

Via Email Only

March 25, 2020

Regional File: **MV-20-0010**

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: 875 River Road, Town of Pelham

File NO.: A11/2020P

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.

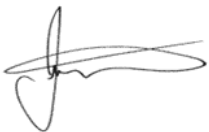
Private Sewage System Review

According to the plan submitted, the application is to permit the construction of a detached garage with requested relief regarding building height, overall lot coverage, and accessory lot coverage.

According to our records a sewage system was installed in 2012 with approval by Niagara Region Public Works Department. The septic system is located on the southwest side of the property (front of the existing dwelling). The proposed detached garage will be located near the northeast of the corner of the lot and will not encroach onto the sewage system. It should be noted that the existing property also has a pool and small shed. Therefore, the property has limited usable area on the lot for any future septic system repair/replacement that may be required. Since usable land on-site is restricted, any future increases to the house may be limited.

Therefore, based the information submitted for the minor variance application, we have no objections to the proposed garage, provided no plumbing or living space is included.

Respectfully,



Justin Noort, Private Sewage System Inspector

cc: Matteo Ramundo, Development Approvals Technician, Planning and Development Services
Phill Lambert, P.Eng., Director, Infrastructure Planning & Development Engineering