

## FREQUENTLY ASKED QUESTIONS

### Planning & Permitting Services

#### **How do I know if my property is in a regulated area?**

To find out if your property is impacted by NPCA regulated lands, please use our online mapping tool— [Watershed Explorer](#).

Should you require further assistance, please contact the NPCA Watershed Planner for your municipality ([refer to FAQ #3 below](#)).

#### **How do I know what I can and cannot do on my property?**

To learn more about the work that you may or may not be able to conduct on your property, please review the NPCA's current [Policy Document](#).

- [Chapters 1 and 2](#) provide an overview of the background, planning and legislative framework of the policies, intended to summarize the general basis for the policies.
- [Chapter 3](#) describes the overall vision for the watershed and a series of high-level statements which correlate to the legislative underpinnings of the policies.
- [Chapters 4, 5, 6 and 7](#) provide the detailed policies for natural hazards, including flooding hazards, Great Lakes and Niagara River shoreline hazard, valley land erosion hazards and hazardous sites (e.g., unstable soils).
- [Chapters 8 and 9](#) cover development and interference with wetlands and watercourses.
- [Chapters 10, and 11](#) cover a set of discrete policies for fill placement and municipal drains.

For more information on next steps, please contact the Watershed Planner for your area ([refer to FAQ #3 below](#)) When contacting a Watershed Planner about a future proposal, it is helpful to include a brief description and site plan of the proposed works. ([See sample site plan](#))

#### **Who do I contact for general Planning and Permit inquiries if I still have questions after looking at the mapping?**

The NPCA's jurisdiction covers the entire Niagara Region, and portions of Haldimand County and the City of Hamilton. NPCA Watershed Planners are trained professionals who can assist with inquiries relating to planning and permitting, and building on property within the watershed and NPCA's jurisdiction.

Please refer to the following list and contact the watershed planner for your municipality:

- Taran Lennard (Grimsby, Lincoln & St. Catharines)- [tlennard@npca.ca](mailto:tlennard@npca.ca)
- Nikolas Wensing (West Lincoln, Wainfleet, Haldimand, Hamilton)- [nwensing@npca.ca](mailto:nwensing@npca.ca)
- Nicholas Godfrey (Niagara-on-the-Lake, Port Colborne, Thorold, Pelham)- [ngodfrey@npca.ca](mailto:ngodfrey@npca.ca)
- Jessica Abrahamse (Welland, Niagara Falls, Fort Erie)- [jabrahamse@npca.ca](mailto:jabrahamse@npca.ca)

#### **I am buying a property; how can I obtain more information about it from the NPCA?**

To look up the property you are buying and view the potential NPCA screening area, please use our online mapping tool— [Watershed Explorer](#).

For formal requests made by Solicitor's (not for general public buying a lot), please fill out a formal [Property Information Request Form](#) and submit to the NPCA for review and response. NPCA Watershed Planners will review requests on a first come, first serve basis, and get back to you with the necessary information.

Requests for formal information on a property may have associated fees. If you are unsure of the extent of the information you may need, please contact the NPCA Watershed Planner for your municipality for more information. [Refer to list of Watershed Planners above.](#)

To ease and speed up the property information request process, please provide the following details when reaching out to a Watershed Planner directly:

- Assessment Roll Number (ARN);
- Property Information Number (PIN); and/or
- Municipal address, if available.

#### **4. How can I apply for a NPCA Work Permit to do works on my property (in areas regulated by the NPCA)?**

We welcome you to download the [NPCA Permit Application Package](#). Please review the [general submission requirements and guidelines](#).

Prior to submitting your application, we encourage you to also review the NPCA's [Policy Document](#). It provides the principles, objectives, and policies for the administration of the NPCA's mandate under Ontario Regulation 155/06, as well as its delegated roles and responsibilities within the planning and approvals process.

The document is intended as a guide for decision-making for NPCA staff, landowners, developers, municipal planners and residents.

#### **5. What are the costs associated with the NPCA's planning and permit services, such as Planning Act Review, NEC Review, etc.?**

Please review the NPCA's [Planning Fees Document](#). These are subject to change.