

RE: NPCA initial comments regarding - COA September 11th - Internal Circulation

Meghan Birbeck <mbirbeck@npca.ca>

Fri 8/30/2024 12:01 PM

To: Taya Taraba <Taya.Taraba@portcolborne.ca>

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

Good afternoon Taya,

In addition to the email that I sent earlier this week please see the NPCA remaining comments for **B12-24-PC, B13-24-PC, & B14-24-PC** - 631 Lorraine Road (Consent)

- o Previously available data did not indicate the potential for unevaluated wetlands in the north section of the property.
 - Current data shows there are potential unevaluated wetlands on the subject property and around the proposed new lots.
 - Information regarding the NPCA's new Ecological Land Classification (ELC) Mapping can be found at the following link: <https://gis-npca-camaps.opendata.arcgis.com/maps/camaps::elc-2020-npca/about>
 - Please note that wetlands are regulated by the NPCA and any proposed development within wetlands or their buffer would need to be reviewed and approved by the NPCA.
 - Technical staff have reviewed the circulated materials and have indicated that there are no objections to the proposed lot lines.
- o However, should development be proposed in the future for the north section of the retained lands then NPCA review will be required as well as a possible site visit.
- o At this time, the NPCA will not require a review fee.

Best,
Meghan

Meghan Birbeck (MS)

Watershed Planner

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From: Meghan Birbeck**Sent:** Wednesday, August 28, 2024 1:26 PM**To:** Taya Taraba <Taya.Taraba@portcolborne.ca>**Cc:** Denise Landry <Denise.Landry@portcolborne.ca>**Subject:** NPCA initial comments regarding - COA September 11th - Internal Circulation

Good afternoon Taya,

Thank you so much for circulating the NPCA Port Colborne's Sep 11th COA packages.

Please see NPCA comments below:

- **A21-24-PC** - VL Steele Street (Minor Variance)
 - The NPCA previously provided comments for this application, which can be found below:
 - It appears that the subject property at one point was an unopen road allowance and was closed in 2022 and that it is located between 860 Steele St and 848 Steele St.
 - There are no NPCA regulated features on the property and as such the NPCA has no comments and will not require a review fee.

- **A22-24-PC** - VL Fielden Avenue (Minor Variance)
 - The NPCA previously provided comments for this application, which can be found below:
 - It appears that the subject property has the ARN 271103003116410 and that it is located between 610 Fielden Ave and 596 Fielden Ave.
 - There are no NPCA regulated features on the property and as such the NPCA has no comments and will not require a review fee.

- **A23-24-PC** - VL Northland Avenue (Minor Variance)
 - The NPCA previously provided comments for this application, which can be found below:
 - The NPCA recognizes that the Northland Estates Subdivision has gone through the process of Draft Plan of Subdivision.
 - While NPCA's concerns were not fully addressed through the Draft Plan of Subdivision, the NPCA recognizes that formal draft approval as been received for the Northland Estates Subdivision.
 - The circulated application form notes several requested variances, the mentioned variances include lot area, front yard setback, exterior side yard setback, height, garage width, and stair setback.
 - Due to the formal draft plan approval, the NPCA has no comments for the minor variance application and will not require a review fee.
 - The NPCA looks forward to being involved in the clearance of draft plan conditions for the subdivision.

- **A24-24-PC** - 1070 Brookfield Road (Minor Variance)
 - The NPCA previously provided comments for this application, which can be found below:
 - It appears from the provided materials that the requested variance is in regards to an existing building on the property and that it is proposed to be larger then permitted for an accessory dwelling unit.
 - Please note that the NPCA has no concerns regarding the location of the existing buildings at 1070 Brookfield Rd and as such would have no object to the existing buildings having an accessory dwelling unit larger than what the zoning by-law currently permits. As such, a review fee is not required at this time.
 - However, for the future, please note that west of the subject property there is possible unevaluated wetlands.
 - Should anything be proposed in the rear of 1070 Brookfield Rd the NPCA will request the proposal to be circulated for review and approval and will most likely require a site visit at that time.

