

Sarah Leach

From: Macdonald, Carling <Carling.Macdonald@niagararegion.ca>
Sent: Monday, June 10, 2024 3:32 PM
To: Sarah Leach
Cc: Andrew Edwards
Subject: 304 Welland Road (File No. A13-2024) - Regional Comments

Hi Sarah,

Please see the Region's comments for 304 Welland Road (File A13-2024) below.

Regional Comments – 304 Welland Road

Archaeological Resources

The subject property falls within the Region's mapped area of archaeological potential, as identified on Schedule 'K' of the Niagara Official Plan (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.

Regional staff note that the Town of Pelham has a Heritage Master Plan. As such, Town staff should be satisfied that any local archaeological provisions / requirements have been met. Should the Town require an archaeological assessment for the proposed development, staff request that all applicable reports and a Ministry letter of acknowledgement are circulated to the Region.

Private Servicing

No sewage system permit was found for the existing sewage bed on the property; however, the septic tank was replaced in 2019 and approved by the Region's Private Sewage System department. According to the permit, the septic bed is located in the rear yard and the proposed porch is in the front yard and will not encroach on the existing sewage system or add in sewage flows. Therefore, based on the information submitted, Region staff offer no objection to the application from a private servicing perspective.

Kindly,
Carling



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