



RE: 3611 Firelane 12, Port Colborne

From Young, Katie <Katie.Young@niagararegion.ca>

Date Thu 2/20/2025 11:37 AM

To Craig Esposti <craig@willmottstrickland.ca>

Cc Taya Taraba <Taya.Taraba@portcolborne.ca>; Diana Vasu <Diana.Vasu@portcolborne.ca>; Cierra Miller <Cierra.Miller@portcolborne.ca>; devtplanningapplications@niagararegion.ca <devtplanningapplications@niagararegion.ca>

 1 attachment (148 KB)

Niagara Region Private Servicing Development Application Requirements - July 2024.pdf;

Hi Craig,

That's good to hear you've reached out to the City as well. I've copied their staff to this email so they can keep it on file.

Archaeological Potential

- The property is mapped as an area of archaeological potential in the Niagara Official Plan, 2022 (NOP). Given the proposed development and site alteration, staff would request a Stage 1-2 Archaeological Assessment, prepared by a licensed archaeologist, as well as the Ministry's acknowledgement letter of receiving the report.

Natural Environment

- The subject property is impacted by the Region's Natural Environment System (NES), consisting of Lake Erie and its Shoreline Area, and potential Other Woodland. Lake Erie is considered a Key Hydrologic Feature (KHF).
- NOP policies require the completion of an Environmental Impact Study (EIS) when development or site alteration is proposed within 120 m of KHF's and within 50 m of Other Woodland. The EIS must demonstrate that there will be no negative impact on the features or their ecological function.
- NOP policy 3.1.10.4 requires a vegetated protection zone be maintained along the Lake Erie shoreline where existing lots are being redeveloped. Through previous communication and review, it has been determined that the existing slope vegetation along the shoreline of this property will satisfy this policy.
- Staff note that the proposed additions are within the existing development footprint and as such, staff offer no requirements for these components. However, the construction of the garage is within the above-noted setbacks. Due to the scope, nature and location of the garage, staff request the completion of a Tree Preservation Plan (TPP), in lieu of an EIS, that indicates any trees that need to be removed to allow for the construction of the garage, and appropriate mitigation measures to protect adjacent trees. The TPP should be prepared in accordance with Region's Woodland Conservation By-law (By-law 20-79). If any trees are planned for removal, they should be compensated for by planting native species that complement that existing vegetation communities.
- There is potential for sensitive habitat in the vicinity as well, including Species at Risk (SAR) habitat, so the applicant is encouraged to do their due diligence with respect to their responsibilities under the Endangered Species Act, and contact the Ministry of

Environment, Conservation and Parks, as soon as possible if they have not already done so.

Private Sewage System

- A private sewage system inspection and review would be required at the Minor Variance stage.
- It appears a bedroom and living space are being added so a septic design will most likely be needed as you won't likely be able to continue use of the existing septic.
- A holding tank would not be accepted to service the proposed project
- You will likely need to apply for a septic permit application prior to the building permit being issued.
- Private Sewage System instructions are attached.

Please note as of March 31, 2025, Niagara Region will no longer have land use planning responsibilities under the Planning Act. Niagara Region to date has not signed an agreement with the City of Port Colborne to continue providing planning support to the City. Accordingly, if the application is submitted after March 31, 2025, the archaeological requirements and natural environment comments/requirements are at the discretion of local staff. Please be advised that Niagara Region will continue to comment on Planning Act applications as it relates to regional infrastructure, including septic review.

Please let me know if you have any questions.

Kind regards,
Katie



Katie Young, MsC (PI), MCIP, RPP
Senior Development Planner

Niagara Region, 1815 Sir Isaac Brock Way,
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P: (905) 980-6000 ext. 3727

W: www.niagararegion.ca

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My workday may look different from your workday. Please do not feel obligated to respond outside of your normal working hours.

From: Craig Esposti <craig@willmottstrickland.ca>

Sent: Wednesday, February 19, 2025 2:55 PM

To: Young, Katie <Katie.Young@niagararegion.ca>

Subject: Re: 3611 Firelane 12, Port Colborne

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Thanks Katie,

Appreciate the reply.

I have also reached out to planning staff at the City. Just wanted to be proactive given the similarity to 3637 Firelane.

I look forward to any feedback you receive back from your team.

Thanks
Craig

Craig Esposti B.ARCH OAA LEED AP
Associate Architect

WILLMOTT & STRICKLAND INC.

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On Feb 19, 2025, at 10:48 AM, Young, Katie <Katie.Young@niagararegion.ca> wrote:

Hi Craig,

Thanks for your email. You'll need to speak to a staff member at the City of Port Colborne regarding what applications may be required (pre-cons, applications, development permits, etc.) as the Region is a commenting agency only.

I've circulated your proposal internally to our team and will follow-up with any requirements we may have. As you've noted, it will likely be similar to 3637 Firelane 12, but I will confirm soon.

Kind regards,
Katie

<image001.png>

Katie Young, MsC (PI), MCIP, RPP
Senior Development Planner

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My workday may look different from your workday. Please do not feel obligated to respond outside of your normal working hours.

From: Craig Esposti <craig@willmottstrickland.ca>

Sent: Tuesday, February 18, 2025 4:13 PM

To: Young, Katie <Katie.Young@niagararegion.ca>

Subject: 3611 Firelane 12, Port Colborne

**Niagara Region Security
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Good afternoon Katie,

I just left you a phone message (hopefully not too long).

You may recall, we had an application for a new house at 3637 Fireplane 12 in Port Colborne early last year. We have a new project starting at 3611 Firelane 12, just two lots west. I assume there will be similar requirements as part of a development application, but wanted to reach out and clarify requirements and process with you.

I have attached a PDF of the proposed site plan drawing and a separate PDF set with the proposed drawings for reference. The application is for an addition to the existing cottage, as well as a new detached garage structure. Variances will be required.

Hoping you can help direct me, whether there is a formal pre-consultation process. I'm looking to determine the requirements that will be required through a minor variance application, as well as for any development permits required prior to a building permit.

I'm happy to discuss further if you want to set up a time for a call.

Thanks
Craig

Craig Esposti B.ARCH OAA LEED AP
Associate Architect

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