



250 Thorold Road West, 3rd Floor, Welland, Ontario L3C 3W2
Telephone 905.788.3135 | Facsimile 905.788.1121 | www.npca.ca

June 16, 2023

File Number PLPER202300093

2755764 Ontario Inc. (JC Holdings)
c/o Cheryl Sollazzo
Chatham, ON N7M 5J5

Dear Cheryl Sollazzo:

SUBJECT: N.P.C.A. PERMIT NO. PLPER202300093 DATED JUNE 16, 2023 FOR WORK TO BE UNDERTAKEN AT 2258 CAISTOR CENTRE ROAD IN THE MUNICIPALITY OF HALDIMAND COUNTY.

Enclosed with this letter is a Permit issued by the Niagara Peninsula Conservation Authority (the "NPCA").

You are responsible to read and understand all of the limitations, terms and conditions that govern your Permit. If necessary, you should obtain whatever assistance and advice you may need to ensure your full compliance with the terms and conditions of the Permit.

If you wish to make any changes to the scope, nature or location of the work authorized by your Permit, you must first notify the NPCA to ensure that no further approvals or amendments to the Permit are required.

Kindly note that this Permit has been issued by the NPCA pursuant to the *Conservation Authorities Act* and Ontario Regulation 155/06, only. It does not relieve you from the need to comply with all other applicable federal, provincial or municipal statutes, regulations or by-laws, and the issuance of this Permit will not be a defense if you breach any other law or regulation that may apply to the work.

Should you have any questions regarding this Permit please contact Meagan Doan, Watershed Planner at (905) 788-3135 ext. 228.

Yours truly,

A handwritten signature in blue ink, reading "Leilani Lee-Yates", is written over a horizontal line.

Leilani Lee-Yates BES, MSPL.RPD, MCIP, RPP
Director, Planning and Development
Niagara Peninsula Conservation Authority

Prepared by:

A handwritten signature in black ink, reading "Meagan Doan", is written over a horizontal line.

Meagan Doan
Watershed Planner
Niagara Peninsula Conservation Authority

NPCA PERMIT NO. PLPER202300093

This Permit is issued pursuant to s. 28 of the **Conservation Authorities Act, R.S.O. 1990, c. C.27** and s. 3 of **O. Reg. 155/06**.

IMPORTANT (PLEASE READ)

The permission granted for development pursuant to this Permit is limited to the Permitted Works as stated in this Permit and is subject to compliance by the permit holder with the following:

- a) the provisions of **Ontario Regulation 155/06** (*Niagara Peninsula Conservation Authority: Regulation of Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses*);
- b) the **General Terms & Conditions** set out herein; and
- c) such **Specific Terms & Conditions** as may be attached in a Schedule appended hereto.

This Permit is non-transferrable, applies only for the purpose of undertaking the Permitted Works at the Site, and remains in effect only for the period of validity stated. Any variation to the terms of this Permit must receive prior written approval from the NPCA in order to be effective,

Permit holder ("**Permittee**"):

Name of Permittee: 2755764 Ontario Inc. (JC Holdings) c/o Cheryl sollazzo
Mailing Address of Permittee: 2258 Caistor Centre Road
Telephone No. of Permittee: 905-971-4489 Email Address of Permittee: cherylsollazzo@gmail.com

Location ("**Site**"):

Location of Permitted Works: 2258 Caistor Centre Road
Name of Municipality: West Lincoln

Period of validity (unless cancelled or extended by the NPCA in writing):

Permit Start Date: June 16, 2023
Permit Expiration Date: June 16, 2025

Permitted work ("Permitted Works"):

The Permitted Works are works undertaken for the purpose of:
New shop storage structure approx. 120' x 60'
and which works are in conformity with the application of the Permittee dated:
March 21, 2023
and which works are in accordance with the NPCA-stamped drawings here listed:
2258 Caistor Centre Road Drawing Set, prepared by Cheryl Sollazzo, dated 06/06/2023

Permit issued by (not valid unless signed by authorized signatory):

Place of Issue:	C.A.O./Secretary-Treasurer or Director, Planning and Development
City of Welland, Ontario.	
Issuing Authority:	Date (DD/MM/YYYY):
Niagara Peninsula Conservation Authority	16/06/2023

Note: This Permit includes the General Terms & Conditions (attached hereto) and any Specific Terms & Conditions required by the NPCA and contained in a schedule hereto. This Permit also incorporates by reference any documents identified in the preceding sections.

