

**VIA E-MAIL ONLY**

July 27, 2020

**Sarah Leach, BA.**

**Administrative Assistant to the Clerk**

Administration Services

20 Pelham Town Square, P. O. Box 400

Fonthill, Ontario L0S 1E0

**Submission for Minor Variance Application**

Location: 1010 Canboro Road  
In the Town of Pelham

Our File: MV-20-0026

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Regional Planning and Development Services staff have completed a review of the provided materials which were provided as part of an application for a minor variance at 1010 Canboro Road in the Town of Pelham.

The above-noted documents were received by Regional staff on July 15, 2020. The submitted Minor Variance application is proposing to construct a greenhouse from: Section 7.3() "Minimum Side Yard" to permit a minimum side yard of 7.3 metres whereas the bylaw requires 15 metres. The following comments are provided from a Regional and Provincial perspective based on the information submitted in order to assist the Town in reviewing the application.

**Archaeological Potential**

The PPS and ROP provide direction for the conservation of significant cultural heritage and archaeological resources. Specifically, Section 2.6.2 of the PPS states that, "development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential, unless significant archaeological resources have been conserved." The subject land was identified at a pre-consultation meeting as having high archaeological potential based on the Ministry of Heritage, Sport, Tourism and Culture Industries' (MHSTCI) Criteria for Evaluating Archaeological Potential and the Town of Pelham's approved Heritage Master Plan. Based on discussions with the applicant at the preconsultation meeting and the Anchor Post Layout Plan, prepared by Westbrook Greenhouse Systems Ltd. (dated 10/3/19), submitted through the earlier Site Plan Approval process (Regional File SP-19-0100 and Town File SP-09-19), Regional staff determined that the type of construction proposed for the greenhouse will not result in deep excavation or the disturbance of archaeological resources on site. This is supported by the interpretation of "extensive and intensive disturbance" provided by the MTCS, which does not include gardening and landscaping, agricultural or historic building footprints. Therefore, provided

the current greenhouse expansions are constructed using the same slab-on-grade type foundation as previously proposed, which does not include deep excavation of the soil, the archaeological assessment can be waived. A standard archaeological clause will be included in the site plan agreement relating to deeply buried archaeological materials that may be encountered during grading and construction activities.

### **Private Sewage System**

Our Department has inspected the above-mentioned property and reviewed the proposal to build additional greenhouses south of an existing greenhouse operation.

The property contains a residential dwelling and a greenhouse operation. No records were found for the existing sewage system servicing the dwelling or the greenhouse. There were no visible defects found with the sewage system for the dwelling at the time of our inspection. The additional greenhouses would require a new sewage system meeting current Building Code requirements to be installed to service the increase in employees and loading bays.

Therefore, our department will have no objection to the new greenhouses provided a permit is issued by our department for a new sewage system to be installed.

### **CONCLUSION**

Based on the analysis and comments above, Regional staff offers no objection to the application, provided a permit is issued by our department for a new sewage system to be installed and subject to the Conditions outlined in the Appendix.

If you have any questions or wish to discuss these comments please contact the undersigned at extension 3345, or Susan Dunsmore, Manager Development Engineering, at extension 3661.

Best Regards,



Matteo Ramundo  
Development Approvals Technician  
Niagara Region

Attention: Appendix- Regional Conditions for Site Plan Approval

- cc. Britney Fricke, Senior Development Planner, Niagara Region
- Susan Dunsmore, Manager Development Engineer, Niagara Region
- Caitlin Goodale, Private Sewage System Inspector, Niagara Region