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**VIA E-MAIL ONLY**

August 23, 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: 345 Highway 20  
In the Town of Pelham

Our File: MV-21-0051

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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 345 Highway 20 in the Town of Pelham.

The documents were received by Regional staff on July 30, 2021. The Applicant is seeking permission pursuant to Section 45(2)(a)(ii) of the Planning Act to permit an expansion of legal-non conforming use, in order to permit vehicle repairs and sales as a similar use to the existing permitted welding shop and trailer sales and service business. 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 has reviewed the application permit vehicle repairs and sales, similar to the existing permitted welding shop and trailer sales and service business.

No record was found for the existing legal non-conforming sewage system servicing the property. At the time of our inspection, no visual defects were observed with the existing sewage system. The existing septic tank is located north of the dwelling and the exact location of the in-ground bed is unknown.

The proposed change in use will not adversely affect the existing sewage system. The property contains limited usable land for a replacement system and tertiary treatment may be required in the future.

Therefore, provided no changes are proposed for the existing dwelling and shop, our department has no objection to the application as submitted.

## **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  
Justin Noort, Private Sewage System Inspector, Niagara Region