

February 14, 2019

Our File No.: PLSPC201900107

BY E-MAIL ONLY

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

Attention: Shannon Larocque, MCIP, RPP, Senior Planner

Subject: Application for Site Plan Control
190 Canboro Road Pelham ON L0S1E6

The NPCA has reviewed the above noted application for Site Plan Approval. Based on our review, we offer the following comments.

The subject lands back onto a valley that is regulated by the NPCA. Through previous development planning stages, the NPCA reviewed a geotechnical report (prepared by Landtek Limited, dated July 13, 2016) and had no objections to the report's conclusions that the stable top of slope coincides with the physical top of slope. This was used to establish the southern lot line of the subject property and was supported by the NPCA. The Site Plan shows that all proposed development will be a minimum of 7.5m from the rear lot line which coincides with the stable top of bank. This was also supported by the NPCA in previous applications.

In general, the NPCA is supportive of this proposal. However, the Site Grading Plan shows an easement going over the slope for drainage purposes. This is typically not supported by the NPCA (as stated in our June 14, 2018 comments on the proposed Draft Plan of Condominium). Further, the NPCA does not permit site alterations to occur beyond the top of slope, on a valley wall. In situations where there is no alternative means to convey overland flow, the NPCA may entertain overland drainage flowing over the slope (not in a concentrated manner) provided there are no impacts to the stability of the slope or any adverse environmental impacts (which may need to be confirmed through the proper studies).

At this time, a rationale for allowing drainage to be directed over the slope has not been given. In order for the NPCA to consider allowing overland drainage to flow over the slope (not in a concentrated manner), justification must be provided to the NPCA that confirms there is no other alternative to direct the drainage away from the valley slope (to the satisfaction of the NPCA).

Should the NPCA entertain overland drainage flowing over the valley slope, a Permit will be required and formal Geotechnical or Environmental Studies may also be required. It should also be kept in mind that NPCA policies do not permit the disturbance to grades or vegetation below the top of valley slope.

Conclusion

At this time, NPCA staff are requesting further information regarding the proposed drainage over the valley slope before we can provide further comment.

I trust this information is sufficient. Please let me know if you have any questions.

Yours truly,

A handwritten signature in cursive script that reads "S. Mastroianni".

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