

From: [Nicholas Olschansky](#)
To: [Diana Vasu](#)
Cc: [Denise Landry](#); [David Schulz](#); [Chris Roome](#)
Subject: RE: June COA Notices of Hearing
Date: May 24, 2023 10:38:56 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
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[facebook_ea8c96f7-cf37-4d73-ad46-6ee4e0c9ae71.png](#)
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[twitter_04872013-61b4-444d-a673-fa87d4f4ef9b.png](#)
[youtube_c96bc151-7cd5-41cb-9264-033a34192aa4.png](#)
[linkedin_44d141ad-f5f8-454c-969a-0fe0c2e19cfb.png](#)

Hi Diana,

Please see my comments below.

A11-23-PC – 38 Church Street

- No comment

A12-23-PC – 510 Main Street West

- Master grading plan is recommended to ensure the severed parcels will drain independently and without adversely affecting adjacent property
- Municipal Consent Permit will be required for the construction of new entrance or alteration of existing entrance on Oakwood Street

A13-23-PC – 510 Main Street West

- Master grading plan is recommended to ensure the severed parcels will drain independently and without adversely affecting adjacent property
- Municipal Consent Permit will be required for site servicing connections to existing City owned infrastructure
- Main Street West is a regional road and will therefore require regional permits to work within the public right-of-way

B05-23-PC – 242 & 244 Humboldt Parkway

- Master grading plan is recommended to ensure the severed parcels will drain independently and without adversely affecting adjacent property
- Municipal Consent Permit will be required for work within the City right-of-way (construction of entrances, site servicing, etc.)

B06-23-PC – 336 Sugarloaf Street

- Master grading plan is recommended to ensure the severed parcels will drain independently and without adversely affecting adjacent property
- Municipal Consent Permit will be required for work within the City right-of-way (construction of entrances, site servicing, etc.)

B07-23-PC – 316 Second Concession Road

- Master grading plan is recommended to ensure the severed parcels will drain independently and without adversely affecting adjacent property

B08-23-PC – 59 Omer Avenue

- Master grading plan is recommended to ensure the severed parcels will drain independently and without adversely affecting adjacent property

B09-23-PC – 59 Omer Avenue

- Master grading plan is recommended to ensure the severed parcels will drain independently and without adversely affecting adjacent property

B10-23-PC – 510 Main Street West

- Master grading plan is recommended to ensure the severed parcels will drain independently and without adversely affecting adjacent property
- Municipal Consent Permit will be required for site servicing connections to existing City owned infrastructure
- Main Street West is a regional road and will therefore require regional permits to work within the public right-of-way

B11-23-PC – 36 & 38 Page Street

- Final grading does not conform with proposed grading plan and is currently draining onto adjacent property

B12-23-PC – 194 Chippawa Road

- No comment

Cheers,
Nick



www.portcolborne.ca

Nicholas Olschansky
Engineering Technologist
City of Port Colborne

Port Colborne, ON

Phone 905-835-2900 x226

Email Nicholas.Olschansky@portcolborne.ca

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Hello Diana

A11-23-PC there are not comments regarding municipal drains

A12-23-PC there are not comments regarding municipal drains

A13-23-PC there are not comments regarding municipal drains

B05-23-PC there are not comments regarding municipal drains

B06-23-PC there are not comments regarding municipal drains

B08-23-PC there are not comments regarding municipal drains

B09-23-PC there are not comments regarding municipal drains

B11-23-PC there are not comments regarding municipal drains

B12-23-PC there are not comments regarding municipal drains

B07-23-PC this property abuts the Indian Creek Municipal Drain watershed however this parcel is not within the municipal drain watershed so there are not comments regarding municipal drains for this parcel either.



Alana VanderVeen
Drainage Superintendent
City of Port Colborne

1 Killaly St W
Port Colborne, ON L3K 6H1
Phone 905-835-2900 x291
Email Alana.VanderVeen@portcolborne.ca

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From: Diana Vasu <Diana.Vasu@portcolborne.ca>
Sent: May 15, 2023 4:39 PM
To: Charles Turpin <Charles.Turpin@portcolborne.ca>; Sherry Hanson <Sherry.Hanson@portcolborne.ca>; Dave Hornblow <Dave.Hornblow@portcolborne.ca>; Nicholas Olschansky <Nicholas.Olschansky@portcolborne.ca>; Alana VanderVeen <Alana.VanderVeen@portcolborne.ca>; Cassandra Banting <Cassandra.Banting@portcolborne.ca>
Cc: Chris Roome <Chris.Roome@portcolborne.ca>
Subject: June COA Notices of Hearing

Hi everyone,

From: charlesturpin@portcolborne.ca
To: [Diana Vasu](#)
Subject: Re Zoning Amendment Application - 38 CHURCH STREET
Date: May 23, 2023 10:35:26 AM
Attachments: [logo_92ffc72e-1a94-4c3c-bb44-cfecb6d7c8b8.png](#)
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[youtube_c96bc151-7cd5-41cb-9264-033a34192aa4.png](#)
[linkedin_44d141ad-f5f8-454c-969a-0fe0c2e19cfb.png](#)

Port Colborne Fire & Emergency Services has reviewed application File number and would like to offer the following comments.

Port Colborne Fire has no objection to the application.

Should you have any questions, please feel free to contact this office.

Charles Turpin
Port Colborne Fire & Emergency Services



www.portcolborne.ca

Charles Turpin
Fire Prevention Officer
City of Port Colborne

Port Colborne, ON
Phone 905-834-4512 x
Email Charles.Turpin@portcolborne.ca

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From: [Young, Katie](#)
To: [Diana Vasu](#)
Cc: devtplanningapplications@niagararegion.ca
Subject: RE: 38 Church Street - Minor Variance Application
Date: April 27, 2023 8:32:12 AM
Attachments: [image003.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)

Good morning Diana,

We do not have any required Regional fees for this Minor Variance Application. The only item to note is with respect to archaeology:

The property is mapped within Schedule K of the NOP as an area of archaeological potential. NOP Policy 6.4.2.6 outlines that a Stage 1 Archaeological Assessment (at minimum), completed by a licensed archaeologist is required for any development and site alteration within an area of archaeological potential. Given the minor nature of the application, staff offer no archaeological assessment requirements.

In lieu of an assessment, the following warning clauses are provided to the applicant for information in case of any resources uncovered through construction works:

Should deeply buried archaeological remains/resources be found during construction activities, all activities impacting archaeological resources must cease immediately, and the proponent must notify the Archaeology Programs Unit of the Ministry of Citizenship and Multiculturalism (MCM) (416-212-8886) and contact a licensed archaeologist to carry out an archaeological assessment in accordance with the Ontario Heritage Act and the Standards and Guidelines for Consultant Archaeologists.

In the event that human remains are encountered during construction, all activities must cease immediately and the local police as well as the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (416-326-8800) must be contacted. In situations where human remains are associated with archaeological resources, MCM should also be notified to ensure that the site is not subject to unlicensed alterations which would be a contravention of the Ontario Heritage Act.

Should you have any questions, please let me know.

Kind regards,

Katie Young, MSc (PI), MCIP, RPP

Development Planner

Development Planning

Growth Strategy and Economic Development

Niagara Region | www.niagararegion.ca

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