

November 17, 2020

Our File No.: PLCON202001242

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, (B11/2020P)
282 CANBORO RD
ARN 273202001014600

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

Application **B11/2020P** is made for consent to convey 1,034 square metres of land (Part 3), to be added to the abutting property to the west for continued residential use. Part 1 is to be retained for continued residential use of the dwelling known municipally as 282 Canboro Road.

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 Regulation 155/06 and The Planning Act*. (NPCA policies) provides direction for managing NPCA regulated features.

The NPCA notes that the property known municipally as 286 Canboro Road (Part 2 on the subject application), features an NPCA regulated watercourse, and that no development is to be permitted within 15 metres from top-of-bank of this watercourse without review and approval from this office.

Conclusion

The NPCA has no objections at this time to the proposed Consent Application **B11/2020P**. Any proposed site alterations within 15 metres of the regulated watercourse at 286 Canboro Road will require review and approval from our office.

Yours truly,



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