

## Curtis Thompson

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**From:** Holly Willford  
**Sent:** July 15, 2019 11:41 AM  
**To:** Curtis Thompson  
**Subject:** FW: 594 River Road - Proposed Garage  
**Attachments:** Approved Dwg..pdf; PSS-19-131 (594 River Road, Pelham) Special Request - Garage.pdf

FYI – Region does not need to be circulated for A21/2019P re septic



**Holly Willford, B.A.**  
Deputy Clerk  
Administration Services

**e:** [hwillford@pelham.ca](mailto:hwillford@pelham.ca)  
**p:** 905.892.2607 x320  
[pelham.ca](http://pelham.ca)

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P.O.  
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### TOWN OF PELHAM CONFIDENTIALITY NOTICE

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**From:** Noort, Justin [<mailto:Justin.Noort@niagararegion.ca>]  
**Sent:** July 10, 2019 9:09 AM  
**To:** Holly Willford <[HWillford@pelham.ca](mailto:HWillford@pelham.ca)>  
**Subject:** 594 River Road - Proposed Garage

Hello Holly,


As discussed, Regional Private Sewage System Staff will not be requiring a fee for a the proposed garage for the above noted address. Recently Mr. [REDACTED] made a Special Request application through the Niagara Region concerning the proposed garage. Attached are Regional Private Sewage System Staff's comments and an approved drawing concerning the garage. You will only receive theses comments electronically if a hard copy is required please let us know.

If you have any further questions please ask.

Respectfully,  
Justin Noort, C.E.T.

Inspector, Private Sewage Systems, BCIN. 110513  
Niagara Region Planning and Development Services  
(905) 980-6000 ext 3671

June 19, 2019

  
594 River Road  
Welland, ON  
L3B 5N6

Dear Mr. :

**Special Request Inspection Application for Proposed Garage  
594 River Road, Town of Pelham  
Regional File: R.02.02.06.PSS-19-131**

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Our Department has inspected the above-mentioned property and reviewed your proposal to construct a 32'x36' single detached garage at the northwest corner of the property. The property currently has a single residential dwelling.

No records for the existing sewage system servicing the dwelling were found. The existing septic tank is located to the west of the house, and east of the proposed garage, and is connected to a legal, non-conforming, in-ground leaching bed located between the house and the creek. No visible defects were found at the time of our inspection.

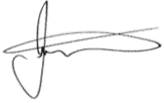
The detached garage is proposed to be located at the northwest corner of the property, west of the dwelling, and is shown to not encroach on the existing sewage system. No additional plumbing is proposed for the garage. There is not enough usable land for a replacement tank and tile bed system on the property. The only replacement option to service the site when the existing septic system fails would be a holding tank, which will limit any future changes to the dwelling.

Therefore, since the proposed garage meets with the setback requirements to the sewage system, and provided there is no plumbing or living space included, we would have no objections to the application.

***These comments are provided specifically to address consideration of on-site sewage systems regulated by the Building Code and do not address any planning applications for this property from a Provincial and Regional planning perspective. Future planning or development applications will require the associated private sewage disposal system fees.***

If you have any questions or require any further information, please contact this office at 905-685-4225, extension 3671.

