

**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](#)  
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[image003.png](#)  
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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](http://www.portcolborne.ca)

**Nicholas Olschansky**  
*Engineering Technologist*  
**City of Port Colborne**

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Port Colborne, ON

**Phone** 905-835-2900 x226

**Email** [Nicholas.Olschansky@portcolborne.ca](mailto: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.



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**Alana VanderVeen**  
*Drainage Superintendent*  
**City of Port Colborne**

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1 Killaly St W  
Port Colborne, ON L3K 6H1  
**Phone** 905-835-2900 x291  
**Email** [Alana.VanderVeen@portcolborne.ca](mailto: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](mailto:charlesturpin@portcolborne.ca)  
**To:** [Diana Vasu](#)  
**Subject:** Re Zoning Amendment Application - 336 SUGARLOAF STREET  
**Date:** May 23, 2023 3:17:09 PM  
**Attachments:** [logo\\_92ffc72e-1a94-4c3c-bb44-cfecb6d7c8b8.png](#)  
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[twitter\\_04872013-61b4-444d-a673-fa87d4f4ef9b.png](#)  
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[linkedin\\_44d141ad-f5f8-454c-969a-0fe0c2e19cfb.png](#)

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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 B06-23-PC

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

Charles Turpin  
Port Colborne Fire & Emergency Services



[www.portcolborne.ca](http://www.portcolborne.ca)

**Charles Turpin**  
*Fire Prevention Officer*  
**City of Port Colborne**

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Port Colborne, ON  
**Phone** 905-834-4512 x  
**Email** [Charles.Turpin@portcolborne.ca](mailto:Charles.Turpin@portcolborne.ca)

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## **Growth Strategy and Economic Development**

1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7

905-980-6000 Toll-free: 1-800-263-7215

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### **Via Email Only**

May 29, 2023

Region File: D.06.07.CS-23-0012

Diana Vasu

Secretary Treasurer of the Committee of Adjustment

City of Port Colborne

66 Charlotte Street

Port Colborne, ON, L3K 3C8

Dear Ms. Vasu:

**Re: Regional and Provincial Comments  
Proposed Consent Application  
City File: B06-23-PC  
Applicant: John Truong  
336 Sugarloaf Street  
City of Port Colborne**

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Staff of the Regional Growth Strategy and Economic Development Department has reviewed the above-mentioned Consent Application for the subject lands municipally known as 336 Sugarloaf Street in the City of Port Colborne.

The application proposes to sever Part 2, as shown on the attached sketch prepared by Lanthier & Gilmore Surveying Ltd. for an existing residential use and retain Part 1 for an residential use.

The following comments are provided from a Provincial and Regional perspective to assist the Committee in consideration of the application.

### **Provincial and Regional Policies**

The property is located within the 'Settlement Area' under the *Provincial Policy Statement, 2020* ("PPS"), the 'Delineated Built-Up Area' in *A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 Consolidation* ("Growth Plan"), and designated 'Built-Up Area' in the *Niagara Official Plan, 2022* ("NOP")

The PPS, Growth Plan, and NOP direct development to take place in urban areas to support intensified development where appropriate servicing and infrastructure exists.

Provincial and Regional policy place an emphasis on intensification and infill to foster the development of complete communities that offer a diverse mix of land uses and housing choices, improve social equity and quality of life, and spaces that are vibrant and resilient in design. A full range of residential uses are permitted generally within the Built-Up Area, subject to meeting applicable provisions of the NOP.

The proposed severance to create an additional developable lot is permitted within the Built-Up Area and will assist the City in achieving its 30% intensification target as set out in Table 2-2 of the NOP. Subject to the below comments, staff offer no objection to the proposal.

## **Archaeological Potential**

The PPS and NOP provide direction for the conservation of significant cultural heritage and archaeological resources. Specifically, PPS policy 2.6.2 and NOP policy 6.4.2.1 state that development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved or the land has been investigated and cleared or mitigated following clearance from the Province.

The property is mapped within Schedule K as an area of archaeological potential and there are several registered archaeological sites located within 300 m. NOP Policy 6.4.2.6 states that where a site proposed for development is located within an area of archaeological potential, a Stage 1 Archaeological Assessment by a licensed archaeologist, as well as a Stage 2 Assessment, where required, shall be circulated to the Region as part of a complete application.

Staff has reviewed the submitted *Stage 1 and 2 Archaeological Assessment of 336 Sugarloaf Street*, prepared by AS&G Archaeological Consulting (dated April 28, 2023). The Stage 1 background assessment found that portions of the property exhibit potential for the recovery of archaeological resources or cultural heritage value and interest. The Stage 2 archaeological assessment, which utilized test pit survey methods, did not identify any archaeological sites requiring further assessment or mitigation of impacts. Therefore, the licensed archaeologist has recommended that no further archaeological assessment of the property is required.

Staff has not received acknowledgement from the Ministry of Citizenship and Multiculturalism ("MCM") that the report has been submitted to the Ontario Public Register of Archaeological Reports. As such, staff require this acknowledgement to be circulated to Niagara Region when available. If the Ministry requires further archaeological work to be completed prior to acknowledging the *Stage 1 and 2 Archaeological Assessment of 336 Sugarloaf Street*, prepared by AS&G Archaeological Consulting (dated April 28, 2023), these report(s) must also be submitted to and acknowledged by the Ministry, to the satisfaction of Niagara Region. No demolition, grading or other soil disturbances shall take place on the subject property prior to the issuance of a letter from MCM through Niagara Region, confirming that all

May 29, 2023

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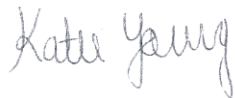
archaeological resource concerns have met licensing and resource conservation requirements. An appropriate condition has been included in the Appendix in this regard.

## Conclusion

Regional Growth Strategy and Economic Development staff do not object to the proposed Consent application, provided the attached condition of receiving Ministry acknowledgement of the submitted archaeological assessment has been received. Provided this can be fulfilled, the application is consistent with the *Provincial Policy Statement* and conforms to Provincial and Regional plans.

Please contact the undersigned at [Katie.Young@niagararegion.ca](mailto:Katie.Young@niagararegion.ca) should you have any questions related to the above comments. Please send the Notice of Decision on this Applications when available.

Kind regards,



Katie Young, MCIP, RPP  
Development Planner

cc: Pat Busnello, MCIP, RPP, Manager of Development Planning

## **Appendix**

### **Regional Condition of Consent**

#### **336 Sugarloaf Street, Port Colborne**

1. That the applicant/owner receive acceptance from the Ministry of Citizenship and Multiculturalism (MCM) for the archaeological assessment report titled *Stage 1 and 2 Archaeological Assessment of 336 Sugarloaf Street*, prepared by AS&G Archaeological Consulting (dated April 28, 2023). If the Ministry requires further archaeological work to be completed prior to acknowledging this report, these report(s) must also be submitted to and acknowledged by the Ministry, to the satisfaction of Niagara Region, prior to clearance of this condition. No demolition, grading or other soil disturbances shall take place on the subject property prior to the issuance of a letter from MCM through Niagara Region, confirming that all archaeological resource concerns have met licensing and resource conservation requirements.