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August 14, 2024

NPCA File No.: PLMV202401032

VIA EMAIL ONLY

Committee of Adjustment  
Township of West Lincoln  
318 Canborough Street., P.O. Box 400  
Smithville, ON, L0R 2A0

Attention: Stephanie Pouliot, Secretary Treasurer

**Subject: Application for Minor Variance, A18/2024WL**  
Mark and Lauren Vandenberg  
5324 Canborough Road, West Lincoln  
**ARN 260202000713300**

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To the Committee of Adjustment,

Further to your request for comments for the consent for the above noted property, the Niagara Peninsula Conservation Authority (NPCA) can offer the following.

The applicant has submitted a Minor Variance application in conjunction with consent application B05/2024WL to permit a severance which will create two new parcels referred to as Part 1 and Part 2. Part 1 is proposed to be 4,047 metres squared and Part 2 is proposed to be 7,299 metres squared. The Minor Variance pertains to a relief requested for both the existing dwelling on Part 1 and for the proposed lot, Part 2.

The NPCA regulates watercourses, flood plains (up to the 100-year flood level), Great Lakes shorelines, hazardous land, valleylands, and wetlands under Ontario Regulation 155/06 of the Conservation Authorities Act. The NPCA Policy Document: Policies for Planning and Development in the Watersheds of the Niagara Peninsula Conservation Authority (NPCA policies) provides direction for managing NPCA regulated features.

The NPCA has reviewed the NPCA Mapping of **ARN 260202000713300** and notes that the property is impacted by NPCA regulated features.

The subject property contains the following NPCA Regulated Features: a possible unevaluated wetland (both Parts 1 and 2) and encroachment on a Provincially Significant Wetland (PSW) buffer known as the Welland River West Wetland Complex (Part 2 only).

Please be advised that prior to future development, the NPCA will require formal circulation of proposed development (i.e., Site Plan) for review. If the proposed development has possible encroachment on the possible unevaluated wetlands, the NPCA may require a site visit to determine the extent of the regulated feature and appropriate setbacks. Following a review of future proposed work and a completed site visit, the NPCA may provide additional comments and/or requirements pertaining to the verified features and proposed development.

In respect to future proposed development on Part 2, please be advised that development and site alterations (including placement of fill, and lot grading) are not permitted (unless otherwise exempt) within a Provincially Significant Wetland or within the 30-metre buffer as per NPCA Policies.

Please be advised that as the subject properties are within NPCA regulated areas, any future development will require NPCA review, approval, and Permits from this office prior to the commencement of any works on site.

### **Conclusion**

At this time, the NPCA staff have no objections to the Application for Minor Variance (A18/2024WL).

Please be advised that as the subject properties are within NPCA regulated areas, any future development will require NPCA review, approval, and Permits from this office prior to the commencement of any works on site. Depending on future proposed development, the NPCA may require a completed Site Visit. The NPCA may provide additional comments or requirements following a completed site visit and the review of a provided site plan.

I trust the above will be of assistance to you. Please do not hesitate to call should you have any further questions in this matter.

Sincerely,



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Watershed Planner  
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