

**DATE:** December 16<sup>th</sup>, 2020

**REPORT NO:** COA-008-20

**SUBJECT:** **Recommendation Report**  
Application for Minor Variance by Robert Jordan  
File No. A15/2020WL

**CONTACT:** Madyson Etzl, Planner II  
Brian Treble, Director of Planning and Building

**OVERVIEW:**

- A minor variance application has been submitted by Robert Jordan for the property municipally known as 16 Creek View Drive.
- This application is requesting two minor variances.
- The first minor variance is requesting an increase in lot coverage from 45% to 47%.
- The second minor variance is requesting a reduction in the minimum rear yard setback from 7.5 metres (24.61 feet) to 3.6 metres (11.81 feet).
- The applicant has requested these minor variances to permit the construction of an enclosed sunroom addition, which is an expansion of the main residential dwelling.
- The municipal services for this property are located in the front of this property.
- There is no current development behind this property as the yard backs onto a portion of the Township's natural heritage system.
- The survey sketch that the applicant provided shows that the sunroom will be centred in the middle of the rear lawn.
- Planning Staff recommend support of this application.

**RECOMMENDATION:**

1. THAT, the application for the first Minor Variance made by Robert Jordan as outlined in Report COA-008-20, to permit a 47% maximum lot coverage whereas 45% is permitted, BE APPROVED.
2. THAT, the application for the second Minor Variance made by Robert Jordan as outlined in Report COA-008-20, to permit the rear setback reduction to 3.6 metres (11.81 feet) whereas 7.5 metres (24.61 feet) is permitted, BE APPROVED.
3. Subject to the following condition:
  - a. That the 3.6 m rear yard setback only apply to a sunroom with dimensions of not more than  $\pm 4.57$  metres (15 feet) by  $\pm 4.42$  metres (14 feet and 6 inches).

**BACKGROUND:**

The subject lands are legally described as Plan 30M373 Lot 77 on Concession 9, Part of Lot 11, Part 2 on 30R-6359, in the former Township of South Grimsby, now in the Township of West Lincoln. The property is located on the west of Creek View Drive, north of South Grimsby Road 6, and south of Streamside Drive. The subject property is

municipally known as 16 Creek View Drive.

The subject property is approximately 0.14 acres (0.06 hectares) in size. The property is in the Smithville Urban Settlement area and has a Low Density Residential designation. The adjacent properties to 16 Creek View Drive north, east, and south are all low density residential. While the property to the west, which is the rear, is a part of the Township's Natural Heritage System. The Natural Heritage System's elements that are located to the west/ rear include environmental conservation areas, environmental protection areas, are fish habitat.

The applicant has submitted an application requesting for two minor variances. The first variance is requesting the permission to increase the maximum lot coverage to 47% whereas 45% is permitted. The second variance is requesting permission to reduce the minimum rear yard setback to 3.6 metres (11.81 feet) whereas 7.5 metres (24.61 feet) is permitted. If approved, the applicant will construct an enclosed sunroom addition, which will be an expansion of the main residential dwelling.

**CURRENT SITUATION:**

Planning Staff have completed an analysis of the proposed Minor Variance application and can provide the following evaluation:

**Does the proposal maintain the general intent and purpose of the Official Plan?**

**Yes**

The property is within the Smithville Urban boundary and is designated as Low Density Residential in the Township's Official Plan. It is the intent of this plan that these low density residential neighbourhoods, in Smithville, be protected and rejuvenated (6.2.1), which is the current and proposed use of the property. The proposed sunroom expansion to the main dwelling will continue to facilitate this use.

The minor variance application is proposing to increase the maximum lot coverage by 2% from 45% to 47% and to reduce the rear yard setback by 3.9 metres from 7.5 metres to 3.6 metres for the sunroom that expands the dwelling. The applicant requested these minor variances to build a sunroom expansion for their family off of the main dwelling.

The municipal services for this property are located in the front of this property and not in the back yard. In addition, there is no current development behind this property as the yard backs onto a portion of the Township's natural heritage system.

Township Planning Staff are of the opinion that these minor variances meet the general intent and purpose of the Official Plan as the proposed use is permitted and generally fits the character of the surrounding area.

**Does the proposal maintain the general intent and purpose of the Zoning By-law?**

**Yes**

The subject land is zoned Residential Low Density – Type 1C 'R1C' in the Township's Zoning By-law 2017-70, as amended. The subject parcel is ±0.06 ha (±0.14 acres) in

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size. The R1C zone permits a single detached dwelling unit.

