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September 16, 2024

NPCA File No.: PLMV202401194

VIA EMAIL ONLY

Committee of Adjustment
Township of West Lincoln
318 Canborough Street
Smithville, ON L0R 2A0

Attention: Stephanie Pouliot, Secretary Treasurer of the Committee of Adjustment

Subject: Application for Minor Variance, A19/2024WL
Richard and Rebecca Vanmil
1 Tara Place
Township of West Lincoln
ARN 260203001510900

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 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 260203001510900** and notes that the subject property does not contain, and is not impacted by NPCA Regulated Features. Therefore, the NPCA would have no objection to the Minor Variance, A19/2024WL.

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.

Yours truly,

A handwritten signature in black ink, appearing to read "Paige P.", is written over a light blue circular stamp.

Paige Pearson
Watershed Planner
(905) 788-3135, ext. 205
ppearson@npca.ca

Memo

To: Stephanie Pouliot, Planner
From: Jennifer Bernard, Coordinator of Engineering Services
Date: September 17, 2024
Re: File A19/2024WL – 1 Tara Place

A review has been completed of this application to permit an accessory building requiring a minor variance for an exterior side yard setback. It is understood that the accessory building will be a garage and the proponent is proposing a driveway out to Tara Place.

Public Works staff have visited the site and note that there is a healthy, mature boulevard tree where the driveway would need to be located. If the proponent chooses to move forward, the tree would need to be removed and due to the size of this tree, two trees would need to be provided as a replacement. The proponent would be responsible for the cost of the tree removal and would need to provide the Township with a cash deposit of \$1400 (\$750/tree) for the planting of two trees at a future date.