

November 23, 2022

Our File No.: PLMV202201344

BY E-MAIL ONLY

Committee of Adjustment
20 Pelham Town Square
Fonthill, ON, L0S 1E0

Attention: Holly Willford – Secretary Treasurer

Subject: Application for Minor Variance, (A17/2022P)

Owner: [REDACTED]
Agent: Salvatore A DeRose, P.Eng
855 Twenty Road
Pelham, ARN: 273201000801700

The Niagara Peninsula Conservation Authority (NPCA) has reviewed the subject application for 855 Twenty Road, File Number **(A17/2022P)** for the proposed minor variance application. NPCA Staff do not offer objection to the approval of this application.

The NPCA's Regulation Mapping illustrates that the subject lands contain Locally Significant Wetland (LSW) and 30 metre buffer associated with the Upper Sixteen Mile Creek Wetland Complex. NPCA Policy generally restricts development and site alteration within the wetland feature, and within the 30 meter setback buffer measured from the wetland edge. Provided the applicant does not locate the replacement structure closer to the wetland boundary, NPCA staff would have no objection to the approval of the minor variance application.

Please note that an NPCA Work Permit and an updated site plan noting the location of Erosion and Sediment Controls will be required prior to commencement of works on site (this includes the demolition of the existing barn in addition to the construction of the new garage).

I trust the above will be of assistance to you. Please do not hesitate to contact me should you have any further questions on this matter.

Yours truly,



Mani Drummond,
Watershed Planner
(905) 788-3135, ext. 235