In their application, the applicant has stated that the minor variances are to build a sunroom that extends from the main dwelling.

As such, Township staff are of the opinion that this application meets the general intent of the Township Zoning Bylaw.

**Is the proposal desirable for the appropriate development or use of the land? Yes**

The applicant has proposed to increase the lot coverage by 2% from the permitted 45% to 47%. Staff believe that this 2% increase is appropriate and in keeping with the character of this neighborhood.

The applicant has also applied for a reduction in a rear yard setback by 3.9 metres from 7.5 metres to 3.6 metres for their sunroom expansion of their dwelling. It is notable to mention that after a sunroom is built the applicant will still have roughly 50% of their lot dedicated to landscaped open space. As the purposed location of the sunroom is centered in the middle of the applicant's yard and as there is no development behind this property it is in the opinion of staff that the rear yard setback is also appropriate for their neighborhood.

**Is the proposal minor in nature? Yes**

The subject minor variance application is requesting relief from the zoning bylaw provision limiting the maximum lot coverage to 45% to allow for a 47% coverage. Additionally, the application is requesting relief from the zoning bylaw provision limiting the minimum rear yard setback to 7.5 metre to allow for a 3.6 metre setback. The owner is currently very limited in the ability to add an addition of any size without a minor variance. The survey sketch provided in this application identifies that the applicant is purposing this addition to be centered in the middle of his yard. The purposed location has the ability to reduces the burden of the addition on the applicant's neighbours as it is centred towards the middle of the property.

For the reasons above and as detailed in this report, Staff is of the opinion that this variance is minor in nature.

**FINANCIAL IMPLICATIONS:**

There are no financial implications associated with this application.

**INTER-DEPARTMENTAL COMMENTS:**

Notification was mailed to all applicable agencies and departments on November 26<sup>th</sup>, 2020. A yellow sign was also posted on the property a minimum of 10 days before the hearing.

The Township Public Works Department and Building Department have not commented at this point. However, the Public Works department would like to point out that there will be a future trail behind the Creek View Dr properties.

The Niagara Peninsula Conservation have reviewed Robert Jordan's Minor Variance by application to the have no objection to the proposed sunroom addition. The full comment can be found in the attachments.

The Niagara Region Environmental Planning Division have offered the following comments for Robert Jordan's Minor Variance by application. The division identifies that the subject property is impacted by the Region's Core Natural Heritage System (CNHS). The specific elements of the Region's CNHS that impact the subject property, from its rear, are the Provincially Significant Lower Twenty Mile Creek Wetland Complex, Significant Valleyland, and Type 1 Fish Habitat. As per the Regional Official Plan an Environmental Impact Study (EIS) is generally required in support of site alteration and/or development proposed due to the proximity of the property to these CNHS elements. The EIS would have to demonstrate that there would be no significant negative impact on the features or their ecological function. However, the Environmental Planning Division have identified that the proposal is located within the existing development footprint and therefor do not require a EIS. The full comment can be found in the attachments.

**PUBLIC COMMENTS:**

Notification was mailed to all neighbouring properties within a 60m radius of the subject lands November 26<sup>th</sup>, 2020. A notice was posted to the Township's website on the same day, and a Yellow sign was posted on the property a minimum of 10 days before the hearing.

No public comments have been received as of December 11<sup>th</sup> 2020, during the preparation of this report.

**CONCLUSION:**

A Minor Variance application has been submitted by Robert Jordan for the property municipally known as 16 Creek View Drive. The Minor Variance application is proposing to grant relief from Section 6.3 of the Township Zoning Bylaw 2017-70, as amended, which limits the maximum lot coverage to 45% and limits the minimum rear yard setback to 7.5 metres. The applicant is proposing to construct an enclosed sunroom addition, which will be an expansion of the main residential dwelling that will increase the lot coverage to 47% and reduce the minimum rear yard to 3.6 metres.

Planning staff are of the opinion that this application meets all four tests of a minor variance and as such, can recommend the approval of this application subject to the conditions as outlined in the recommendation.

