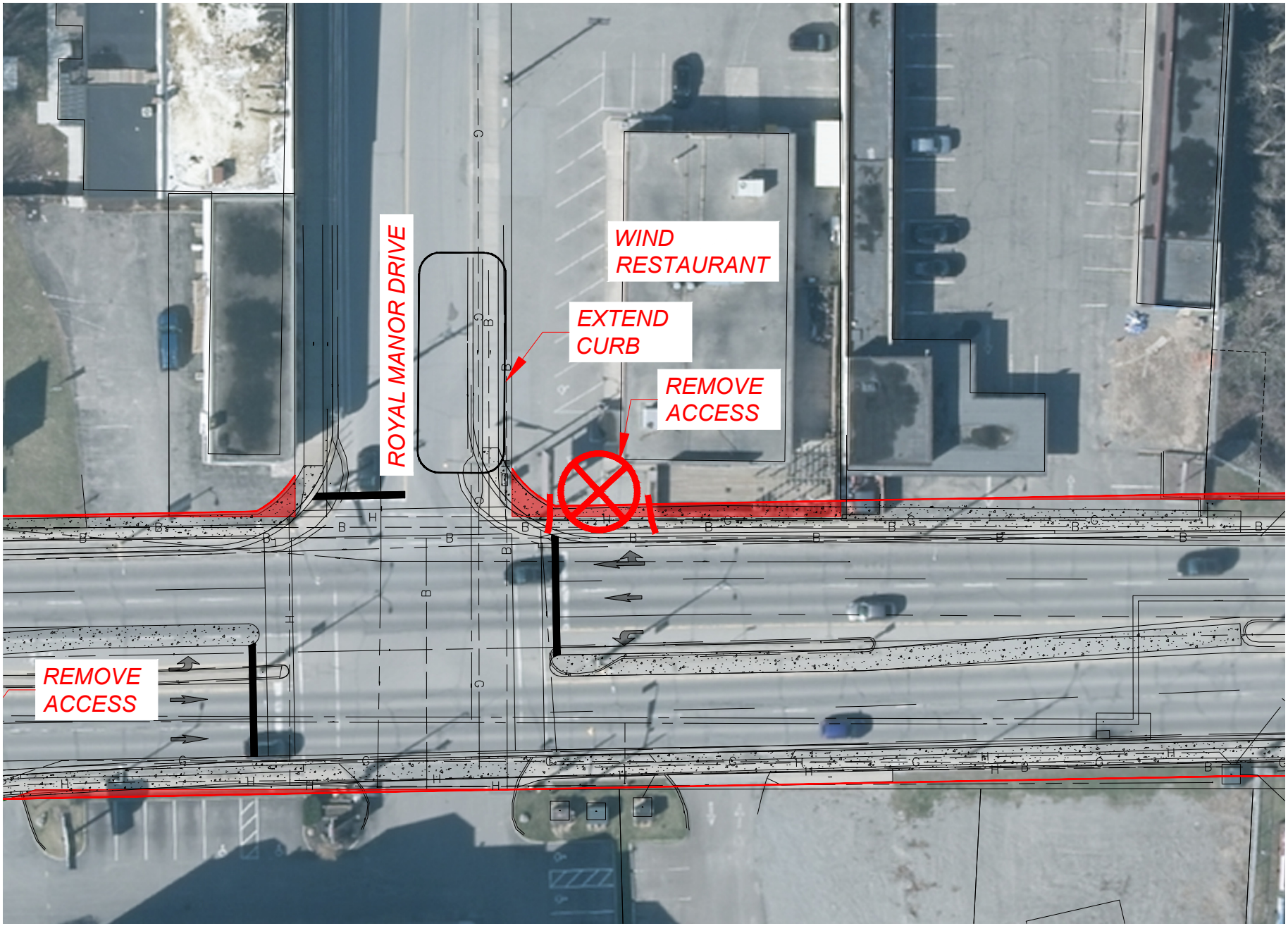
Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.



Steve Brant, P.Eng.
Project Manager

C. M. Kowalczyk – Niagara Region Project Manager

Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Consultation and Communication\2025 Property Owner Meetings\Property Impacts - Wind.docx



7241 LUNDY'S LANE - WIND RESTAURANT

NOTES/LEGEND

1 THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

2 PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

no.	REVISION	DATE	INIT.
0	ISSUED FOR REVIEW	2024-02-22	SK

DRAFTING	SK
DESIGN	SK
CHECKED BY	GT
APPROVED BY	GT

Niagara Region PUBLIC WORKS

UEM Urban Environmental Management Inc.

Schedule 'C' Class Environmental Assessment Study
Regional Road 20 (Lundy's Lane)
from Regional Road 98 (Montrose Rd) to Highland Ave
City of Niagara Falls
DRIVEWAY CONSOLIDATION

CONSULTANT FILE No.	21-109
DATE	JULY 2023
SCALE	Hor : 1:500 m
REF. No.	#
DWG No.	03
REV.	0

DRAWING FILE: Z:\UEM\Projects\2021\109\21-109 Lundy's Lane Schedule C EA (NR)\Driveway Entrance & Exit Consolidation\CAD\Driveway Consolidation Rev1 20250514.dwg PLOTTED: May 21, 2025 - 11:27am PLOTTED BY: jstovak

July 4, 2025

[redacted]

Dear Sir or Madam,

RE: Lundy's Lane Schedule C Municipal Class Environmental Assessment Road Safety Audit Recommendations – 7241 Lundy's Lane (Wind Restaurant)

This letter is a follow up to our letter dated May 21, 2025, regarding the recommended access changes for your property at 7241 Lundy's Lane (Wind Restaurant). No response was received to our initial letter and offer to meet to discuss the property impacts.

The Region will be proceeding with the recommendation to extend the curb along Royal Manor Drive in front of your property, resulting in the south access to your property being narrowed. Further, to reiterate the Region's intentions regarding driveway consolidation as indicated in the previously sent May 13, 2024 letter, the Region will still be proceeding with the recommendation to formally remove the Lundy's Lane access to your property. The figure previously included with the May 21, 2025 letter has been reattached for your reference. These recommendations will be included in the Environmental Study Report for the Schedule C Municipal Class Environmental Assessment.

Should you have any questions or require additional information, please contact me at (905) 371-9765 or by email at sbrant@uemconsulting.com.

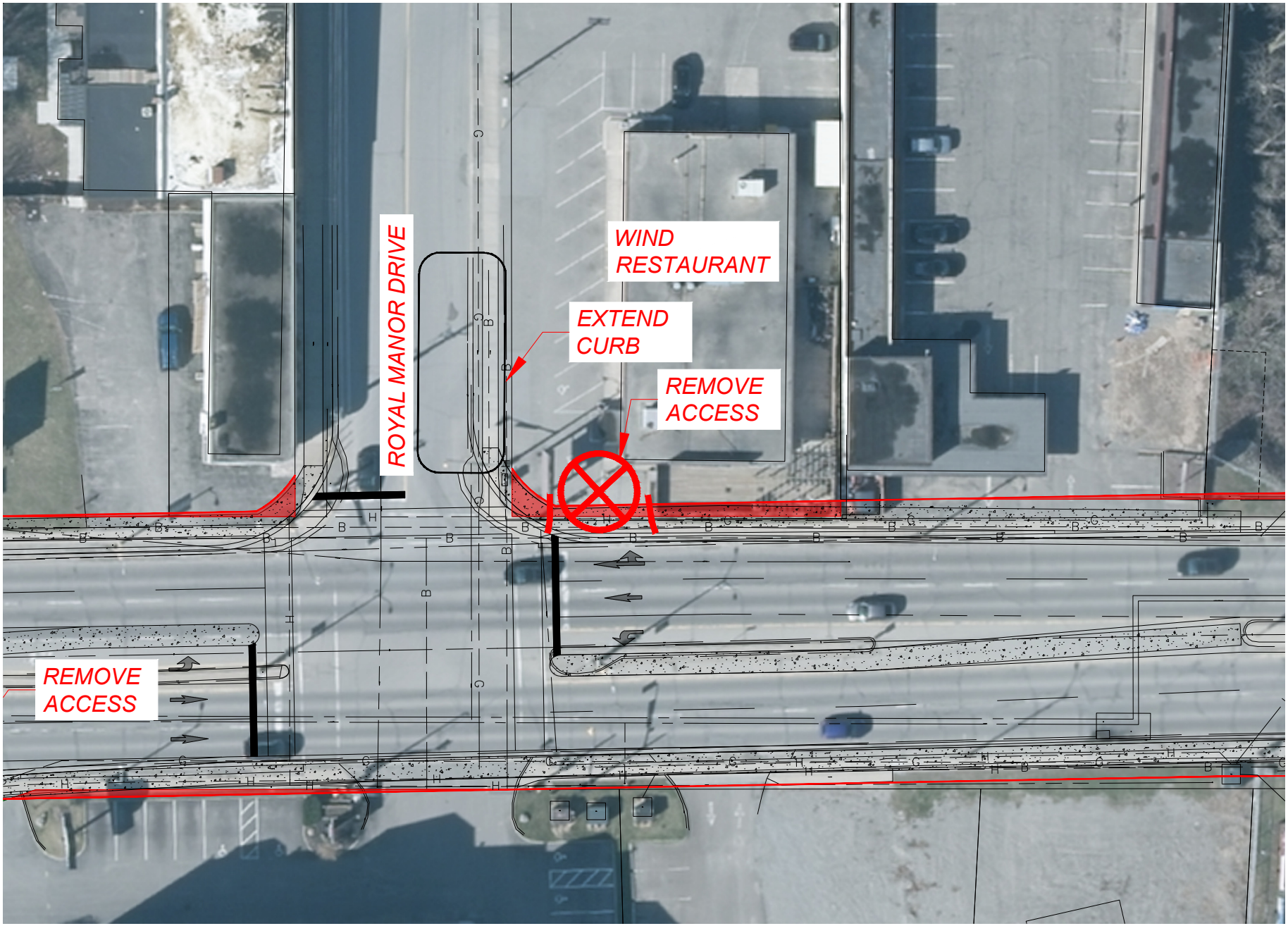
Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.

Steve Brant, P.Eng.
Project Manager

C. M. Kowalczyk – Niagara Region Project Manager

Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Consultation and Communication\2025 Property Owner Meetings\Follow-Up Letters\2025 No Response Second Letter - Wind.docx

URBAN & ENVIRONMENTAL MANAGEMENT INC.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON Canada L2E 3S9
Tel 905.371.9764
www.uemconsulting.com



7241 LUNDY'S LANE - WIND RESTAURANT

NOTES/LEGEND

1 THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

2 PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

no.	REVISION	DATE	INIT.
0	ISSUED FOR REVIEW	2024-02-22	SK

DRAFTING	SK
DESIGN	SK
CHECKED BY	GT
APPROVED BY	GT

Niagara Region PUBLIC WORKS

UEM Urban Environmental Management Inc.

Schedule 'C' Class Environmental Assessment Study
Regional Road 20 (Lundy's Lane)
from Regional Road 98 (Montrose Rd) to Highland Ave
City of Niagara Falls
DRIVEWAY CONSOLIDATION

CONSULTANT FILE No.	21-109
DATE	JULY 2023
SCALE	Hor : 1:500 m
REF. No.	#
DWG No.	03
REV.	0

DRAWING FILE: Z:\UEM\Projects\2021\109\21-109 Lundy's Lane Schedule C EA (NR)\Driveway Entrance & Exit Consolidation\CAD\Driveway Consolidation Rev1 20250514.dwg PLOTTED: May 21, 2025 - 11:27am PLOTTED BY: jstovak

May 21, 2025

[redacted]

Dear Sir or Madam,

RE: Lundy's Lane Schedule C Municipal Class Environmental Assessment Road Safety Audit Recommendations – 7280 Lundy's Lane (Niagara Falls Inn)

Niagara Region is undertaking a Schedule C Municipal Class Environmental Assessment (Class EA) for the reconstruction of Regional Road 20 (Lundy's Lane) from Montrose Road to Highland Avenue. As part of the Assessment, a Road Safety Audit was completed, which recommended changes to Lundy's Lane impacting an access to your property at 7280 Lundy's Lane (Niagara Falls Inn). The attached figure shows the location of your property and the proposed changes to Lundy's Lane. We understand that you have recently received Site Plan Approval for changes to this property, which may already address the proposed changes as part of this Regional project.

The Region is providing an opportunity to meet with Region and project team staff to discuss your property and the proposed changes. It would be preferable to meet in-person at your property location, however a virtual meeting could be held on-line (via Microsoft Teams). The following dates and times are available for a meeting on a first-come, first-served basis:

Monday, May 26th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Tuesday, May 27th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Wednesday, May 28th	10 AM to 10:45 AM		
Thursday, May 29th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Friday, May 30th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Monday, June 2nd	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Tuesday, June 3rd	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Wednesday, June 4th			
Thursday, June 5th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Friday, June 6th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM

URBAN & ENVIRONMENTAL MANAGEMENT INC.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON Canada L2E 3S9
Tel 905.371.9764
www.uemconsulting.com

Should you require a meeting time not listed above, accommodation can be made to ensure you have the opportunity to meet with Region and project team staff. Please contact Samantha Beam, UEM Planner, at 289-271-7353, or by email at sbeam@uemconsulting.com, at your earliest convenience to schedule a meeting.

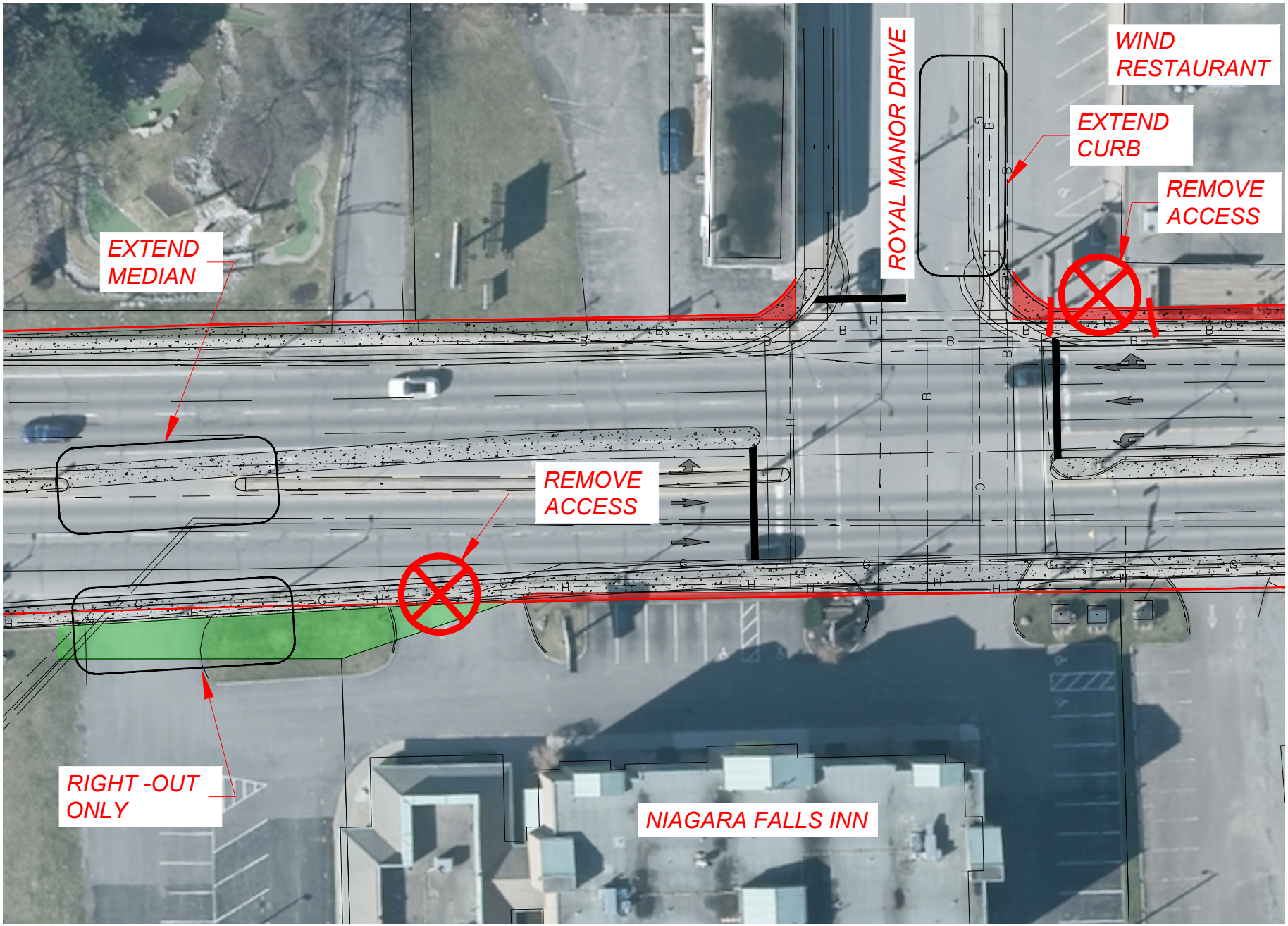
Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.



Steve Brant, P.Eng.
Project Manager

C. M. Kowalczyk – Niagara Region Project Manager

Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Consultation and Communication\2025 Property Owner Meetings\Property Impacts - Niagara Falls Inn.docx



7280 LUNDY'S LANE - NIAGARA FALLS INN

no.	REVISION	DATE	INIT.
1	REVISED PER MEETING	2024-05-13	SK
0	ISSUED FOR REVIEW	2024-02-22	SK

NOTES/LEGEND

1 THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

2 PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

DRAFTING	SK
DESIGN	SK
CHECKED BY	GT
APPROVED BY	GT

Niagara Region PUBLIC WORKS

UEM Urban Environmental Management Inc.

Schedule 'C' Class Environmental Assessment Study
Regional Road 20 (Lundy's Lane) from Regional Road 98 (Montrose Rd) to Highland Ave
City of Niagara Falls
DRIVEWAY CONSOLIDATION

CONSULTANT FILE No.	21-109
DATE	JULY 2023
SCALE	Hor : 1:500 m
REF. No.	#
DWG No.	02
REV.	0

DRAWING FILE: Z:\UEM\Projects\2021\109\21-109 Lundy's Lane Schedule C EA (NR)\Driveway Entrance & Exit Consolidation\CAD\Driveway Consolidation Rev1 20250514.dwg PLOTTED: May 21, 2025 - 11:27am PLOTTED BY: jstovak

July 4, 2025

[redacted]

Dear Sir or Madam,

RE: Lundy's Lane Schedule C Municipal Class Environmental Assessment Road Safety Audit Recommendations – 7280 Lundy's Lane (Niagara Falls Inn)

This letter is a follow up to our letter dated May 21, 2025, regarding the recommended access changes for your property at 7280 Lundy's Lane (Niagara Falls Inn). No response was received to our initial letter and offer to meet to discuss the property impacts.

