

March 3, 2019

Mr. Peter Todd, Town Clerk  
 Town of Niagara-on-the-Lake  
 1593 Four Mile Creek Road  
 Virgil, ON L0S 1T0

**RE: File ZBA-26-2018 – 373 Victoria Street**

Hello Mr. Todd,

I am writing as a member of the Friends of One Mile Creek (FOMC) in reference to the proposed Zoning By-Law Amendment to facilitate the severance of a new lot for single detached residential purposes behind an existing house. Approximately 57% of the subject property at 373 Victoria Street lies within the One Mile Creek floodplain and as such we have some concerns about the proposed amendment. As you can see below, the map shows the subject property with the NPCA Regulated Floodplain layer showing how much area would be impacted by this proposal. (Property size = 3691.4216 m<sup>2</sup>, regulated area = 2119.95 m<sup>2</sup>, approximately 57%)



Source: NPCA Public Mapping <http://maps.npc.ca/Html5Viewer/?viewer=npca> internal map viewer



FOMC was formed in 2003 by landowners abutting the One Mile Creek (OMC) and other residents of Niagara-on-the-Lake who were concerned about the condition of the creek. Due to its relatively small size many people are unaware of the creek even though it drains a highly urbanized watershed area and flows through mostly private property in NOTL. Unfortunately, many people mistake the creek for a ditch when it crosses below and travels along roads.

FOMC's goal is to *"collaborate with the community and relevant agencies to work efficiently toward restoring and revitalizing the water, wildlife and natural environment of the One Mile Creek watershed."* In 2005, the Niagara Peninsula Conservation Authority (NPCA) created a Watershed Study of One Mile Creek that outlined recommendations to improve the creek and surrounding watershed. Since then FOMC has strived to educate the public on the issues OMC faces, as well as undertake projects that improve water quality, enhance wildlife habitat, and revitalize the natural heritage of OMC. In partnership with NPCA and the Niagara Restoration Council, we have completed several naturalization projects that include native tree, shrub, and wildflower plantings, usually along riparian areas (buffer area along the creek).

The subject property's proposed Zoning By-Law Amendment would undoubtedly require fill to be brought in for a driveway, tree removals, and potential excavations that would have significant disturbance in the OMC floodplain. The potential for altering hydrology and/or removing important riparian vegetative cover concerns us as this would have a negative impact on an already sensitive creek. One of the other concerns is increased impermeable surfaces. Paved driveways and large rooftops act as a direct pathway for rainwater to enter the creek without having time to slowly soak into the ground. Increased impervious surfaces and lack of natural vegetation along the creek can lead to increased flashy flows and flooding that could not only impact the residents at the subject property but potentially other residents downstream. Some solutions would be the use of permeable pavers or gravel that would allow rain to slowly soak into the ground as well as increasing the natural vegetated buffer along the creek.

FOMC would be very concerned if this Zoning By-Law Amendment would be approved. There could be irreparable damage to the One Mile Creek as the subject property lies within about 57% of the floodplain. As the current proposal stands, Friends of One Mile Creek cannot support this amendment.

Kind regards,

Klara Young-Chin

FOMC Project Coordinator

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