NPCA PERMIT NO. PLPER202300093**GENERAL TERMS & CONDITIONS**

1. **Limited effect of Permit** The issuance of this Permit by the Niagara Peninsula Conservation Authority ("NPCA") indicates only that the Permitted Works are authorized by the NPCA in accordance with the *Conservation Authorities Act* and Ontario Reg. 155/06. The work permitted by the NPCA may also require the Permittee to obtain additional authorizations, approvals, permits, consents or agreements from other governmental agencies and in certain cases, private persons whose legal rights and interests may be impacted by the work. The Permittee is warned that a failure to obtain such other approvals or permissions may expose the Permittee to prosecution by other regulatory bodies or to civil proceedings instituted by private persons notwithstanding the issuance of this Permit.
2. **Indemnity in the event of civil proceedings related to the permitted work** In the event of civil proceedings being instated by a third party where the NPCA is named as a party by reason of having approved the permitted work or development, the Permittee, on behalf of itself and its agents and contractors, jointly and severally agrees to fully indemnify and hold harmless the NPCA and its directors, officers, staff, servants and agents, which indemnity shall include on a full indemnity basis their reasonable legal fees and costs, of and from any and all claims, demands, losses, causes of action, damage, lawsuits, judgments, of whatever kind and nature, that arise out of, in connection with, or by reason of the permitted work or development.
3. **Notices required to be given** Referencing the NPCA Permit Number shown at the top of this Permit, and within the time-frames stated below, the Permittee shall advise the NPCA by email to permits@npca.ca of the following events:
 - a. **Upon commencement** The Permittee shall give notice of its intention to commence work at the Site on a particular date by notifying the NPCA not less than one (1) full business day (business days do not include weekends or statutory holidays) prior to commencing the permitted work;
 - b. **Upon completion** The Permittee shall give notice of the date on which the permitted work was completed by notifying the NPCA not more than ten (10) business days following the completion of the permitted work; and
 - c. **Upon receipt of a complaint** Within five (5) business days of receiving a complaint relating in any way to the permitted work, the Permittee shall notify the NPCA of the complaint and provide the NPCA with such particulars of the complainant and the complaint as the NPCA may request, including any action which the Permittee has taken or proposes to take with regard to the complaint.