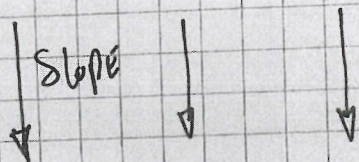
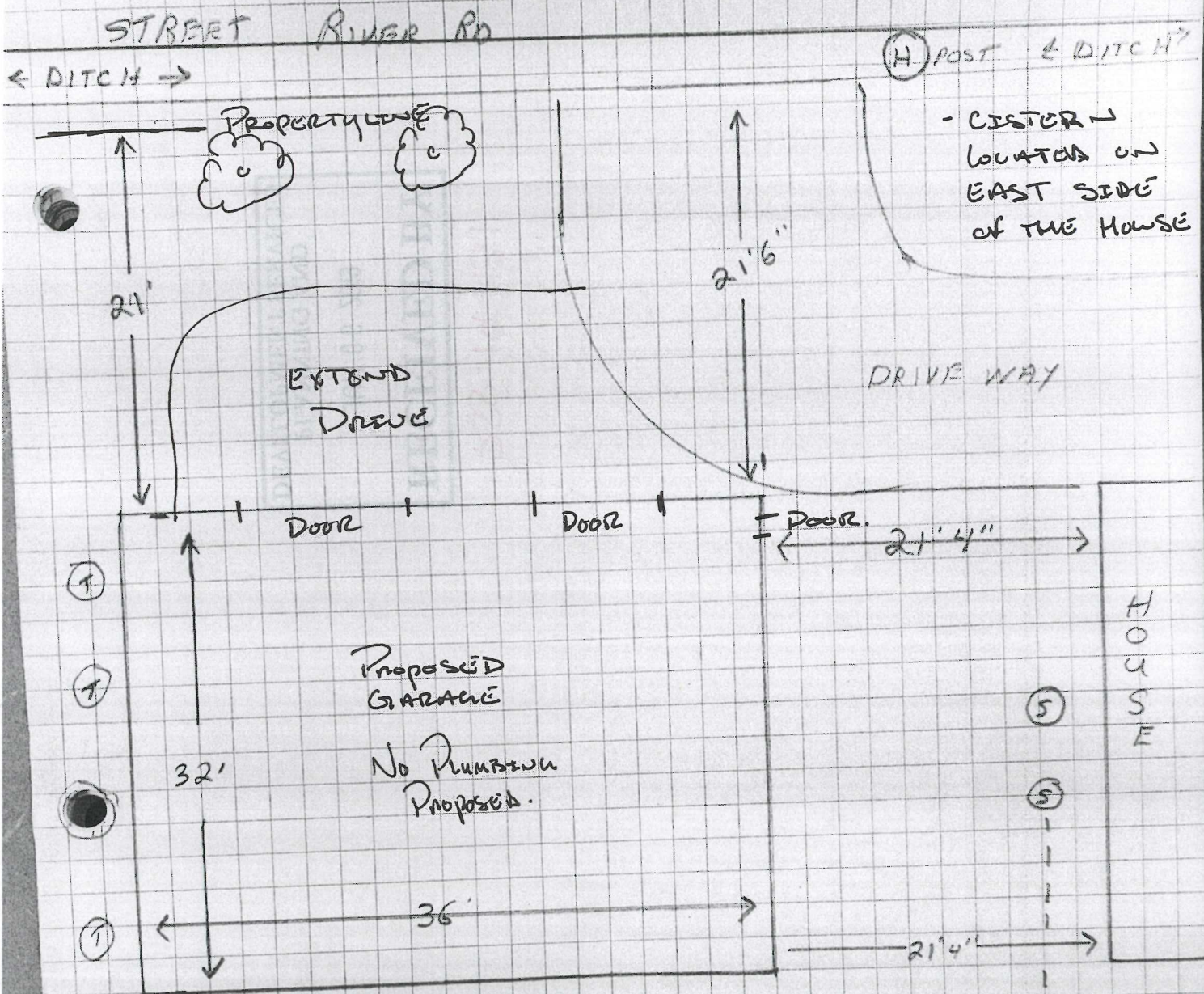
Respectfully,

A handwritten signature in black ink, appearing to read 'Justin Noort', with a stylized flourish at the end.

Justin Noort  
Inspector, Private Sewage Systems

c: Phill Lambert, P.Eng., Director of Infrastructure Planning & Development Engineering,  
Planning and Development Services, Niagara Region  
Town of Pelham, CBO, Building Department





**APPROVED**  
The Regional Municipality of Niagara

JUN 19 2019

PLANNING AND  
DEVELOPMENT SERVICES

WELLAND RIVER