**ATTACHMENTS:**

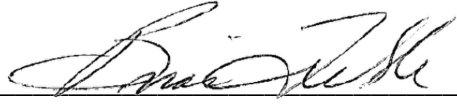
1. Location Map
2. Site Sketch
3. Zoning Provisions
4. Agency comments

Prepared by:



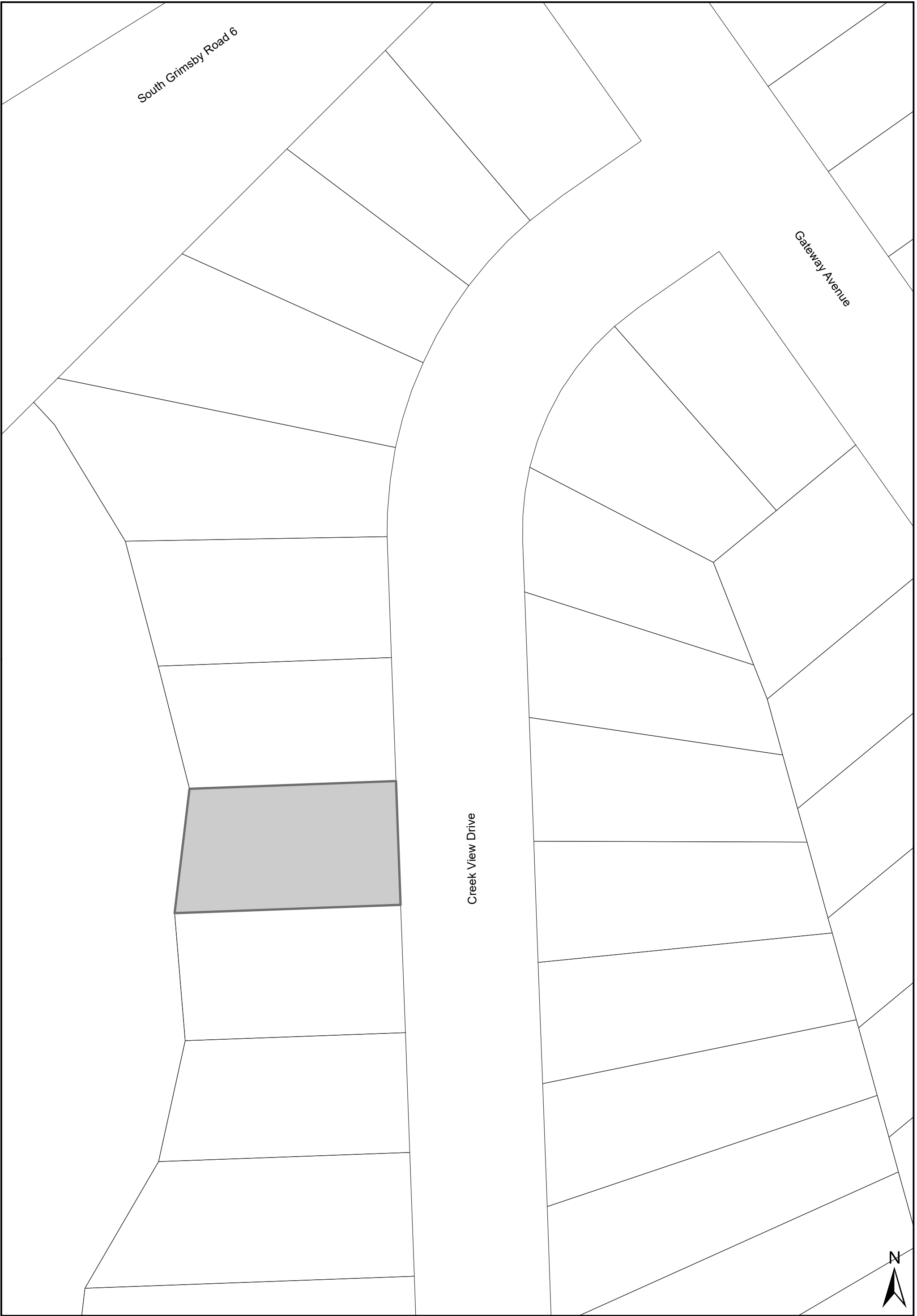
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**Madyson Etzl**  
**Planner II**

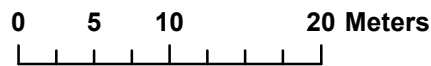


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**Brian Treble, RPP, MCIP**  
**Director of Planning and Building**



