



3350 Merrittville Hwy. Unit 9
Thorold Ontario L2V 4Y6
905.788.3135 | info@npca.ca | npca.ca

April 17, 2025

VIA EMAIL ONLY

Planning Department
Township of West Lincoln
318 Canborough Street,
Smithville, ON L0R 2A0

Attention: Stephanie Pouliot, Secretary Treasurer of the Committee of Adjustment

Subject: Application for Minor Variance, A05/2025WL
Albert and Ann Rumph (Agent, Darren Draaistra – Draaistra Contracting)
4891 Vaughan Road, West Lincoln
ARN 260202001008210

To the Committee of Adjustment,

Further to your request for comments for the Minor Variance for the above noted property, the Niagara Peninsula Conservation Authority (NPCA) can offer the following.

The NPCA regulates watercourses, flood plains (up to the 100-year flood level), Great Lakes shorelines, hazardous land, valleylands, and wetlands under Ontario Regulation 41/24 of the Conservation Authorities Act. The NPCA Policy Document: Policies for Planning and Development in the Watersheds of the Niagara Peninsula Conservation Authority (NPCA policies) provides direction for managing NPCA regulated features.

The NPCA have reviewed the current NPCA mapping of **ARN 260202001008210** and notes that the subject property does contain NPCA regulated features. The property contains a regulated watercourse and an associated 15 m buffer area that travels across the northwest corner of the property. The identified area of completed works do not encroach within the NPCA regulated limits.

With consideration to the provided intent of the Minor Variance Application (A05/2025WL), the NPCA would have no objection.

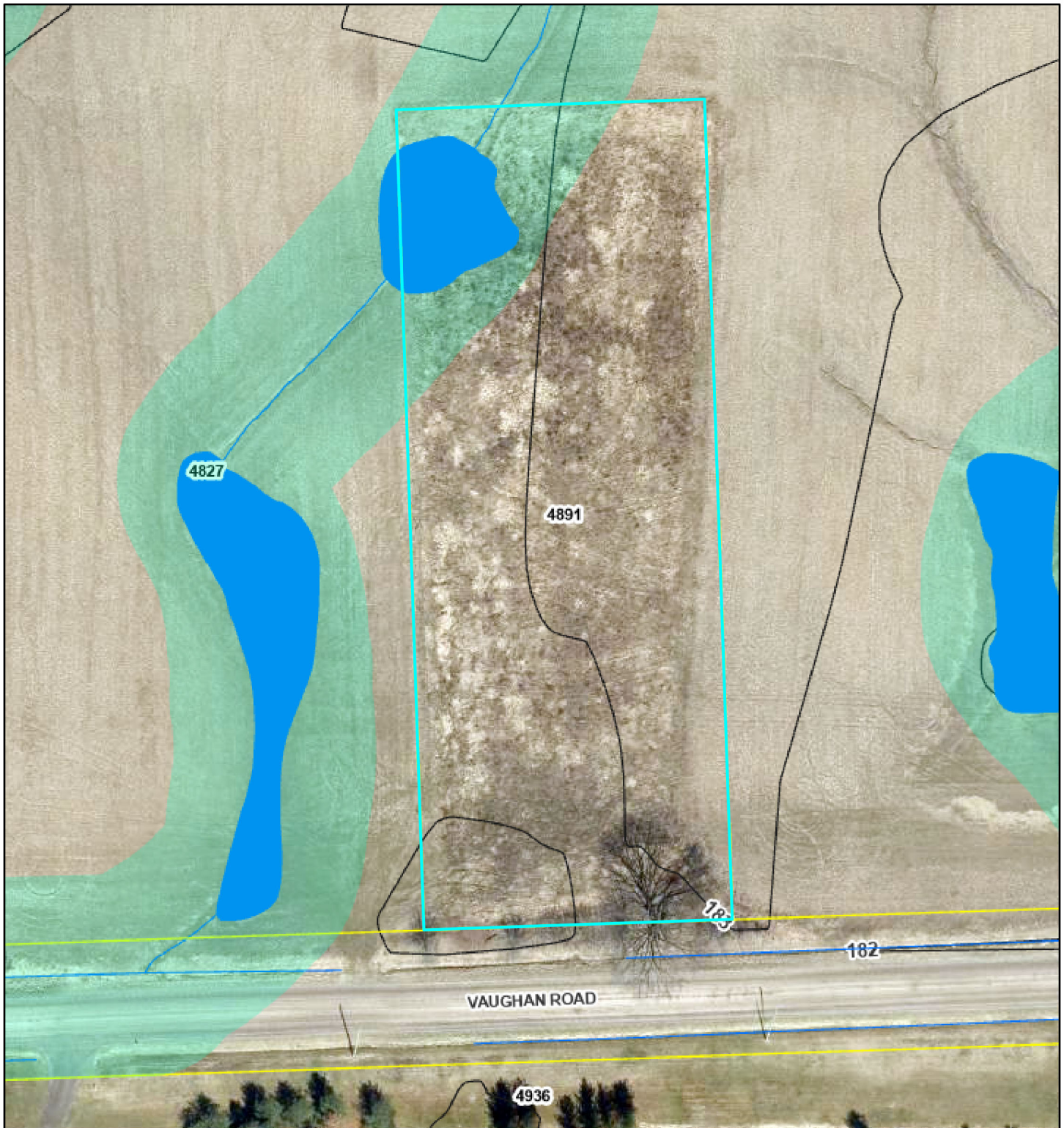
I trust the above will be of assistance to you. Please do not hesitate to call should you have any further questions in this matter.

Yours truly,

A handwritten signature in black ink, appearing to read "Paige P.", with a stylized flourish.

Paige Pearson
Watershed Planner
(905) 788-3135, ext. 205
ppearson@npca.ca

4891 Vaughan Road, West Lincoln - NPCA Map



4/17/2025, 1:48:48 PM

1:1,128

SWOOP 2020 NPCA

- Red: Band_1
- Green: Band_2
- Blue: Band_3

Roads

■ NPCA APPROXIMATE REGULATION LANDS

■ Assessment Parcels

— 2K Hydrography

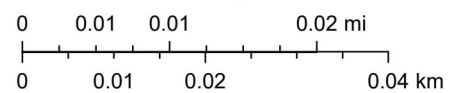
■ 2K HydroPoly

Niagara Region Ortho 2023

■ Red: Red

■ Green: Green

■ Blue: Blue



NPCA, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Web AppBuilder for ArcGIS

City of Welland, Haldimand County, Niagara Region, Regional Municipality of Niagara, Province of Ontario, Ontario MNR, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA,