

RE: NPCA Comments: COA February 12th - Internal Circulation

From Kartiki Sharma <ksharma@npca.ca>
Date Mon 1/20/2025 11:10 AM
To Taya Taraba <Taya.Taraba@portcolborne.ca>

 1 attachment (795 KB)
2790 Highway 3- NPCA Map.pdf;

Good Morning Taya,

The NPCA has reviewed the CoA Applications for the February 12th, 2025 Hearing and can offer the following comments:

1. 2790 Highway 3, Consent Application, B03-25-PC

- The NPCA has reviewed the Consent Application for the subject property. Based on the NPCA Mapping the subject location for the proposed boundary adjustment for the purpose of merging two lots does not contain and is not impacted by NPCA Regulated Features. Therefore, the NPCA has no objection to the proposed consent.
Please be advised that the Northern part of the subject property is impacted by the following
- NPCA Regulated Features:
 - Provincially Significant Wetland and associated 30m buffer
 - Regulated Floodplain
- 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.

Please let me know if you have any questions.

Kind Regards,



Kartiki Sharma
Watershed Planner

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