

---

**VIA E-MAIL ONLY**

May 24, 2022

**Sarah Leach**

**Deputy Clerk**

Administration Services

20 Pelham Town Square, P. O. Box 400

Fonthill, Ontario L0S 1E0

**Submission for Minor Variance Application**

Location: 350 Canboro Road  
In the Town of Pelham

Our File: MV-21-0046

---

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 350 Canboro Road in the Town of Pelham.

The documents were received by Regional staff on May 03, 2022. The submitted Minor Variance application is seeking permission permit to permit a maximum accessory lot coverage of 2% whereas the by-law allows for 1% provided the maximum lot coverage of all buildings does not exceed 10%.

**Private Sewage System**

Regional Private Sewage System (PSS) staff have reviewed the application for 350 Canboro Road and conducted an on-site inspection on May 20, 2022. Regional staff searched our files for any previous records on this property and none were found. At the time of inspection a 2 chamber concrete septic tank was located north west of the existing dwelling in a garden area. The septic tank appeared to be at good working levels and showed no signs of defects at the time of inspection. There was also a tile bed identified in the front yard north west of the existing dwelling which appeared to be in good working order at the time of inspection. The proposed garage's location is south east of the existing dwelling and meets all the required setbacks as per the Ontario Building Code. Please note that if in the future there is any renovations that would add living space, fixture units, or bedrooms to the existing dwelling a new septic system would need to be installed. Therefore, Regional PSS staff have no concerns with the proposed minor variance provided there is no additional living space or fixture units located in the garage.

## **Conclusion**

Based on the analysis and comments above, Regional staff offers no objections to the proposal provided there is no additional living space or fixture units located in the garage.

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. Katie Young, Development Planner, Niagara Region  
Devon Haluka, Private Sewage System Inspector, Niagara Region