

Via Email Only

September 21, 2021

Holly Willford,
Secretary-Treasurer of the Committee of Adjustment
20 Pelham Town Square, P.O. Box 400,
Fonthill, ON L0S 1E0

Re: Application for Minor Variance

Location: 368 Canboro Road, Pelham

File NO.: A36/2021P

Regional File: MV-21-0077

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

Private Sewage System Review

According to the plans submitted, the applicant is proposing to remove an existing dwelling and construct a new dwelling. The applicant has requested relief from lot coverage, distances between driveways and both the front and side yard setbacks.

No records were found for the existing sewage system servicing the property. The proposed development will increase the sewage flow on the property and therefore, require a new septic system to be installed to service the site. Considering the shape of the lot along with the additional sewage flows there is limited usable area on the property to install a new septic system. A detailed septic design by an approved septic contractor/designer must be submitted to our Department to confirm if the proposed development can be service on the restrictive lot. Approval for the new septic system is also required from the Niagara Peninsula Conservation Authority (NPCA), as a new system would encroach onto regulated lands. Please note that a new septic system may not be able to support the proposed dwelling.

Therefore, our department is unable to support the application as submitted. A detailed septic design by an approved septic contractor/designer must be submitted to our Department meeting Ontario Building Code requirements to confirm if the proposed development can be service on the restrictive lot. Approval for the new septic system is also required from the Niagara Peninsula Conservation Authority (NPCA).

Respectfully,



Justin Noort, Private Sewage System Inspector

cc: Amy Shanks, Development Planner, Planning and Development Services
Matteo Ramundo, Development Approvals Technician, Planning and Development Services