

Sarah Leach

Subject: RE: NPCA Response Regarding Notice of Hearing - June 3, 2024 - Files B10, A11 & A12-2024

From: Meghan Birbeck <mbirbeck@npca.ca>

Sent: Monday, May 27, 2024 10:05 AM

To: Jodi Legros <JLegros@pelham.ca>; Taran Lennard <tlennard@npca.ca>; Sarah Mastroianni <smastroianni@npca.ca>

Cc: Sarah Leach <SLeach@pelham.ca>

Subject: NPCA Response Regarding Notice of Hearing - June 3, 2024 - Files B10, A11 & A12-2024

Good morning Jodi,

As a follow up to my email from 8:44 this morning just now please see the NPCA's final comments below:

- B10-2024P: 594 River Road
 - The consent application indicates that a boundary adjustment, between 594 and 572 River Rd, is proposed to facilitate the construction of a future attached garage at 572 River Rd.
 - NPCA Policy indicates:
 - Lot additions and boundary adjustments may be supported where it has been demonstrated that there is sufficient room outside of the flood hazard to accommodate a building envelope, including space for servicing and amenities.
 - Lots created through Consent are to be setback from the long-term stable top of slope.
 - NPCA staff note that this is a boundary adjustment and not the creation of a new lot.
 - Additionally, technical staff have indicated that there will be is sufficient room outside of the flood hazard to accommodate a building envelope, including space for servicing and amenities.
 - As such, the NPCA can support the proposed consent application in principle.
- A12-2024P: 594 River Road
 - The minor variance application indicates that relief is being sought to reduce the allowable lot frontage and lot area as well as to increase the allowable lot coverage and lot coverage for accessory structures.
 - As the minor variance is to permit existing buildings and structures and to facilitate the proposed boundary adjustment, the NPCA can support minor variance application A12-2024P in principle.
- A11-2024P: 572 River Road
 - The minor variance application indicates that relief is being sought to reduce the allowable lot frontage, lot area, front yard setback, and interior side yard setback as well as to increase the allowable lot coverage.

- Regarding the variances for lot frontage and lot area the NPCA understands that these requested variances are to facilitate the proposed boundary adjustment. As such the NPCA can offer support for the variances for lot frontage and lot area for minor variance application A11-2024P in principle.
- Regarding the variance for front yard setback, interior side yard setback, and lot coverage the NPCA understands that these variances are to facilitate a proposed attached garage addition. The subject property is impacted by an apparent valley. The application contained a *Slope Stability Assessment Proposed Garage and Breezeway 572 River Rd, prepared by Soil-Mat Engineers & Consultants Ltd., dated December 7, 2023*. The Slope Stability Assessment indicated that at the closest point the proposed garage and breezeway would have a setback of 8m to the identified long-term top of stable slope. NPCA policy requires new development outside of the settlement area to have a minimum setback of 7.5 metres from the stable top of slope. As the proposed development is projected to be setback greater than 7.5 m the NPCA can offer support for the variances related to the proposed garage development.
- Please note that the proposed garage is still proposed to be development in the NPCA regulated area and as such a work permit will be required from the NPCA. Additionally, during the pre-consultation that was held in August 2023 the NPCA requested the following information that has not been provided as part of the COA package, this information will need to come in at the time of work permit application:
 - Erosion and Sediment Control measures will need to be shown on the submitted site plan.
 - Clarification on the submitted site plan as to whether the “Approx Septic Bed” is existing or proposed.

Additionally, any future developments proposed on either 594 or 572 River Rd will need be circulated to the NPCA for review and approval and possible work permit.

Best,
Meghan



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Watershed Planner

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