

August 23, 2020

Our File No.: PLMV202000858

BY E-MAIL ONLY

Town of Pelham
P.O. Box 400, 20 Pelham Town Square
Fonthill, ON L0S 1E0

Attention: Nancy Bozzato, Town Clerk / Secretary-Treasurer

Subject: Application for Minor Variance (A6/2020)
257 Chantler Road

Further to our review of the above noted application, we offer the following for your information.

This application has been made to seek relief of the required minimum side yard setback for a proposed agricultural building located at the above noted address.

The subject site is traversed by Coyle Creek. Current NPCA policies do not permit development or site alterations within a watercourse or its associated floodplain hazard where it has the potential to create a negative impact on the feature or the hazard. Through the preconsultation phases for this development, it was confirmed by NPCA staff that provided the proposed building was located at or above the 180m elevation on this property, there would be no floodplain concerns. A topographic survey was completed which confirms the proposed structure will be located at or above the 180m contour elevation. Further, the proposed building will be located outside of the NPCA's required 15m buffer from the banks of the creek.

The western side of the subject property is impacted by the Upper Coyle Creek Wetland Complex which is a Provincially Significant Wetland. The lands are also impacted by the 30m buffer around the wetland. The proposed building is located outside of the PSW and 30m buffer.

In light of the above, NPCA staff offer no objections to this proposal and would ask that at building permit stage, that Town ensure that appropriate sediment and erosion control fencing is installed to ensure protection to the above noted features.

I trust the above is sufficient. If you have any further questions, please feel free to call me.

Yours truly,



Sarah Mastroianni,
Senior Watershed Planner
(905) 788-3135, ext. 249