

October 21, 2020

Our File No.: PLMV202001079

BY E-MAIL ONLY

Town of Pelham  
Planning Department/Committee of Adjustment  
20 Pelham Town Square,  
P.O. Box 400,  
Fonthill ON  
L0S 1C0

Attention: Nancy Bozzato, Secretary Treasurer of the Committee of Adjustment

**Subject: Application for Minor Variance, (A27/2020P)**

571 ROLAND RD  
**ARN 273201000710400**

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NPCA staff have reviewed the above noted application and offer the following comments.

Application **A27/2020P** is made to permit a minimum front yard setback of 8.7m whereas the by-law requires 13m.

The Niagara Peninsula Conservation Authority staff have reviewed the regulated mapping for the subject property and note that property is impacted by the NPCA Regulated watercourse.

### **NPCA Policy**

#### **NPCA Policies, Procedures and Guidelines for the Administration of Ontario Regulation 155/06 and Land Use Planning Policy Document.**

The NPCA regulates watercourses, flood plains (up to the 100 year flood level), Great Lakes shorelines, hazardous land, valleylands, and wetlands under *Ontario Regulation 155/06 of the Conservation Authorities Act*. The NPCA's *Policies for the Administration of Ontario Regulation 155/06 and The Planning Act*. (NPCA policies) provides direction for managing NPCA regulated features.

The subject property is bisected at the middle north by a regulated watercourse with a 15 metre buffer.

The NPCA is satisfied that there will be no negative impacts to the regulated watercourse for the proposed Minor Variance application, and that is it consistent with NPCA policy.

## Conclusion

The NPCA has no objections to the proposed Consent Application **A27/2020P** at this time. Any proposed developments within 15 metres of the regulated watercourse will require review and approval from our office.

Yours truly,

A handwritten signature in black ink, appearing to read 'Nicholas Godfrey', with a large, stylized flourish extending from the end of the signature.

Nicholas Godfrey,  
Watershed Planner  
(905) 788-3135, ext. 278