

Minor Variance 3611 Firelane 12

From Kyle Riley <kriley@npca.ca>

Date Fri 4/25/2025 3:23 PM

To Taya Taraba <Taya.Taraba@portcolborne.ca>

Cc Kartiki Sharma <ksharma@npca.ca>

 1 attachment (613 KB)
3611 Firelane 12 Basemap.pdf;

Hello Taya,

The Niagara Peninsula Conservation Authority (NPCA) has reviewed the subject matter forming A10-25-PC — Proposed Minor Variance at 3611 Firelane 12 — and offers the following comments.

The Applicants are requesting an increase in the permitted lot coverage from 19.7%, whereas 15% is allowed, an increase in the maximum lot coverage for an accessory structure from 5% to 5.9%, and an increase in the maximum allowable height from 7.2m where 6m is permitted.

The Lake Erie Shoreline forms the southern lot line of this address. Lake Erie's associated regulatory hazards traverse onto the property.

There is also a back-dune feature which forms a significant portion of the addresses' northern extent. The regulation distance for this feature must be established by a Geotechnical Report

Please note that the NPCA's current understanding is that separate reports have been produced for the proposed garage and house. Both Geotechnical Reports must be circulated on all future Minor Variances for this address.

The NPCA has reviewed the Geotechnical Report titled "Slope Stability Assessment Proposed Cottage Addition 3611 Firelane 12 Port Colborne" authored by Soil-Mat Engineers & Consultants LTD. On July 25th, 2024. The NPCA would agree to this report's Stable Top of Slope limit.

As such, all development must remain setback landward from the Stable Top of Slope limit, which Soil-Mat has suggested as part of their report.

The proposed addition extends beyond the Stable Slope limit and, thus, could not be supported by the NPCA.

Please note that Soil-Mat must speak to whatever setback is respected from Stable Top of Slope at this address on the revised plan. Soil-Mat must be able to reasonably justify that their suggested setback would produce no negative impacts.

The NPCA notes that the attic space of the garage is defined as an ADU within the circulated Minor Variance. The NPCA could not support a second-storey ADU. The NPCA will not support an increase in

residential density on top of a known hazard. The NPCA further notes that the drawing set specifies the second storey of the garage as a storage area. Please ask the Applicants to rectify this inconsistency.

Recommendations

The NPCA notes the purpose and effect of the proposed Minor Variances are to facilitate the construction of the garage predominantly.

The NPCA could support a revised design which respects the Stable Top of Slope Allowance.

As such, the NPCA recommends that deferral be offered on the basis that the Applicants supply a revised plan that no longer proposes to conduct works beyond Lake Erie's Stable Top of Slope limit.

We may offer conditions for a revised design if our Offices support the works.

Should you have any questions on the subject matter above, please do not hesitate to contact the undersigned.

Best regards,



Kyle Riley
Watershed Planner

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For mapping on features regulated by the NPCA please go to our GIS webpage at <https://gis-npca-camaps.opendata.arcgis.com/> and utilize our Watershed Explorer App or GIS viewer.

The NPCA completed its [Watershed-based Resource Management](#) and [Conservation Area](#) Strategies, paving the way for sustainable conservation across the Niagara Peninsula watershed. It's [Watershed Natural Asset Analysis and Valuation](#) for the Niagara Peninsula watershed offers new insights that redefine how we view nature. **Explore them today!**

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