

July 21, 2021

Our File No.: PLCON202101019

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: Sarah Leach, Deputy Clerk

Subject: Application for Consent (B21/2021P)
588 CHANTLER RD
ARN 273203001712400

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

Application **B21/2021P** is made to convey Part 1 as surplus farming dwelling for residential use, while Part 2 is to be continued for agricultural use.

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 588 Chantler Rd, (the areas under Part 2 on the subject application), features an NPCA regulated watercourses and associated floodplain, as well as a Provincially Significant Wetland known as the Upper Coyle Creek Wetland Complex.

Given the scope, nature and location of the proposed consent, the NPCA have no objections at this time. If any developments are proposed within any NPCA regulated features, please circulate our office for approval.

Conclusion

The NPCA has no objections at this time to the proposed Consent Application **B21/2021P**.

Yours truly,

A handwritten signature in black ink, appearing to read 'Nicholas Godfrey', with a large, sweeping flourish extending to the right.

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