

Sarah Leach

From: Lambert, Phill <Phill.Lambert@niagararegion.ca>
Sent: Friday, September 24, 2021 9:04 AM
To: 'William Heikoop'
Cc: Whyte, Jon; Shanks, Amy; Sarah Leach; Noort, Justin; Morreale, Diana;
[REDACTED]
Subject: RE: A36/2021P - Unsupportive Regional Comments

Hi William

Thanks for speaking with me yesterday. We appreciate and understand your position and are prepared to offer a compromise.

At the end of the day, we are trying to ensure that the owners have a fulsome understanding of the requirements for the septic system to support their development and that this doesn't become an issue at the 11th hour when all plans have been completed.

With our comments to have a septic system design at the Minor Variance stage, we are trying to achieve a balance of making sure that the homeowner is aware of the future impacts of a new septic system and how much land it is going to take up and cost. We've had situations like these come back to bite us in the past, when the homeowner has invested in and completed their future building plans (including landscaping plans with pool, patio, deck, shed, etc.) but then struggles with the requirements and available land for the supporting new septic system and fitting it in to the remaining space or having a more expensive system needed and possible reductions in the number of bathrooms, bedrooms, fixtures, or size of the proposed building to reduce the septic design flow and size of the new septic.

In this case, a new septic system will be required and due to access it seems as though the septic system will need to be built first before the new home as there doesn't appear to be another way into the back area which is the most likely location available for a new septic system.

In this case, we can make the septic design and permit application a condition of approval for the Minor Variance which will allow for the C of A meeting to continue as planned with approval in principle. This will allow for time to have the detailed home design and septic design to be completed and a better understanding for the homeowner of how much the new septic will cost and how much room it will take up. Please note that nothing can be built upon a septic system in order to ensure it will function effectively into the future. There are also required setbacks from a septic system in accordance with the Ontario Building Code.

Please let me know if you have any questions or would like to talk further about this.

Take Care

Phill Lambert. P. Eng.

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