NIAGARA PENINSULA
CONSERVATION
AUTHORITY

250 Thorold Road West, 3rd Floor, Welland, Ontario L3C 3W2
Telephone 905.788.3135 | Facsimile 905.788.1121 | www.npca.ca

October 22, 2020

Our File No.: PLCON202001078

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 Consent, (B10/2020P)

1012 CREAM ST
ARN: 273201001418300

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

Application **B10/2020P** is made for consent to partial discharge of mortgage and consent to convey 2.780 hectares of land (Part 2), to be added to the abutting property to the west (Part 3), for future development. Part 1 is to be retained.

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

NPCA Policy

NPCA Policies, Procedures and Guidelines for the Administration of Ontario Regulation 155/06 and Land Use Planning Policy Document.
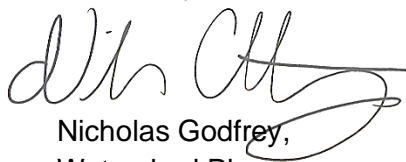
The NPCA regulates watercourses, flood plains (up to the 100 year flood level), Great Lakes shorelines, hazardous land, valleylands, and wetlands under *Ontario Regulation 155/06* of the *Conservation Authorities Act*. The NPCA's *Policies for the Administration of Ontario Regulation155/06 and The Planning Act.* (NPCA policies) provides direction for managing NPCA regulated features.

The subject property contains a watercourse identified as a headwater feature within the Coyle Creek system. While the NPCA discourages fragmentation of features, the proposed lot line will not have a negative impact as the subject regulated watercourse provides limited ecological function. NPCA staff are satisfied the proposed lot addition satisfies NPCA policy.

Conclusion

The NPCA has no objections at this time to the proposed Consent Application **B10/2020P**. Any proposed developments within 15 metres of the regulated watercourse will require review and approval from our office.

Yours truly,

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