

Taya Taraba

From: Meghan Birbeck
Sent: February 28th, 2024 @ 11:47 AM
To: Taya Taraba
Subject: RE: NPCA Response Regarding Minor Variance Application for 239 Firelane 26

Thank you so much for circulating the NPCA the information regarding the Minor Variance Application for 239 Firelane 26, the provided information from the applicant and the municipality indicates that an addition is proposed, which requires relief of the rear, front, and interior yard setbacks as well is seeking relief for lot coverage.

The NPCA notes that the proposed addition is within the buffer of the Point Abino Wetland Complex.

The applicant has provided the attached site plan showing that Erosion and Sediment Control Measure will be used during the proposed construction.

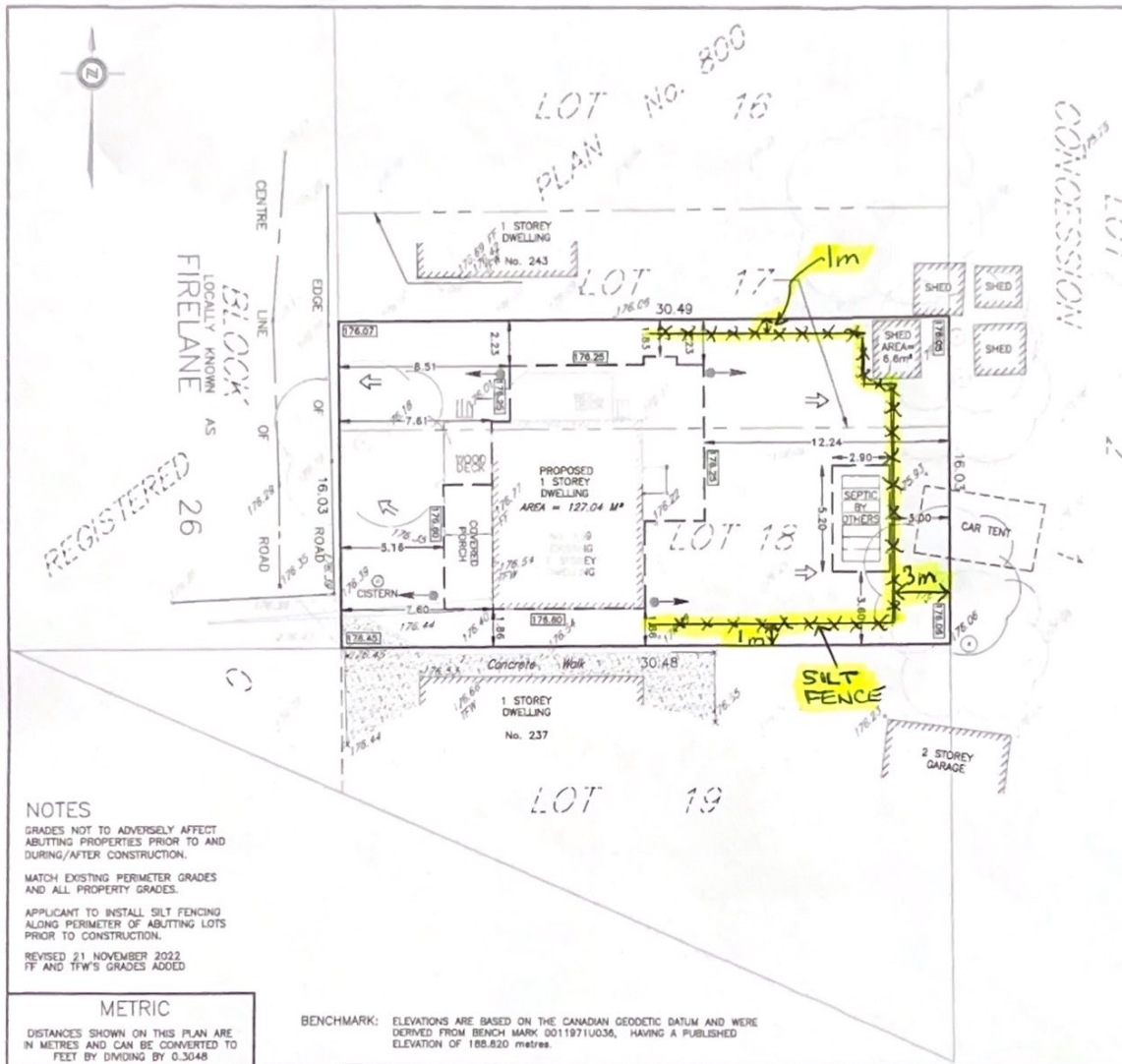
Due to the scoop, nature, location of the addition the NPCA is able to offer support for the proposed addition as the area is currently lawn and no vegetation is proposed to be removed.

