

March 25, 2025  
NPCA File No.: PLMV202500346

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, A07-25-PC**  
3618 Firelane 12, Port Colborne  
ARN 271104000211800

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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 demolish existing buildings located on the lot and construct a new dwelling, detached garage, septic and cistern.

The NPCA has reviewed the NPCA Mapping of **ARN 271104000211800** 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 NPCA regulated features:

- Possible unevaluated wetlands.
- Dune Features that have Unstable Soil Hazards.

There are potential unevaluated wetlands closer to the rear lot line of the subject property. Due to the location of the proposed dwelling not being closer to the rear lot line than the existing dwelling the NPCA will not require a site visit, at this time, to review the possible unevaluated wetlands.

Please note that the subject proposal lies within the NPCA regulated Dune Features.

NPCA has reviewed the 'Slope Stability Assessment' dated Nov 28, 2024 by Soil-Mat Engineers and Plan of Survey Showing Topographical Information dated October 4, 2023 last revised November 5, 2024 and offers no concerns to the proposed works.

As per the NPCA Policies, and review of the provided site plan and slope stability assessment, NPCA has no objection to the construction of a new dwelling, detached garage, septic and cistern at the subject property, 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.

Please note that the areas of disturbed soil will need to be stabilized post construction to a pre-disturbed state or better. The native seed mix suited for dunes is recommended to ensure better soil stabilization and site restoration success over the long term.

## Conclusion

At this time, the NPCA has no objections to the construction of a new dwelling, detached garage, septic and cistern at the subject property, conditional on the fulfilment of the above outlined condition.

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*

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