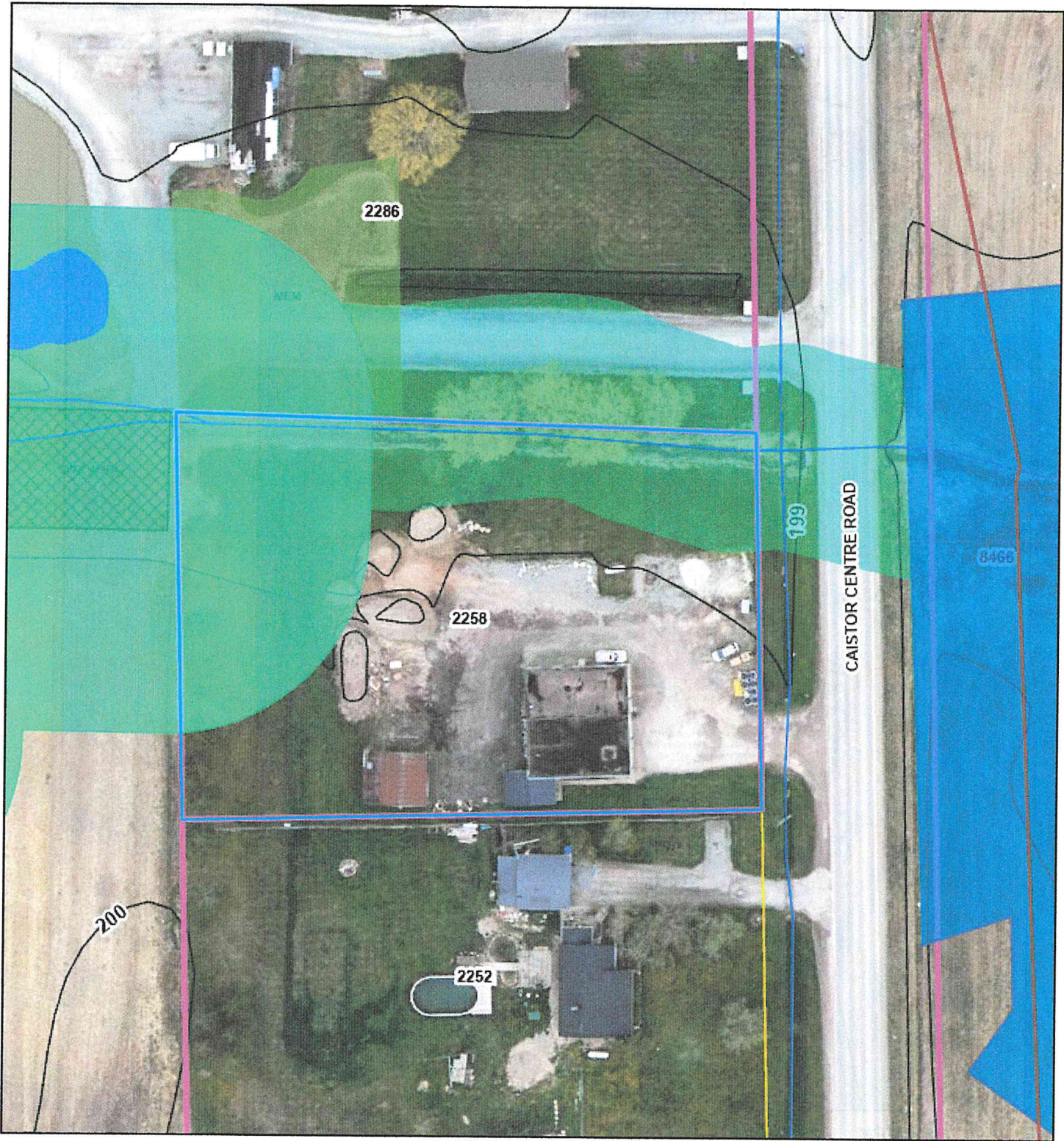
4. **Entry upon lands** The Permittee shall grant entry to representatives of the NPCA onto lands and buildings at the Site at all times during daylight hours that such entry is requested, in order for the NPCA to make such surveys, examinations, investigations, inspections or inquiries as the NPCA and its representatives may consider necessary.
5. **Permit to be kept at the Site** The Permittee shall keep available at the Site this Permit, or else a true copy of same, including both these General Terms and Conditions and any Special Terms and Conditions appended hereto. The person in charge of the work at the Site shall produce and show this Permit (or true copy thereof) to any NPCA Officer when so requested.
6. **Offences** Work carried out in contravention of this Permit, including any condition attached hereto, constitutes an offence under the *Conservation Authorities Act* and may lead to charges being laid against the Permittee by the NPCA. The Permittee is warned that upon conviction of an offence under the *Conservation Authorities Act*, the Permittee and its agents and contractors may be liable to a substantial fine or to imprisonment, or both.
7. **Cancellation** The NPCA may cancel this Permit or add to or amend any of the conditions included herewith, at any time and without prior notice, if the NPCA determines that:
 - a. the works are not in conformity with the Permit;
 - b. the information presented to obtain the Permit was materially false or misleading; or
 - c. the works or method of construction used in the work are having or will have detrimental impacts on the environment.
8. **Terms and conditions forming part of Permit** These General Terms and Conditions, together with any Specific Terms and Conditions imposed by the NPCA as a condition of permitting the work, are an integral part of the Permit and all parts thereof shall be deemed to constitute one document.

