


Sarah Leach

From: Nancy Bozzato
Sent: Tuesday, July 30, 2019 8:27 AM
To: Holly Willford; Curtis Thompson
Subject: FW: minor variances for 237 and 241 Farr St, Pelham

 <p>Pelham NIAGARA <i>Vibrant • Creative • Caring</i></p>	<p>Nancy Bozzato, Dipl.M.M. <i>Town Clerk</i> Administration Services</p>	<p>e: njbozzato@pelham.ca p: 905.892.2607 x315 pelham.ca</p>	<p>20 Pelham Town Square P.O. Box 400 Fonthill, ON L0S 1E0</p>
---	---	---	--

TOWN OF PELHAM CONFIDENTIALITY NOTICE

The information contained in this communication, including any attachments, may be confidential and is intended only for the use of the recipient(s) named above, and may be legally privileged. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, disclosure, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and permanently delete the original and any copy of it from your computer system. Thank you.

From: M [REDACTED]
Sent: Monday, July 29, 2019 9:38 PM
To: Nancy Bozzato <NBozzato@pelham.ca>; Curtis Thompson <CThompson@pelham.ca>
Subject: Re: minor variances for 237 and 241 Farr St, Pelham

Please be advised that I am providing further comment on properties in Fenwick, ON L0S 1C0:

- 237 Farr St
- 241 Farr St

My concerns are as follows:

1. There is an existing drainage channel that collects a significant amount of water from the fields. There is an area that pools where the dwelling of 241 Farr St intends to build.
Swales with French drains collecting the water from the property (split system) and draining towards the back of the property away from the road into catchment areas (3 across the back of the 2 properties, 3x3x3) at the back of the property still does not address the water channels that flow from the fields across these properties. Swales/french drains will not be sufficient to drain the flows that come through this channel.
Note that there is no outlet to these 3x3x3 french drain type pits.
Both properties (237 and 241) must have a proper and Permanent drainage plan in place (that will not get filled in over time through landscaping or deciding that they no longer want a drainage channel through their properties). The surrounding neighbours have had issues with drainage and run off.
There is significant water shed from the fields whereby kids skate on the pond in the winter and ducks

migrate to this pond.

From speaking with some of my neighbours, I understand that with all of the new development, some of the properties in the area are also having a difficult time with getting septic final sign off.

My concern with the water if not directed properly, could pose a domino effect of water backing onto my property. My property is not built/graded in a way to relieve neighbouring properties of drainage channels.

The water channels as per the revised plans are not maintaining the water channels. They are only attempting to address the water flows on the property.

During significant rain events, properties in the areas that have ponds (with no channels running to them) overflow.

2. I previously provided an attachment that identifies that the NPCA may also want to provide comment to these properties as it appears that this may also be in their jurisdiction or close to. The mapping provided is not an exact representation or legal survey.

3. As well with properties in the area, once houses are built, sometimes properties add small shelters/sheds/etc off the sides of their homes. With the "minor variances" of say #237 requesting a variance of only 3m (in lieu of the required 9m) is still significantly deficient. This has been revised by only 1m from the original plan that I reviewed. Properties #237 and #241 are already undersized compared to the properties in the area.

4. Please identify if the property sizes are large enough to be able to install and sustain a septic system. It is noted that septic systems are also designed and installed according to plans of houses (ie. living accommodations). With the request for variances of property yards, how would an undersized yard be able to accommodate the proposed septic systems?

5. The catchment area that is 3x3x3 is and filled with granular shared by both property #237 and #241. Do the properties not require independent drainage plans that do not rely on each other?

6. #237 has their proposed septic system where the drainage channel currently exists.

7. #241 has their proposed home and septic system where the current drainage holding pond exists

8. both #237 and #241 property plans appear to affect the current drainage patterns that exist by removing the drainage channel and holding pond that currently functions. Both property plans identify "no negative impact on adjacent properties", and "all run-off to be directed to appropriate outlet". Both of these plans contradict those statements. I reiterate that my property is not designed to relieve neighbouring properties of their drainage channels.

Thanks,
Melissa and Max

From: M

Sent: June 26, 2019 5:20 PM

To: njbozzato@pelham.ca <njbozzato@pelham.ca>; cthompson@pelham.ca <cthompson@pelham.ca>

Subject: minor variances for 237 and 241 Farr St, Pelham

Please see attachment.

Please note that I am providing comment on properties in Fenwick, ON L0S 1C0:

- 237 Farr St
- 241 Farr St

My concerns are as follows:

1. There is an existing drainage channel that collects a significant amount of water from the fields. There is an area that pools where the dwelling of 241 Farr St intends to build.
Swales and small ditches will not be sufficient to drain the flows that come through this channel. Both properties (237 and 241) must have a proper and Permanent drainage plan in place (that will not get filled in over time through landscaping or deciding that they no longer want a drainage channel through their properties). The surrounding neighbours have had issues with drainage and run off. There is significant water shed from the fields whereby kids skate on the pond in the winter and ducks migrate to this pond.
From speaking with some of my neighbours, I understand that with all of the new development, some of the properties in the area are also having a difficult time with getting septic final sign off. My concern with the water if not directed properly, could pose a domino effect of water backing onto my property. My property is not built/graded in a way to relieve neighbouring properties of drainage channels.
2. It appears with the attachment that I provided that the NPCA may also want to provide comment to these properties as it appears that this may also be in their jurisdiction or close to. The mapping provided is not an exact representation or legal survey.
3. As well with properties in the area, once houses are built, sometimes properties add small shelters/sheds/etc off the sides of their homes. With the "minor variances" of say #237 requesting a variance of only 2m (in lieu of the required 9m). That would be more than a minor variance.
4. It is also noted that I see on the variances that #241 does not have a proposed septic plan.

Thank you for your time,

Melissa and Max