



250 Thorold Road West, 3rd Floor, Welland, Ontario L3C 3W2  
Telephone 905.788.3135 | Facsimile 905.788.1121 | [www.npca.ca](http://www.npca.ca)

July 16, 2020

Our File No.: PLZBLA202000688

BY E-MAIL ONLY

Town of West Lincoln  
Planning Department  
Smithville, L0R 2A0

Attention: Madyson Etzl – Planner II

**Subject: Application for Zoning Bylaw Amendment, (File no. 1601-004-20)**  
3775 CANBOROUGH RD, WEST LINCOLN  
**ARN 2602000624405**

---

The Niagara Peninsula Conservation Authority (NPCA) has reviewed the NPCA regulated mapping of **3775 Canborough Rd.** in the Town of West Lincoln and offers the following comments.

An application for a Temporary Zoning Bylaw Amendment has been made requesting to temporarily permit a mobile home (garden suite) on the property zoned Agricultural 'A' for a maximum of 20 years to allow the applicants to have a retirement residence and to be close to the family as they age.

**NPCA Policies:**

**NPCA Policies, Procedures and Guidelines for the Administration of Ontario Regulation 155/06 and The Planning Act.**

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* (NPCA policies) provides direction for managing NPCA regulated features.

The subject property contains a watercourse and buffer of 15 metres that is going through the top portion of the lot. NPCA staff conducted a site visit and are satisfied that the watercourse feature shown on the NPCA mapping no longer exists and will not require a permit or further studies.

**Conclusion:**

As such, the NPCA has no objection to the approval of File no. **1601-004-20**

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

Sincerely,

*Jessica Abrahamse*

Jessica Abrahamse,  
Watershed Planner  
(905) 788-3135, ext. 235

cc: