

Sarah Leach

From: Macdonald, Carling <Carling.Macdonald@niagararegion.ca>
Sent: Wednesday, August 23, 2023 4:17 PM
To: Sarah Leach
Cc: Development Planning Applications; Andrew Edwards; Shannon Larocque
Subject: 305 Canboro Road (File No. B12-2023P) - Regional Comments

Hi Sarah,

The site inspection has been conducted for the above noted consent application. Please see the updated Regional comments below.

Planning Comments

The *Greenbelt Plan, 2017* ("Greenbelt Plan") designates the subject lands as Protected Countryside. "Part 1" is designated as a Settlement Area under the *Provincial Policy Statement, 2020* ("PPS") and Rural Settlement Area (otherwise known as a hamlet) under the *Niagara Official Plan, 2022* ("NOP"). The lands identified as "Part 2" are identified as Specialty Crop Area under both the PPS and NOP.

According to Provincial and Regional policies, Rural Settlement Areas shall be the focus of development outside of the urban area boundaries. NOP Policy 4.1.4.2 requires that the size of new residential lots being considered for consent within the agricultural land base shall be an area of 0.4 hectares except to the extent of any additional area deemed necessary to support an on-site private water supply and long-term operation of a private sewage disposal system. Staff note that the proposed residential lot is 0.48 hectares, exceeding the required area. However, given that the entirety of the proposed residential lot is located outside of the specialty crop area, staff deem this to be acceptable.

Regional staff offer no objection to the application, as the proposal is consistent with and in conformity to Provincial and Regional policies.

Archaeological Resources

The subject property falls within the Region's mapped area of archaeological potential, as identified in Schedule 'K' of the NOP. Provincial and Regional policies state that development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved or the land has been investigated and cleared or mitigated following clearance from the Province.

The Town of Pelham has a Heritage Master Plan. As such, the Region's defers to the town with regard to archaeological requirements.

Regional Watermain

Region staff advise the Applicant that there is an existing 300 mm diameter Regional watermain on Canboro Road. The Regional watermain is not to be damaged or disturbed during any future construction works for the proposed development. No connections permitted to Regional mains as this property is outside the urban area.

Private Servicing

NOP Policy 1.6.6.4 states that lot creation on *individual on-site sewage services* is only permitted if there is confirmation of sufficient reserve sewage system capacity for hauled sewage. Additionally, Regional policies require that new lots have 1 acre of usable area to support a replacement septic system/spare septic area.

Regional staff were unable to located a record for the existing legal non-conforming sewage system servicing the existing dwelling (Part 1). At the time of the septic inspection, no visual defects were observed with the existing sewage system which appears to be located east of the existing dwelling. The exact location of the in-ground bed was not confirmed, but both the tank and the bed appear to be wholly contained within the property. The proposed consent will not adversely affect the existing sewage system and staff has determined that there should be enough usable area for future replacement of the septic system.

Therefore, provided no changes are proposed for the existing dwelling, the Region has no objection to the application.

Thank you for your patience!

Kindly,

Carling MacDonald

Development Planner

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