

VIA E-MAIL ONLY

January 12, 2022

Holly Willford

Town Clerk/Secretary-Treasurer

Administration Services

20 Pelham Town Square, P. O. Box 400

Fonthill, Ontario L0S 1E0

Submission for Minor Variance Application

Location: 368 Canboro Road
In the Town of Pelham

Our File: MV-21-0106

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 368 Canboro Road in the Town of Pelham.

The documents were received by Regional staff on December 24, 2021. The submitted Minor Variance application is seeking permission permit a maximum lot coverage of 15%, a minimum side yard setback of 1.2 metres, and a minimum distance between driveways of 1.5 metres.

Private Sewage System

Regional Private Sewage System (PSS) staff have reviewed the application for 368 Canboro Road and conducted an on-site inspection. At the time of inspection it was noted that the site is a tight space with a natural slope to the east with trees on the west side which would have to be removed to accommodate a septic system in this area. Due to the tight space staff would suggest the applicant ensure that there is sufficient space provided in order to meet the required private sewage system setbacks as per the Ontario Building Code. It should also be noted that in the future no structures are permitted to be constructed in the bed area which includes the mantle. At this time PSS staff have no concerns with the proposal provided the applicant obtains a septic permit prior to the issuance of a building permit.

Conclusion

Based on the analysis and comments above, Regional staff offers no objections to the proposed addition subject to the applicant obtaining a septic permit prior to the issuance of a building permit.

If you have any questions or wish to discuss these comments please contact the undersigned at extension 3358, or Devon Haluka, Private Sewage System Inspector, at extension 3671.

Best Regards,



Matteo Ramundo
Private Sewage System Inspector
Niagara Region

Attention: Appendix- Regional Conditions for Site Plan Approval

cc. Amy Shanks, Development Planner, Niagara Region
Devon Haluka, Private Sewage System Inspector, Niagara Region