- **B11-24-PC** - 5088 Highway 140 (Consent)
 - The NPCA previously provided comments for this application, which can be found below:
 - **The provided one drive link does not have any materials in regards to B11-24-PC.**

- 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 and will not require a review fee. 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.
- **B12-24-PC, B13-24-PC, & B14-24-PC** - 631 Lorraine Road (Consent)
- **The NPCA was not previously circulated this consent application for an initial review or for initial comments.**
 - **However, I have found past correspondence with regards to this property and an OPA & ZBA application (D09-01-24 & D14-02-24).**
 - **Previously available data did not indicate the potential for unevaluated wetlands in the north section of the property.**
 - **Current data shows there are potential unevaluated wetlands on the subject property and around the proposed new lots.**
 - **Information regarding the NPCA's new Ecological Land Classification (ELC) Mapping can be found at the following link: <https://gis-npca-camaps.opendata.arcgis.com/maps/camaps::elc-2020-npca/about>**
 - **Please note that wetlands are regulated by the NPCA and any proposed development within wetlands or their buffer would need to be reviewed and approved by the NPCA.**
 - **Technical staff are currently having a review of the applications, and I hope to hear back from them and provide more detailed comments for these applications by the end of the day Aug 30th.**

Best,
Meghan

Meghan Birbeck (MS)
Watershed Planner

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From: Taya Taraba <Taya.Taraba@portcolborne.ca>
Sent: Friday, August 16, 2024 3:37 PM
To: devtplanningapplications@niagararegion.ca; Katie Young <Katie.Young@niagararegion.ca>; Meghan Birbeck <mbirbeck@npca.ca>; Sarah Mastroianni <smastroianni@npca.ca>; abby.laforme@mncfn.ca; mark.laforme@mncfn.ca; MunicipalPlanning@Enbridge.com; notifications@enbridge.com; Adam Motchka <Adam.Motchka@portcolborne.ca>; Alana VanderVeen <Alana.VanderVeen@portcolborne.ca>; Ali, Usama (MTO) <Usama.Ali@ontario.ca>; andrew.norton@cnpower.com; Bureau, Stephen <Stephen.Bureau@niagararegion.ca>; Cassandra Banting <Cassandra.Banting@portcolborne.ca>; Catherine.MacKinnon@ontario.ca; Charles Turpin <Charles.Turpin@portcolborne.ca>; Chris Viccica <Chris.Viccica@portcolborne.ca>; Collins, Tyler <tyler.collins@bell.ca>; Diana Vasu <Diana.Vasu@portcolborne.ca>; Fire Prevention Officer <fpo@portcolborne.ca>; Gary Graziani <Gary.Graziani@portcolborne.ca>; Lori.Karlewicz@niagararegion.ca; LRCS@sixnations.ca; Planification@csviamonde.ca; richard.stark@dsbn.org; sdp.planification@cscmonavenir.ca; Sherry Hanson <Sherry.Hanson@portcolborne.ca>; stacy.veld@dsbn.org; Stratyчук, Craig <craig.stratyчук@bell.ca>; sue.mabee@dsbn.org; Tayler.hill@sixnations.ca; Tyler Christian <Tyler.Christian@portcolborne.ca>
Subject: COA September 11th - Internal Circulation

Good afternoon everyone,

Please see the included OneDrive link for the documentation encompassing the following Committee of Adjustment applications:

- **A21-24-PC** - VL Steele Street (Minor Variance)
- **A22-24-PC** - VL Fielden Avenue (Minor Variance)
- **A23-24-PC** - VL Northland Avenue (Minor Variance)
- **A24-24-PC** - 1070 Brookfield Road (Minor Variance)
- **B11-24-PC** - 5088 Highway 140 (Consent)
- **B12-24-PC** - 631 Lorraine Road (Consent)
- **B13-24-PC** - 631 Lorraine Road (Consent)
- **B14-24-PC** - 631 Lorraine Road (Consent)

Kindly, please forward me your comments for these applications by August 30th, 2024. If you have any further questions, concerns, or if any of the documentation is too difficult to view, please do not hesitate to let me know.

Best,

Taya

Link to OneDrive folder:

[CoA - September 11th, 2024](#)

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IMPORTANT NOTICE

Effective April 15, 2024 the Niagara Peninsula Conservation Authority head office has moved to 3350 Merrittville Highway, Thorold Ontario L2V 4Y6