

December 23, 2024
NPCA File No.: PLMV202401631

VIA EMAIL ONLY

Committee of Adjustment
City of Port Colborne
66 Charlotte Street
Port Colborne, ON L3K 3C8

Attention: Taya Taraba, Planning Technician

Subject: Application for Minor Variance, A01-25-PC

1433 Firelane 1, Port Colborne
ARN 271104000313000

To the Committee of Adjustment,

Further to your request for comments for the minor variance for the above noted property, the Niagara Peninsula Conservation Authority (NPCA) can offer the following.

The applicant's proposal is to construct a new accessory building on the North-Eastern side of the property.

The NPCA has reviewed the NPCA Mapping of **ARN 271104000313000** and notes that the property is impacted by NPCA regulated features.

The NPCA regulates watercourses, flood plains (up to the 100-year flood level), Great Lakes shorelines, hazardous land, valleylands, and wetlands under Ontario Regulation 41/24 of the Conservation Authorities Act. The NPCA Policy Document: Policies for Planning and Development in the Watersheds of the Niagara Peninsula Conservation Authority (NPCA policies) provides direction for managing NPCA regulated features.

The subject property contains the following regulated features: The Southern part of the subject property is impacted by Lake Erie Shoreline Flood and Erosion Hazard Limit and Dynamic Beach Hazard. The Eastern part of the subject property is impacted by a Regulated Watercourse along with its associated Buffer and Floodplain. The Northern part of the property is impacted by NPCA Regulated Floodplain associated with the Regulated Watercourse flowing along the Eastern side of the property.

The subject proposal to construct a new accessory building (garage) on the North-Eastern side of the property lies within the NPCA Regulated Floodplain.

As per the NPCA Policies, NPCA has no objection to the construction of the proposed accessory structure within the regulated floodplain subject to the following condition:

- The NPCA work permit would be required prior to the commencement of the works on site as the proposed development encroaches within NPCA regulated area. Confirmation of the following will be required:
 - The accessory structure is non-habitable and does not contain any dwelling units.
 - All openings on the ground floor of the building are to be located above the regulatory flood elevation (Lake Erie flood elevation, 176.8 m).

Conclusion

At this time, the NPCA has no objections to the construction of the proposed new accessory building on the subject property, conditional on the fulfilment of the above outlined requirements.

Please be advised that any future development within a NPCA Regulated area will require NPCA review, approval and Permits from this office prior to the commencement of any works on site.

I trust the above will be of assistance to you. Please do not hesitate to email should you have any further questions on this matter.

Regards,

Kartiki Sharma

Kartiki Sharma
Watershed Planner
(905) 788-3135, ext. 278
ksharma@npca.ca