

September 22, 2021

Our File No.: PLMV202101276

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: Kenny Ng, Planner

**Subject: Application for Minor Variance, (A35/2021P)**  
260 WELLAND RD

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

Application A35/2021P is made to permit a maximum lot coverage of 1.4% whereas the by-law allows 1% provided the maximum lot coverage of all buildings does not exceed 10 percent; and to permit a maximum building height of 7.3m whereas the by-law allows 3.7m.

The Niagara Peninsula Conservation Authority staff have reviewed the regulated mapping for the subject property and note the property is impacted by an NPCA regulated Provincially Significant Wetland.

### **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.

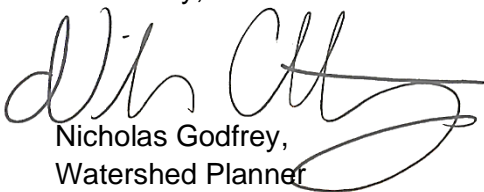
The subject properties identified in the application features a Provincially Significant Wetland ) known as the Fonthill Kame Wetland Complex. Development within 30m of a PSW requires NPCA review and approval.

The NPCA has no objection to the proposed variance, but will require:

- A work permit from our office. A complete work permit application will include an Erosion and Sediment Control Plan, as well as an enhanced naturalized buffer between the proposed works to the edge of the PSW. An NPCA Work Permit (New Construction) is \$1405.

Please do not hesitate to contact me if you require further information.

Yours truly,



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