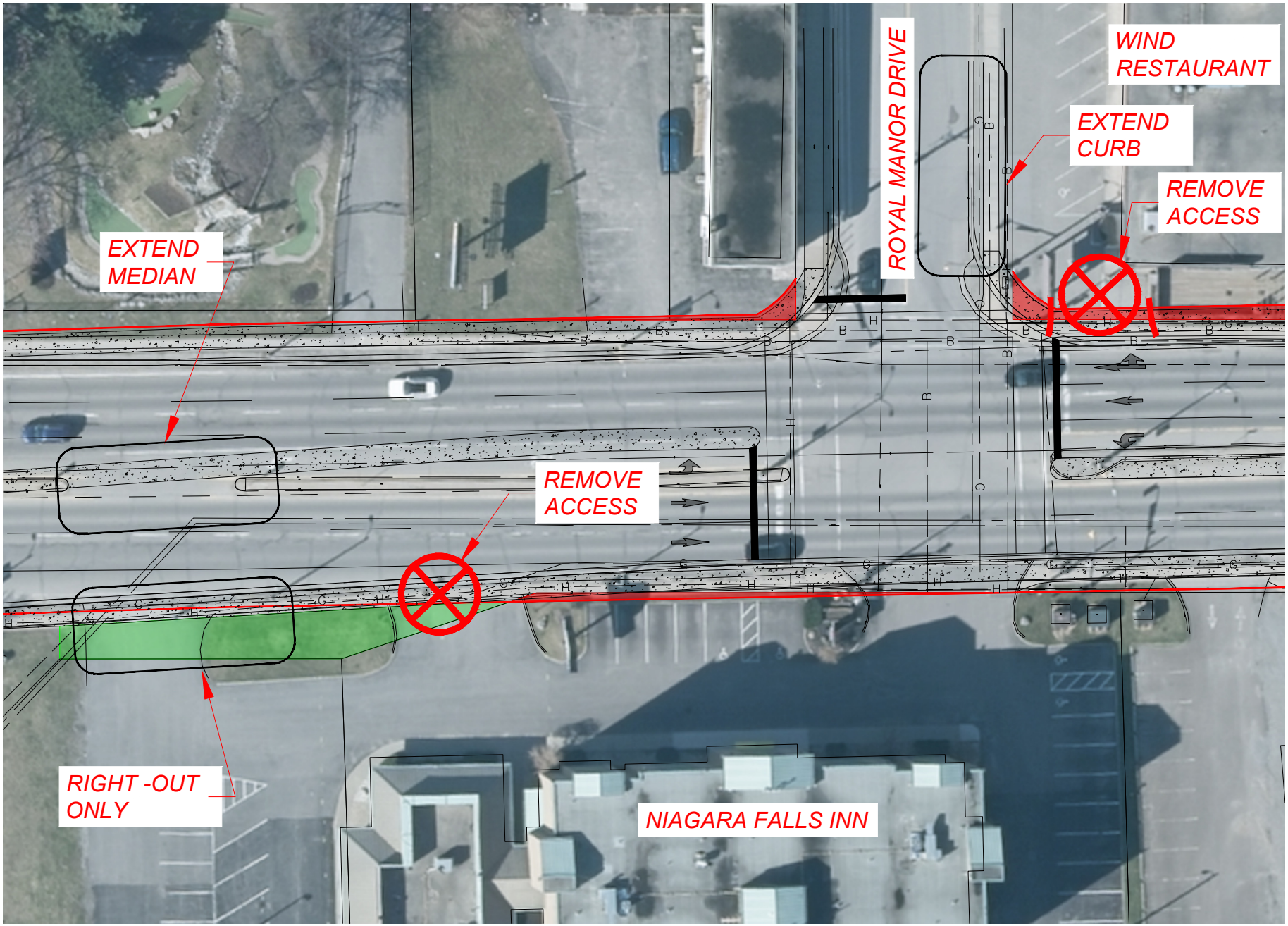
The Region will be proceeding with the recommendation to close the center access to your property and extend the median in front of your property, resulting in the west access becoming a right-in, right-out only. As previously stated, we understand that you have recently received Site Plan Approval for changes to this property that may already address these recommendations. The figure previously included with the May 21, 2025 letter has been reattached for your reference. These recommendations will be included in the Environmental Study Report for the Schedule C Municipal Class Environmental Assessment.

Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.

Steve Brant, P.Eng.
Project Manager

C. M. Kowalczyk – Niagara Region Project Manager

Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Consultation and Communication\2025 Property Owner Meetings\Follow-Up Letters\2025 No Response Second Letter - Niagara Falls Inn.docx



7280 LUNDY'S LANE - NIAGARA FALLS INN

no.	REVISION	DATE	INIT.
1	REVISED PER MEETING	2024-05-13	SK
0	ISSUED FOR REVIEW	2024-02-22	SK

NOTES/LEGEND

1 THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

2 PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

DRAFTING	SK
DESIGN	SK
CHECKED BY	GT
APPROVED BY	GT

Niagara Region PUBLIC WORKS

UEM Urban Environmental Management Inc.

Schedule 'C' Class Environmental Assessment Study
Regional Road 20 (Lundy's Lane) from Regional Road 98 (Montrose Rd) to Highland Ave
City of Niagara Falls
DRIVEWAY CONSOLIDATION

CONSULTANT FILE No.	21-109
DATE	JULY 2023
SCALE	Hor : 1:500 m
REF. No.	#
DWG No.	02
REV.	0

DRAWING FILE: Z:\UEM\Projects\2021\109\21-109 Lundy's Lane Schedule C EA (NR)\Driveway Entrance & Exit Consolidation\CAD\Driveway Consolidation Rev1 20250514.dwg PLOTTED: May 21, 2025 - 11:27am PLOTTED BY: jstovak

May 21, 2025

[redacted]

Dear Sir or Madam,

RE: Lundy's Lane Schedule C Municipal Class Environmental Assessment Road Safety Audit Recommendations – 7600 Lundy's Lane (Mick & Angelo's Restaurant)

Niagara Region is undertaking a Schedule C Municipal Class Environmental Assessment (Class EA) for the reconstruction of Regional Road 20 (Lundy's Lane) from Montrose Road to Highland Avenue. As part of the Assessment, a Road Safety Audit was completed, which recommended changes to Regional Road 98 (Montrose Road) impacting an access to your property at 7600 Lundy's Lane (Mick & Angelo's Restaurant). The attached figure shows the location of your property and the proposed changes to Montrose Road at Lundy's Lane.

The Region is providing an opportunity to meet with Region and project team staff to discuss your property and the proposed changes. It would be preferable to meet in-person at your property location, however a virtual meeting could be held on-line (via Microsoft Teams). The following dates and times are available for a meeting on a first-come, first-served basis:

Monday, May 26th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Tuesday, May 27th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Wednesday, May 28th	10 AM to 10:45 AM		
Thursday, May 29th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Friday, May 30th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Monday, June 2nd	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Tuesday, June 3rd	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Wednesday, June 4th			
Thursday, June 5th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM
Friday, June 6th	10 AM to 10:45 AM	11 AM to 11:45 AM	1:30 PM to 2:15 PM

URBAN & ENVIRONMENTAL MANAGEMENT INC.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON Canada L2E 3S9
Tel 905.371.9764
www.uemconsulting.com

Should you require a meeting time not listed above, accommodation can be made to ensure you have the opportunity to meet with Region and project team staff. Please contact Samantha Beam, UEM Planner, at 289-271-7353, or by email at sbeam@uemconsulting.com, at your earliest convenience to schedule a meeting.

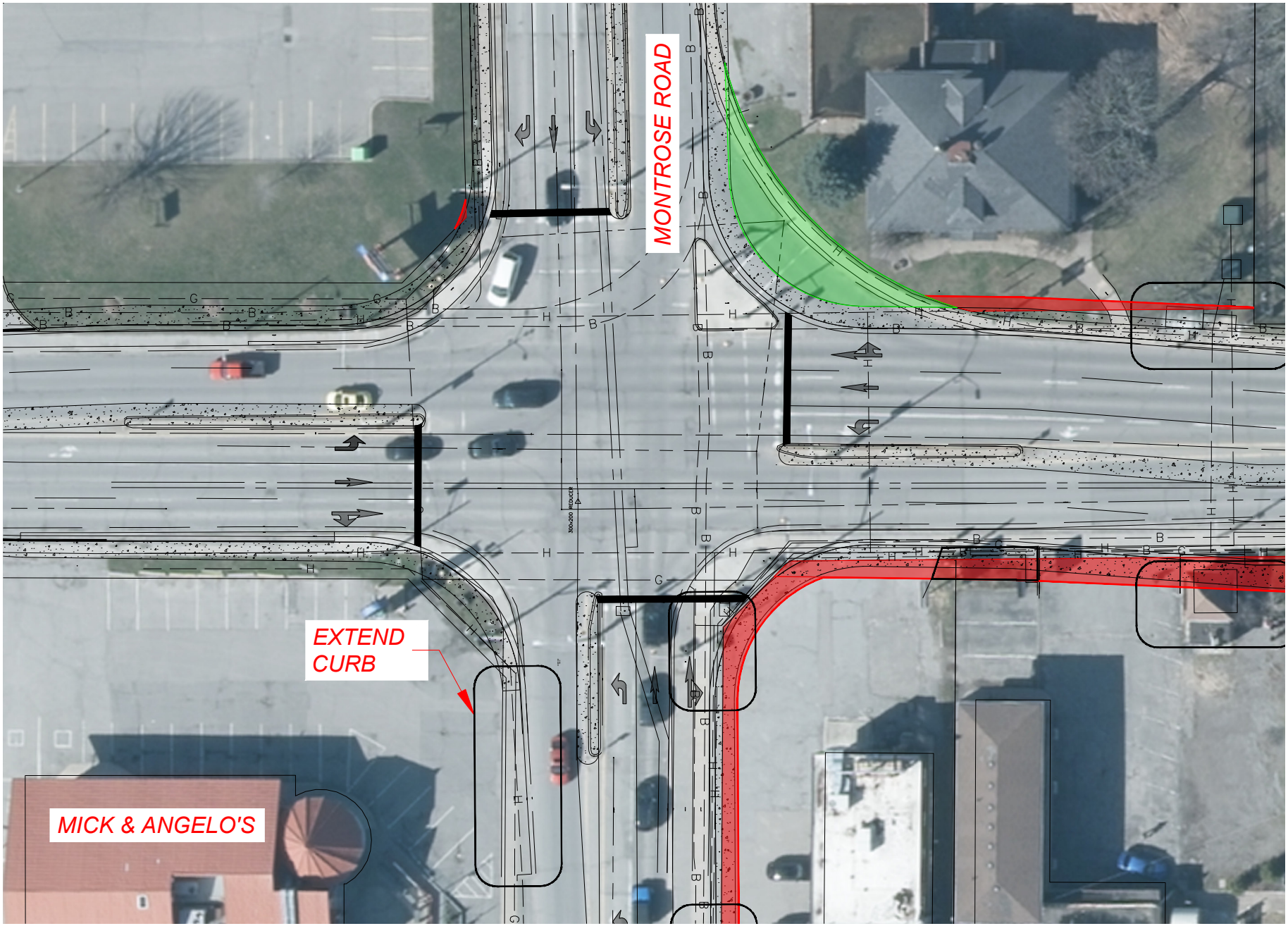
Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.



Steve Brant, P.Eng.
Project Manager

C. M. Kowalczyk – Niagara Region Project Manager

Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Consultation and Communication\2025 Property Owner Meetings\Property Impacts - Mick & Angelos.docx



7600 LUNDY'S LANE - MICK & ANGELO'S

no.	REVISION	DATE	INIT.
1	REVISED PER MEETING	2024-05-13	SK
0	ISSUED FOR REVIEW	2024-02-22	SK

NOTES/LEGEND

1 THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

2 PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

DRAFTING	SK
DESIGN	SK
CHECKED BY	GT
APPROVED BY	GT

Niagara Region PUBLIC WORKS

UEM Urbana Environmental Management Inc.

Schedule 'C' Class Environmental Assessment Study
Regional Road 20 (Lundy's Lane)
from Regional Road 98 (Montrose Rd) to Highland Ave
City of Niagara Falls
DRIVEWAY CONSOLIDATION

CONSULTANT FILE No.	21-109
DATE	JULY 2023
SCALE	Hor : 1:500 m
REF. No.	#
DWG No.	01
REV.	0

DRAWING FILE: Z:\UEM\Projects\2021\109\21-109 Lundy's Lane Schedule C EA (NR)\Driveway Entrance & Exit Consolidation\CAD\Driveway Consolidation Rev1 20250514.dwg PLOTTED: May 21, 2025 - 11:26am PLOTTED BY: jstovak

July 4, 2025

Sent via email to [redacted]

[redacted]

Dear Sir or Madam,

RE: Lundy's Lane Schedule C Municipal Class Environmental Assessment Road Safety Audit Recommendations – 7600 Lundy's Lane (Mick & Angelo's Restaurant)

This letter is a follow up to our letter dated May 21, 2025, and meeting held on June 6, 2025 with Michael Kowalczyk (Niagara Region) and Greg Taras (UEM) regarding the recommended access changes identified for your property at 7600 Lundy's Lane (Mick & Angelo's Restaurant). The following outlines the Region's intentions moving forward.

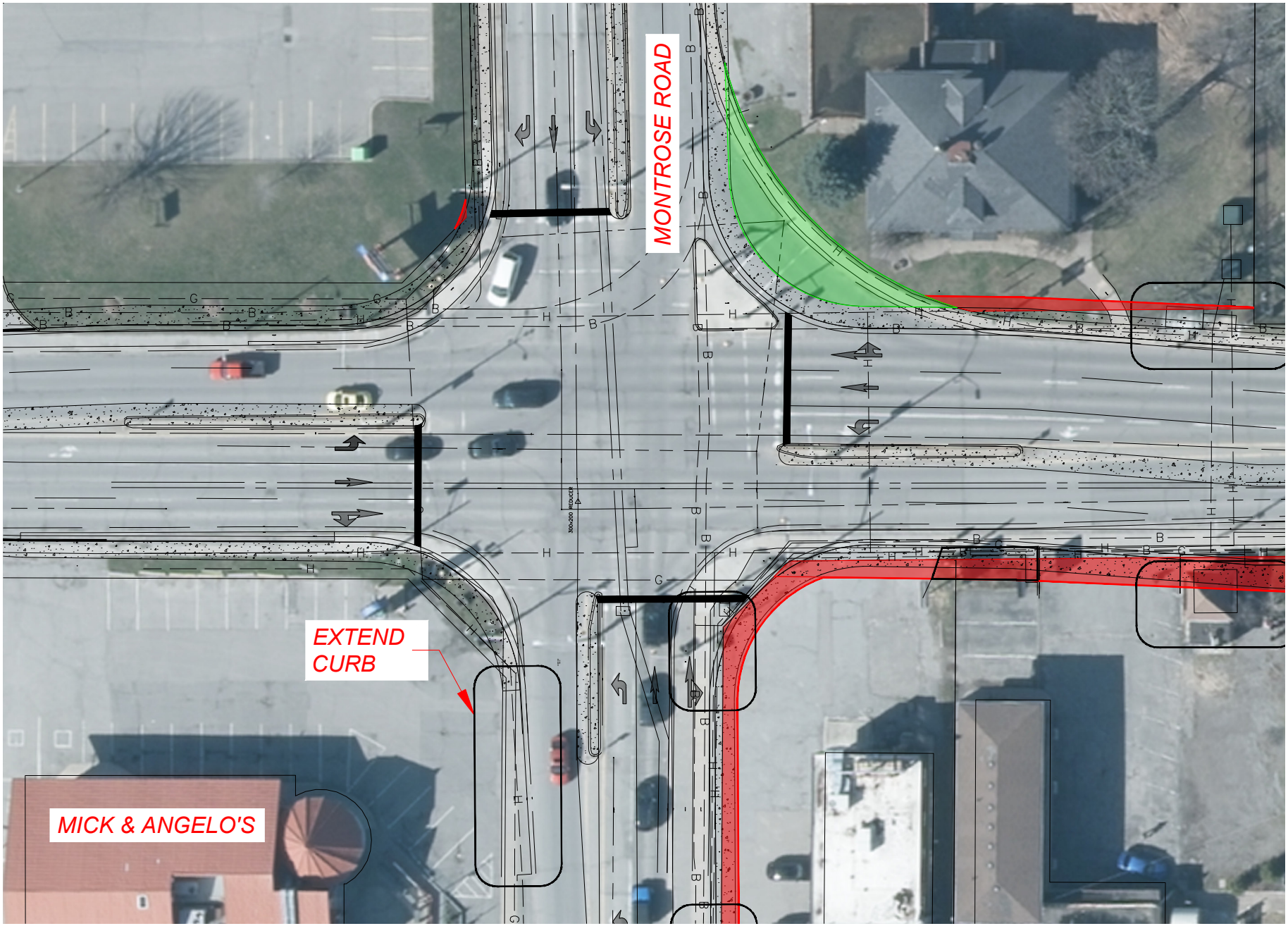
As indicated during the on-site meeting, the Region undertook a Road Safety Audit (RSA) as part of the Schedule C Class Environmental Assessment (Class EA) for Lundy's Lane. The RSA recommended the narrowing of the north access to your property from Montrose Road. Additionally, it was indicated that some property acquisition may be required to accommodate the new turning radii and Regional infrastructure. The figure previously included with the May 21, 2025 letter has been reattached for your reference. At the appropriate time, the Region's Real Estate Department will contact you with an offer to purchase the required property. If no agreement is met, the Region will proceed with expropriation. The Region will be responsible for costs incurred by the relocation of the existing sign, if required. At this time, the Region intends to proceed with the recommendation to narrow the north Montrose Road access to your property. This recommendation will be included in the Environmental Study Report for the Class EA.

Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.

Steve Brant, P.Eng.
Project Manager
C. M. Kowalczyk – Niagara Region Project Manager

Z:\UEM\Projects\2021\100\21-109 Lundy's Lane Schedule C EA (NR)\Consultation and Communication\2025 Property Owner Meetings\Follow-Up Letters\2025 Meetings Second Letter - Mick & Angelos.docx

URBAN & ENVIRONMENTAL MANAGEMENT INC.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON Canada L2E 3S9
Tel 905.371.9764
www.uemconsulting.com



7600 LUNDY'S LANE - MICK & ANGELO'S

no.	REVISION	DATE	INIT.
1	REVISED PER MEETING	2024-05-13	SK
0	ISSUED FOR REVIEW	2024-02-22	SK

NOTES/LEGEND

1 THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

2 PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

DRAFTING	SK
DESIGN	SK
CHECKED BY	GT
APPROVED BY	GT

Niagara Region PUBLIC WORKS

UEM Urbana Environmental Management Inc.