An NPCA work permit will be required for the proposed addition and NPCA approval will also be required for any future development on the subject property.

Best,

Meghan

SITE PLAN
Ron WEBB
FEB. 12, 2024



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LOT GRADING PLAN
CITY OF PORT COLBORNE
 LOCATION LOT 18 AND PART OF LOT 17 REGISTERED PLAN No. 800
 STREET & No. 239 FIRELANE 26
 BUILDER OWNER RON WEBB
 EXISTING ELEVATIONS - Date Levels Taken FEBRUARY 11, 2021
 FINISHED GRADING - Date Levels Taken _____

SCALE 1 : 200
 0 5 10 metres


LEGEND	REVISION 1 - NEW BUILDING PLANS
100.00 DENOTES EXISTING GROUND ELEVATION	
176.07 • PROPOSED ELEVATION	
(100.00) • FINISHED ELEVATION	
• SUMP DISCHARGE	
• DRAINAGE DIRECTION	
• DOWNSPOUT & DIRECTION OF DISCHARGE	
• SETBACK MEASUREMENT	
• DECIDUOUS TREE	
• DENOTES TOP OF FOUNDATION WALL ELEVATION	
• DENOTES TOP OF FINISHED FLOOR ELEVATION	
	TOP OF FOUNDATION = 176.78
	PROPERTY AREA = 488 M²
	PROPOSED ADDITION AREA = 127.04 M²
	EXISTING SHED = 8.6 M²
	LOT COVERAGE 27.36 %

Proposed Grading Certificate
 I HEREBY CERTIFY THAT THE PROPOSED GRADING WILL BE COMPATIBLE WITH ADJACENT LANDS AND THAT ALL SURFACE DRAINAGE, ORIGINALLY FLOWING THROUGH, ONTO OR OVER THIS SITE IS BEING ACCOMMODATED, AND THAT THIS LOT WILL DRAIN SATISFACTORILY TO THE PRESENT EXISTING GRADES OF ADJACENT PROPERTIES.
 REVISED JULY 21, 2023
 Signature _____ Date FEBRUARY 28, 2021
 Firm KIRKUP MASCOE URE SURVEYING LTD.

Accepted by: _____ Date _____
 MUNICIPALITY

As Constructed Grading Certificate
 I HAVE TAKEN THE FIELD ELEVATIONS SHOWN (100.0) WITH RESPECT TO THE FINAL GRADING AND DO HEREBY CERTIFY THAT THE BUILDING CONSTRUCTED AND GRADING OF THE LOT IS IN CONFORMITY WITH THE PREVIOUS SUBMISSION FOR A BUILDING PERMIT. I FURTHER CERTIFY THAT THIS LOT WILL DRAIN SATISFACTORILY AND SUCH GRADING HAS NOT ADVERSELY AFFECTED ADJACENT PROPERTIES.
 Signature _____ Date _____
 Firm KIRKUP MASCOE URE SURVEYING LTD.

Accepted by: _____ Date _____
 MUNICIPALITY

 **Kirkup Mascoe Ure Surveying**
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DRAWN BY: CN/AC CHECKED BY: RSK REFERENCE NO.: 21-48-017-00
 PLOTTED: JULY 18, 2023 DATED: JULY 18, 2023

NOTES

GRADES NOT TO ADVERSELY AFFECT ADJUTING PROPERTIES PRIOR TO AND DURING/AFTER CONSTRUCTION.
 MATCH EXISTING PERIMETER GRADES AND ALL PROPERTY GRADES.
 APPLICANT TO INSTALL SILT FENCING ALONG PERIMETER OF ADJUTING LOTS PRIOR TO CONSTRUCTION.
 REVISED 21 NOVEMBER 2022
 TF AND TFW'S GRADES ADDED

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BENCHMARK: ELEVATIONS ARE BASED ON THE CANADIAN GEODETIC DATUM AND WERE DERIVED FROM BENCH MARK 0011971U036, HAVING A PUBLISHED ELEVATION OF 185.820 metres.