


Re: Fw: Fw: NPCA notes - 1628 Third Concession Road - Minor Variance Application A20-24-PC

Isaac Adams <isaacadams76@gmail.com>

Tue 7/23/2024 7:26 PM

To: Diana Vasu <Diana.Vasu@portcolborne.ca>

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

 1 attachments (1 KB)

~WRD1590.jpg;

Hi Diana,

Thanks for the update!

That's great news!

I will pay the regional fee first thing tomorrow morning.

Have a great evening

Isaac

On Tue, Jul 23, 2024, 7:23 p.m. Diana Vasu <[Diana.Vasu@portcolborne.ca](mailto:Diana.Vasu@portcolborne.ca)> wrote:

Hey Isaac,

Please see the NPCA's updated comments below.

Have you had a chance to pay the \$465 Regional review fee yet? If so, could you kindly forward a copy of your receipt?

Thanks!

Diana

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 [LinkedIn](#)

[www.portcolborne.ca](http://www.portcolborne.ca)

**Diana Vasu**  
**Planner**  
**City of Port Colborne**

---

**Phone** 905-228-8118

**Email** [Diana.Vasu@portcolborne.ca](mailto:Diana.Vasu@portcolborne.ca)

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**From:** Meghan Birbeck <[mbirbeck@npca.ca](mailto:mbirbeck@npca.ca)>  
**Sent:** Tuesday, July 23, 2024 3:17 PM  
**To:** Diana Vasu <[Diana.Vasu@portcolborne.ca](mailto:Diana.Vasu@portcolborne.ca)>  
**Cc:** Taran Lennard <[tlennard@npca.ca](mailto:tlennard@npca.ca)>; Sarah Mastroianni <[smastroianni@npca.ca](mailto:smastroianni@npca.ca)>; Taya Taraba <[Taya.Taraba@portcolborne.ca](mailto:Taya.Taraba@portcolborne.ca)>; Denise Landry <[Denise.Landry@portcolborne.ca](mailto:Denise.Landry@portcolborne.ca)>; David Schulz <[David.Schulz@portcolborne.ca](mailto:David.Schulz@portcolborne.ca)>  
**Subject:** RE: Fw: NPCA notes - 1628 Third Concession Road - Minor Variance Application A20-24-PC

Good afternoon Diana,

Thank you so much for commenting on the location.

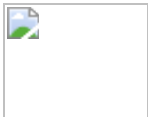
As the location and size remain the same as the previous detached accessory building and as the work is nearing completion the NPCA has no objections, in principle, to the proposed height variance.

Additionally, in this case the NPCA will wave the review fee requirement for the proposed minor variance application.

Due to the proposed unevaluated wetlands on the property any future development on the property will need to be circulated to the NPCA for review and approval prior to any ground disturbance.

As previously requested to Taya, please still include the NPCA (including myself) in the formal circulation of the propose minor variance application so that the NPCA can include the formal COA materials in our file.

Best,  
Meghan



**Meghan Birbeck (MS)**  
Watershed Planner

**Niagara Peninsula Conservation Authority (NPCA)**  
3350 Merrittville Highway, Unit 9, Thorold, Ontario L2V 4Y6

905.788.3135 Ext 278  
[www.npca.ca](http://www.npca.ca)  
[mbirbeck@npca.ca](mailto:mbirbeck@npca.ca)

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**From:** Diana Vasu <[Diana.Vasu@portcolborne.ca](mailto:Diana.Vasu@portcolborne.ca)>  
**Sent:** Tuesday, July 23, 2024 2:51 PM  
**To:** Meghan Birbeck <[mbirbeck@npca.ca](mailto:mbirbeck@npca.ca)>  
**Cc:** Taran Lennard <[tlennard@npca.ca](mailto:tlennard@npca.ca)>; Sarah Mastroianni <[smastroianni@npca.ca](mailto:smastroianni@npca.ca)>; Taya Taraba <[Taya.Taraba@portcolborne.ca](mailto:Taya.Taraba@portcolborne.ca)>; Denise Landry <[Denise.Landry@portcolborne.ca](mailto:Denise.Landry@portcolborne.ca)>; David Schulz

<[David.Schulz@portcolborne.ca](mailto:David.Schulz@portcolborne.ca)>

**Subject:** Fw: Fw: NPCA notes - 1628 Third Concession Road - Minor Variance Application A20-24-PC

Good afternoon Meghan,

Please see the applicant's response to your questions below.

