
VIA E-MAIL ONLY

July 21, 2021

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: 282 Canboro Road
In the Town of Pelham

Our File: MV-21-0056

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 282 Canboro Road in the Town of Pelham.

The documents were received by Regional staff on July 06, 2021. The submitted Minor Variance application is seeking permission pursuant to Section 45(2)(a)(ii) of the Planning Act to permit a change of use to the legal-non conforming use, in order to convert the existing single detached residential dwelling into a commercial business office. 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.

Private Sewage System

Private Sewage System staff have reviewed the application for a change of use for the existing dwelling into a business office. A permit was issued by the Health department in 1986 for the installation of a septic system to service a 3-bedroom house. There were no visible defects with the sewage system at the time of our inspection and it appears that the original septic tank was replaced with a plastic tank at some point. The existing septic system is small and there is little area available for any replacement or expansion so any increases to sewage flows will be limited. However, we have no objections to the minor variance to allow an office in place of a residence.

Conclusion

Based on the analysis and comments above, Regional staff offers no objections to the proposed addition.

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.

Susan Dunsmore, Manager Development Engineer, Niagara Region
Tanya Killins, Private Sewage System Inspector, Niagara Region