

RE: NPCA initial notes regarding Port Colborne's August 14th COA Hearing

Sarah Mastroianni <smastroianni@npca.ca>

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To: Meghan Birbeck <mbirbeck@npca.ca>; Taya Taraba <Taya.Taraba@portcolborne.ca>

Cc: Denise Landry <Denise.Landry@portcolborne.ca>

Good Afternoon, Taya,

The following comments pertain to the City's File: **B11-24-PC: 5088 Highway 140.**

The subject lands are traversed by several watercourses, a flood hazard and unevaluated wetlands which are all regulated by the NPCA. Staff note that the proposed consent does serve to fragment several of the smaller watercourses on site but will not fragment the existing floodplain hazard noted for the Lyon's Creek Municipal Drain.

The NPCA has been working closely with the City and the Region on site specific details relating to the future development of the northern section of the property (lands to be severed). Detailed studies and plans pertaining to the future development of these lands have been provided to the NPCA for review.

All lands to the south (lands to be retained) have not yet been adequately assessed or studied in terms of NPCA's regulated features and their functions. This would need to occur in consultation with the NPCA prior to the commencement of any works on these lands.

At this time, the NPCA does not offer any concerns with the proposed consent. We would only note that all future development or site alterations proposed on these lands (severed and retained) shall be circulated to the NPCA for review and approval as Permits from this office may be required prior to the commencement of the works on site.

Please let me know if you have any questions.

Thank you.



Sarah Mastroianni

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