I hope that helps answer your questions, and I look forward to hearing your thoughts soon!

Kind regards,  
Diana

**Diana Vasu**  
**Planner**  
**City of Port Colborne**

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[www.portcolborne.ca](http://www.portcolborne.ca)

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**From:** Isaac Adams <[isaacadams76@gmail.com](mailto:isaacadams76@gmail.com)>

**Sent:** Tuesday, July 23, 2024 2:28 PM

**To:** Diana Vasu <[Diana.Vasu@portcolborne.ca](mailto:Diana.Vasu@portcolborne.ca)>

**Cc:** Taya Taraba <[Taya.Taraba@portcolborne.ca](mailto:Taya.Taraba@portcolborne.ca)>; David Schulz <[David.Schulz@portcolborne.ca](mailto:David.Schulz@portcolborne.ca)>

**Subject:** Re: Fw: NPCA notes - 1628 Third Concession Road - Minor Variance Application A20-24-PC

Good afternoon Diana,

Thanks for including me in this email chain.

As per our demolition permit, and building permit the new Garage is built in the same location as the 2 existing garages that were torn down and is the same size.

Please note construction is almost complete including the property grading has been completed and seeded for grass.

Please let me know if you require any additional information.

Have a great day

Isaac Adams

On Tue, Jul 23, 2024, 1:02 p.m. Diana Vasu <[Diana.Vasu@portcolborne.ca](mailto:Diana.Vasu@portcolborne.ca)> wrote:

Good afternoon Isaac,

Below, please find NPCA staff's request for further clarification regarding your minor variance application. Could you kindly advise?

If you have any questions about their responses, please feel free to call me.

I will note that our final cut-off date to secure a spot on the August agenda is rapidly approaching, so the sooner we hear back, the better!

Kind regards,  
Diana

**Diana Vasu**  
**Planner**  
**City of Port Colborne**

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**From:** Meghan Birbeck <[mbirbeck@npca.ca](mailto:mbirbeck@npca.ca)>

**Sent:** Tuesday, July 23, 2024 11:27 AM

**To:** David Schulz <[David.Schulz@portcolborne.ca](mailto:David.Schulz@portcolborne.ca)>; Diana Vasu <[Diana.Vasu@portcolborne.ca](mailto:Diana.Vasu@portcolborne.ca)>

**Cc:** Taran Lennard <[tlennard@npca.ca](mailto:tlennard@npca.ca)>; Taya Taraba <[Taya.Taraba@portcolborne.ca](mailto:Taya.Taraba@portcolborne.ca)>; Denise Landry <[Denise.Landry@portcolborne.ca](mailto:Denise.Landry@portcolborne.ca)>; Sarah Mastroianni <[smastroianni@npca.ca](mailto:smastroianni@npca.ca)>

**Subject:** RE: NPCA notes - 1628 Third Concession Road - Minor Variance Application A20-24-PC

Good morning David,

As I explained in my email below mapping is only an approximate screening tool. Upon NPCA staff review I have explained that there are possible unevaluated wetlands on the property.

The NPCA cannot say that there are no NPCA related features on the subject property without a site visit to evaluate the unevaluated features.

When there is a conflict between the NPCA's screening layer and the NPCA's Policies, the NPCA's Policies prevail.

Before I provide NPCA comments further on this file I am asking if the location of the garage is also in the exact same spot as the demolished garage.

I understand that Port Colborne has already issued a permit and I understand that the garage is the same size but again my question is – is garage in the exact same spot as the demolished garage? And if not, can the municipality please explain the difference in location - is it further north/ east / south/ west?