Schedule 'C' Class Environmental Assessment Study
Regional Road 20 (Lundy's Lane)
from Regional Road 98 (Montrose Rd) to Highland Ave
City of Niagara Falls
DRIVEWAY CONSOLIDATION

CONSULTANT FILE No.	21-109
DATE	JULY 2023
SCALE	Hor : 1:500 m
REF. No.	#
DWG No.	01
REV.	0

DRAWING FILE: Z:\UEM\Projects\2021\109\21-109 Lundy's Lane Schedule C EA (NR)\Driveway Entrance & Exit Consolidation\CAD\Driveway Consolidation Rev1 20250514.dwg PLOTTED: May 21, 2025 - 11:26am PLOTTED BY: jstovak

APPENDIX J.11

FIRST NATIONS CONSULTATION

If technical reports are required in an alternative format for accessibility needs, please contact:

Maged Elmadhoon, M.Eng., P.Eng.

Manager, Transportation Planning

1815 Sir Isaac Brock Way, PO Box 1042

Thorold, Ontario, L2V 4T7

Telephone: (905) 980-6000 ext. 3583

Email: Maged.Elmadhoon@niagararegion.ca

APPENDIX J.11.1

HAUDENOSAUNEE DEVELOPMENT INSTITUTE (HDI)

If technical reports are required in an alternative format for accessibility needs, please contact:

Maged Elmadhoon, M.Eng., P.Eng.

Manager, Transportation Planning

1815 Sir Isaac Brock Way, PO Box 1042

Thorold, Ontario, L2V 4T7

Telephone: (905) 980-6000 ext. 3583

Email: Maged.Elmadhoon@niagararegion.ca

Samantha Beam

From: Greg Taras
Sent: November 8, 2021 10:08 AM
To: Samantha Bray
Subject: FW: Initial Contact - Lundy's Lane Reconstruction Environmental Study
Attachments: Lundys Lane EA Contact Letter HDI 2021Nov3.pdf; Notice of Study Commencement FINAL_Posted.pdf

Save for file
GT

From: Kowalczyk, Michael
Sent: November-08-21 9:57 AM
To: Steve Brant ; Greg Taras
Subject: FW: Initial Contact - Lundy's Lane Reconstruction Environmental Study

Sorry, I forgot to send these to you afterwards last week.

MICHAEL KOWALCZYK, C.E.T.
Project Manager - Transportation Engineering
NIAGARA REGION, Public Works
1815 Sir Issac Brock Way, PO Box 1042
Thorold, Ontario, L2V 4T7
905-980-6000 x.3622
www.niagararegion.ca

From: Kowalczyk, Michael
Sent: Wednesday, November 3, 2021 3:47 PM
To: 'traceyghdi@gmail.com' <traceyghdi@gmail.com>
Cc: 'jocko@sixnationsns.com' <jocko@sixnationsns.com>; 'hdi2@bellnet.ca' <hdi2@bellnet.ca>; 'tworowarchaeology@gmail.com' <tworowarchaeology@gmail.com>; Guthrie, Graeme <graeme.guthrie@niagararegion.ca>; Wilson, Michael <Michael.Wilson@niagararegion.ca>
Subject: Initial Contact - Lundy's Lane Reconstruction Environmental Study

Good Afternoon Tracey,

Please find attached to this email two letters pertaining to the Municipal Class Environmental Study for Regional Road 20 (Lundy's Lane) in the City of Niagara Falls. The first letter is addressed to you (HDI) and the second is a general notice of study commencement produced by Niagara Region.

If you could please confirm that you are in receipt of this email and attachments when you receive them it would be greatly appreciated.

Thank you,

MICHAEL KOWALCZYK, C.E.T.
Project Manager - Transportation Engineering
NIAGARA REGION, Public Works
1815 Sir Issac Brock Way, PO Box 1042
Thorold, Ontario, L2V 4T7
905-980-6000 x.3622

www.niagararegion.ca

The Regional Municipality of Niagara Confidentiality Notice The information contained in this communication including any attachments may be confidential, is intended only for the use of the recipient(s) named above, and may be legally privileged. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, disclosure, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and permanently delete the original and any copy of it from your computer system. Thank you.

Click here to report this email as spam.

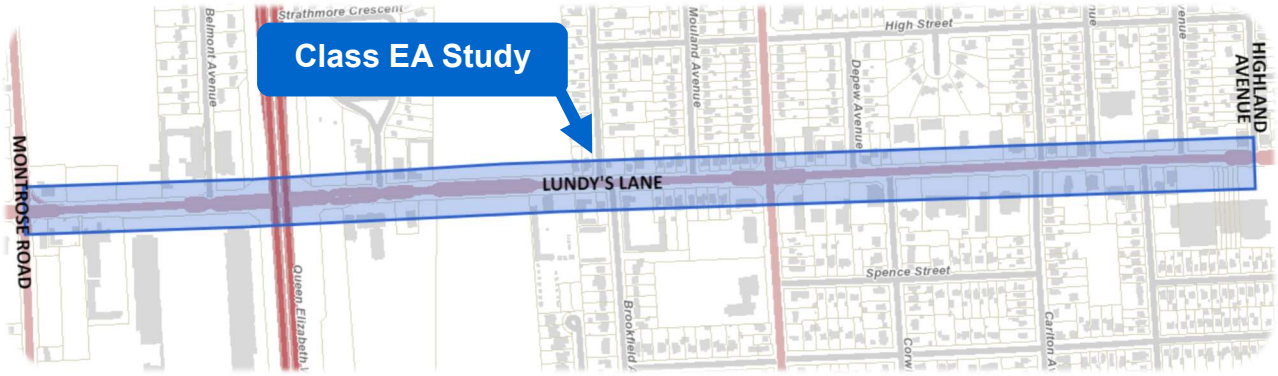
Notice of Study Commencement

Municipal Class Environmental Study for Reconstruction of Regional Road 20 (Lundy's Lane) in the City of Niagara Falls

Niagara Region has initiated a Municipal Class Environmental Assessment to evaluate and recommend road improvements along Regional Road 20 (Lundy's Lane) from Highland Avenue to Regional Road 98 (Montrose Road) in the City of Niagara Falls. The purpose of this study is to evaluate options, recommend preferred solutions and mitigate any potential negative environmental impacts posed by the proposed works.

The Class Environmental Assessment Study will develop and evaluate a variety of improvement alternatives which will consider safety and operational improvements, components of the Region's Transportation Master Plan including Active Transportation and Complete Streets, transit requirements, and heritage requirements.

Lundy's Lane is predominantly a commercially zoned corridor. The western half of the study area, closer to Montrose Road, is zoned Tourist Commercial with the exception of the Lundy's Lane Cemetery, which is zoned Open Space. The eastern half of the study area, from the hydro canal to Highland Avenue, is zoned General Commercial.



The project is being planned under 'Schedule C' of the Municipal Class Environmental Assessment process (October 2000, as amended in 2007, 2011 and 2015). This notice signals the commencement of the study, which will define the problem/opportunity, identify and evaluate alternative solutions, and determine a preferred solution. The study will be undertaken in consultation with the Niagara Region, City of Niagara Falls, regulatory agencies, First Nations, affected stakeholders and the general public.

At the study conclusion, the Class Environmental Assessment process will be documented in an Environmental Study Report, which will be made available for a minimum of 30 calendar days for public review and comment. A Notice of Study Completion will be issued at that stage.

Public and review agency consultation is a key element of the process and input will be sought throughout the study. Three Public Information Centres will be held virtually, which will provide an opportunity for members of the public to obtain information at key stages of the Class Environmental Assessment Study and provide comments.

The public will be notified of the date, time and purpose of the Public Information Centres through advertisements in local newspapers and on the Niagara Region website. Comments received will be reviewed and their consideration documented in the Environmental Study Report.

Niagara Region recognizes that this project is being carried out during uncertain times with respect to the Covid-19 pandemic. Niagara Region will take all necessary steps to ensure maintaining the health and safety of the public. Given the uncertainty of the pandemic, most of the future consultation and communications with the public will be online. As such, the project team is asking that if you would like to receive future notices via email, please provide your email address to the Region Project Manager identified below. If you have any questions regarding the Class Environmental Assessment Study, please contact one of the Project Managers:

Steve Brant, P.Eng.
Consultant Project Manager
Urban & Environmental Management Inc. (UEM)
4701 St. Clair Avenue, Suite 301
Niagara Falls, Ontario L2E 3S9
905.371.9765
sbrant@uemconsulting.com

Graeme Guthrie, C.E.T.
Manager, Capital Projects
Niagara Region
1815 Sir Isaac Brock Way,
PO Box 1042
Thorold, Ontario L2V 4T7
905.980.6000 ext. 3249
graeme.guthrie@niagararegion.ca

Personal information collected or submitted in writing at public meetings will be collected, used and disclosed by members of Regional Council and Regional staff in accordance with the **Municipal Freedom of Information and Protection of Privacy Act (MFIPPA).** The written submissions including names, contact information and reports of the public meeting will be made available. Questions should be referred to the Privacy Office at 905-980-6000, ext. 3779 or **FOI@niagararegion.ca**.

Notice First Issued: October 28, 2021

November 3, 2021

Haudenosaunee Development Institute

Attn: Tracey General

RE: Municipal Class Environmental Study for Regional Road 20 (Lundy's Lane) in the City of Niagara Falls

The purpose of this letter is to provide details for the above-noted project that may be of interest to you. Niagara Region acknowledges that this Project is located within the traditional territory of the Haudenosaunee Development Institute. Niagara Region is committed to working with the Haudenosaunee Development Institute on shaping the Municipal Class Environmental Study (MCEA) to mitigate impacts to the land and protect the environment. As such, Niagara Region will be transparent identifying all activities relevant to this MCEA.

It shall be noted that no on-site monitors are required on your behalf for any of the proposed activities of this project. Key activities of this project include:

- Municipal Class Environmental Study Report
  - Geotechnical Investigation Report
  - Archaeological Assessment (Stage 1 only) Report
  - Built Heritage & Cultural Landscape Assessment Report

Upon completion, Niagara Region will provide a copy of the final Stage 1 Archaeological Assessment report, or any other report that the Haudenosaunee Development Institute would like to receive, for your review. Niagara Region will contact the Haudenosaunee Development Institute in the event that any additional/future studies are initiated in this area which are not identified as a part of this Project.

For your reference a copy of the Notice of Study Commencement is enclosed with this letter. Should you have any further questions or comments, please contact the undersigned. Niagara Region will remain in contact with the Haudenosaunee Development Institute for the duration of the project (approximately 2021-2023), we look forward to further correspondence with you as the study progresses.

Sincerely,

Michael Kowalczyk

Michael Kowalczyk, C.E.T.
Project Manager - Transportation Engineering
Niagara Region

Enclosure: Notice of Study Commencement

Mike Benson

From: Greg Taras
Sent: March 29, 2022 10:35 AM
To: Samantha Bray
Subject: FW: Lundy's Lane Reconstruction Environmental Study - Public Information Centre #1 (HDI)
Attachments: PIC #1 Notice FINAL.pdf; Lundys Lane EA Contact Letter HDI 2021Nov3.pdf; Notice of Study Commencement FINAL_Posted.pdf

---

From: Kowalczyk, Michael <Michael.Kowalczyk@niagararegion.ca>
Sent: March-23-22 4:27 PM
To: traceyghdi@gmail.com
Cc: jocko@sixnationsns.com; hdi2@bellnet.ca; Guthrie, Graeme <graeme.guthrie@niagararegion.ca>; Steve Brant <SBrant@uemconsulting.com>; Greg Taras <gtaras@uemconsulting.com>; Inquiries <inquiries@uemconsulting.com>
Subject: Lundy's Lane Reconstruction Environmental Study - Public Information Centre #1 (HDI)

Good Afternoon Tracey,

Please find attached to this email the notice for **Public Information Centre #1** to be held virtually on **April 20th, 2022**. If you would like to attend please register by contacting inquiries@uemconsulting.com, all registrants will receive a link to the virtual PIC.

For your convenience I have also attached the Initial Contact Letter and Notice of Study Commencement sent November 3, 2021. Should you have any questions please contact me at your convenience.

Kindest Regards,

MICHAEL KOWALCZYK, C.E.T.
Project Manager - Transportation Engineering
NIAGARA REGION, Public Works
1815 Sir Isaac Brock Way, PO Box 1042
Thorold, Ontario, L2V 4T7
905-980-6000 x.3622
www.niagararegion.ca

The Regional Municipality of Niagara Confidentiality Notice The information contained in this communication including any attachments may be confidential, is intended only for the use of the recipient(s) named above, and may be legally privileged. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, disclosure, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and permanently delete the original and any copy of it from your computer system. Thank you.

Click here to report this email as spam.

Notice of Online Public Information Centre #1 Municipal Class Environmental Assessment for Lundy's Lane (Regional Road 20) from Highland Avenue to Montrose Road (Regional Road 98) in the City of Niagara Falls

Niagara Region is undertaking an Environmental Assessment Study for improvements to Lundy's Lane (Regional Road 20) from Highland Avenue to Montrose Road (Regional Road 98) in the City of Niagara Falls. It is a four-lane road that is an important corridor for moving vehicles, people, and goods across the city, and is often heavily populated with traffic associated with the tourism industry, as many attractions, restaurants and retail stores are located along Lundy's Lane. It is imperative that Lundy's Lane remains a safe and effective transportation route now and in the future.



This study will build on the recommendations of the Niagara Region's Transportation Master Plan (TMP), which included the following:

- Considerations for Active Transportation and Complete Streets
- Intersection improvements
- Safety and operational improvements
- Capacity improvements

The study will aim to identify improvements to the roadway to meet the future needs of the surrounding community for all road users. The study will address active transportation, complete streets approach, streetscaping, and compatibly with the various land uses within the study area.

The study is being carried out as a Schedule 'C' project in accordance with the requirements of the Municipal Class Environmental Assessment process, which is an approved process under the Ontario Environmental Assessment Act. This study will address the requirements of Phases 1 to 4 of the Municipal Class Environmental Assessment process. Once the study is complete, an Environmental Study Report will be prepared and available for public review and comment. A Notice of Completion will be issued at that stage.

Consultation with the public, Indigenous Nations, regulatory agencies and stakeholders is a key element of the Class Environmental Assessment process. Three (3) Public Information Centre will be conducted throughout this study to solicit public input. At this time, the Niagara Region is planning to host Public Information Centre #1. The purpose of the first Public Information Centre is to share information about the project background, Class Environmental Assessment Study process, the problem to be addressed by and opportunities available for this study, and obtain preliminary input from the public for consideration into the study process. Public Information Centre #1 will be held in an online format. You can participate in this Public Information Centre by attending an online presentation and/or by viewing information materials on the project webpage.

Information materials related to the Online Public Information Centre #1 will be available at **niagararegion.ca/projects/lundys-lane/default.aspx** starting **April 6, 2022,** and comments will be received until **May 4, 2022.**

The Study Team will deliver an online presentation on **April 20, 2022,** starting at **6:00 p.m**. Following the presentation, the Public Information Centre will continue until **7:30 p.m**. Comments received from the virtual consultation platform will be addressed. There will also be an opportunity at the end of the presentation to ask any questions or submit further comments. Please email **inquiries@uemconsulting.com** to register for and receive an invitation to the online presentation.

If you would like to receive future notices via email, or if you have any questions or comments, please contact one of the Study Team Members identified below:

Michael Kowalczyk, C.E.T.
Project Manager,
Transportation Engineering
Niagara Region
905-980-6000 ext. 3662
Michael.Kowalczyk@niagararegion.ca

Steve Brant, P. Eng.
Consultant Project Manager
Urban & Environmental Management Inc.
905-371-9765
SBrant@uemconsulting.com

Personal information collected or submitted in writing at public meetings will be collected, used and disclosed by members of Regional Council and Regional staff in accordance with the **Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)**. The written submissions including names, contact information and reports of the public meeting will be made available. Questions should be referred to the Privacy Office at 905-980- 6000 ext. 3779 or **FOI@niagararegion.ca**.

If you require any accommodations for a disability in order to attend and participate in meetings or events, please let us know in advance so that arrangements can be made in a

timely manner. Please contact the **Accessibility Advisory Coordinator** at 905- 980-6000 ext. 3252 or **accessibility@niagararegion.ca**.

This notice was first issued on Thursday, March 31, 2022.

Mike Benson

From: Kowalczyk, Michael <Michael.Kowalczyk@niagararegion.ca>
Sent: May 20, 2022 3:54 PM
To: traceyghdi@gmail.com
Cc: jocko@sixnationsns.com; hdi2@bellnet.ca; Guthrie, Graeme; Steve Brant; Greg Taras; Inquiries
Subject: Lundy's Lane Reconstruction Environmental Study - Public Information Centre #2 (HDI)
Attachments: PIC #2 Notice FINAL.pdf; Lundys Lane EA Contact Letter HDI 2021Nov3.pdf; Notice of Study Commencement FINAL_Posted.pdf

Good Afternoon Tracey,
Please find attached to this email the notice for **Public Information Centre #2** to be held virtually on **June 22nd, 2022**. If you would like to attend please register by contacting inquiries@uemconsulting.com, all registrants will receive a link to the virtual PIC.
For your convenience I have also attached the Initial Contact Letter and Notice of Study Commencement sent November 3, 2021. Should you have any questions please contact me at your convenience.
Kindest Regards,

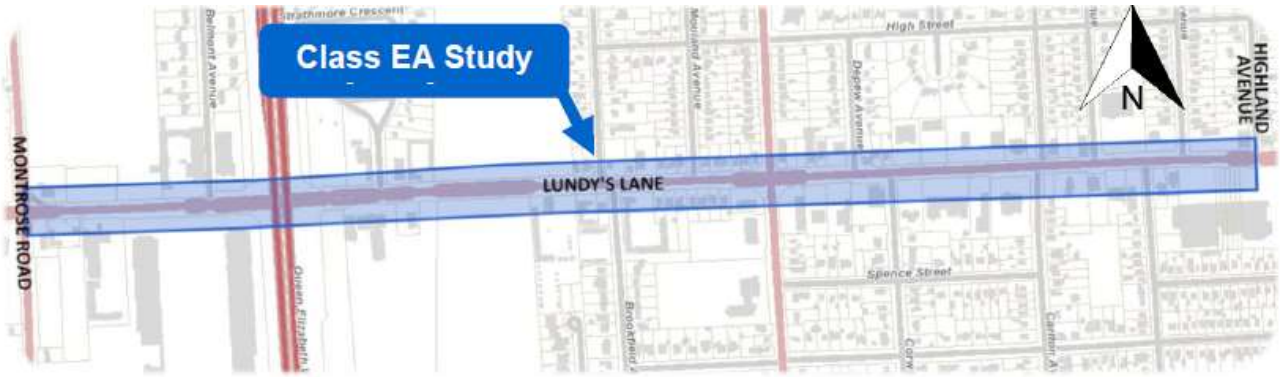
MICHAEL KOWALCZYK, C.E.T.
Project Manager - Transportation Engineering
NIAGARA REGION, Public Works
1815 Sir Isaac Brock Way, PO Box 1042
Thorold, Ontario, L2V 4T7
905-980-6000 x.3622
www.niagararegion.ca

The Regional Municipality of Niagara Confidentiality Notice The information contained in this communication including any attachments may be confidential, is intended only for the use of the recipient(s) named above, and may be legally privileged. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, disclosure, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and permanently delete the original and any copy of it from your computer system. Thank you.