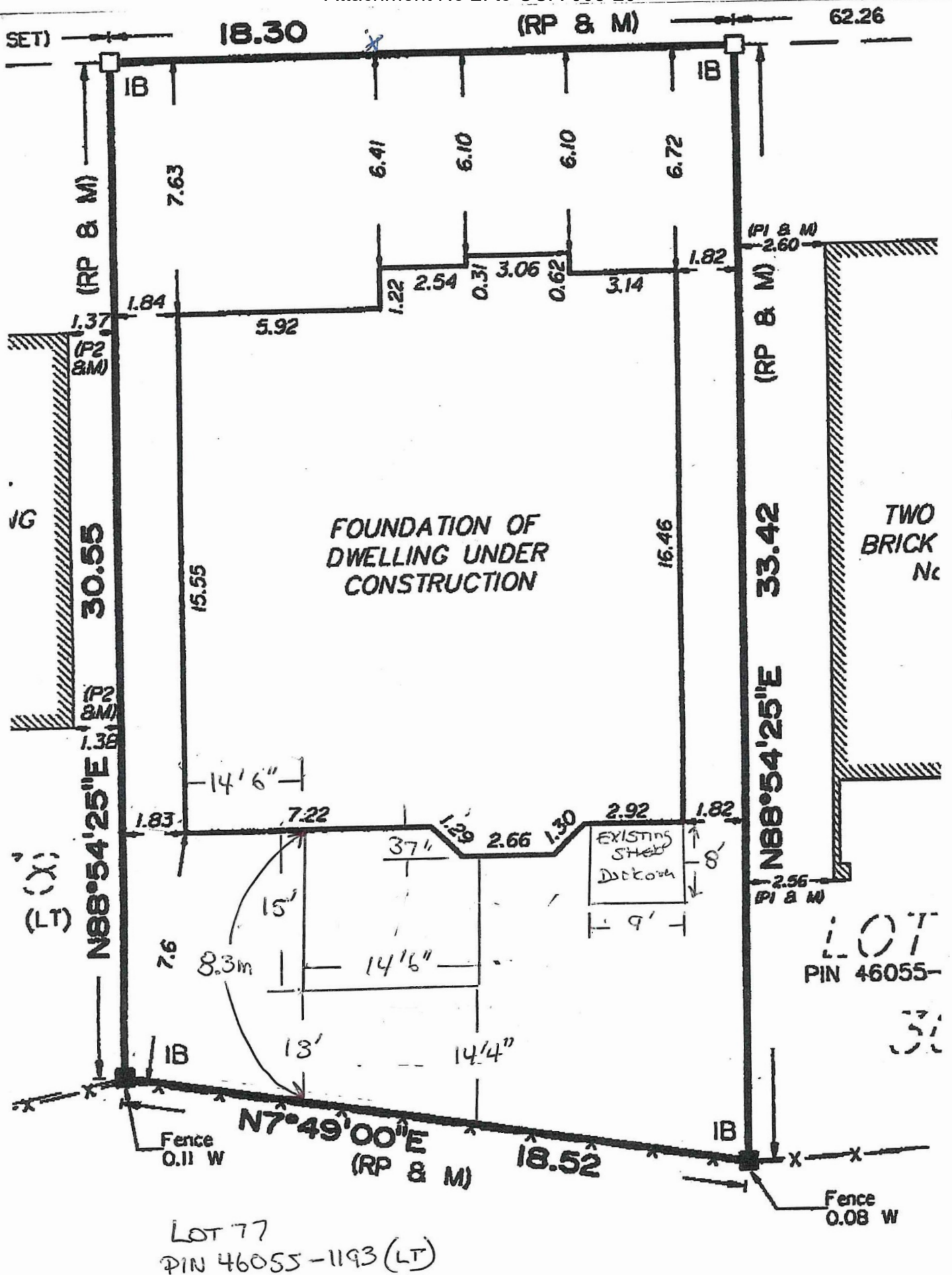
**Location Map**  
**16 Creek View Drive**



**Legend**

 **Subject Property**





## PART 6. RESIDENTIAL ZONES

### 6.1 APPLICABLE ZONES

The permitted *uses* and regulations of Part 6 apply to land within the following *zones*:

Zone	Symbol
Rural Residential	RuR
Residential Low Density	– Type 1A R1A
	– Type 1B R1B
	– Type 1C R1C
	– Type 1D R1D
	– Type 2 R2
	– Type 3 R3
Residential Medium Density	– Type 1 RM1
	– Type 2 RM2
	– Type 3 RM3
Residential High Density	RH

These *zones* apply to land identified with the corresponding *zone* symbol as shown in Schedule “A”.