-

Thank you.

Best,

Meghan

**Meghan Birbeck (MS)**

Watershed Planner

**Niagara Peninsula Conservation Authority (NPCA)**

3350 Merrittville Highway, Unit 9, Thorold, Ontario L2V 4Y6

905.788.3135 Ext 278

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[mbirbeck@npca.ca](mailto:mbirbeck@npca.ca)

---

**From:** David Schulz <[David.Schulz@portcolborne.ca](mailto:David.Schulz@portcolborne.ca)>

**Sent:** Tuesday, July 23, 2024 11:19 AM

**To:** Meghan Birbeck <[mbirbeck@npca.ca](mailto:mbirbeck@npca.ca)>; Diana Vasu <[Diana.Vasu@portcolborne.ca](mailto:Diana.Vasu@portcolborne.ca)>

**Cc:** Taran Lennard <[tlennard@npca.ca](mailto:tlennard@npca.ca)>; Taya Taraba <[Taya.Taraba@portcolborne.ca](mailto:Taya.Taraba@portcolborne.ca)>; Denise Landry <[Denise.Landry@portcolborne.ca](mailto:Denise.Landry@portcolborne.ca)>; Sarah Mastroianni <[smastroianni@npca.ca](mailto:smastroianni@npca.ca)>

**Subject:** RE: NPCA notes - 1628 Third Concession Road - Minor Variance Application A20-24-PC

**Importance:** High

Hi Meghan,

The applicant received a building permit for the garage earlier this year and it is about 90% complete, with the exception of the roof, in which they are now looking to increase the height.

We screen every building permit for NPCA regulated areas. See below for a snip of the subject property and NPCA mapping, there are no NPCA regulated areas on the subject property:

As the location of the building has already been established through the Building Permit application, this Minor Variance application is strictly for the height of the building. Please advise if the NPCA has any concerns with the increase in height from 6m to 7.1m.

Regards,

David

**David Schulz BURPI, MCIP, RPP**  
**Senior Planner**  
**City of Port Colborne**

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66 Charlotte Street  
Port Colborne, ON L3K 3C8  
**Phone** 905-228-8117  
**Email** [David.Schulz@portcolborne.ca](mailto:David.Schulz@portcolborne.ca)

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**From:** Meghan Birbeck <[mbirbeck@npca.ca](mailto:mbirbeck@npca.ca)>

**Sent:** Tuesday, July 23, 2024 10:22 AM

**To:** Diana Vasu <[Diana.Vasu@portcolborne.ca](mailto:Diana.Vasu@portcolborne.ca)>

**Cc:** Taran Lennard <[tlennard@npca.ca](mailto:tlennard@npca.ca)>; Taya Taraba <[Taya.Taraba@portcolborne.ca](mailto:Taya.Taraba@portcolborne.ca)>; David Schulz <[David.Schulz@portcolborne.ca](mailto:David.Schulz@portcolborne.ca)>; Denise Landry <[Denise.Landry@portcolborne.ca](mailto:Denise.Landry@portcolborne.ca)>; Sarah Mastroianni <[smastroianni@npca.ca](mailto:smastroianni@npca.ca)>

**Subject:** NPCA notes - 1628 Third Concession Road - Minor Variance Application A20-24-PC

Good morning Diane,

I had followed up with Taya on this file on July 18 and had been waiting to hear back from her.

Your notes indicate that the detached accessory building in question is the same building envelope can you confirm if the garage is also in the exact same spot.

Please note that it is the text within the NPCA's policy document that determines whether a feature is regulated, the NPCA's mapping is a screening tool to help screen for areas that may be regulated.

The NPCA's screening layer is an approximation of the NPCA's regulated area. When there is a conflict between the NPCA's screening layer and the NPCA's Policies, the NPCA's Policies prevail.

For the subject property there is available Ecological Land Classification (ELC) mapping that notes that there are possible unevaluated wetlands on the subject property, which would need site verification to determine whether they are there and if they would be considered a regulated wetland by the NPCA.