Click here to report this email as spam.

Notice of Online Public Information Centre #2 Municipal Class Environmental Assessment for Lundy's Lane (Regional Road 20) from Highland Avenue to Montrose Road (Regional Road 98) in the City of Niagara Falls

Niagara Region is undertaking an Environmental Assessment (EA) Study for improvements to Lundy's Lane (Regional Road 20) from Highland Avenue to Montrose Road (Regional Road 98) in the City of Niagara Falls. It is a four-lane road that is an important corridor for moving vehicles, people, and goods across the city, and is often heavily populated with traffic associated with the tourism industry, as many attractions, restaurants and retail stores are located along Lundy's Lane. It is imperative that Lundy's Lane remains a safe and effective transportation route now and in the future.



This study will build on the recommendations of the Niagara Region's Transportation Master Plan (TMP), which included the following:

- Considerations for Active Transportation and Complete Streets
- Intersection improvements
- Safety and operational improvements
- Capacity improvements

The study will aim to identify improvements to the roadway to meet the future needs of the surrounding community for all road users. The study will address active transportation, complete streets approach, streetscaping, and compatibly with the various land uses within the study area.

The study is being carried out as a Schedule 'C' project in accordance with the requirements of the Municipal Class EA process, which is an approved process under the Ontario Environmental Assessment Act. This study will address the requirements of Phases 1 to 4 of the Municipal Class EA process. Once the study is complete, an Environmental Study Report will be prepared and available for public review and comment. A Notice of Completion will be issued at that stage.

Consultation with the public, Indigenous Nations, regulatory agencies and stakeholders is a key element of the Class EA process. Three (3) Public Information Centers will be conducted throughout this study to solicit public input. At this time, the Niagara Region is planning to host Public Information Centre (PIC) #2. The purpose of the second PIC is to share information on the current status of the project, present the planning alternatives that have been identified for the study area, and obtain input from the public and stakeholders with respect to the results of the evaluation of the planning alternatives. PIC #2 will be held in an online format. You can participate in this PIC by attending an online presentation and/or by viewing information materials on the project webpage.

Information materials related to the Online Public Information Centre #2 will be available at **niagararegion.ca/projects/lundys-lane/default.aspx** starting **June 8, 2022,** and comments will be received until **July 6, 2022.**

The Study Team will deliver an online presentation on **June 22, 2022,** starting at **6:00 p.m**. Following the presentation, the Public Information Centre will continue until **7:30 p.m**. Comments received from the virtual consultation platform will be addressed. There will also be an opportunity at the end of the presentation to ask any questions or submit further comments. Please email **inquiries@uemconsulting.com** to register for and receive an invitation to the online presentation.

If you would like to receive future notices via email, or if you have any questions or comments, please contact one of the Study Team Members identified below:

Michael Kowalczyk, C.E.T.
Project Manager,
Transportation Engineering
Niagara Region
905-980-6000 ext. 3662
Michael.Kowalczyk@niagararegion.ca

Steve Brant, P. Eng.
Consultant Project Manager
Urban & Environmental Management Inc.
905-371-9765
SBrant@uemconsulting.com

Personal information collected or submitted in writing at public meetings will be collected, used and disclosed by members of Regional Council and Regional staff in accordance with the **Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)**. The written submissions including names, contact information and reports of the public meeting will be made available. Questions should be referred to the Privacy Office at 905-980- 6000 ext. 3779 or **FOI@niagararegion.ca**.

If you require any accommodations for a disability in order to attend and participate in meetings or events, please let us know in advance so that arrangements can be made in a timely manner. Please contact the **Accessibility Advisory Coordinator** at 905- 980-6000 ext. 3252 or **accessibility@niagararegion.ca**.

This notice was first issued on Friday, May 20, 2022.

Samantha Beam

From: Greg Taras
Sent: August 7, 2025 3:28 PM
To: Samantha Beam
Subject: FW: Lundy's Lane Reconstruction Environmental Study - Public Information Centre #3 (HDI)
Attachments: Lundy's Lane PIC 3 Notice FINAL.pdf; Lundys Lane EA Contact Letter HDI 2021Nov3.pdf; Notice of Study Commencement FINAL_Posted.pdf

---

From: Kowalczyk, Michael <Michael.Kowalczyk@niagararegion.ca>
Sent: April 14, 2023 2:19 PM
To: info@hdi.land
Cc: traceyghdi@gmail.com; jocko@sixnationsns.ca; hdi2@bellnet.ca; Guthrie, Graeme <graeme.guthrie@niagararegion.ca>; Steve Brant <SBrant@uemconsulting.com>; Greg Taras <gtaras@uemconsulting.com>; Samantha Bray <SBray@uemconsulting.com>
Subject: Lundy's Lane Reconstruction Environmental Study - Public Information Centre #3 (HDI)

To Whom It May Concern,

Please find attached to this email the notice for **Public Information Centre #3** to be held in-person on **May 17th, 2023**.

For your convenience I have also attached the Initial Contact Letter and Notice of Study Commencement sent November 3, 2021. Should you have any questions please contact me at your convenience.

Kindest Regards,

Niagara Region

MICHAEL KOWALCZYK, C.E.T.
PROJECT MANAGER | TRANSPORTATION ENGINEERING
Niagara Region, 1815 Sir Isaac Brock Way, Thorold, ON, L2V 4T7
905.980.6000 ext.3622
michael.kowalczyk@niagararegion.ca
www.niagararegion.ca

The Regional Municipality of Niagara Confidentiality Notice The information contained in this communication including any attachments may be confidential, is intended only for the use of the recipient(s) named above, and may be legally privileged. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, disclosure, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in

error, please re-send this communication to the sender and permanently delete the original and any copy of it from your computer system. Thank you.

Click here to report this email as spam.

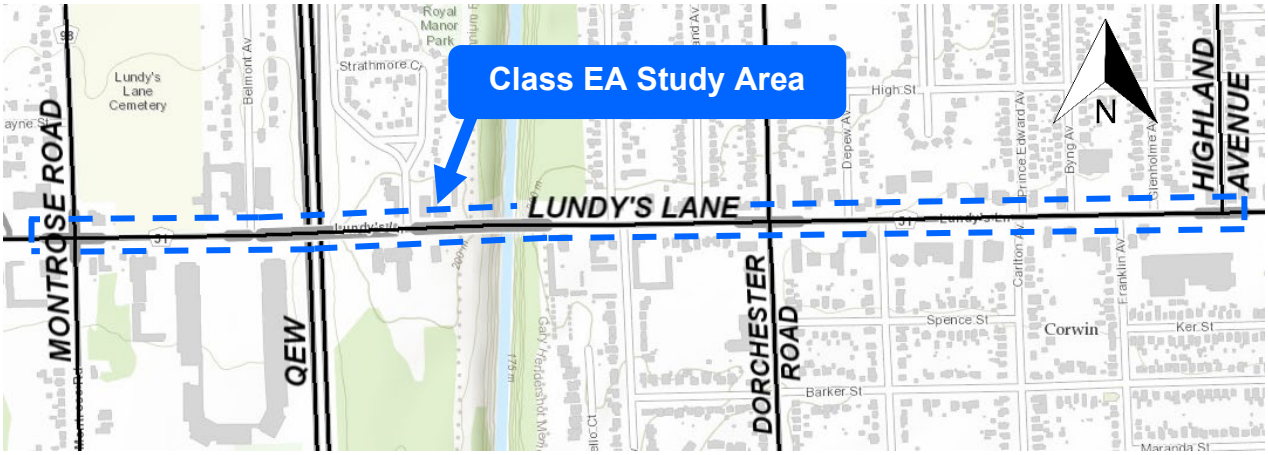
Notice of Public Information Centre #3

Regional Road 20 (Lundy's Lane) from Highland Avenue to Regional Road 98 (Montrose Road)

Schedule 'C' Municipal Class Environmental Assessment

The Study

Niagara Region is undertaking an Environmental Assessment Study for improvements to Lundy's Lane (Regional Road 20) from Highland Avenue to Montrose Road (Regional Road 98) in the City of Niagara Falls. It is a four-lane road that is an important corridor for moving vehicles, people, and goods across the city, and is often heavily populated with traffic associated with the tourism industry, as many attractions, restaurants and retail stores are located along Lundy's Lane. It is imperative that Lundy's Lane remains a safe and effective transportation route now and in the future. The study will build on the recommendations of the Niagara Region Transportation Master Plan and aim to identify improvements to the roadway and future needs including: consideration of intersection, safety, operational, and capacity improvements. A complete streets approach will be used to help incorporate elements of active transportation, streetscaping, and compatibility with various land uses within the study area.



The Process

The study is being carried out as a **Schedule 'C'** project in accordance with the requirements of the Municipal Class Environmental Assessment process, which is an approved process under the Ontario Environmental Assessment Act. This study will address the requirements of Phases 1 to 4 of the Municipal Class Environmental Assessment process. Once the study is complete, an Environmental Study Report will be prepared and available for public review and comment. A Notice of Completion will be issued at that stage.

You Are Invited to Participate

The Niagara Region is planning to host the third of three Public Information Centres for this study. The purpose of the third Public Information Centre is to share information on the current status of the project, present the design alternatives for the study area, and obtain input from the public and stakeholders with respect to the results of the evaluation of the design alternatives.

In-Person Presentation: Public Information Centre #3 will be held in-person at the **Stamford Collegiate Secondary School Library**, located at **5775 Drummond Rd., Niagara Falls, Ontario, L2G 4L2**. You can participate in this Pubic Information Centre by attending the in-person presentation and/or by viewing information materials on the project webpage. The Study Team will have information boards present and will answer questions and take comments at Stamford Collegiate on **Wednesday, May 17, 2023,** from **6:30 p.m. - 8:00 p.m.**. Comments received before, during and after Public Information Centre #3 will be reviewed and addressed at a later date.

Virtual Consultation Platform: Information materials related to Public Information Centre #3 will be available on project webpage **niagararegion.ca/projects/lundys-lane/default.aspx** starting **May 3, 2023**, and comments will be received until **May 31, 2023**.

Personal information collected or submitted in writing at public meetings will be collected, used and disclosed by members of Regional Council and Regional staff in accordance with the **Municipal Freedom of Information and Protection of Privacy Act (MFIPPA).** The written submissions including names, contact information and reports of the public meeting will be made available. Questions should be referred to the Privacy Office at 905-980-6000 ext. 3779 or **FOI@niagararegion.ca.**

If you require any accommodations for a disability in order to attend and participate in the May 17, 2023 meeting, please contact the **Accessibility Advisory Coordinator** at 905-685-4225, ext. 3252 or **accessibility@niagararegion.ca** to make the appropriate arrangements.

In the meantime, you are encouraged to forward any comments or concerns you may have, in writing, to one of the following project team members:

Michael Kowalczyk, C.E.T.
Project Manager,
Transportation Engineering
Niagara Region
905-980-6000 ext. 3662
Michael.Kowalczyk@niagararegion.ca

Steve Brant, P. Eng.
Consultant Project Manager
Urban & Environmental Management Inc.
905-371-9765
SBrant@uemconsulting.com

All comments submitted will become part of the study documentation.
Notice first issued **April 11, 2023**.

Samantha Beam

From: Elmadhoon, Maged <Maged.Elmadhoon@niagararegion.ca>
Sent: January 19, 2026 11:43 AM
To: Environmental Dept; Samantha Beam
Cc: Todd Williams; Raechelle Williams; Greg Taras; Fraser, Scott; Guthrie, Graeme; Fricke, Britney; Wilson, Michael; Stea, Angela
Subject: RE: Regional Road 20 (Lundy's Lane) Schedule C Class EA - Draft Environmental Study Report

Hello Matt,

Thank you for your email regarding the Environmental Study Report (ESR) and the Stage 1 Archaeological Assessment for the Regional Road 20 (Lundy's Lane) Municipal Class Environmental Assessment. At this time, Niagara Region does not have an established framework, or agreement, with the Haudenosaunee Development Institute (HDI) that would enable us to provide the funding requested. We continue to welcome any comments HDI may have on the draft ESR and associated reports by February 11, 2026.

As noted in our letter to Mr. Aaron Detlor dated November 4, 2025, we remain committed to continued dialogue with HDI to develop a mutually beneficial framework for future Niagara Region projects, strengthening our relationship through collaboration and mutual respect.

Please do not hesitate to contact me if you have any question.

Best regards
Maged

Maged Elmadhoon, M.Eng., P.Eng. (he/him)
Manager, Transportation Planning
Transportation Services Division
Public Works, Niagara Region
1815 Sir Isaac Brock Way, Thorold, ON
Maged.Elmadhoon@niagararegion.ca
Phone: 905-980-6000 ext. 3583
Cell: 289-407-6862
www.niagararegion.ca

From: Environmental Dept <environmental@hdi.land>
Sent: Thursday, January 15, 2026 10:17 AM
To: sbeam@uemconsulting.com
Cc: Todd Williams <toddwilliams@hdi.land>; Raechelle Williams <raechellewilliams@hdi.land>; Elmadhoon, Maged <Maged.Elmadhoon@niagararegion.ca>; gtaras <gtaras@uemconsulting.com>
Subject: Re: Regional Road 20 (Lundy's Lane) Schedule C Class EA - Draft Environmental Study Report

Niagara Region Security Warning:	This is an external email, use caution when opening attachments or clicking links

Sago/Hello Samantha,

Thank you for your email regarding the Regional Road 20 (Lundy's Lane) Schedule C Class EA.

We would like to organize a meeting at your earliest convenience to discuss capacity funding for the review of the Draft ESR, the Stage 1 Archaeological Assessment, and the Cultural Heritage Assessment in its entirety.

Nya:weh/Thank you,

Matt

On Wed, Jan 14, 2026 at 8:30 PM Tracey General <info@hdi.land> wrote:

> Begin forwarded message:
>
> **From:** Samantha Beam <sbeam@uemconsulting.com>
> **Subject: Regional Road 20 (Lundy's Lane) Schedule C Class EA - Draft Environmental Study Report**
> **Date:** January 14, 2026 at 3:18:54 PM EST
> **To:** "info@hdi.land" <info@hdi.land>, "traceyghdi@gmail.com" <traceyghdi@gmail.com>
> **Cc:** Greg Taras <gtaras@uemconsulting.com>, Steve Brant <SBrant@uemconsulting.com>, "Elmadhoon, Maged" <maged.elmadhoon@niagararegion.ca>
>
> Good afternoon,
>
> The Niagara Region is currently undertaking the Schedule ‘C’ Class Environmental Assessment of Lundy’s Lane (Regional Road 20) in the City of Niagara Falls.
>
> A draft Environmental Study Report has been completed and is being provided for review prior to issue of the Notice of Study Completion. The draft report, including the Stage 1 Archaeological Assessment (Appendix B) can be found at the following link:
>
> Regional Road 20 (Lundy's Lane) Draft Environmental Assessment Report - Jan 2026
>
> We ask that you please provide any comments by **February 11, 2026**. Please note this is not the final report. At the time of issuing the Notice of Study Completion, the final Environmental Study Report will be made available for a formal 30-day review period.
>
> Kindest regards,
>
> **Samantha Beam** BSc., EMAGC | Urban & Environmental Management Inc.
> 4701 St. Clair Avenue, Suite 301, Niagara Falls, ON L2E 3S9 | T (905) 371-9764 ext. 230 | M (905) 394-2614

--

Matt Turner
Assistant Supervisor of the HDI Environmental Department
Haudenosaunee Development Institute
P.O. Box 714
Ohsweken, ON
N0A 1M0
Ph: 519-445-4222
Ph: 226-387-7364 (Direct)



The content of this email is confidential and intended for the recipient specified in message only. It is strictly forbidden to share any part of this message with any third party, without a written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.

The Regional Municipality of Niagara Confidentiality Notice The information contained in this communication including any attachments may be confidential, is intended only for the use of the recipient(s) named above, and may be legally privileged. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, disclosure, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and permanently delete the original and any copy of it from your computer system. Thank you.

APPENDIX J.11.2

MISSISSAUGAS OF THE CREDIT FIRST NATION (MCFN)

If technical reports are required in an alternative format for accessibility needs, please contact:

Maged Elmadhoon, M.Eng., P.Eng.

Manager, Transportation Planning

1815 Sir Isaac Brock Way, PO Box 1042

Thorold, Ontario, L2V 4T7

Telephone: (905) 980-6000 ext. 3583

Email: Maged.Elmadhoon@niagararegion.ca

Samantha Beam

From: Greg Taras
Sent: November 8, 2021 10:08 AM
To: Samantha Bray
Subject: FW: Initial Contact - Lundy's Lane Reconstruction Environmental Study - MNCFN
Attachments: Lundys Lane EA Contact Letter MNFCN 2021Nov3.pdf; Notice of Study Commencement FINAL_Posted.pdf

Save for file

From: Kowalczyk, Michael
Sent: November-08-21 9:58 AM
To: Steve Brant ; Greg Taras
Subject: FW: Initial Contact - Lundy's Lane Reconstruction Environmental Study - MNCFN

MICHAEL KOWALCZYK, C.E.T.
Project Manager - Transportation Engineering
NIAGARA REGION, Public Works
1815 Sir Issac Brock Way, PO Box 1042
Thorold, Ontario, L2V 4T7
905-980-6000 x.3622
www.niagararegion.ca

From: Kowalczyk, Michael
Sent: Wednesday, November 3, 2021 3:54 PM
To: 'fawn.sault@mncfn.ca' <fawn.sault@mncfn.ca>
Cc: 'megan.devries@mncfn.ca' <megan.devries@mncfn.ca>; 'mark.laforme@mncfn.ca' <mark.laforme@mncfn.ca>; Guthrie, Graeme <graeme.guthrie@niagararegion.ca>; Wilson, Michael <Michael.Wilson@niagararegion.ca>
Subject: Initial Contact - Lundy's Lane Reconstruction Environmental Study - MNCFN

Good Afternoon Fawn,

Please find attached to this email two letters pertaining to the Municipal Class Environmental Study for Regional Road 20 (Lundy's Lane) in the City of Niagara Falls. The first letter is addressed to you (MNCFN) and the second is a general notice of study commencement produced by Niagara Region.