### 6.2 PERMITTED USES

In the *zones* identified in Section 6.1, no *person* shall *use* or permit the *use* of any *lot* or *erect, alter* or *use* any *building* or *structure* for any purpose except in accordance with the permitted *uses* in Table 13.

**Table 13: Permitted Uses in Residential Zones**

Uses	Zones where Permitted											
Principal Uses												
Apartment dwelling										RM3	RH	
Duplex dwelling									RM2			
Fourplex dwelling									RM2	RM3		
Retirement home											RH	
Semi-detached dwelling						R2	R3	RM1	RM2	RM3		
Single detached dwelling	RuR	R1A	R1B	R1C	R1D	R2	R3					
Stacked townhouse dwelling										RM3		
Street townhouse dwelling								RM1	RM2	RM3		
Townhouse dwelling									RM2	RM3		
Triplex dwelling									RM2	RM3		
Accessory Uses <sup>(1)</sup>												
Accessory buildings or structures and accessory uses (see s. 3.1)	RuR <sup>(1)</sup>	R1A <sup>(1)</sup>	R1B <sup>(1)</sup>	R1C <sup>(1)</sup>	R1D <sup>(1)</sup>	R2 <sup>(1)</sup>	R3 <sup>(1)</sup>	RM1 <sup>(1)</sup>	RM2 <sup>(1)</sup>	RM3 <sup>(1)</sup>	RH <sup>(1)</sup>	
Accessory dwelling unit (see s. 3.2)	RuR <sup>(1)</sup>	R1A <sup>(1)</sup>	R1B <sup>(1)</sup>	R1C <sup>(1)</sup>	R1D <sup>(1)</sup>	R2 <sup>(1)</sup>	R3 <sup>(1)</sup>					
Bed and breakfast establishment (see s. 3.4)	RuR <sup>(1)</sup>	R1A <sup>(1)</sup>	R1B <sup>(1)</sup>	R1C <sup>(1)</sup>	R1D <sup>(1)</sup>							



Uses	Zones where Permitted									
<i>Boarding or rooming house</i>	RuR <sup>(1)</sup>	R1A <sup>(1)</sup>	R1B <sup>(1)</sup>	R1C <sup>(1)</sup>	R1D <sup>(1)</sup>					RM3 <sup>(1)</sup>
<i>Garden suite</i> (see s. 3.2)	RuR <sup>(1)</sup>	R1A <sup>(1)</sup>	R1B <sup>(1)</sup>	R1C <sup>(1)</sup>	R1D <sup>(1)</sup>					
<i>Group home</i> (see s. 3.6)	RuR <sup>(1)</sup>	R1A <sup>(1)</sup>	R1B <sup>(1)</sup>	R1C <sup>(1)</sup>	R1D <sup>(1)</sup>	R2 <sup>(1)</sup>	R3 <sup>(1)</sup>			
<i>Home occupation</i> (see s. 3.7)	RuR <sup>(1)</sup>	R1A <sup>(1)</sup>	R1B <sup>(1)</sup>	R1C <sup>(1)</sup>	R1D <sup>(1)</sup>	R2 <sup>(1)</sup>	R3 <sup>(1)</sup>			
<i>Renewable energy system</i> (see s. 3.15)	RuR <sup>(1)</sup>	R1A <sup>(1)</sup>	R1B <sup>(1)</sup>	R1C <sup>(1)</sup>	R1D <sup>(1)</sup>	R2 <sup>(1)</sup>	R3 <sup>(1)</sup>	RM1 <sup>(1)</sup>	RM2 <sup>(1)</sup>	RM3 <sup>(1)</sup> RH <sup>(1)</sup>

<sup>(1)</sup> Denotes *uses* that are only permitted accessory to or in conjunction with a permitted *principal use*.

### 6.3 REGULATIONS

In the *zones* identified in Section 6.1, no *person* shall *use* or permit the *use* of any *lot* or *erect, alter* or *use* any *building* or *structure* for any purpose except in accordance with the regulations in Tables 14 and 15.