NPCA PERMIT NO. PLPER202300093**SCHEDULE – SPECIFIC TERMS & CONDITIONS**

In addition to the General Terms and Conditions, the following Specific Terms and Conditions apply to this Permit:

1. Construction shall be limited to the limit of work area depicted on the approved drawing and clearly identified on site (preferably using visible construction fence) prior to any site alteration. No equipment, machinery or materials shall extend beyond the limit of work area into any other sections of the lake/shoreline. Any part of equipment entering the water shall be free of fluid leaks and externally cleaned/degreased to prevent any deleterious substance from entering the wetland.
2. All materials and equipment used for the purpose of site preparation and project completion shall be operated, maintained and stored in a manner that prevents any deleterious substance (e.g. petroleum products, silt, debris, etc.) from entering the wetland.
3. No fill or alteration of the natural vegetation, or development is to take place within any other section of the wetland that exists on the property, other than what is currently proposed.
4. Sediment and erosion control measures shall be installed as needed to ensure no migration of sediment into the lake. Sediment and erosion controls shall be inspected regularly and maintained in good working order throughout the construction period and until all areas of exposed soil have been stabilized. If the sediment and erosion control measures are not functioning properly, no further work shall continue until the sediment and/or erosion problem is addressed.
5. All mitigation measures as outlined on the approved drawings must be implemented and adhered to for this project.
6. All works and access shall be conducted on lands owned by the applicant. Should the applicant require work on or access lands not owned by the applicant, written permission shall be submitted to the NPCA for review and approval.

2258 Caistor Centre Road



2/3/2023, 10:19:07 AM

SWOOP 2020 NPCA

- Red: Band_1
- Green: Band_2
- Blue: Band_3

Roads

NPCA APPROXIMATE REGULATION LANDS

Wetland Allowance

Regulation Wetlands

Evaluated-Provincial

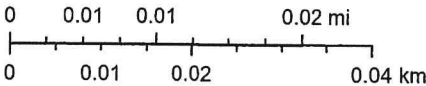
Regulated Floodplain Extent

Regulated

Floodlines Inventory

Regulated

1:1,128



NPCA, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

2258 Caistor Centre Road Features Map

Cheryl Sellazzo
June 6th/23



NIAGARA PENINSULA CONSERVATION AUTHORITY
THIS DOCUMENT FORMS PARTS OF
PERMIT NO. 202300093
ISSUED ON June 16, 2023
FILE PLPER202300093
APPROVAL SIGNATURE *Morgan Barr*

2/3/2023, 3:31:50 PM

SWOOP 2020 NPCA

- Red. Band_1
- Green. Band_2
- Blue. Band_3

Roads

NPCA APPROXIMATE REGULATION LANDS

Wetland Allowance

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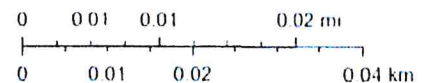
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NPCA Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox, and the GIS User Community