If you could please confirm that you are in receipt of this email and attachments when you receive them it would be greatly appreciated.

Thank you,

MICHAEL KOWALCZYK, C.E.T.
Project Manager - Transportation Engineering
NIAGARA REGION, Public Works
1815 Sir Issac Brock Way, PO Box 1042
Thorold, Ontario, L2V 4T7
905-980-6000 x.3622
www.niagararegion.ca

The Regional Municipality of Niagara Confidentiality Notice The information contained in this communication including any attachments may be confidential, is intended only for the use of the recipient(s) named above, and may be legally privileged. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, disclosure, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and permanently delete the original and any copy of it from your computer system. Thank you.

Click here to report this email as spam.

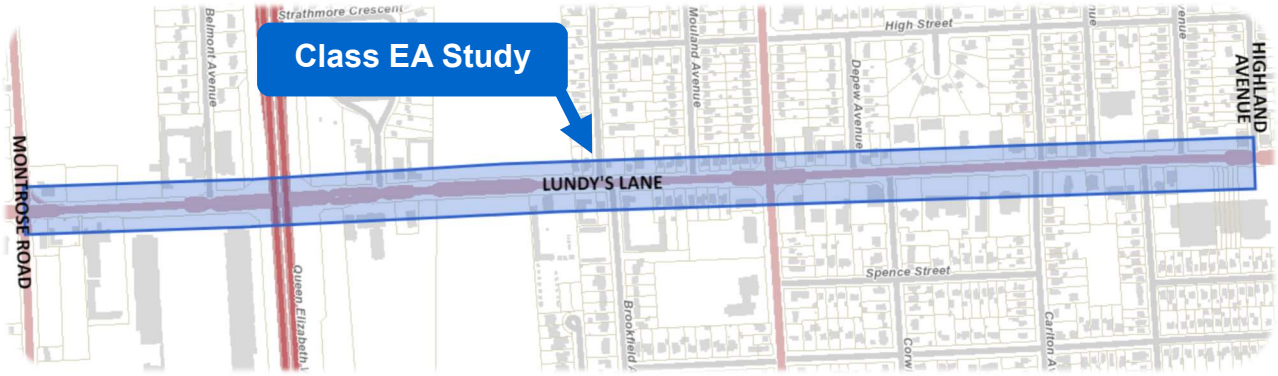
Notice of Study Commencement

Municipal Class Environmental Study for Reconstruction of Regional Road 20 (Lundy's Lane) in the City of Niagara Falls

Niagara Region has initiated a Municipal Class Environmental Assessment to evaluate and recommend road improvements along Regional Road 20 (Lundy's Lane) from Highland Avenue to Regional Road 98 (Montrose Road) in the City of Niagara Falls. The purpose of this study is to evaluate options, recommend preferred solutions and mitigate any potential negative environmental impacts posed by the proposed works.

The Class Environmental Assessment Study will develop and evaluate a variety of improvement alternatives which will consider safety and operational improvements, components of the Region's Transportation Master Plan including Active Transportation and Complete Streets, transit requirements, and heritage requirements.

Lundy's Lane is predominantly a commercially zoned corridor. The western half of the study area, closer to Montrose Road, is zoned Tourist Commercial with the exception of the Lundy's Lane Cemetery, which is zoned Open Space. The eastern half of the study area, from the hydro canal to Highland Avenue, is zoned General Commercial.



The project is being planned under 'Schedule C' of the Municipal Class Environmental Assessment process (October 2000, as amended in 2007, 2011 and 2015). This notice signals the commencement of the study, which will define the problem/opportunity, identify and evaluate alternative solutions, and determine a preferred solution. The study will be undertaken in consultation with the Niagara Region, City of Niagara Falls, regulatory agencies, First Nations, affected stakeholders and the general public.

At the study conclusion, the Class Environmental Assessment process will be documented in an Environmental Study Report, which will be made available for a minimum of 30 calendar days for public review and comment. A Notice of Study Completion will be issued at that stage.

Public and review agency consultation is a key element of the process and input will be sought throughout the study. Three Public Information Centres will be held virtually, which will provide an opportunity for members of the public to obtain information at key stages of the Class Environmental Assessment Study and provide comments.

The public will be notified of the date, time and purpose of the Public Information Centres through advertisements in local newspapers and on the Niagara Region website. Comments received will be reviewed and their consideration documented in the Environmental Study Report.

Niagara Region recognizes that this project is being carried out during uncertain times with respect to the Covid-19 pandemic. Niagara Region will take all necessary steps to ensure maintaining the health and safety of the public. Given the uncertainty of the pandemic, most of the future consultation and communications with the public will be online. As such, the project team is asking that if you would like to receive future notices via email, please provide your email address to the Region Project Manager identified below. If you have any questions regarding the Class Environmental Assessment Study, please contact one of the Project Managers:

Steve Brant, P.Eng.
Consultant Project Manager
Urban & Environmental Management Inc. (UEM)
4701 St. Clair Avenue, Suite 301
Niagara Falls, Ontario L2E 3S9
905.371.9765
sbrant@uemconsulting.com

Graeme Guthrie, C.E.T.
Manager, Capital Projects
Niagara Region
1815 Sir Isaac Brock Way,
PO Box 1042
Thorold, Ontario L2V 4T7
905.980.6000 ext. 3249
graeme.guthrie@niagararegion.ca

Personal information collected or submitted in writing at public meetings will be collected, used and disclosed by members of Regional Council and Regional staff in accordance with the **Municipal Freedom of Information and Protection of Privacy Act (MFIPPA).** The written submissions including names, contact information and reports of the public meeting will be made available. Questions should be referred to the Privacy Office at 905-980-6000, ext. 3779 or **FOI@niagararegion.ca**.

Notice First Issued: October 28, 2021

November 3, 2021

Mississaugas of the Credit First Nation

Attn: Fawn Sault

RE: Municipal Class Environmental Study for Regional Road 20 (Lundy's Lane) in the City of Niagara Falls

The purpose of this letter is to provide details for the above-noted project that may be of interest to you. Niagara Region acknowledges that this Project is located within the traditional territory of the Mississaugas of the Credit First Nation. Niagara Region is committed to working with the Mississaugas of the Credit First Nation on shaping the Municipal Class Environmental Study (MCEA) to mitigate impacts to the land and protect the environment. As such, Niagara Region will be transparent identifying all activities relevant to this MCEA.

It shall be noted that no on-site monitors are required on your behalf for any of the proposed activities of this project. Key activities of this project include:

- Municipal Class Environmental Study Report
  - Geotechnical Investigation Report
  - Archaeological Assessment (Stage 1 only) Report
  - Built Heritage & Cultural Landscape Assessment Report

Upon completion, Niagara Region will provide a copy of the final Stage 1 Archaeological Assessment report, or any other report that the Mississaugas of the Credit First Nation would like to receive, for your review. Niagara Region will contact the Mississaugas of the Credit First Nation in the event that any additional/future studies are initiated in this area which are not identified as a part of this Project.

For your reference a copy of the Notice of Study Commencement is enclosed with this letter. Should you have any further questions or comments, please contact the undersigned. Niagara Region will remain in contact with the Mississaugas of the Credit First Nation for the duration of the project (approximately 2021-2023), we look forward to further correspondence with you as the study progresses.

Sincerely,

Michael Kowalczyk

Michael Kowalczyk, C.E.T.
Project Manager - Transportation Engineering
Niagara Region

Enclosure: Notice of Study Commencement

Mike Benson

From: Greg Taras
Sent: March 29, 2022 10:35 AM
To: Samantha Bray
Subject: FW: Lundy's Lane Reconstruction Environmental Study - Public Information Centre #1 (MNCFN)
Attachments: PIC #1 Notice FINAL.pdf; Lundys Lane EA Contact Letter HDI 2021Nov3.pdf; Notice of Study Commencement FINAL_Posted.pdf

---

From: Kowalczyk, Michael <Michael.Kowalczyk@niagararegion.ca>
Sent: March-23-22 4:27 PM
To: fawn.sault@mncfn.ca
Cc: megan.devries@mncfn.ca; mark.laforme@mncfn.ca; Guthrie, Graeme <graeme.guthrie@niagararegion.ca>; Steve Brant <SBrant@uemconsulting.com>; Greg Taras <gtaras@uemconsulting.com>; Inquiries <inquiries@uemconsulting.com>
Subject: Lundy's Lane Reconstruction Environmental Study - Public Information Centre #1 (MNCFN)

Good Afternoon Fawn,

Please find attached to this email the notice for **Public Information Centre #1** to be held virtually on **April 20th, 2022**. If you would like to attend please register by contacting inquiries@uemconsulting.com, all registrants will receive a link to the virtual PIC.

For your convenience I have also attached the Initial Contact Letter and Notice of Study Commencement sent November 3, 2021. Should you have any questions please contact me at your convenience.

Kindest Regards,

MICHAEL KOWALCZYK, C.E.T.
Project Manager - Transportation Engineering
NIAGARA REGION, Public Works
1815 Sir Isaac Brock Way, PO Box 1042
Thorold, Ontario, L2V 4T7
905-980-6000 x.3622
www.niagararegion.ca

The Regional Municipality of Niagara Confidentiality Notice The information contained in this communication including any attachments may be confidential, is intended only for the use of the recipient(s) named above, and may be legally privileged. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, disclosure, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and permanently delete the original and any copy of it from your computer system. Thank you.

Click here to report this email as spam.

Notice of Online Public Information Centre #1 Municipal Class Environmental Assessment for Lundy's Lane (Regional Road 20) from Highland Avenue to Montrose Road (Regional Road 98) in the City of Niagara Falls

Niagara Region is undertaking an Environmental Assessment Study for improvements to Lundy's Lane (Regional Road 20) from Highland Avenue to Montrose Road (Regional Road 98) in the City of Niagara Falls. It is a four-lane road that is an important corridor for moving vehicles, people, and goods across the city, and is often heavily populated with traffic associated with the tourism industry, as many attractions, restaurants and retail stores are located along Lundy's Lane. It is imperative that Lundy's Lane remains a safe and effective transportation route now and in the future.



This study will build on the recommendations of the Niagara Region's Transportation Master Plan (TMP), which included the following:

- Considerations for Active Transportation and Complete Streets
- Intersection improvements
- Safety and operational improvements
- Capacity improvements

The study will aim to identify improvements to the roadway to meet the future needs of the surrounding community for all road users. The study will address active transportation, complete streets approach, streetscaping, and compatibly with the various land uses within the study area.

The study is being carried out as a Schedule 'C' project in accordance with the requirements of the Municipal Class Environmental Assessment process, which is an approved process under the Ontario Environmental Assessment Act. This study will address the requirements of Phases 1 to 4 of the Municipal Class Environmental Assessment process. Once the study is complete, an Environmental Study Report will be prepared and available for public review and comment. A Notice of Completion will be issued at that stage.

Consultation with the public, Indigenous Nations, regulatory agencies and stakeholders is a key element of the Class Environmental Assessment process. Three (3) Public Information Centre will be conducted throughout this study to solicit public input. At this time, the Niagara Region is planning to host Public Information Centre #1. The purpose of the first Public Information Centre is to share information about the project background, Class Environmental Assessment Study process, the problem to be addressed by and opportunities available for this study, and obtain preliminary input from the public for consideration into the study process. Public Information Centre #1 will be held in an online format. You can participate in this Public Information Centre by attending an online presentation and/or by viewing information materials on the project webpage.

Information materials related to the Online Public Information Centre #1 will be available at **niagararegion.ca/projects/lundys-lane/default.aspx** starting **April 6, 2022,** and comments will be received until **May 4, 2022.**

The Study Team will deliver an online presentation on **April 20, 2022,** starting at **6:00 p.m**. Following the presentation, the Public Information Centre will continue until **7:30 p.m**. Comments received from the virtual consultation platform will be addressed. There will also be an opportunity at the end of the presentation to ask any questions or submit further comments. Please email **inquiries@uemconsulting.com** to register for and receive an invitation to the online presentation.

If you would like to receive future notices via email, or if you have any questions or comments, please contact one of the Study Team Members identified below:

Michael Kowalczyk, C.E.T.
Project Manager,
Transportation Engineering
Niagara Region
905-980-6000 ext. 3662
Michael.Kowalczyk@niagararegion.ca

Steve Brant, P. Eng.
Consultant Project Manager
Urban & Environmental Management Inc.
905-371-9765
SBrant@uemconsulting.com

Personal information collected or submitted in writing at public meetings will be collected, used and disclosed by members of Regional Council and Regional staff in accordance with the **Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)**. The written submissions including names, contact information and reports of the public meeting will be made available. Questions should be referred to the Privacy Office at 905-980- 6000 ext. 3779 or **FOI@niagararegion.ca**.

If you require any accommodations for a disability in order to attend and participate in meetings or events, please let us know in advance so that arrangements can be made in a

timely manner. Please contact the **Accessibility Advisory Coordinator** at 905- 980-6000 ext. 3252 or **accessibility@niagararegion.ca**.

This notice was first issued on Thursday, March 31, 2022.

Mike Benson

From: Kowalczyk, Michael <Michael.Kowalczyk@niagararegion.ca>
Sent: May 20, 2022 3:55 PM
To: mark.laforme@mncfn.ca; Adam.LaForme@mncfn.ca; DOCA.Admin@mncfn.ca; megan.devries@mncfn.ca
Cc: Greg Taras; Steve Brant; Guthrie, Graeme; Inquiries
Subject: Lundy's Lane Reconstruction Environmental Study - Public Information Centre #2 (MNCFN)
Attachments: PIC #2 Notice FINAL.pdf; Lundys Lane EA Contact Letter MNFCN 2021Nov3.pdf; Notice of Study Commencement FINAL_Posted.pdf

Good Afternoon Mark & Adam LaForme,
Please find attached to this email the notice for **Public Information Centre #2** to be held virtually on **June 22nd, 2022**. If you would like to attend please register by contacting inquiries@uemconsulting.com, all registrants will receive a link to the virtual PIC.
For your convenience I have also attached the Initial Contact Letter and Notice of Study Commencement sent November 3, 2021. Should you have any questions please contact me at your convenience.
Kindest Regards,

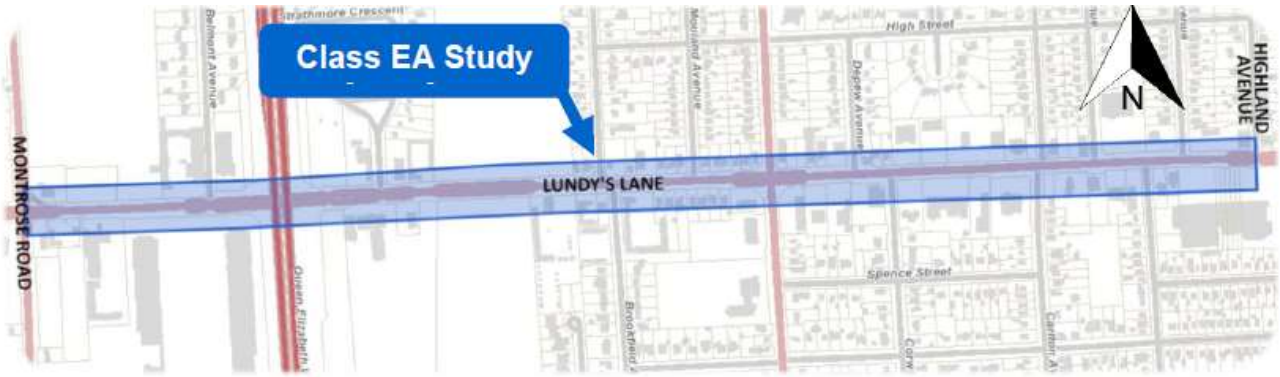
MICHAEL KOWALCZYK, C.E.T.
Project Manager - Transportation Engineering
NIAGARA REGION, Public Works
1815 Sir Isaac Brock Way, PO Box 1042
Thorold, Ontario, L2V 4T7
905-980-6000 x.3622
www.niagararegion.ca

The Regional Municipality of Niagara Confidentiality Notice The information contained in this communication including any attachments may be confidential, is intended only for the use of the recipient(s) named above, and may be legally privileged. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, disclosure, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and permanently delete the original and any copy of it from your computer system. Thank you.

Click here to report this email as spam.

Notice of Online Public Information Centre #2 Municipal Class Environmental Assessment for Lundy's Lane (Regional Road 20) from Highland Avenue to Montrose Road (Regional Road 98) in the City of Niagara Falls

Niagara Region is undertaking an Environmental Assessment (EA) Study for improvements to Lundy's Lane (Regional Road 20) from Highland Avenue to Montrose Road (Regional Road 98) in the City of Niagara Falls. It is a four-lane road that is an important corridor for moving vehicles, people, and goods across the city, and is often heavily populated with traffic associated with the tourism industry, as many attractions, restaurants and retail stores are located along Lundy's Lane. It is imperative that Lundy's Lane remains a safe and effective transportation route now and in the future.



This study will build on the recommendations of the Niagara Region's Transportation Master Plan (TMP), which included the following:

- Considerations for Active Transportation and Complete Streets
- Intersection improvements
- Safety and operational improvements
- Capacity improvements

The study will aim to identify improvements to the roadway to meet the future needs of the surrounding community for all road users. The study will address active transportation, complete streets approach, streetscaping, and compatibly with the various land uses within the study area.

The study is being carried out as a Schedule 'C' project in accordance with the requirements of the Municipal Class EA process, which is an approved process under the Ontario Environmental Assessment Act. This study will address the requirements of Phases 1 to 4 of the Municipal Class EA process. Once the study is complete, an Environmental Study Report will be prepared and available for public review and comment. A Notice of Completion will be issued at that stage.

Consultation with the public, Indigenous Nations, regulatory agencies and stakeholders is a key element of the Class EA process. Three (3) Public Information Centers will be conducted throughout this study to solicit public input. At this time, the Niagara Region is planning to host Public Information Centre (PIC) #2. The purpose of the second PIC is to share information on the current status of the project, present the planning alternatives that have been identified for the study area, and obtain input from the public and stakeholders with respect to the results of the evaluation of the planning alternatives. PIC #2 will be held in an online format. You can participate in this PIC by attending an online presentation and/or by viewing information materials on the project webpage.

Information materials related to the Online Public Information Centre #2 will be available at **niagararegion.ca/projects/lundys-lane/default.aspx** starting **June 8, 2022,** and comments will be received until **July 6, 2022.**

The Study Team will deliver an online presentation on **June 22, 2022,** starting at **6:00 p.m**. Following the presentation, the Public Information Centre will continue until **7:30 p.m**. Comments received from the virtual consultation platform will be addressed. There will also be an opportunity at the end of the presentation to ask any questions or submit further comments. Please email **inquiries@uemconsulting.com** to register for and receive an invitation to the online presentation.