**Table 14: Regulations for Permitted Uses in Low Density and Rural Residential Zones**

Regulation				Zone Requirements						
				RuR	R1A	R1B	R1C	R1D	R2	R3
Minimum lot area	Municipal services	Single detached dwelling		0.4 ha	800m <sup>2</sup>	550m <sup>2</sup>	475m <sup>2</sup>	400m <sup>2</sup>	360m <sup>2</sup>	300m <sup>2</sup>
		Semi-detached dwelling <sup>(1)</sup>		-					720m <sup>2</sup>	450m <sup>2</sup>
	Private services			0.4 ha		-				
Minimum lot frontage	Municipal services	Corner lot	Single detached dwelling	45m	21m	18m		15m	15m	12.5m
			Semi-detached dwelling <sup>(1)</sup>	-					24m	18m
		Other lot	Single detached dwelling	45m	21m	18m	15m	13m	12m	10m
			Semi-detached dwelling <sup>(1)</sup>	-					24m	18m
	Private services			45m		-				
Minimum front yard	Dwelling			15m	7.5m		6m		4.5m	
	Private garage								6m	
Minimum exterior side yard				9m	6m	5m	4.5m			3m
Minimum interior side yard	Dwelling			3m		1.5m	1.2m		1.2m <sup>(2)</sup>	
	Private garage (attached to dwelling)								0.6m <sup>(3)</sup>	
Minimum rear yard				15m	10m		7.5m			
Maximum lot coverage	Municipal services			20%	35%	40%	45%			
	Private services				20%	-				
Maximum height				10m						
Minimum landscaped open space				35%	30%	25%				

- <sup>(1)</sup> Where each *dwelling unit* of a *semi-detached dwelling* is located on a separate *lot*, the minimum *lot area* and minimum *lot frontage* for each *dwelling unit* shall be half the requirement identified above for the applicable *zone*.
- <sup>(2)</sup> Where each *dwelling unit* of a *semi-detached dwelling* is located on a separate *lot*, no *interior side yard* shall be required along the common *lot line* of the attached wall joining the two *dwelling units*.
- <sup>(3)</sup> This provision shall only apply where an attached *private garage* is located on a *lot* where the nearest *interior side yard* on the adjoining *lot* is required to be 1.2 metres or greater in width. If the nearest *interior side yard* on the adjoining *lot* is permitted to be less 1.2 metres, the minimum *interior side yard* for the *private garage* shall be 1.2 metres.

Table 15: Regulations for Permitted Uses in Medium and High Density Residential Zones

Regulation		Zone Requirements			
		RM1	RM2	RM3	RH
Minimum <i>lot area</i> (per <i>dwelling unit</i> )	<i>Apartment dwelling</i>	-		160m <sup>2</sup>	120m <sup>2</sup>
	<i>Duplex dwelling</i>	-	250m <sup>2</sup>	-	
	<i>Fourplex dwelling</i>	-		180m <sup>2</sup>	-
	<i>Retirement home</i>	-			120m <sup>2</sup>
	<i>Semi-detached dwelling</i> <sup>(1)</sup>	270m <sup>2</sup>	200 m <sup>2</sup>		-
	<i>Stacked townhouse dwelling</i>	-	-	160m <sup>2</sup>	-
	<i>Street townhouse dwelling</i>	225m <sup>2</sup>	180m <sup>2</sup>		-
	<i>Townhouse dwelling</i>	-	200m <sup>2</sup>	180m <sup>2</sup>	-
	<i>Triplex dwelling</i>	-	250m <sup>2</sup>	200m <sup>2</sup>	-
Minimum <i>lot frontage</i> <sup>(2)</sup>	<i>Apartment dwelling</i>	-		30m	
	<i>Duplex dwelling</i>	-	20m	-	
	<i>Fourplex dwelling</i>	-	30m		-
	<i>Retirement home</i>	-			30m
	<i>Semi-detached dwelling</i> <sup>(1)</sup>	9m/unit	8m/unit		-
	<i>Stacked townhouse dwelling</i>	-	-	30m	-
	<i>Street townhouse dwelling</i>	7.5m/unit	6m/unit		-
	<i>Townhouse dwelling</i>	-	30m		-
	<i>Triplex dwelling</i>	-	20m	18m	-
Minimum <i>front yard</i>	<i>Dwelling</i>	4.5m			7.5m
	<i>Private garage</i>	6m			
Minimum <i>exterior side yard</i>		3m			Greater of 50% of <i>building height</i> or 3m
Minimum <i>interior side yard</i>	Adjoining a <i>lot</i> in a low density residential <i>zone</i>	3m <sup>(3)</sup>			
	Adjoining a <i>lot</i> in any other <i>zone</i>	1.2m <sup>(3)</sup>			3m
Minimum <i>rear yard</i> <sup>(4)</sup>	Adjoining a <i>lot</i> in a low density residential <i>zone</i>	7.5m			
	Adjoining a <i>lot</i> in any other <i>zone</i>	6m			
Maximum <i>lot coverage</i>		45%	50%		
Minimum separation distance between <i>dwellings</i> on the <i>same lot</i>	Between exterior side walls	-	3m		
	Between exterior front or rear walls		12m		
	Between exterior front or rear walls and side walls		7.5m		
Maximum <i>height</i>		10m	12m		15m
Minimum <i>landscaped open space</i>		25%			
Minimum <i>amenity area</i> <sup>(5)</sup>	<i>Dwelling</i> with 3 or 4 <i>dwelling units</i> on one <i>lot</i>	-	20m <sup>2</sup> per <i>dwelling unit</i>		
	<i>Dwelling</i> with 5 to 8 <i>dwelling units</i> on one <i>lot</i>		40m <sup>2</sup> plus 10m <sup>2</sup> per <i>dwelling unit</i>		
	<i>Dwelling</i> with 9 or more <i>dwelling units</i> on one <i>lot</i>		-	80m <sup>2</sup> plus 5.5m <sup>2</sup> per <i>dwelling unit</i>	

