

Chris Roome

From: Meghan Birbeck <mbirbeck@npca.ca>
Sent: February 1, 2024 3:41 PM
To: Chris Roome; Craig Esposti
Cc: Taya Taraba; Diane Leon
Subject: NPCA comments regarding Minor Variance application for 3637 Firelane 12, Port Colborne

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Good afternoon everyone,

Following the review of the grading plan and the recent site visit the NPCA notes that there are no objections to any of the three variances as initially applied for.

The NPCA notes that work permits will still be required for the proposed dwelling, accessory building, and septic. Furthermore, technical staff have indicated that at the time of the permit application the following will need to be addressed:

- 1) NPCA requires stable top of slope to be shown on the provided site plans.
- 2) The works on the slope for the septic- is this regrading works or is fill being brought to the site? The geotechnical report speaks a bit to regrading, if fill is being brought to the site I may request the geotechnical engineer weigh in on that and the impacts to the slope.

Best,
Meghan



Meghan Birbeck (MS)
Watershed Planner

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From: Chris Roome <Chris.Roome@portcolborne.ca>
Sent: Friday, January 26, 2024 8:44 AM
To: Craig Esposti <cesposti@jwarchitect.com>; Meghan Birbeck <mbirbeck@npca.ca>
Cc: Taya Taraba <Taya.Taraba@portcolborne.ca>; Diane Leon <dleon5000@hotmail.com>
Subject: RE: 3637 Firelane 12, Port Colborne

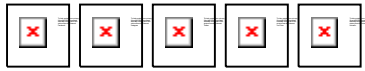
Hey Craig,

Thanks for submitting these. Since the Regional comments have been revised we are only waiting on NPCA comments. Megan, would you be able to provide comments by February 8th? This way we can circulate the notice and have comments ready for the reports.

Thanks,



Chris Roome BURPI, MCIP, RPP
Planner
City of Port Colborne



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From: Craig Esposti <cesposti@jwarchitect.com>

Sent: Thursday, January 25, 2024 12:22 PM

To: Meghan Birbeck <mbirbeck@npca.ca>

Cc: Chris Roome <Chris.Roome@portcolborne.ca>; Taya Taraba <Taya.Taraba@portcolborne.ca>; Diane Leon <dleon5000@hotmail.com>

Subject: 3637 Firelane 12, Port Colborne

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Hi Meghan

Attached is a copy of the proposed grading plan with the septic layout, garage and retaining wall shown for 3637 Firelane 12.

I have also included a copy of the proposed septic permit application for your reference.

Let us know if there are any comments or any additional information required.

Thanks
Craig

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Craig Esposti, B.Arch., OAA, LEED AP
Associate

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