If you would like to receive future notices via email, or if you have any questions or comments, please contact one of the Study Team Members identified below:

Michael Kowalczyk, C.E.T.
Project Manager,
Transportation Engineering
Niagara Region
905-980-6000 ext. 3662
Michael.Kowalczyk@niagararegion.ca

Steve Brant, P. Eng.
Consultant Project Manager
Urban & Environmental Management Inc.
905-371-9765
SBrant@uemconsulting.com

Personal information collected or submitted in writing at public meetings will be collected, used and disclosed by members of Regional Council and Regional staff in accordance with the **Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)**. The written submissions including names, contact information and reports of the public meeting will be made available. Questions should be referred to the Privacy Office at 905-980- 6000 ext. 3779 or **FOI@niagararegion.ca**.

If you require any accommodations for a disability in order to attend and participate in meetings or events, please let us know in advance so that arrangements can be made in a timely manner. Please contact the **Accessibility Advisory Coordinator** at 905- 980-6000 ext. 3252 or **accessibility@niagararegion.ca**.

This notice was first issued on Friday, May 20, 2022.

Samantha Beam

From: Greg Taras
Sent: August 7, 2025 3:28 PM
To: Samantha Beam
Subject: FW: Lundy's Lane Reconstruction Environmental Study - Public Information Centre #3 (MNCFN)
Attachments: Lundy's Lane PIC 3 Notice FINAL.pdf; Lundys Lane EA Contact Letter MNFCN 2021Nov3.pdf; Notice of Study Commencement FINAL_Posted.pdf

---

From: Kowalczyk, Michael <Michael.Kowalczyk@niagararegion.ca>
Sent: April 14, 2023 2:19 PM
To: Adam.LaForme@mncfn.ca
Cc: mark.laforme@mncfn.ca; DOCA.Admin@mncfn.ca; megan.devries@mncfn.ca; Greg Taras <gtaras@uemconsulting.com>; Steve Brant <SBrant@uemconsulting.com>; Guthrie, Graeme <graeme.guthrie@niagararegion.ca>; Samantha Bray <SBray@uemconsulting.com>
Subject: Lundy's Lane Reconstruction Environmental Study - Public Information Centre #3 (MNCFN)

Good Afternoon Adam,

Please find attached to this email the notice for **Public Information Centre #3** to be held in-person on **May 17th, 2023**.

For your convenience I have also attached the Initial Contact Letter and Notice of Study Commencement sent November 3, 2021. Should you have any questions please contact me at your convenience.

Kindest Regards,

Niagara Region

MICHAEL KOWALCZYK, C.E.T.
PROJECT MANAGER | TRANSPORTATION ENGINEERING
Niagara Region, 1815 Sir Isaac Brock Way, Thorold, ON, L2V 4T7
905.980.6000 ext.3622
michael.kowalczyk@niagararegion.ca
www.niagararegion.ca

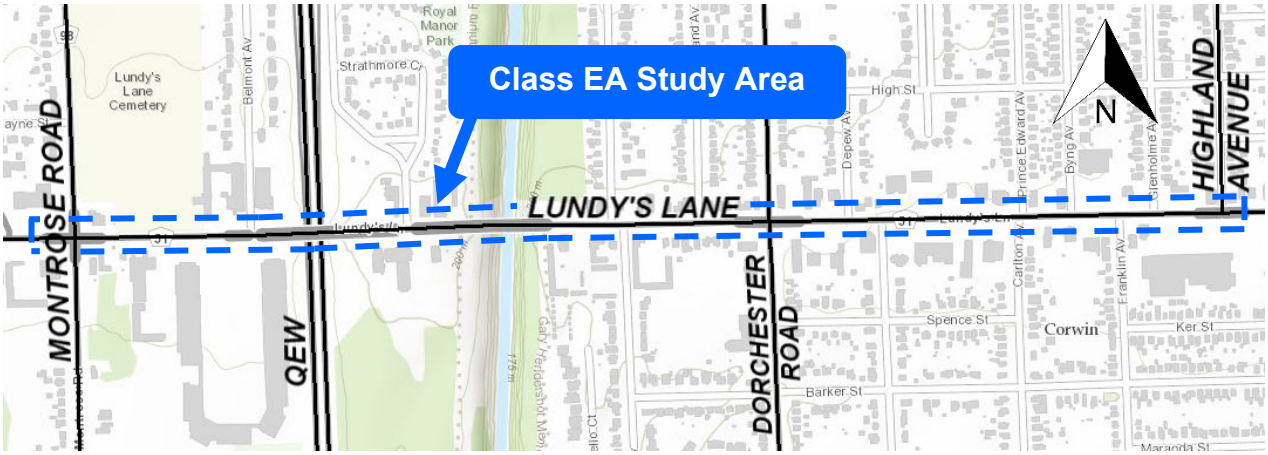
Notice of Public Information Centre #3

Regional Road 20 (Lundy's Lane) from Highland Avenue to Regional Road 98 (Montrose Road)

Schedule 'C' Municipal Class Environmental Assessment

The Study

Niagara Region is undertaking an Environmental Assessment Study for improvements to Lundy's Lane (Regional Road 20) from Highland Avenue to Montrose Road (Regional Road 98) in the City of Niagara Falls. It is a four-lane road that is an important corridor for moving vehicles, people, and goods across the city, and is often heavily populated with traffic associated with the tourism industry, as many attractions, restaurants and retail stores are located along Lundy's Lane. It is imperative that Lundy's Lane remains a safe and effective transportation route now and in the future. The study will build on the recommendations of the Niagara Region Transportation Master Plan and aim to identify improvements to the roadway and future needs including: consideration of intersection, safety, operational, and capacity improvements. A complete streets approach will be used to help incorporate elements of active transportation, streetscaping, and compatibility with various land uses within the study area.



The Process

The study is being carried out as a **Schedule 'C'** project in accordance with the requirements of the Municipal Class Environmental Assessment process, which is an approved process under the Ontario Environmental Assessment Act. This study will address the requirements of Phases 1 to 4 of the Municipal Class Environmental Assessment process. Once the study is complete, an Environmental Study Report will be prepared and available for public review and comment. A Notice of Completion will be issued at that stage.

You Are Invited to Participate

The Niagara Region is planning to host the third of three Public Information Centres for this study. The purpose of the third Public Information Centre is to share information on the current status of the project, present the design alternatives for the study area, and obtain input from the public and stakeholders with respect to the results of the evaluation of the design alternatives.

In-Person Presentation: Public Information Centre #3 will be held in-person at the **Stamford Collegiate Secondary School Library**, located at **5775 Drummond Rd., Niagara Falls, Ontario, L2G 4L2**. You can participate in this Pubic Information Centre by attending the in-person presentation and/or by viewing information materials on the project webpage. The Study Team will have information boards present and will answer questions and take comments at Stamford Collegiate on **Wednesday, May 17, 2023,** from **6:30 p.m. - 8:00 p.m.**. Comments received before, during and after Public Information Centre #3 will be reviewed and addressed at a later date.

Virtual Consultation Platform: Information materials related to Public Information Centre #3 will be available on project webpage **niagararegion.ca/projects/lundys-lane/default.aspx** starting **May 3, 2023**, and comments will be received until **May 31, 2023**.

Personal information collected or submitted in writing at public meetings will be collected, used and disclosed by members of Regional Council and Regional staff in accordance with the **Municipal Freedom of Information and Protection of Privacy Act (MFIPPA).** The written submissions including names, contact information and reports of the public meeting will be made available. Questions should be referred to the Privacy Office at 905-980-6000 ext. 3779 or **FOI@niagararegion.ca.**

If you require any accommodations for a disability in order to attend and participate in the May 17, 2023 meeting, please contact the **Accessibility Advisory Coordinator** at 905-685-4225, ext. 3252 or **accessibility@niagararegion.ca** to make the appropriate arrangements.

In the meantime, you are encouraged to forward any comments or concerns you may have, in writing, to one of the following project team members:

Michael Kowalczyk, C.E.T.
Project Manager,
Transportation Engineering
Niagara Region
905-980-6000 ext. 3662
Michael.Kowalczyk@niagararegion.ca

Steve Brant, P. Eng.
Consultant Project Manager
Urban & Environmental Management Inc.
905-371-9765
SBrant@uemconsulting.com

All comments submitted will become part of the study documentation.
Notice first issued **April 11, 2023**.

Samantha Beam

From: Samantha Beam
Sent: January 14, 2026 3:17 PM
To: Abby Lee; mark.laforme@mncfn.ca; MCFN.Consultation@mncfn.ca; Megan DeVries; craig.king@mncfn.ca
Cc: Greg Taras; Steve Brant; Elmadhoon, Maged
Subject: Regional Road 20 (Lundy's Lane) Schedule C Class EA - Draft Environmental Study Report

Good afternoon,

The Niagara Region is currently undertaking the Schedule 'C' Class Environmental Assessment of Lundy's Lane (Regional Road 20) in the City of Niagara Falls.

A draft Environmental Study Report has been completed and is being provided for review prior to issue of the Notice of Study Completion. The draft report, including the Stage 1 Archaeological Assessment (Appendix B) can be found at the following link:

Regional Road 20 (Lundy's Lane) Draft Environmental Assessment Report - Jan 2026

We ask that you please provide any comments by **February 11, 2026**. Please note this is not the final report. At the time of issuing the Notice of Study Completion, the final Environmental Study Report will be made available for a formal 30-day review period.

Kindest regards,

Samantha Beam BSc., EMAGC | Urban & Environmental Management Inc.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON L2E 3S9 | T (905) 371-9764 ext. 230 | M (905) 394-2614

September 8, 2026

Project Name: Regional Road 20 (Lundy's Lane), Niagara Falls
DOCA Project Number: 2026-0578
Proponent: Niagara Region
Project Location: Regional Road 20 (Lundy's Lane), Niagara Falls

Dear Samantha Beam,

This letter is to confirm receipt of the project-related correspondence sent by the Region of Niagara, on July 21, 2026, regarding Regional Road 20 (Lundy's Lane), Niagara Falls.

The Mississaugas of the Credit First Nation (MCFN) are the Treaty Holders of the land on which the project will take place – specifically, the Mississaugas Treaty at Niagara of 1781. The MCFN holds Indigenous and Treaty Rights specific to the project location and its environs, which may be adversely impacted by it. The Department of Consultation and Accommodation (DOCA) is designated by the MCFN to handle consultation matters on its behalf.

The DOCA consultation team has reviewed the project-related correspondence identified above, in addition to any associated documentation. The following DOCA Units have completed a review and their questions and comments have been included below.

Archaeology Unit
Primary Reviewer: **Adrian Blake, MCFN DOCA- Archaeologist**
Questions and Comments: *After reviewing the Stage 1 Archaeological Assessment (AA), the Mississaugas of the Credit First Nation Department of Consultation and Accommodation (MCFN DOCA) has no comments or concerns currently and supports the recommendation to proceed with a Stage 2 Archaeological Assessment. MCFN has expectations to participate in the Stage 2 fieldwork. Please contact Adam LaForme, MCFN DOCA- Manager of Archaeology to discuss next steps and coordinate future engagement. Thank you*

Environment Unit
Primary Reviewer: **Lindsay Wong, MCFN DOCA- Manager of Environment**
Questions and Comments: *Due to the volume of requests received, the environmental unit will not be able to provide comments on the environmental reports provided. This does not mean that MCFN supports this project, that the duty to consult and accommodate MCFN has been met, or that there are no adverse impacts to MCFN's Indigenous and Treaty Rights. Please contact us if you have any questions about this submission of "no comment".*

Mississaugas of the Credit First Nation
2789 Mississauga Road, Hagersville, Ontario N0A 1H0
Phone: (905) 768-1133
Fax: (905) 768-1225

Until the questions, concerns, and/or interests identified in this letter have been satisfactorily addressed, the project must not receive approval or proceed with any ground-altering activities. We request a response to our feedback within two to three weeks' time.

DOCA expects to be notified of any and all future project updates and/or changes.

If you have any questions for the DOCA consultation team, please feel free to contact us.

Thank you,



Abby (LaForme) Lee
Acting Consultation Specialist
Department of Consultation and Accommodation
Phone: 905-768-4260
Email: abby.laforme@mncfn.ca

CC: Megan DeVries, MCFN DOCA- Director, Megan.DeVries@mncfn.ca
Daniel King, MCFN DOCA- Manager of Consultation, Daniel.King@mncfn.ca
Adrian Blake, MCFN DOCA- Archaeologist, Adrian.Blake@mncfn.ca
Adam LaForme, MCFN DOCA- Manager of Archaeology, Adam.LaForme@mncfn.ca
Lindsay Wong, MCFN DOCA- Manager of Environment, Lindsay.Wong@mncfn.ca

APPENDIX J.11.3

SIX NATIONS OF THE GRAND RIVER FIRST NATION (SIX NATIONS)

If technical reports are required in an alternative format for accessibility needs, please contact:

Maged Elmadhoon, M.Eng., P.Eng.

Manager, Transportation Planning

1815 Sir Isaac Brock Way, PO Box 1042

Thorold, Ontario, L2V 4T7

Telephone: (905) 980-6000 ext. 3583

Email: Maged.Elmadhoon@niagararegion.ca

Samantha Beam

From: Greg Taras
Sent: November 8, 2021 10:08 AM
To: Samantha Bray
Subject: FW: Initial Contact - Lundy's Lane Reconstruction Environmental Study - Six Nations
Attachments: Lundys Lane EA Contact Letter SixNations 2021Nov3.pdf; Notice of Study Commencement FINAL_Posted.pdf

Save for file

From: Kowalczyk, Michael
Sent: November-08-21 9:58 AM
To: Steve Brant ; Greg Taras
Subject: FW: Initial Contact - Lundy's Lane Reconstruction Environmental Study - Six Nations

MICHAEL KOWALCZYK, C.E.T.
Project Manager - Transportation Engineering
NIAGARA REGION, Public Works
1815 Sir Issac Brock Way, PO Box 1042
Thorold, Ontario, L2V 4T7
905-980-6000 x.3622
www.niagararegion.ca

From: Kowalczyk, Michael
Sent: Wednesday, November 3, 2021 3:58 PM
To: 'rvanstone@sixnations.ca' <rvanstone@sixnations.ca>
Cc: 'lonnybomberry@sixnations.ca' <lonnybomberry@sixnations.ca>; 'tanyahill-montour@sixnations.ca' <tanyahill-montour@sixnations.ca>; 'dlaforme@sixnations.ca' <dlaforme@sixnations.ca>; Guthrie, Graeme <graeme.guthrie@niagararegion.ca>; Wilson, Michael <Michael.Wilson@niagararegion.ca>
Subject: Initial Contact - Lundy's Lane Reconstruction Environmental Study - Six Nations

Good Afternoon Robbin,

Please find attached to this email two letters pertaining to the Municipal Class Environmental Study for Regional Road 20 (Lundy's Lane) in the City of Niagara Falls. The first letter is addressed to you (Six Nations) and the second is a general notice of study commencement produced by Niagara Region.

If you could please confirm that you are in receipt of this email and attachments when you receive them it would be greatly appreciated.

Thank you,

MICHAEL KOWALCZYK, C.E.T.
Project Manager - Transportation Engineering
NIAGARA REGION, Public Works
1815 Sir Issac Brock Way, PO Box 1042
Thorold, Ontario, L2V 4T7

905-980-6000 x.3622
www.niagararegion.ca

The Regional Municipality of Niagara Confidentiality Notice The information contained in this communication including any attachments may be confidential, is intended only for the use of the recipient(s) named above, and may be legally privileged. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, disclosure, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and permanently delete the original and any copy of it from your computer system. Thank you.

Click here to report this email as spam.

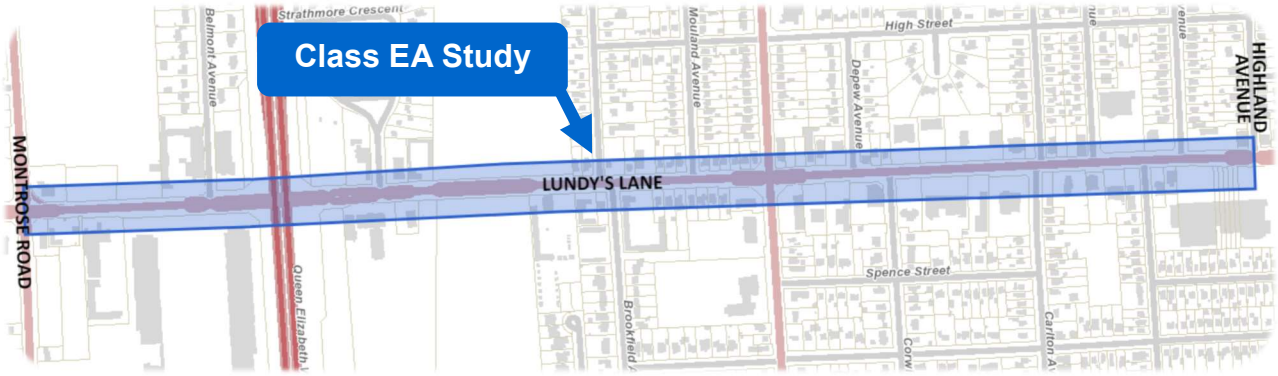
Notice of Study Commencement

Municipal Class Environmental Study for Reconstruction of Regional Road 20 (Lundy's Lane) in the City of Niagara Falls

Niagara Region has initiated a Municipal Class Environmental Assessment to evaluate and recommend road improvements along Regional Road 20 (Lundy's Lane) from Highland Avenue to Regional Road 98 (Montrose Road) in the City of Niagara Falls. The purpose of this study is to evaluate options, recommend preferred solutions and mitigate any potential negative environmental impacts posed by the proposed works.

The Class Environmental Assessment Study will develop and evaluate a variety of improvement alternatives which will consider safety and operational improvements, components of the Region's Transportation Master Plan including Active Transportation and Complete Streets, transit requirements, and heritage requirements.

Lundy's Lane is predominantly a commercially zoned corridor. The western half of the study area, closer to Montrose Road, is zoned Tourist Commercial with the exception of the Lundy's Lane Cemetery, which is zoned Open Space. The eastern half of the study area, from the hydro canal to Highland Avenue, is zoned General Commercial.



The project is being planned under 'Schedule C' of the Municipal Class Environmental Assessment process (October 2000, as amended in 2007, 2011 and 2015). This notice signals the commencement of the study, which will define the problem/opportunity, identify and evaluate alternative solutions, and determine a preferred solution. The study will be undertaken in consultation with the Niagara Region, City of Niagara Falls, regulatory agencies, First Nations, affected stakeholders and the general public.

