

**Stephanie Pouliot**

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**From:** Wilson, Connor <Connor.Wilson@niagararegion.ca>  
**Sent:** February 23, 2024 9:43 AM  
**To:** Stephanie Pouliot  
**Cc:** Busnello, Pat; Scholten, Yves  
**Subject:** Regional Comments - 2258 Caistor Centre Road, West Lincoln

Good morning Stephanie

Please see the Regional comments below with respect to the proposed Minor Variance application located at 2258 Caistor Centre Road (Township file No.: A03/2024WL) in the Township of West Lincoln for your files.

**Archaeological Potential**

Staff note that the property is not mapped within an area of archaeological potential on Schedule K of the NOP. The Provincial Policy Statement (“PPS”) and NOP 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. 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 is required.

Staff confirm that the Stage 1 Archaeological Assessment (prepared by A.M. Archaeological Associates) and Ministry Acknowledgement letter has been submitted to this office on May 3, 2012 through a previous application and, as such, staff has no further requirements in this regard.

**Environmental**

The subject property is affected by the Region’s Natural Environment System (NES), consisting of the Lower Twenty Mile Creek Provincially Significant Wetland (PSW) and a Permanent or Intermittent Stream, which are considered Key Hydrologic Features (KHF) outside of Settlement Areas.

Following pre-consultation and a site visit, it was established that the owner is amenable to letting the vegetation strip between parking area and watercourse naturalize as a vegetated buffer. Further, given that the adjacent wetland pond is a restoration project undertaken by the owner in collaboration with the NPCA and Ducks Unlimited, and is being improved through enhancements, staff are satisfied that the proposed development is not anticipated to have a negative impact on the NES. Staff therefore offers no objection to the proposed Minor Variance application.

If you have any questions, please let me know.

All the Best,

**Connor Wilson**  
Development Planner



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