

Stephanie Pouliot

From: Wilson, Connor <Connor.Wilson@niagararegion.ca>
Sent: February 23, 2024 9:44 AM
To: Stephanie Pouliot
Cc: Busnello, Pat; Scholten, Yves
Subject: Regional Comments - Consent - 7793 Young Street, West Lincoln

Good morning Stephanie

Please see the Regional comments below with respect to the proposed Consent application located at 7793 Young Street (Township file No.: B01/2024WL) in the Township of West Lincoln to permit a minor boundary adjustment for your files.

Archaeological Potential

Staff note that the property is 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.

A Preconsultation meeting for a similar proposal was held on December 21, 2023, with the applicants and staff from the City and Region in attendance.

Regional staff confirmed at the Preconsultation meeting that the proposed addition may not result in land disturbance beyond the topsoil level. Staff note that the application has included a warehouse in the site plan drawing that had not previously been proposed at the Preconsultation meeting. However, the development may not result in land disturbance beyond the topsoil. As such, an archaeological assessment is not required for this application.

Staff recommend that the applicant be advised of the standard archaeological warning clauses included within the attached Appendix should any resources be uncovered through construction works.

Natural Environmental Systems

The subject property is impacted by the Region's Natural Environment System (NES), consisting of a Permanent or Intermittent Stream (and its riparian/shoreline area), which is considered a Key Hydrologic Feature (KHF) outside of Settlement Areas.

NOP Policies 3.1.4.8 through 3.1.4.10 discourage or prohibit lot creation or boundary adjustments which fragment natural heritage features and Key Hydrologic Features. As the proposed Consent does not bisect or fragment any natural heritage features, staff offer no objection.

Appendix

1. That the applicant be advised of the following archaeological warning clause:

“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 (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, the Ministry of Citizenship and Multiculturalism 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.”

If you have any questions, please let me know.

All the Best,



Connor Wilson
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