At the study conclusion, the Class Environmental Assessment process will be documented in an Environmental Study Report, which will be made available for a minimum of 30 calendar days for public review and comment. A Notice of Study Completion will be issued at that stage.

Public and review agency consultation is a key element of the process and input will be sought throughout the study. Three Public Information Centres will be held virtually, which will provide an opportunity for members of the public to obtain information at key stages of the Class Environmental Assessment Study and provide comments.

The public will be notified of the date, time and purpose of the Public Information Centres through advertisements in local newspapers and on the Niagara Region website. Comments received will be reviewed and their consideration documented in the Environmental Study Report.

Niagara Region recognizes that this project is being carried out during uncertain times with respect to the Covid-19 pandemic. Niagara Region will take all necessary steps to ensure maintaining the health and safety of the public. Given the uncertainty of the pandemic, most of the future consultation and communications with the public will be online. As such, the project team is asking that if you would like to receive future notices via email, please provide your email address to the Region Project Manager identified below. If you have any questions regarding the Class Environmental Assessment Study, please contact one of the Project Managers:

Steve Brant, P.Eng.
Consultant Project Manager
Urban & Environmental Management Inc. (UEM)
4701 St. Clair Avenue, Suite 301
Niagara Falls, Ontario L2E 3S9
905.371.9765
sbrant@uemconsulting.com

Graeme Guthrie, C.E.T.
Manager, Capital Projects
Niagara Region
1815 Sir Isaac Brock Way,
PO Box 1042
Thorold, Ontario L2V 4T7
905.980.6000 ext. 3249
graeme.guthrie@niagararegion.ca

Personal information collected or submitted in writing at public meetings will be collected, used and disclosed by members of Regional Council and Regional staff in accordance with the **Municipal Freedom of Information and Protection of Privacy Act (MFIPPA).** The written submissions including names, contact information and reports of the public meeting will be made available. Questions should be referred to the Privacy Office at 905-980-6000, ext. 3779 or **FOI@niagararegion.ca**.

Notice First Issued: October 28, 2021

November 3, 2021

Six Nations of the Grand River First Nation

Attn: Robbin Vanstone

RE: Municipal Class Environmental Study for Regional Road 20 (Lundy's Lane) in the City of Niagara Falls

The purpose of this letter is to provide details for the above-noted project that may be of interest to you. Niagara Region acknowledges that this Project is located within the traditional territory of the Six Nations of the Grand River First Nation. Niagara Region is committed to working with the Six Nations of the Grand River First Nation on shaping the Municipal Class Environmental Study (MCEA) to mitigate impacts to the land and protect the environment. As such, Niagara Region will be transparent identifying all activities relevant to this MCEA.

It shall be noted that no on-site monitors are required on your behalf for any of the proposed activities of this project. Key activities of this project include:

- Municipal Class Environmental Study Report
  - Geotechnical Investigation Report
  - Archaeological Assessment (Stage 1 only) Report
  - Built Heritage & Cultural Landscape Assessment Report

Upon completion, Niagara Region will provide a copy of the final Stage 1 Archaeological Assessment report, or any other report that the Six Nations of the Grand River First Nation would like to receive, for your review. Niagara Region will contact the Six Nations of the Grand River First Nation in the event that any additional/future studies are initiated in this area which are not identified as a part of this Project.

For your reference a copy of the Notice of Study Commencement is enclosed with this letter. Should you have any further questions or comments, please contact the undersigned. Niagara Region will remain in contact with the Six Nations of the Grand River First Nation for the duration of the project (approximately 2021-2023), we look forward to further correspondence with you as the study progresses.

Sincerely,

Michael Kowalczyk

Michael Kowalczyk, C.E.T.
Project Manager - Transportation Engineering
Niagara Region

Enclosure: Notice of Study Commencement

Mike Benson

From: Greg Taras
Sent: March 29, 2022 10:34 AM
To: Samantha Bray
Subject: FW: Lundy's Lane Reconstruction Environmental Study - Public Information Centre #1 (Six Nations)(1)
Attachments: PIC #1 Notice FINAL.pdf

Fyi and for file

From: Kowalczyk, Michael <Michael.Kowalczyk@niagararegion.ca>
Sent: March-29-22 10:15 AM
To: Robin Vanstone <rvanstone@sixnations.ca>
Cc: Lonny Bomberry <lonnybomberry@sixnations.ca>; Tanya Hill-Montour <tanyahill-montour@sixnations.ca>; Guthrie, Graeme <graeme.guthrie@niagararegion.ca>; Steve Brant <SBrant@uemconsulting.com>; Greg Taras <gtaras@uemconsulting.com>; Inquiries <inquiries@uemconsulting.com>
Subject: RE: Lundy's Lane Reconstruction Environmental Study - Public Information Centre #1 (Six Nations)(1)

Good Morning Robbin,

Thank you for reaching out, in addition to the Notice of Commencement and PIC #1 Notice previously provided, more information and presentation boards for PIC #1 will be available on the project website approximately 2 weeks prior to the **PIC meeting on April 20th, 2022**. (https://niagararegion.ca/projects/lundys-lane/default.aspx)

PIC #1 is expected to provide a high level overview of the Regional Road 20 – Lundy's Lane Reconstruction Environmental Assessment and act as an information gathering session where all stakeholders are encouraged to attend and provide input. Environmental impacts of the project will be determined later in the process where planning (PIC #2) and design (PIC #3) alternatives are narrowed and selected. Registration for attending the PIC and any questions, concerns, suggestions, ideas may be submitted to inquiries@uemconsulting.com

We will continue to contact and consult with you moving forward through this process. If you have any questions please contact me at your earliest convenience.

Sincerely,

MICHAEL KOWALCZYK, C.E.T.
Project Manager - Transportation Engineering
NIAGARA REGION, Public Works
1815 Sir Isaac Brock Way, PO Box 1042
Thorold, Ontario, L2V 4T7
905-980-6000 x.3622
www.niagararegion.ca

From: Robin Vanstone <rvanstone@sixnations.ca>
Sent: Monday, March 28, 2022 11:05 AM
To: Kowalczyk, Michael <Michael.Kowalczyk@niagararegion.ca>
Cc: Lonny Bomberry <lonnybomberry@sixnations.ca>; Tanya Hill-Montour <tanyahill-montour@sixnations.ca>; Guthrie,

Graeme <graeme.guthrie@niagararegion.ca>; Steve Brant <SBrant@uemconsulting.com>; Greg Taras <gtaras@uemconsulting.com>; inquiries@uemconsulting.com
Subject: RE: Lundy's Lane Reconstruction Environmental Study - Public Information Centre #1 (Six Nations)

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 Michael,

The Six Nations of the Grand River is in receipt of the notice informing us of the above project. Thank you for respecting our land rights and the legal duty to consult with our community.

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 of the Grand River 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 development(s).

As part of our 1701 Fort Albany/Nanfan Treaty Territory, your municipality lies on traditional Six Nations Treaty Lands, and in the spirit of reconciliation, we would suggest that the time has come to create a new more equitable relationship with one another. We believe it is time to begin having meaningful discussions regarding this and other developments under your jurisdiction and within our Treaty Lands.

As we are sure you would agree, sending us any sort of notification particularly one of a Public Information Centre, does not constitute consultation. We cannot comment on this project as we have been given no information on the environmental impacts of this project.

Niá:wen,

Robbin Vanstone

Consultation Supervisor
Lands and Resources
Six Nations of the Grand River
w. 519-753-0665 ext. 5433
c. 226-388-0284
rvanstone@sixnations.ca




Please consider the environment before printing this e-mail

From: Kowalczyk, Michael <Michael.Kowalczyk@niagararegion.ca>
Sent: March 23, 2022 4:27 PM
To: Robin Vanstone <rvanstone@sixnations.ca>
Cc: Lonny Bomberry <lonnybomberry@sixnations.ca>; Tanya Hill-Montour <tanyahill-montour@sixnations.ca>; Dawn LaForme <dlaforme@sixnations.ca>; Guthrie, Graeme <graeme.guthrie@niagararegion.ca>; Steve Brant <SBrant@uemconsulting.com>; Greg Taras <gtaras@uemconsulting.com>; inquiries@uemconsulting.com
Subject: Lundy's Lane Reconstruction Environmental Study - Public Information Centre #1 (Six Nations)

Good Afternoon Robbin,

Please find attached to this email the notice for **Public Information Centre #1** to be held virtually on **April 20th, 2022**. If you would like to attend please register by contacting inquiries@uemconsulting.com, all registrants will receive a link to the virtual PIC.

For your convenience I have also attached the Initial Contact Letter and Notice of Study Commencement sent November 3, 2021. Should you have any questions please contact me at your convenience.

Kindest Regards,

MICHAEL KOWALCZYK, C.E.T.
Project Manager - Transportation Engineering
NIAGARA REGION, Public Works
1815 Sir Isaac Brock Way, PO Box 1042
Thorold, Ontario, L2V 4T7
905-980-6000 x.3622
www.niagararegion.ca

The Regional Municipality of Niagara Confidentiality Notice The information contained in this communication including any attachments may be confidential, is intended only for the use of the recipient(s) named above, and may be legally privileged. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, disclosure, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and permanently delete the original and any copy of it from your computer system. Thank you.

Click here to report this email as spam.

Notice of Online Public Information Centre #1 Municipal Class Environmental Assessment for Lundy's Lane (Regional Road 20) from Highland Avenue to Montrose Road (Regional Road 98) in the City of Niagara Falls

Niagara Region is undertaking an Environmental Assessment Study for improvements to Lundy's Lane (Regional Road 20) from Highland Avenue to Montrose Road (Regional Road 98) in the City of Niagara Falls. It is a four-lane road that is an important corridor for moving vehicles, people, and goods across the city, and is often heavily populated with traffic associated with the tourism industry, as many attractions, restaurants and retail stores are located along Lundy's Lane. It is imperative that Lundy's Lane remains a safe and effective transportation route now and in the future.



This study will build on the recommendations of the Niagara Region's Transportation Master Plan (TMP), which included the following:

- Considerations for Active Transportation and Complete Streets
- Intersection improvements
- Safety and operational improvements
- Capacity improvements

The study will aim to identify improvements to the roadway to meet the future needs of the surrounding community for all road users. The study will address active transportation, complete streets approach, streetscaping, and compatibly with the various land uses within the study area.

The study is being carried out as a Schedule 'C' project in accordance with the requirements of the Municipal Class Environmental Assessment process, which is an approved process under the Ontario Environmental Assessment Act. This study will address the requirements of Phases 1 to 4 of the Municipal Class Environmental Assessment process. Once the study is complete, an Environmental Study Report will be prepared and available for public review and comment. A Notice of Completion will be issued at that stage.

Consultation with the public, Indigenous Nations, regulatory agencies and stakeholders is a key element of the Class Environmental Assessment process. Three (3) Public Information Centre will be conducted throughout this study to solicit public input. At this time, the Niagara Region is planning to host Public Information Centre #1. The purpose of the first Public Information Centre is to share information about the project background, Class Environmental Assessment Study process, the problem to be addressed by and opportunities available for this study, and obtain preliminary input from the public for consideration into the study process. Public Information Centre #1 will be held in an online format. You can participate in this Public Information Centre by attending an online presentation and/or by viewing information materials on the project webpage.

Information materials related to the Online Public Information Centre #1 will be available at **niagararegion.ca/projects/lundys-lane/default.aspx** starting **April 6, 2022,** and comments will be received until **May 4, 2022.**

The Study Team will deliver an online presentation on **April 20, 2022,** starting at **6:00 p.m**. Following the presentation, the Public Information Centre will continue until **7:30 p.m**. Comments received from the virtual consultation platform will be addressed. There will also be an opportunity at the end of the presentation to ask any questions or submit further comments. Please email **inquiries@uemconsulting.com** to register for and receive an invitation to the online presentation.

If you would like to receive future notices via email, or if you have any questions or comments, please contact one of the Study Team Members identified below:

Michael Kowalczyk, C.E.T.
Project Manager,
Transportation Engineering
Niagara Region
905-980-6000 ext. 3662
Michael.Kowalczyk@niagararegion.ca

Steve Brant, P. Eng.
Consultant Project Manager
Urban & Environmental Management Inc.
905-371-9765
SBrant@uemconsulting.com

Personal information collected or submitted in writing at public meetings will be collected, used and disclosed by members of Regional Council and Regional staff in accordance with the **Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)**. The written submissions including names, contact information and reports of the public meeting will be made available. Questions should be referred to the Privacy Office at 905-980- 6000 ext. 3779 or **FOI@niagararegion.ca**.

If you require any accommodations for a disability in order to attend and participate in meetings or events, please let us know in advance so that arrangements can be made in a

timely manner. Please contact the **Accessibility Advisory Coordinator** at 905- 980-6000 ext. 3252 or **accessibility@niagararegion.ca**.

This notice was first issued on Thursday, March 31, 2022.

Mike Benson

From: Greg Taras
Sent: March 29, 2022 10:35 AM
To: Samantha Bray
Subject: FW:

From: Tanya Hill-Montour <tanyahill-montour@sixnations.ca>
Sent: March-23-22 7:22 PM
To: Inquiries <inquiries@uemconsulting.com>
Subject:

Good evening

I have interests in the information

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

Click here to report this email as spam.

Mike Benson

From: Kowalczyk, Michael <Michael.Kowalczyk@niagararegion.ca>
Sent: May 20, 2022 3:55 PM
To: rvanstone@sixnations.ca
Cc: lonnybomberry@sixnations.ca; tanyahill-montour@sixnations.ca; dlaforme@sixnations.ca; Guthrie, Graeme; Steve Brant; Greg Taras; Inquiries
Subject: Lundy's Lane Reconstruction Environmental Study - Public Information Centre #2 (Six Nations)
Attachments: PIC #2 Notice FINAL.pdf; Lundys Lane EA Contact Letter SixNations 2021Nov3.pdf; Notice of Study Commencement FINAL_Posted.pdf

Good Afternoon Robbin,
Please find attached to this email the notice for **Public Information Centre #2** to be held virtually on **June 22nd, 2022**. If you would like to attend please register by contacting inquiries@uemconsulting.com, all registrants will receive a link to the virtual PIC.
For your convenience I have also attached the Initial Contact Letter and Notice of Study Commencement sent November 3, 2021. Should you have any questions please contact me at your convenience.
Kindest Regards,

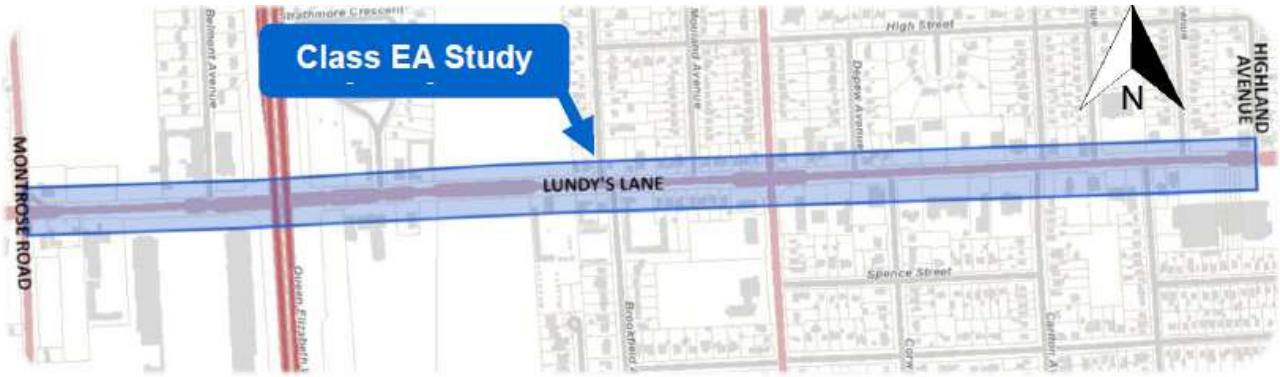
MICHAEL KOWALCZYK, C.E.T.
Project Manager - Transportation Engineering
NIAGARA REGION, Public Works
1815 Sir Isaac Brock Way, PO Box 1042
Thorold, Ontario, L2V 4T7
905-980-6000 x.3622
www.niagararegion.ca

The Regional Municipality of Niagara Confidentiality Notice The information contained in this communication including any attachments may be confidential, is intended only for the use of the recipient(s) named above, and may be legally privileged. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, disclosure, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and permanently delete the original and any copy of it from your computer system. Thank you.

Click here to report this email as spam.

Notice of Online Public Information Centre #2 Municipal Class Environmental Assessment for Lundy's Lane (Regional Road 20) from Highland Avenue to Montrose Road (Regional Road 98) in the City of Niagara Falls

Niagara Region is undertaking an Environmental Assessment (EA) Study for improvements to Lundy's Lane (Regional Road 20) from Highland Avenue to Montrose Road (Regional Road 98) in the City of Niagara Falls. It is a four-lane road that is an important corridor for moving vehicles, people, and goods across the city, and is often heavily populated with traffic associated with the tourism industry, as many attractions, restaurants and retail stores are located along Lundy's Lane. It is imperative that Lundy's Lane remains a safe and effective transportation route now and in the future.



This study will build on the recommendations of the Niagara Region's Transportation Master Plan (TMP), which included the following:

- Considerations for Active Transportation and Complete Streets
- Intersection improvements
- Safety and operational improvements
- Capacity improvements

The study will aim to identify improvements to the roadway to meet the future needs of the surrounding community for all road users. The study will address active transportation, complete streets approach, streetscaping, and compatibly with the various land uses within the study area.

The study is being carried out as a Schedule 'C' project in accordance with the requirements of the Municipal Class EA process, which is an approved process under the Ontario Environmental Assessment Act. This study will address the requirements of Phases 1 to 4 of the Municipal Class EA process. Once the study is complete, an Environmental Study Report will be prepared and available for public review and comment. A Notice of Completion will be issued at that stage.

Consultation with the public, Indigenous Nations, regulatory agencies and stakeholders is a key element of the Class EA process. Three (3) Public Information Centers will be conducted throughout this study to solicit public input. At this time, the Niagara Region is planning to host Public Information Centre (PIC) #2. The purpose of the second PIC is to share information on the current status of the project, present the planning alternatives that have been identified for the study area, and obtain input from the public and stakeholders with respect to the results of the evaluation of the planning alternatives. PIC #2 will be held in an online format. You can participate in this PIC by attending an online presentation and/or by viewing information materials on the project webpage.

Information materials related to the Online Public Information Centre #2 will be available at **niagararegion.ca/projects/lundys-lane/default.aspx** starting **June 8, 2022,** and comments will be received until **July 6, 2022.**

The Study Team will deliver an online presentation on **June 22, 2022,** starting at **6:00 p.m**. Following the presentation, the Public Information Centre will continue until **7:30 p.m**. Comments received from the virtual consultation platform will be addressed. There will also be an opportunity at the end of the presentation to ask any questions or submit further comments. Please email **inquiries@uemconsulting.com** to register for and receive an invitation to the online presentation.

