

Sarah Leach

To: Nicholas Godfrey
Subject: RE: A36/2021P - Unsupportive Regional Comments

From: Nicholas Godfrey <ngodfrey@npca.ca>
Sent: Friday, September 24, 2021 10:14 AM
To: Sarah Leach <SLeach@pelham.ca>
Cc: Kenny Ng <KNg@pelham.ca>
Subject: RE: A36/2021P - Unsupportive Regional Comments

Hi Sarah,

Our position is the same as in the pre-con: The NPCA conducted a site visit at 368 Canboro Road, and noted that the regulated watercourse which appears on our mapping was not present on site. No evidence of a defined channel was observed on or adjacent to where the feature is mapped. Drainage is likely sheet flow south from Canboro Road to a low spot – potential pond (off-site and not accessible). A watercourse was present immediately south of the southern property line with a culvert entering into the previously described pond. As such, the NPCA has no concerns with the owner's proposal to construct a dwelling and no requirements at this time.

Based upon our observances from the site visit, we would not require a permit, nor would we consider this property impacted by any NPCA regulated features.

Best,

Nicholas Godfrey, M.A.
Watershed Planner

Niagara Peninsula Conservation Authority (NPCA)
250 Thorold Road West, 3rd Floor, Welland, ON, L3C 3W2
905-788-3135, ext. 278

ngodfrey@npca.ca

www.npca.ca