



Memo

To: Stephanie Pouliot, Planner
From: Jennifer Bernard, Coordinator of Engineering Services
Date: August 9, 2024
Re: File B06/2024WL – 131 St. Catharines St

A review has been completed of this consent application to sever ~2,378.5 m² of land from #131 St. Catharines St.

Public Works staff notes there is an easement through the property for a sanitary sewer however the proposed severance will have no impact as the easement is located solely on the retained parcel (referenced as Parcel 2 on the sketch provided with the application).

Public Works staff have no further comments to provide.

Stephanie Pouliot

From: Paige Pearson <ppearson@npca.ca>
Sent: August 13, 2024 11:38 AM
To: Stephanie Pouliot
Subject: Committee of Adjustment (August 28, 2024): NPCA Comments, File no. B062024WL
Attachments: 1. Notice of Hearing B062024WL.PDF; Full Package - B062024L.PDF; NPCA Regulated Features Map (Karst).pdf

Hi Stephanie,

Thank you for circulating the NPCA on the Committee of Adjustment file no. B062024WL for the municipal address, 131 St. Catharine Street, West Lincoln. The NPCA has reviewed the application for consent and can offer the following:

Based on the NPCA Mapping, the southern Parcel (Parcel 2) of the land appears to have potential karsts (along St. Catharine Street) of which would be a NPCA regulated feature. Please refer to the included map attachment for your reference. The proposed lot creation do not appear to intersect with the regulated feature and future development has been proposed within Parcel 1 outside the of the Parcel 2 regulated features area. Based on the proposed lot line placement, the NPCA supports the proposed application for consent and will not require circulation of a fee.

Please be advised that if future development is proposed within an NPCA regulated area, the NPCA will require issued work permits (with fees) prior to the start of development. Completion of studies or site visits may be required depending on proposed works on the subject property.

Please let me know if there are any questions.

Thank you,



Paige Pearson (She/Her)
Watershed Planner

Niagara Peninsula Conservation Authority (NPCA)
3350 Merrittville Highway, Unit 9, Thorold, Ontario L2V 4Y6

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131 St. Catharine Street - NPCA Regulated Features Map



8/13/2024, 9:03:07 AM

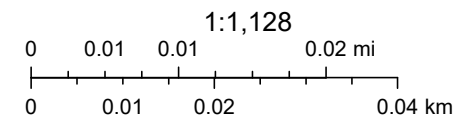
SWOOP 2020 NPCA
 Red: Band_1 Lines
 Green: Band_2

Blue: Band_3
 Override 1
 Override 2

Roads
 Assessment Parcels

Niagara Region Ortho 2023

Red: Red
 Green: Green
 Blue: Blue



NPCA, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey,

Web AppBuilder for ArcGIS

Stephanie Pouliot

From: Wilson, Connor <Connor.Wilson@niagararegion.ca>
Sent: August 15, 2024 1:12 PM
To: Stephanie Pouliot
Cc: Development Planning Applications; Busnello, Pat; Boudens, Adam
Subject: RE: Notice of Hearing and Full Package -Wednesday August 28th CofA Hearing
Attachments: Regional Comment Letter - 5324 Canborough Road.pdf

Good afternoon Stephanie

Please see the attached Regional comments for your files regarding 5324 Canborough Road.

Additionally, please see below for additional regional comments with regards to the remaining CoA items for your files. Comments regarding 141 Mill Street will be sent by our Development Approvals Technician later today.

131 St. Catharines Street – B06/2024WL

Archaeological Potential

Regional staff note the subject property is identified as containing Archaeological Potential. As no development is proposed, staff wish to provide the archaeological warning clause for the applicants information. Please note that any future development applications may require an archaeological assessment.

“If deeply buried or previously undiscovered archaeological remains/resources are found during development activities on the subject lands, all activities must stop immediately. If the discovery is human remains, contact the police and coroner to secure the site. If the discovery is not human remains, the area must be secured to prevent site disturbance. The project proponent must then follow the steps outlined in the Niagara Region Archaeological Management Plan: Appendix C.”

Natural Heritage

The subject property is impacted by the Region's Natural Environment System (NES), consisting of an 'other woodland' located adjacent to the property. However, the woodland is located more than 50 metres from the location of the proposed lot severance. As the proposed severance will not bisect the woodland or its buffer, staff offer no objection to the application.

It should be noted that any future development or site alteration applications may require an Environmental Impact Study or similar environmental study, as per NOP policies.

Canborough Road - A17/2024WL

Archaeological Potential

Regional staff note that through a previous consent application (Township File No.: B05/2022WL), the applicant had completed a Stage 1 and 2 Archaeological Assessment dated August 18, 2022 (prepared by Seguin Archaeological Services) which was determined that no further assessments are

recommended. Staff has also received the associated Ministry Acknowledgement Letter (dated August 19, 2022). As such, Regional staff offer no further requirements. Regional staff wish to provide the archaeological warning clause for the applicants information.

“If deeply buried or previously undiscovered archaeological remains/resources are found during development activities on the subject lands, all activities must stop immediately. If the discovery is human remains, contact the police and coroner to secure the site. If the discovery is not human remains, the area must be secured to prevent site disturbance. The project proponent must then follow the steps outlined in the Niagara Region Archaeological Management Plan: Appendix C.”

Change In Entrance

Regional staff advise the applicant that a change of the entrance location will require a Regional Road Permit, and drawings for restoration and the new entrance are to be submitted for review and approval through the permitting process. Permit applications can be found using the following link: <https://www.niagararegion.ca/living/roads/permits/default.aspx>

Let me know if you have any questions or concerns with the contents.

All the Best,



Connor Wilson
Development Planner

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