

Chris Roome

From: Young, Katie <Katie.Young@niagararegion.ca>
Sent: October 27, 2023 10:29 AM
To: Chris Roome
Cc: devtplanningapplications@niagararegion.ca
Subject: Regional Comments - 30 Louis Street, Port Colborne (City File: B17-23-PC; Region File: CS-23-0086)

Hi Chris,

Regional staff has reviewed the proposed consent application for 30 Louis Street in the City of Port Colborne. The application proposes to sever Part 2 on the submitted sketch for an existing residential use, and Part 1 is to be retained for an existing residential use.

Regional staff wish to advise that the property is mapped as an area of archaeological potential on Schedule K of the NOP. Provincial and Regional policies state that development and site alteration shall not be permitted in areas of archaeological potential unless significant archaeological resources have been conserved or the land has been investigated or cleared or mitigated following clearance from the Province. NOP policy 6.4.2.6 states that where a site proposed for development is located within an area of archaeological potential, a Stage 1 Archaeological Assessment (at minimum) shall be circulated to the Region as part of a complete application.

Regional staff observe that the proposal is for the recreation of a merged lot and recognition of the existing structures located on-site. As no development or site alteration is contemplated, staff offer no archaeological assessments requirements.

The applicant should be made aware that future *Planning Act* applications may require the submission of an archaeological assessment in accordance with NOP policy 6.4.2.6.

Should you have any questions regarding the above comments, please don't hesitate to reach out to me.

Kind regards,

Katie Young, MSc (PI), MCIP, RPP
Senior Development Planner
Development Planning
Growth Strategy and Economic Development
Niagara Region | www.niagararegion.ca
1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7
P: 905-980-6000 ext. 3727 Toll-free: 1-800-263-7215
E: katie.young@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.