## Attachment No 3. to COA-008-20

- <sup>(1)</sup>Where *semi-detached dwellings* are located in the RM2 or RM3 zone, the *dwelling units* shall be located on lands within a Registered Plan of Condominium or shall be tied to a common elements condominium *private street*.
- <sup>(2)</sup> Where multiple attached *dwellings* are located on the same *lot* in the RM2 or RM3 Zone, including more than one type of attached *dwelling*, the minimum *lot frontage* requirement of the RM2 or RM3 *zone*, as applicable, shall be 30 metres in the case of a *lot* that contains one or more *fourplex* and/or *townhouse dwelling* and/or *stacked townhouse dwelling*, and 20 metres in all other cases, and shall apply to the entire *lot*. For *semi-detached dwellings* where each unit is located on a separate *lot*, and for *street townhouse dwellings*, each *lot* shall meet the prescribed minimum *lot frontage*.
- <sup>(3)</sup>Where each *dwelling unit* of a *semi-detached dwelling* is located on a separate *lot*, and for *street townhouse dwellings*, no *interior side yard* shall be required along the common *lot line* of the attached wall joining two *dwelling units*.
- <sup>(4)</sup> No rear yard is required for a *back-to-back townhouse dwelling*.
- <sup>(5)</sup> No common outdoor *amenity area* provided at grade shall have an area less than 40m<sup>2</sup>.



318 Canborough St. P.O. Box 400  
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L0R 2A0  
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[www.westlincoln.ca](http://www.westlincoln.ca)

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# Memo

To: Meghan Birbeck, Planner I  
From: Jennifer Bernard, Coordinator of Engineering Services  
Date: December 7, 2020  
Re: File A15/2020WL – Jordan

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A review has been completed on this application for a minor variance to permit a reduction in the rear yard setback from 7.5 metres (24.61 feet) to 3.6 metres (11.81 feet) and to permit the increase in lot coverage from 45% to 47%. These requests have been made to permit the construction of an enclosed sunroom addition.

Public Works has no objections to this application. It should be noted that the Township's Trails and Corridors Master Plan proposes a trail be located along the lands behind the Creek View Dr properties.

## Meghan Birbeck

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**From:** Jennifer Bernard  
**Sent:** December 7, 2020 12:18 PM  
**To:** Meghan Birbeck  
**Subject:** RE: Notice of Hearing A152020WL  
**Attachments:** A152020WL - PW Comments.pdf

Hi Meghan,

Public Works response is attached, I mentioned there will be a future trail behind the Creek View Dr properties just because they are proposing to bring their living space closer to the back property line and may then object when they hear a trail is to be built back there in the future. Just more of an fyi than anything, hope that comment makes sense.

Thanks,  
Jenn



The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and destroy any copies of this information.