Web AppBuilder for ArcGIS

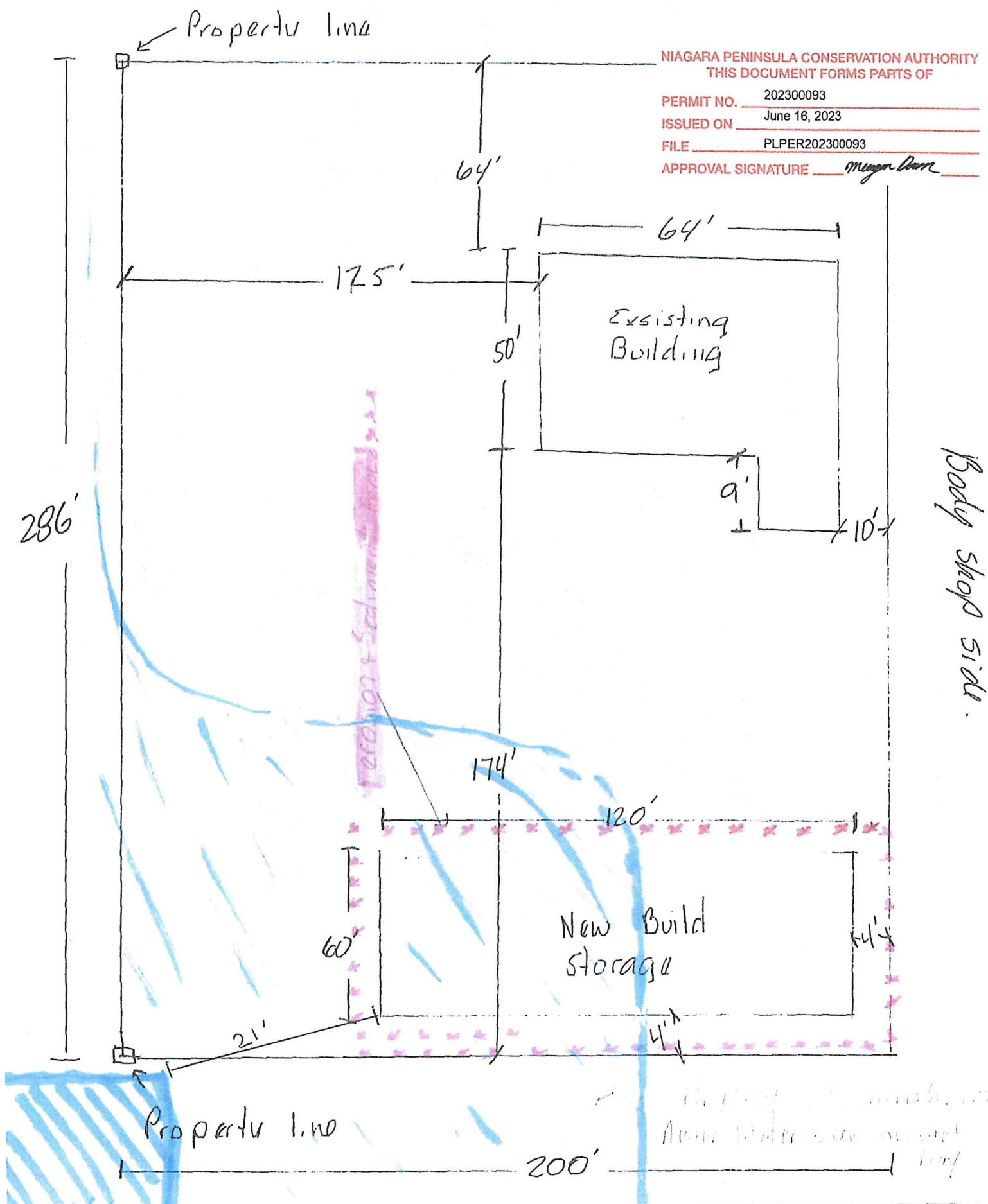
Caistor Centre rd

NIAGARA PENINSULA CONSERVATION AUTHORITY
THIS DOCUMENT FORMS PARTS OF

ISSUED ON: June 16, 2023

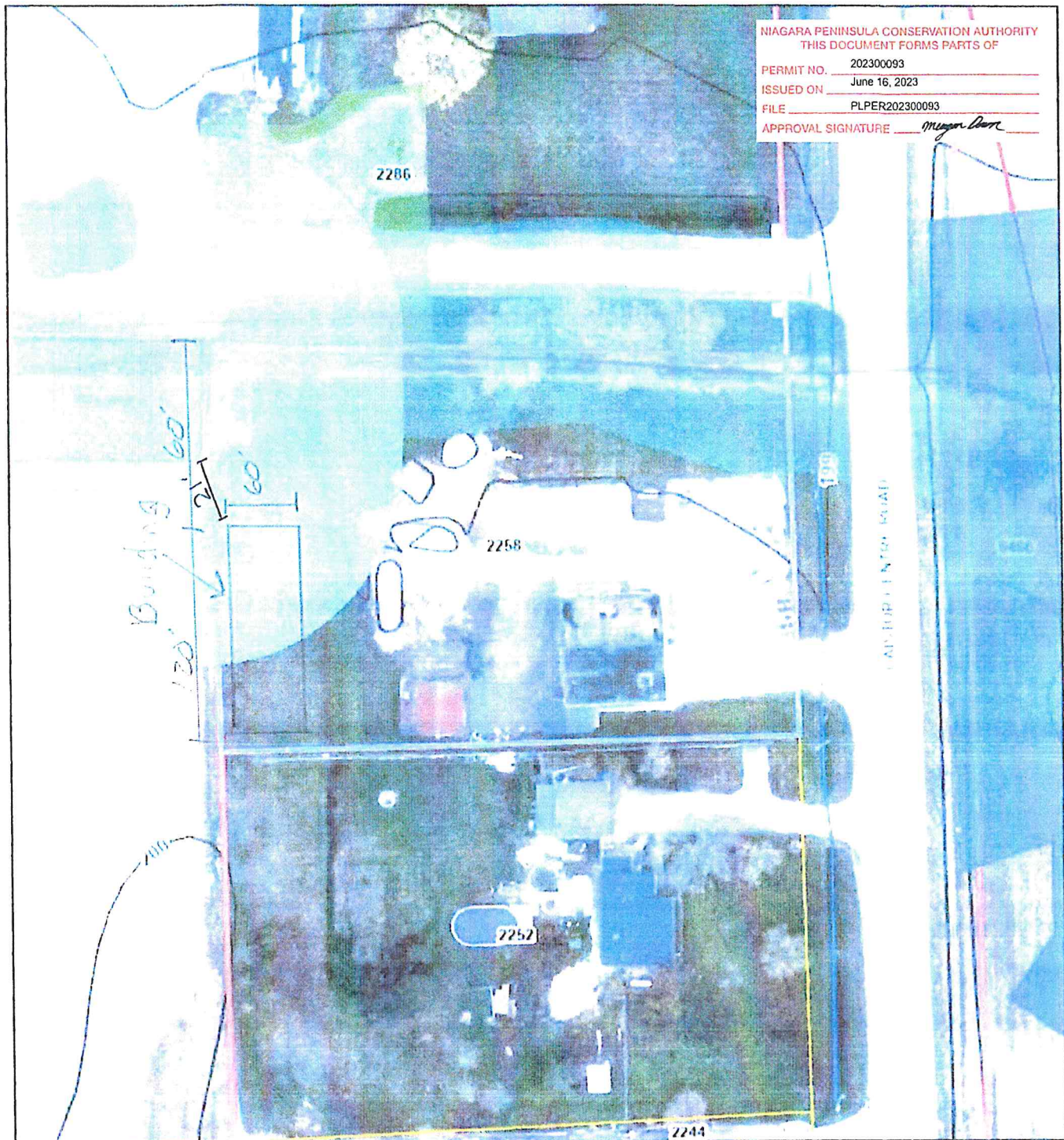
FILE _____ PLPER202300093

APPROVAL SIGNATURE _____ *meagan barn* _____



2258 Caistor Centre Road Features Map

Cheryl Sollazzo
June 6th/23



2/3/2023, 3:31:50 PM

1:1,128

SWOOP 2020 NPCA

- Red: Band_1
- Green: Band_2
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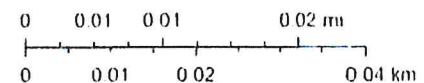
Roads

NPCA APPROXIMATE REGULATION LANDS

Welland Allowance

Regulation Wetlands

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- Regulated Floodplain Extent
- Regulated
- Floodlines Inventory
- Regulated



NPCA Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox, and the GIS User Community

Web Application for ArcGIS

City of Hamilton, City of Welland, Hamilton County, Niagara Region, Regional Municipality of Niagara, Province of Ontario, Ontario MNR, Esri Canada, Esri, HERE, Garmin, INCREMENT P, INC.

RECEIPT OF PAYMENT

Receipt Number: 2023004771
Receipt Date: 04/28/2023
Date Paid: 04/28/2023
Full Amount: \$1,695.00

Payment Details:	Payment Method	Amount Tendered	Check Number
	Credit Card	\$1,695.00	

Amount Tendered: \$1,695.00
Change / Overage: \$0.00
Contact: 2755764 ONTARIO INC. (JC HOLDINGS), Address: 2286 Caistor Centre Road, Phone: (905) 971-4489

FEE DETAILS:

Fee Description	Reference Number	Amount Owing	Amount Paid
Buildings: Accessory Structures - in ground pools, decks, docks, gazebos	PLPER202300093	\$1,695.00	\$1,695.00

