

Stephanie Pouliot

From: Meghan Birbeck <mbirbeck@npca.ca>
Sent: February 20, 2024 2:36 PM
To: Stephanie Pouliot
Subject: NPCA response regarding Minor variance A02/2024WL – 7226 & 7262 Concession 3 Road

Good afternoon Stephanie,

Thank you so much for circulating the NPCA the minor variance application package A02/2024WL – 7226 & 7262 Concession 3 Road.

7262 Concession Rd 3 is not impacted by NPCA regulated features; however, 7226 Concession Rd 3 is impacted a by Beaver Creek and its associated floodplain.

As this minor variance application is to fulfill conditions of consent B06/2023WL to permit a smaller lot size the NPCA has no concerns and will not require a review fee.

Best,
Meghan



Meghan Birbeck (MS)
Watershed Planner

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Stephanie Pouliot

From: Wilson, Connor <Connor.Wilson@niagararegion.ca>
Sent: February 21, 2024 1:20 PM
To: Stephanie Pouliot
Cc: Busnello, Pat; Scholten, Yves
Subject: 7226 - 7262 Concession 3 Road

Good afternoon Stephanie,

Please see the Regional comments below for your files. Let me know if you have any questions.

The following comments were provided at the Preconsultation meeting (April 7, 2022) remain applicable:

Environmental Comments

- The subject property is impacted by the Region's Core Natural Heritage System (CNHS), consisting of Type 2 (Important) Fish Habitat. Consistent with Regional Official Plan (ROP) Policy 7.B.1.15, an Environmental Impact Study (EIS) is generally required in support of site alteration and/or development proposed within 15 m of type 2 Fish Habitat.
- The boundary adjustment is considered minor in nature, and as such staff offer no requirements. The future outbuilding is more than 15 m from Type 2 Fish Habitat, and as such staff offer no objection.

All the Best,



Connor Wilson
Development Planner

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