The Township of West Lincoln is pleased to announce that commencing Monday, August 17th, the Township will be offering access to select services by appointment only at the Township Municipal Office, Monday through Friday between the hours of 9:00 am and 4:30 pm. Additionally, all services will continue to be offered via phone, email and online. The best source of information is our new website <https://www.westlincoln.ca>

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**From:** Meghan Birbeck  
**Sent:** November-26-20 3:07 PM  
**To:** Meghan Birbeck  
**Cc:** Madyson Etzl; Brian Treble; Gerrit Boerema  
**Subject:** Notice of Hearing A152020WL

Good Afternoon,

Please find attached the above mentioned notice for a Minor Variance application for **16 Creek View Drive**.

**Meghan Birbeck**

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**From:** Nikolas Wensing <nwensing@npca.ca>  
**Sent:** November 30, 2020 9:25 AM  
**To:** Meghan Birbeck  
**Cc:** Madyson Etzl; Brian Treble; Gerrit Boerema  
**Subject:** Re: Notice of Hearing A152020WL  
**Attachments:** Location sketch -A152020WL.PDF; Application -A152020WL.PDF; Notice of Hearing - A152020WL.PDF

Hello Meghan,

It's nice to meet you virtually too! (I forgot to say it back on the previous email I sent - my bad).

I have reviewed the files attached to this email, and I can confirm that the NPCA will have no objection to the proposed sunroom addition as it does not fall within any NPCA regulated features or hazards.

Please let me know if you have any questions.

Sincerely,

**Nikolas Wensing, B.A., MPlan**

**Watershed Planner**

Niagara Peninsula Conservation Authority (NPCA)  
250 Thorold Road West, 3<sup>rd</sup> Floor, Welland, ON, L3C 3W2  
905-788-3135, ext. 228

[nwensing@npca.ca](mailto:nwensing@npca.ca)

[www.npca.ca](http://www.npca.ca)

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**From:** Meghan Birbeck <mbirbeck@westlincoln.ca>  
**Sent:** Thursday, November 26, 2020 3:06 PM  
**To:** Meghan Birbeck <mbirbeck@westlincoln.ca>  
**Cc:** Madyson Etzl <metzl@westlincoln.ca>; Brian Treble <btreble@westlincoln.ca>; Gerrit Boerema <gboerema@westlincoln.ca>  
**Subject:** Notice of Hearing A152020WL

Good Afternoon,

Please find attached the above mentioned notice for a Minor Variance application for **16 Creek View Drive**. Comments would be appreciated by Wednesday **December 9th 2020**

If you have any questions, please contact myself at 905-957-5140 or by email at [mbirbeck@westlincoln.ca](mailto:mbirbeck@westlincoln.ca)

Sincerely,  
Meghan Birbeck

VIA EMAIL ONLY

December 9, 2020

Meghan Birbeck, Planner  
Township of West Lincoln  
318 Canborough Street  
Smithville, Ontario  
L0R 2A0

**Location: 16 Creek View Drive**

**Our File: MV-20-0052**

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Niagara Region Planning and Development Services has completed a review of the proposed minor variance for the above-noted property and provides the following comments:

**Core Natural Heritage System**

The subject property is impacted by the Region's Core Natural Heritage System (CNHS), consisting of the Provincially Significant Lower Twenty Mile Creek Wetland Complex (PSW), Significant Valleyland and Type 1 (Critical) Fish Habitat.

Consistent with Regional Official Plan (ROP) Policies 7.B.1.11 and 7.B.1.15, an Environmental Impact Study (EIS) is generally required in support of site alteration and/or development proposed within 120 m of PSW, 50 m of Significant Valleyland and 30 m of Type 1 Fish Habitat. The EIS must demonstrate that there will be no significant negative impact on the features or their ecological function.

The proposal is a sunroom at the rear of the existing dwelling. As the sunroom is located within the existing development footprint, no studies are required and there are no further Environmental Planning comments.

If you have any questions or wish to discuss these comments, please contact Lori Karlewicz, Planning Ecologist at 905-989-6000 ext. 3396 or [lori.karlewicz@niagararegion.ca](mailto:lori.karlewicz@niagararegion.ca). Alternatively, please contact Cara Lampman, Manager, Environmental Planning at 905-980-6000 ext. 3430 or [cara.lampman@niagararegion.ca](mailto:cara.lampman@niagararegion.ca).



Best regards,

A handwritten signature in blue ink that reads "Lori Karlewicz". The signature is written in a cursive style with a large, looped 'L' and a trailing flourish at the end.

Lori Karlewicz  
Planning Ecologist  
Niagara Region