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April 17, 2025

NPCA File No.: 202500522

VIA EMAIL ONLY

Planning Department
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, A04/2025WL
William and Carol Gumbert
8501 Young Street, West Lincoln
ARN 260203001128000

To the Committee of Adjustment,

Further to your request for comments for the minor variance 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 41/24 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 260203001128000** and notes that the property is impacted by NPCA regulated features. The subject property contains potential unevaluated wetlands, a watercourse, a 15 meter regulated buffer area from the watercourse top of bank, and an associated unmapped floodplain area.

As advised within the minor variance application provided description, the minor variance is to seek relief for existing structures on the subject property. As there are no proposed structures at this time and the minor variance pertains to existing structures only, the NPCA would have no objection.

There is mention of forthcoming proposals for development on the subject property. At this time, the NPCA are unaware of the potential proposed works on the subject property that are being considered. As noted, the subject property does contain NPCA regulated features as such, the NPCA will require circulation of proposed works to review to ensure that any works comply with NPCA Policies and meet the satisfaction of NPCA staff. Depending on the scope, nature, and location of the proposed works, the applicant may be subject a site visit by the NPCA to further assess and verify the presence of features (i.e., wetlands) and may require the completion of additional requirements such as floodplain mapping. Should proposed works be within the NPCA regulated limits, an NPCA work Permit will be required prior to the start of development.

Conclusion

At this time, the NPCA staff have no objections to the Minor Variance Application, A04/2025WL.

Please be advised that any future proposed works will require NPCA review and approval prior to the start of development. The applicant maybe subject to the completion of requirements (i.e., site visit, floodplain mapping, or other) to ensure the proposed works meet the satisfaction of the NPCA staff and Policy requirements. Depending on the scope, nature, and location of future proposed works on the subject property, an NPCA works Permit may be of a requirement prior to the start of works.

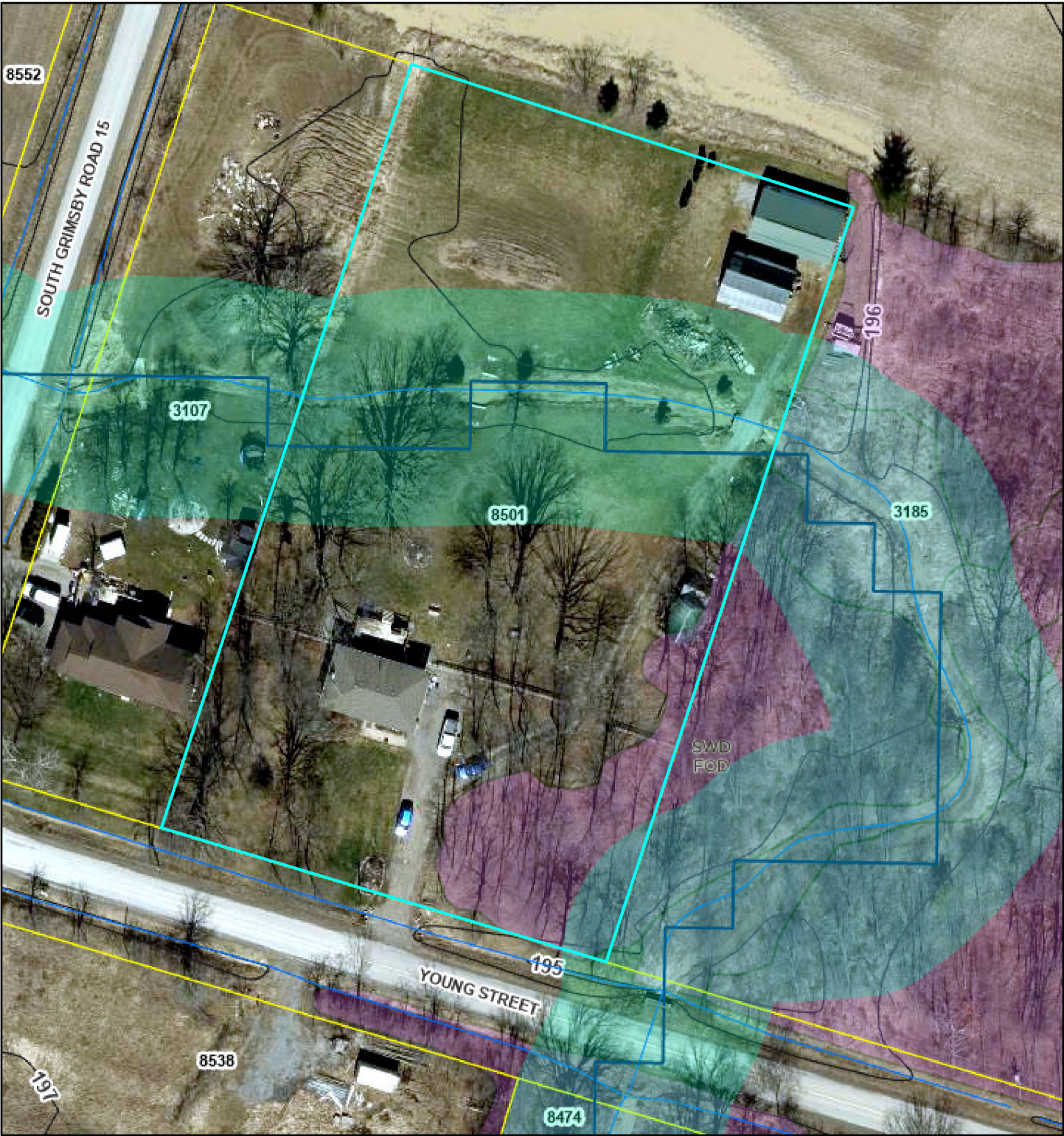
I trust the above will be of assistance to you. Please do not hesitate to call should you have any further questions in this matter.

Yours truly,



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

8501 Young Street, West Lincoln - NPCA Map



4/17/2025, 1:51:45 PM

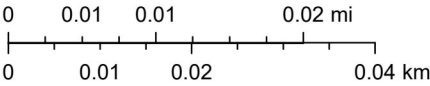
SWOOP 2020 NPCA

- Red: Band_1
- Green: Band_2
- Blue: Band_3

Roads

NPCA APPROXIMATE REGULATION LANDS

1:1,128



NPCA, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community