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PLANNING & DEVELOPMENT DEPARTMENT

MEMORANDUM

TO: Stephanie Pouliot – Planner / Secretary Treasurer Committee of Adjustments

FROM: Lyle Killins, Septic Inspection Manager

DATE: August 15, 2024

SUBJECT: A17 /2024 WL
Henley Heights Construction Inc. (Lecki Developments Inc. / Thomas Chmielecki., –Agent), Canborough Road, 2602020007129020000

Dear Stephanie,

Please be advised the application as submitted does not provide required information relating to the proposed sewage system. Thus, a report from a licensed sewage system installer and/or engineer should be provided to indicate compliance with minimal separation distance requirement as per Tables 8.2.1.6 A and 8.2.1.6 B of the Ontario Building Code.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Lyle Killins", is written over a horizontal line.

Lyle Killins C.P.H.I.(c)
BCIN #11112

Stephanie Pouliot

From: Paige Pearson <ppearson@npca.ca>
Sent: August 14, 2024 9:59 AM
To: Stephanie Pouliot
Subject: NPCA Comments File No. A17/2024WL -Wednesday August 28th CofA Hearing
Attachments: 1. Notice of Hearing -A172024WL.PDF; Full Package- A172024WL.PDF

Hi Stephanie,

The following email regards the Committee of Adjustment application for the Minor Variance A17/2024WL – Henley Heights Construction Inc. (Lecki Developments Inc. / Thomas Chmielecki., –Agent) for the property located at Canborough Road, 2602020007129020000 (GAINSBOROUGH CON 1 BF PT LOT;14 RP 30R16006 PART 2). The NPCA can offer the following comments below.

The NPCA has reviewed the subject property and proposed development. Based on the NPCA mapping, the proposed development and subject property are outside of NPCA regulated features. As such, the NPCA has no objections to the following proposal.

If there are any questions, please advise and the NPCA would be happy to provide further assistance.

Thank you,



Paige Pearson (She/Her)
Watershed Planner

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

(O) 905.788.3135 Ext 205
www.npca.ca
ppearson@npca.ca

From: Stephanie Pouliot <spouliot@westlincoln.ca>
Sent: Tuesday, August 6, 2024 2:43 PM
To: Paige Pearson <ppearson@npca.ca>
Subject: FW: Notice of Hearing and Full Package -Wednesday August 28th CofA Hearing

Hi Paige,

Please see below circulation for the upcoming Committee of Adjustment hearing on August 28th.

If you can please provide your comments by the date noted in the notice that would be greatly appreciated.

Kind regards,
Stephanie

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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