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**Re: COA December 11th - Internal Circulation**

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From Kyle Riley <kriley@npca.ca>  
Date Mon 11/18/2024 9:52 AM  
To Taya Taraba <Taya.Taraba@portcolborne.ca>

 4 attachments (2 MB)

4838 Sherkston Road Basemap.pdf; 178 Clarence Avenue Basemap.pdf; 465 Davis Street Basemap.pdf; 1196 Chippawa Road Basemap.pdf;

Hello Taya,

The Niagara Peninsula Conservation Authority (NPCA) has reviewed the subject matter from Port Colborne's December COA meeting scheduled for December 11th, 2024, and offers the following comments.

**4838 Sherkston Road -**

The Applicants are seeking to proceed with a series of severances to create three residential lots or (Part 1) 6229.8 m<sup>2</sup>, (part 2) 6491.1 m<sup>2</sup>, and (Part 3) 6786.1 m<sup>2</sup> from the southern extent of the existing lot, while retaining a 18884.20 m<sup>2</sup> section from the north. An easement to retain access from Sherkston road to the northern retained lot is proposed to follow the western lot line of part 3 of the included reference plan. An existing residential structure and its servicing will be retained on Part 1 of the reference plan. The retained lot will continue to be utilized for agricultural purposes while the remaining two lots created by severance will be utilized for residential development.

Two minor variances are proposed in tandem to rectify created lots having less than the minimum frontage specified within Port Colborne's Official Plan.

The southern extent of the existing address was mapped by the NPCA as being unevaluated wetlands (ELC codes SWT and SWD).

To investigate the nature of the ELC codes at the address, the NPCA performed a site visit on Wednesday November 13th, 2024.

Following the site visit, the NPCA has confirmed that the features do not meet the criteria for the current definition of wetlands under the Conservation Authorities Act.

As such, the NPCA offers No Objections to the proposed Severances, and Minor Variances.

No further fees for Planning are required for our review of this file.

Thank you kindly for circulating this agenda to our Offices for comments,

Best,

**Kyle Riley**  
Watershed Planner

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