- More information on this mapping can be found at the following link - <https://gis-npca-camaps.opendata.arcgis.com/datasets/camaps::elc-2020-npca/explore>.

Best,

Meghan

**Meghan Birbeck (MS)**

Watershed Planner

**Niagara Peninsula Conservation Authority (NPCA)**

3350 Merrittville Highway, Unit 9, Thorold, Ontario L2V 4Y6

905.788.3135 Ext 278

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**From:** Diana Vasu <[Diana.Vasu@portcolborne.ca](mailto:Diana.Vasu@portcolborne.ca)>

**Sent:** Monday, July 22, 2024 9:42 AM

**To:** Meghan Birbeck <[mbirbeck@npca.ca](mailto:mbirbeck@npca.ca)>

**Cc:** Taran Lennard <[tlennard@npca.ca](mailto:tlennard@npca.ca)>; Taya Taraba <[Taya.Taraba@portcolborne.ca](mailto:Taya.Taraba@portcolborne.ca)>; David Schulz <[David.Schulz@portcolborne.ca](mailto:David.Schulz@portcolborne.ca)>  
**Subject:** Fw: 1628 Third Concession Road - Minor Variance Application A20-24-PC

Good morning Meghan,

I am just following up to see if you have any thoughts regarding the additional information I provided last week.

Taran: David suggested I should loop you in as well to see if you had any thoughts on the situation (please see the email thread below).

If either of you need any additional information from us or the applicant, please do not hesitate to let us know!

Kind regards,

Diana

**Diana Vasu**  
**Planner**  
**City of Port Colborne**

[www.portcolborne.ca](http://www.portcolborne.ca)

**Phone** 905-228-8118  
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**From:** Diana Vasu <[Diana.Vasu@portcolborne.ca](mailto:Diana.Vasu@portcolborne.ca)>  
**Sent:** Thursday, July 18, 2024 3:03 PM  
**To:** Young, Katie <[Katie.Young@niagararegion.ca](mailto:Katie.Young@niagararegion.ca)>; Meghan Birbeck <[mbirbeck@npca.ca](mailto:mbirbeck@npca.ca)>; [devtplanningapplications@niagararegion.ca](mailto:devtplanningapplications@niagararegion.ca) <[devtplanningapplications@niagararegion.ca](mailto:devtplanningapplications@niagararegion.ca)>  
**Cc:** Denise Landry <[Denise.Landry@portcolborne.ca](mailto:Denise.Landry@portcolborne.ca)>; Taya Taraba <[Taya.Taraba@portcolborne.ca](mailto:Taya.Taraba@portcolborne.ca)>  
**Subject:** Re: 1628 Third Concession Road - Minor Variance Application A20-24-PC

Perfect, thank you so much, Katie! I will pass your instructions along to the applicant now.



Meghan, have you had a chance to review the additional information I sent over about this project?

Thank you,

Diana

**Diana Vasu**  
**Planner**  
**City of Port Colborne**

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---

**From:** Young, Katie <[Katie.Young@niagararegion.ca](mailto:Katie.Young@niagararegion.ca)>

**Sent:** Thursday, July 18, 2024 2:32 PM

**To:** Diana Vasu <[Diana.Vasu@portcolborne.ca](mailto:Diana.Vasu@portcolborne.ca)>; Meghan Birbeck <[mbirbeck@npca.ca](mailto:mbirbeck@npca.ca)>;  
[devtplanningapplications@niagararegion.ca](mailto:devtplanningapplications@niagararegion.ca) <[devtplanningapplications@niagararegion.ca](mailto:devtplanningapplications@niagararegion.ca)>

**Cc:** Matt Roy <[Matt.Roy@portcolborne.ca](mailto:Matt.Roy@portcolborne.ca)>; Denise Landry <[Denise.Landry@portcolborne.ca](mailto:Denise.Landry@portcolborne.ca)>; Taya Taraba  
<[Taya.Taraba@portcolborne.ca](mailto:Taya.Taraba@portcolborne.ca)>

**Subject:** RE: 1628 Third Concession Road - Minor Variance Application A20-24-PC

Hi Diana,

Yes we will. I've included the payment instructions below for information. Thank you!

