

Via Email Only

September 06, 2019

Regional File: **MV-19-047**

Nancy J. Bozzato, Dipl.M.M., AMCT,

Town Clerk / Secretary-Treasurer

Administration Services

20 Pelham Town Square, P. O. Box 400

Fonthill, Ontario L0S 1E0

Re: Application for Minor Variance

Location: 405 Canboro Road, Town of Pelham

File NO.: A23/2019

Niagara Region Development Services Division has reviewed the information circulated for the above-noted application and provides the following comments to assist the Town in its consideration of this application.

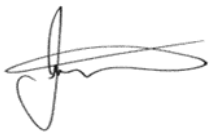
Private Sewage System Review

According to the plan submitted, the application is to permit the construction of a pool cabana accessory structure with requested relief maximum lot coverage.

No record was found for the existing sewage system servicing the residential dwelling listed above. Our site inspection at confirmed a single chamber septic tank located on the northwest side of the existing house. The location of the leaching bed was indeterminate at that time and although no visual defects were observed, it could not be confirmed that the sewage system at 405 Canboro Road met with the minimum setback to the proposed structure. The Ontario Building Code requires in-ground sewage systems be a minimum of 5 metres to any structures. However, further to our inspection, information was provided that now confirms the leaching bed is located on the west side of the existing dwelling and away from said structure. It should also be noted that 405 Canboro currently support a residential dwelling, detached garage, in-ground pool and has usable land for any future replacement of the sewage systems when required in the future.

Therefore, based on our inspection and the information submitted for the minor variance application, we have no objections to the proposed structure, provided no washrooms, bedrooms, living space or plumbing is included.

Respectfully,



Justin Noort, Private Sewage System Inspector

cc: Taylor Boyle, Development Approvals Technician, Planning and Development Services
Phill Lambert, Director of Infrastructure Planning & Development Engineering, Planning and Development Services