

**From:** [Nancy Bozzato](#)  
**To:** [Holly Willford](#)  
**Subject:** FW: Minor Variance - 364 Sumbler Road, Pelham (Detached Garage)  
**Date:** Thursday, March 26, 2020 3:26:21 PM

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**From:** Fricke, Britney <Britney.Fricke@niagararegion.ca>  
**Sent:** Thursday, March 26, 2020 2:58 PM  
**To:** Nancy Bozzato <NBozzato@pelham.ca>  
**Cc:** Ramundo, Matteo <Matteo.Ramundo@niagararegion.ca>; Noort, Justin <Justin.Noort@niagararegion.ca>; Shannon Larocque <SLarocque@pelham.ca>; Curtis Thompson <CThompson@pelham.ca>  
**Subject:** RE: Minor Variance - 364 Sumbler Road, Pelham (Detached Garage)

Hi Nancy,

In addition to the PSS comments sent on Tuesday, the Region offers the following natural heritage comments as well:

### **Core Natural Heritage System**

The subject property is adjacent to portions of the Regional Core Natural Heritage System (CNHS) as illustrated in the Regional Official Plan (ROP). Specifically, the CNHS adjacent to the property consists of Significant Woodland. The property is also mapped as part of the Growth Plan (2019) Provincial Natural Heritage System (NHS). As such, the Significant Woodland adjacent to the property is considered a Key Natural Heritage Feature (KNHF) and the natural heritage policies identified in the Provincial Growth Plan apply accordingly.

Growth Plan policies typically require the completion of a Natural Heritage Evaluation (NHE) when development and/or site alteration is proposed within 120 metres (m) of a KNHF. Regional policies similarly require the completion of an Environmental Impact Study (EIS) when development and/or site alteration is proposed within 50 m of Significant Woodland. Further, Growth Plan policies also require that a 30 m Vegetation Protection Zone (VPZ) as measured from the outside boundary of a KNHF be established as natural self-sustaining vegetation. Development and/or site alteration is not permitted within a KNHF or its VPZ.

However, given the nature of the proposed development and its location, Regional Environmental Planning staff are supportive of waiving the requirement to complete further evaluation for the following reasons:

- The VPZ is not achievable given the location of the existing residence;  
and

- The location of the proposed structure will likely not negatively impact the Significant Woodland.

Rather, Regional Environmental Planning staff recommend that appropriate erosion and sediment controls be installed around the development footprint and maintained during construction to the satisfaction of the Town and/or NPCA.

Please let me know if you have any questions or concerns.

Kind regards,

**Britney Fricke, MCIP, RPP**

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Planning and Development Services Department  
Regional Municipality of Niagara  
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**From:** Noort, Justin <[Justin.Noort@niagararegion.ca](mailto:Justin.Noort@niagararegion.ca)>  
**Sent:** Tuesday, March 24, 2020 10:41 AM  
**To:** Nancy Bozzato <[NBozzato@pelham.ca](mailto:NBozzato@pelham.ca)>  
**Cc:** Alguire, Robert <[Robert.Alguire@niagararegion.ca](mailto:Robert.Alguire@niagararegion.ca)>; Lambert, Phill <[Phill.Lambert@niagararegion.ca](mailto:Phill.Lambert@niagararegion.ca)>  
**Subject:** Minor Variance - 364 Sumbler Road, Pelham (Detached Garage)

Hello Nancy,

Please find attached Regional comments with respect to the Minor Variance Application for 364 Sumbler Road in the Town of Pelham. Please note that you will only receive these comments electronically as a hard copy will not be mailed. If you require a hard copy or have any further questions in this matter, feel free to contact our office at any time.

Respectfully,

Justin Noort, C.E.T.  
Inspector, Private Sewage Systems, BCIN. 110513  
Niagara Region Planning and Development Services  
(905) 980-6000 ext 3671

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