#### **Regional Fee Payment Instructions**

-

If paying **online** by Visa or MasterCard, please note that you will now be required to first set-up an account in our payment portal, and forward your log-in information (i.e. Log-In ID/email), as well as your application information (i.e. address, municipality, application type), to [devtplanningapplications@niagararegion.ca](mailto:devtplanningapplications@niagararegion.ca) before being able to complete your payment.

In order to do this, please follow these steps:

1. Click the following link to navigate to the Niagara Portal: <https://cityview.niagararegion.ca/portal>
2. **Making a Payment requires a login and for the application to have your Portal Account attached to it.** If you have an account, please log in. If you do not have an account, please complete the registration process.
  - a. To ensure you receive response in a timely manner please ensure your contact method is **EMAIL**
  - b. You will receive a separate account registration email. Please click on the link provided to complete the registration.
3. Notify the Niagara Region Planning Department of your Login ID (email address) and the Application you are requesting to pay by sending an email to [devtplanningapplications@niagararegion.ca](mailto:devtplanningapplications@niagararegion.ca)
4. After Niagara Region receives this information, the Niagara Region Planning staff will notify you when you are able to pay.
5. On Portal, ensure you are logged in, go to the **Planning Applications** section and select "planning applications search".
6. In the **planning application** search put in your project name, planning application number, or address, or roll number. This should populate your file, if not found contact [devtplanningapplications@niagararegion.ca](mailto:devtplanningapplications@niagararegion.ca) or 905-980-6000 ext. 3256.
7. If your planning application is in the system click on "**Pay Fees**", then click "**Make Payment**" and follow the remaining instructions to process the credit payment.

If paying by **cheque**, please address it as payable to "Niagara Region" submitted to the Growth Strategy and Economic Development Department at the address listed in my signature below.

If you have any questions, please don't hesitate to reach out to me.

Kind regards,

Katie

**Katie Young, MsC (PI), MCIP, RPP**

Senior Development Planner

Niagara Region, 1815 Sir Isaac Brock Way,  
Thorold, ON, L2V 4T7

**P:** (905) 980-6000 ext. 3727

**W:** [www.niagararegion.ca](http://www.niagararegion.ca)

**E:** [katie.young@niagararegion.ca](mailto:katie.young@niagararegion.ca)

***My workday may look different from your workday. Please do not feel obligated to respond outside of your normal working hours.***

---

**From:** Diana Vasu <[Diana.Vasu@portcolborne.ca](mailto:Diana.Vasu@portcolborne.ca)>

**Sent:** Thursday, July 18, 2024 2:18 PM

**To:** Young, Katie <[Katie.Young@niagararegion.ca](mailto:Katie.Young@niagararegion.ca)>; Meghan Birbeck <[mbirbeck@npca.ca](mailto:mbirbeck@npca.ca)>; Development Planning Applications

<[devtplanningapplications@niagararegion.ca](mailto:devtplanningapplications@niagararegion.ca)>

**Cc:** Matt Roy <[matt.roy@portcolborne.ca](mailto:matt.roy@portcolborne.ca)>; Denise Landry <[Denise.Landry@portcolborne.ca](mailto:Denise.Landry@portcolborne.ca)>; Taya Taraba <[Taya.Taraba@portcolborne.ca](mailto:Taya.Taraba@portcolborne.ca)>

**Subject:** Re: 1628 Third Concession Road - Minor Variance Application A20-24-PC

**CAUTION EXTERNAL EMAIL:** This email originated from outside of the Niagara Region email system. Use caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Awesome, thank you for confirming Katie!

Will you still require their payment of your minor variance review fee and formal circulation of their application?

Thanks,

Diana

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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