If you would like to receive future notices via email, or if you have any questions or comments, please contact one of the Study Team Members identified below:

Michael Kowalczyk, C.E.T.
Project Manager,
Transportation Engineering
Niagara Region
905-980-6000 ext. 3662
Michael.Kowalczyk@niagararegion.ca

Steve Brant, P. Eng.
Consultant Project Manager
Urban & Environmental Management Inc.
905-371-9765
SBrant@uemconsulting.com

Personal information collected or submitted in writing at public meetings will be collected, used and disclosed by members of Regional Council and Regional staff in accordance with the **Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)**. The written submissions including names, contact information and reports of the public meeting will be made available. Questions should be referred to the Privacy Office at 905-980- 6000 ext. 3779 or **FOI@niagararegion.ca**.

If you require any accommodations for a disability in order to attend and participate in meetings or events, please let us know in advance so that arrangements can be made in a timely manner. Please contact the **Accessibility Advisory Coordinator** at 905- 980-6000 ext. 3252 or **accessibility@niagararegion.ca**.

This notice was first issued on Friday, May 20, 2022.

Samantha Beam

From: Greg Taras
Sent: August 7, 2025 3:28 PM
To: Samantha Beam
Subject: FW: Lundy's Lane Reconstruction Environmental Study - Public Information Centre #3 (Six Nations)
Attachments: Lundy's Lane PIC 3 Notice FINAL.pdf; Lundys Lane EA Contact Letter SixNations 2021Nov3.pdf; Notice of Study Commencement FINAL_Posted.pdf

---

From: Kowalczyk, Michael <Michael.Kowalczyk@niagararegion.ca>
Sent: April 14, 2023 2:19 PM
To: tanyahill-montour@sixnations.ca
Cc: rvanstone@sixnations.ca; lonnybomberry@sixnations.ca; dlaforme@sixnations.ca; Guthrie, Graeme <graeme.guthrie@niagararegion.ca>; Steve Brant <SBrant@uemconsulting.com>; Greg Taras <gtaras@uemconsulting.com>; Samantha Bray <SBray@uemconsulting.com>
Subject: Lundy's Lane Reconstruction Environmental Study - Public Information Centre #3 (Six Nations)

Good Afternoon Tanya,

Please find attached to this email the notice for **Public Information Centre #3** to be held in-person on **May 17th, 2023**.

For your convenience I have also attached the Initial Contact Letter and Notice of Study Commencement sent November 3, 2021. Should you have any questions please contact me at your convenience.

Kindest Regards,

Niagara Region

MICHAEL KOWALCZYK, C.E.T.
PROJECT MANAGER | TRANSPORTATION ENGINEERING
Niagara Region, 1815 Sir Isaac Brock Way, Thorold, ON, L2V 4T7
905.980.6000 ext.3622
michael.kowalczyk@niagararegion.ca
www.niagararegion.ca

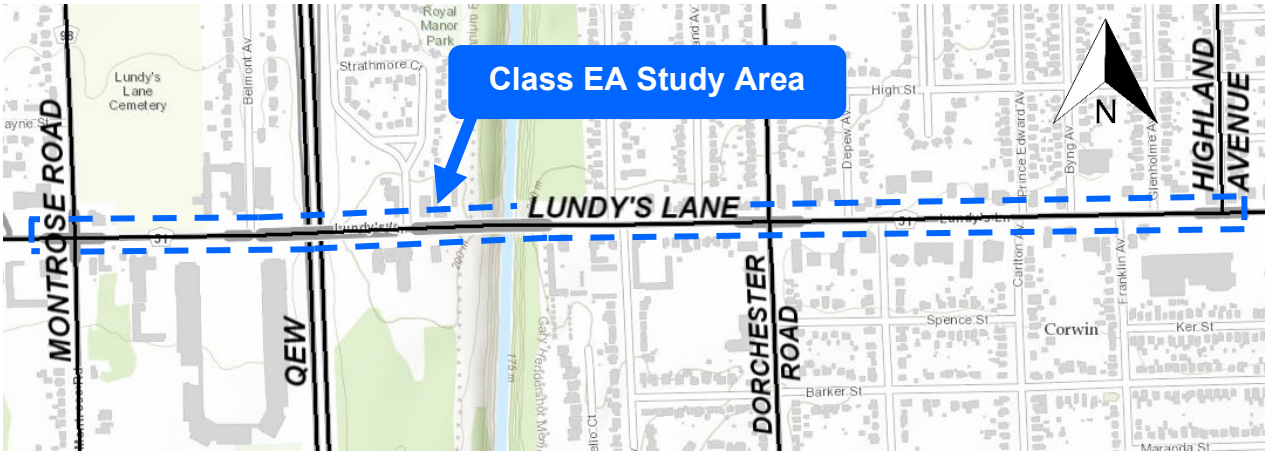
Notice of Public Information Centre #3

Regional Road 20 (Lundy's Lane) from Highland Avenue to Regional Road 98 (Montrose Road)

Schedule 'C' Municipal Class Environmental Assessment

The Study

Niagara Region is undertaking an Environmental Assessment Study for improvements to Lundy's Lane (Regional Road 20) from Highland Avenue to Montrose Road (Regional Road 98) in the City of Niagara Falls. It is a four-lane road that is an important corridor for moving vehicles, people, and goods across the city, and is often heavily populated with traffic associated with the tourism industry, as many attractions, restaurants and retail stores are located along Lundy's Lane. It is imperative that Lundy's Lane remains a safe and effective transportation route now and in the future. The study will build on the recommendations of the Niagara Region Transportation Master Plan and aim to identify improvements to the roadway and future needs including: consideration of intersection, safety, operational, and capacity improvements. A complete streets approach will be used to help incorporate elements of active transportation, streetscaping, and compatibility with various land uses within the study area.



The Process

The study is being carried out as a **Schedule 'C'** project in accordance with the requirements of the Municipal Class Environmental Assessment process, which is an approved process under the Ontario Environmental Assessment Act. This study will address the requirements of Phases 1 to 4 of the Municipal Class Environmental Assessment process. Once the study is complete, an Environmental Study Report will be prepared and available for public review and comment. A Notice of Completion will be issued at that stage.

You Are Invited to Participate

The Niagara Region is planning to host the third of three Public Information Centres for this study. The purpose of the third Public Information Centre is to share information on the current status of the project, present the design alternatives for the study area, and obtain input from the public and stakeholders with respect to the results of the evaluation of the design alternatives.

In-Person Presentation: Public Information Centre #3 will be held in-person at the **Stamford Collegiate Secondary School Library**, located at **5775 Drummond Rd., Niagara Falls, Ontario, L2G 4L2**. You can participate in this Pubic Information Centre by attending the in-person presentation and/or by viewing information materials on the project webpage. The Study Team will have information boards present and will answer questions and take comments at Stamford Collegiate on **Wednesday, May 17, 2023,** from **6:30 p.m. - 8:00 p.m.**. Comments received before, during and after Public Information Centre #3 will be reviewed and addressed at a later date.

Virtual Consultation Platform: Information materials related to Public Information Centre #3 will be available on project webpage **niagararegion.ca/projects/lundys-lane/default.aspx** starting **May 3, 2023**, and comments will be received until **May 31, 2023**.

Personal information collected or submitted in writing at public meetings will be collected, used and disclosed by members of Regional Council and Regional staff in accordance with the **Municipal Freedom of Information and Protection of Privacy Act (MFIPPA).** The written submissions including names, contact information and reports of the public meeting will be made available. Questions should be referred to the Privacy Office at 905-980-6000 ext. 3779 or **FOI@niagararegion.ca.**

If you require any accommodations for a disability in order to attend and participate in the May 17, 2023 meeting, please contact the **Accessibility Advisory Coordinator** at 905-685-4225, ext. 3252 or **accessibility@niagararegion.ca** to make the appropriate arrangements.

In the meantime, you are encouraged to forward any comments or concerns you may have, in writing, to one of the following project team members:

Michael Kowalczyk, C.E.T.
Project Manager,
Transportation Engineering
Niagara Region
905-980-6000 ext. 3662
Michael.Kowalczyk@niagararegion.ca

Steve Brant, P. Eng.
Consultant Project Manager
Urban & Environmental Management Inc.
905-371-9765
SBrant@uemconsulting.com

All comments submitted will become part of the study documentation.
Notice first issued **April 11, 2023**.

Samantha Beam

From: Peter Graham <LRCS@sixnations.ca>
Sent: January 21, 2026 10:07 AM
To: Elmadhoon, Maged
Cc: Lonny Bomberry; Tanya Hill-Montour; Dawn LaForme; Daylon Gee; Robin Vanstone; Greg Taras; Steve Brant; Samantha Beam; Fraser, Scott; Guthrie, Graeme; Wilson, Michael; Fricke, Britney; Stea, Angela
Subject: RE: Regional Road 20 (Lundy's Lane) Schedule C Class EA - Draft Environmental Study Report

Good morning Maged,

The invoice does indeed cover the review of ESR documents.

We've done multiple Niagara Region EAs in recent years and have never had pushback about capacity funding. We file Section 16s for all projects where capacity funding is not provided, as it is required per MECP guidance and court rulings. Our prior Niagara Region section 16 requests did not encompass capacity funding because it wasn't an item of contention. I'm unaware of problems arising from previous invoices, including the Merritt Road EA we both worked on.

While we have formal project-based capacity agreements with a handful of municipalities, the vast majority don't require one. Our archaeology agreements are always standalones and never encompass this work. I'm fine proceeding with an agreement if the Region is requiring one.

Thank you, Peter

From: Elmadhoon, Maged <Maged.Elmadhoon@niagararegion.ca>
Sent: January 21, 2026 9:10 AM
To: Peter Graham <LRCS@sixnations.ca>
Cc: Lonny Bomberry <lonnybomberry@sixnations.ca>; Tanya Hill-Montour <tanyahill-montour@sixnations.ca>; Dawn LaForme <dlaforme@sixnations.ca>; Daylon Gee <lrluo2@sixnations.ca>; Robin Vanstone <rvanstone@sixnations.ca>; gtaras <gtaras@uemconsulting.com>; Steve Brant <sbrant@uemconsulting.com>; Samantha Beam <sbeam@uemconsulting.com>; Fraser, Scott <Scott.Fraser@niagararegion.ca>; Guthrie, Graeme <graeme.guthrie@niagararegion.ca>; Wilson, Michael <Michael.Wilson@niagararegion.ca>; Fricke, Britney <Britney.Fricke@niagararegion.ca>; Stea, Angela <Angela.Stea@niagararegion.ca>
Subject: [External] RE: Regional Road 20 (Lundy's Lane) Schedule C Class EA - Draft Environmental Study Report

Good morning Peter,

Thank you for your review and comments on the Environmental Study Report (ESR) and the Stage 1 Archaeological Assessment for the Regional Road 20 (Lundy's Lane) Municipal Class Environmental Assessment. With respect to the invoice noted in you email, we appreciate if you clarify the intent of the invoice since Niagara Region does not have an established framework, or agreement, with Six Nations of the Grand River that would enable us to provide costing for review of ESR documents. Our current agreement as referenced in "Attachment A" identifies payment processes for monitoring related to Stage 2 – 4 Archaeological Assessments only.

We remain committed to continued dialogue with Six Nations of the Grand River to develop a mutually beneficial framework for future Niagara Region projects, strengthening our relationship through collaboration and mutual respect.

Please do not hesitate to contact me if you have any question.

Best regards
Maged

Maged Elmadhoon, M.Eng., P.Eng. (he/him)
Manager, Transportation Planning
Transportation Services Division
Public Works, Niagara Region
1815 Sir Isaac Brock Way, Thorold, ON
Maged.Elmadhoon@niagararegion.ca
Phone: 905-980-6000 ext. 3583
Cell: 289-407-6862
www.niagararegion.ca

From: Peter Graham <LRCS@sixnations.ca>
Sent: January 20, 2026 8:46 AM
To: Samantha Beam <sbeam@uemconsulting.com>
Subject: RE: Regional Road 20 (Lundy's Lane) Schedule C Class EA - Draft Environmental Study Report

Good morning Samantha,

Thank your for forwarding this information prior to the Notice of Completion. After a review of the materials, we have no comment. Unless I hear otherwise, we'll send our invoice to the attention of Maged Elmadhoon.

Best, Peter

From: Samantha Beam <sbeam@uemconsulting.com>
Sent: January 14, 2026 3:16 PM
To: Lonny Bomberry <lonnybomberry@sixnations.ca>; Tanya Hill-Montour <tanyahill-montour@sixnations.ca>; Dawn LaForme <dlaforme@sixnations.ca>; Peter Graham <LRCS@sixnations.ca>; Daylon Gee <lrluo2@sixnations.ca>; Robin Vanstone <rvanstone@sixnations.ca>
Cc: Greg Taras <gtaras@uemconsulting.com>; Steve Brant <SBrant@uemconsulting.com>; Elmadhoon, Maged <maged.elmadhoon@niagararegion.ca>
Subject: [External] Regional Road 20 (Lundy's Lane) Schedule C Class EA - Draft Environmental Study Report

Good afternoon,

The Niagara Region is currently undertaking the Schedule 'C' Class Environmental Assessment of Lundy's Lane (Regional Road 20) in the City of Niagara Falls.

A draft Environmental Study Report has been completed and is being provided for review prior to issue of the Notice of Study Completion. The draft report, including the Stage 1 Archaeological Assessment (Appendix B) can be found at the following link:

Regional Road 20 (Lundy's Lane) Draft Environmental Assessment Report - Jan 2026

We ask that you please provide any comments by **February 11, 2026**. Please note this is not the final report. At the time of issuing the Notice of Study Completion, the final Environmental Study Report will be made available for a formal 30-day review period.

Kindest regards,

Samantha Beam BSc., EMAGC | Urban & Environmental Management Inc.
4701 St. Clair Avenue, Suite 301, Niagara Falls, ON L2E 3S9 | T (905) 371-9764 ext. 230 | M (905) 394-2614

The Regional Municipality of Niagara Confidentiality Notice The information contained in this communication including any attachments may be confidential, is intended only for the use of the recipient(s) named above, and may be legally privileged. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, disclosure, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and permanently delete the original and any copy of it from your computer system. Thank you.

APPENDIX J.12

NOTICE OF STUDY COMPLETION

If technical reports are required in an alternative format for accessibility needs, please contact:

Maged Elmadhoon, M.Eng., P.Eng.

Manager, Transportation Planning

1815 Sir Isaac Brock Way, PO Box 1042

Thorold, Ontario, L2V 4T7

Telephone: (905) 980-6000 ext. 3583

Email: Maged.Elmadhoon@niagararegion.ca

Notice of Study Completion

Schedule ‘C’ Class Environmental Assessment Study

Regional Road 20 (Lundy’s Lane) between Regional Road 98 (Montrose Road) and Highland Avenue

The Study

The Niagara Region has completed a Municipal Class Environmental Assessment (Class EA) to evaluate and recommend road improvements along Regional Road 20 (Lundy’s Lane) from Regional Road 98 (Montrose Road) to Highland Avenue in the City of Niagara Falls. The purpose of this study was to evaluate options, recommend preferred solutions and mitigate any potential negative environmental impacts posed by the proposed works. At this time, the Niagara Region is proceeding with the recommended road improvements for Regional Road 20 (Lundy’s Lane) as detailed in the Environmental Study Report.



The Process

This notice signals the completion of the Class EA study and commencement of the 30-day public review period. The Class EA study was conducted in accordance with Schedule ‘C’ of the Ontario Municipal Engineers Association (MEA)’s *Municipal Class Environmental Assessment* document (October 2000, as amended in 2004, 2007, 2011, 2015, 2023, and 2024), approved under the Ontario *Environmental Assessment Act.*

Public Review

An Environmental Study Report (ESR) documenting the planning process undertaken, details of the study recommendations as well as potential impacts and mitigation measures, has been completed and is being made available for public review. By this

Notice, the ESR is being placed on the public record for a 30-day review period starting on October 20, 2026, and ending on November 19, 2026. The report and appendices are available for review on the project website: **niagararegion.ca/projects/lundys-lane**.

Comments

Should you have any questions or require additional information about this project after reviewing the Environmental Study Report, please contact one of the following project managers identified below:

Maged Elmadhoon, M.Eng., P.Eng.
Manager,
Transportation Planning
Niagara Region
905-980-6000 ext. 3583
Maged.Elmadhoon@niagararegion.ca

Steve Brant, P. Eng.
Consultant Project Manager
Urban & Environmental Management Inc.
905-371-9764 ext. 242
SBrant@uemconsulting.com

All comments submitted will become part of the study documentation.

Section 16 Order Requests

A request may be made to the Ministry of the Environment, Conservation and Parks under Section 16 of the Ontario Environmental Assessment Act asking the Minister to impose conditions of approval or to require an elevated level of study on the grounds that the order may prevent, mitigate, or remedy adverse impacts on constitutionally protected Aboriginal and treaty rights. Requests on other grounds will not be considered. Requests should specify what conditions, if any, the requestor is seeking or how an elevated level of study may prevent, mitigate, or remedy potential adverse impacts on Aboriginal and treaty rights, and any other information in support of the request. For more information and specific instruction, please visit: **https://www.ontario.ca/page/class-environmental-assessments-section-16-order**.

The request should be sent by November 19, 2026, in writing or by email to both of the following contacts, as well as the Project Managers noted above: Minister of the Environment, Conservation and Parks:

Minister
Ministry of the Environment, Conservation and Parks
777 Bay Street, 5th Floor
Toronto ON M7A 2J3
Minister.mecp@ontario.ca

Director
Environmental Assessment Branch
Ministry of the Environment, Conservation and Parks
135 St. Clair Avenue West, 1st Floor
Toronto ON M4V 1P5
EABDirector@ontario.ca

Should no Section 16 Orders be received by the end of the 30-day public review period, the project will proceed to detailed design and construction as per the recommendations of the Environmental Study Report.

Personal information collected or submitted in writing at public meetings will be collected, used, and disclosed by members of Regional Council and Regional staff in accordance with the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA).* The written submissions, including names, contact information, and reports of the public meeting, will be made available. Questions should be referred to the **Privacy Office** at 905-980-6000 ext. 3779 or **FOI@niagararegion.ca**.

If you require any accommodations for a disability in order to attend and participate in meetings or events, please let us know in advance so that arrangements can be made in a timely manner. Please contact the **Accessibility Advisory Coordinator** at 905-980-6000 ext. 3252 or **accessibility@niagararegion.ca**.

Notice first issued the week of October 12, 2026.