

**Via Email Only**

November 23, 2017

Our File: MV 17-064

Nancy Bozzato  
Town Clerk/Secretary-Treasurer  
Town of Pelham  
20 Pelham Town Square P.O.Box 400  
Fonthill Ontario  
L0S 1E0

Dear Ms. Bozzato,

**Re: Application for Minor Variance**  
**Applicant: Terry Anne Mathews**  
**Location: 281 Canboro Rd, Town of Pelham**  
**Town File: A35/2017P**

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Niagara Region Development Services Division has reviewed the information circulated for the above-noted application and provides the following comments to assist the Town in its consideration of this application.

**Private Sewage System Review**

Our Private Sewage Systems inspections staff has inspected the above-mentioned property and wish to provide the following comments.

There are several new structures proposed for this property, including a detached garage, accessory building, in-ground pool and patio area. The septic tank was not exposed upon our inspection and there is no record available for the existing sewage system servicing the property. Since the exact location and size of the sewage system are unknown, we cannot confirm that the newly proposed structures (accessory building, pool, patio) will meet with the Ontario Building Code minimum setback requirements from the sewage system (1.5 m to the tank and 5 metres to the tile bed). It was also noted at the time of our inspection that an above ground swimming pool is currently on-site and may be encroaching on the existing sewage system. More details are also required concerning the square footage of the proposed 3 season room in order to be able to approve of the additional living space with the continued use of the existing sewage system.

Therefore, our department cannot approve of the minor variance application at this time. In order to approve of the proposed structures, the septic tank would need to be uncovered and the corners of the tile bed exposed to verify that the location of the accessory building, pool and patio will meet the minimum setback requirements. It is noted that there is usable area available on the property (to the

north) for the installation of a replacement sewage system that would meet with current Building Code requirements.

Yours truly,

A handwritten signature in black ink, appearing to read "C Wood". The signature is fluid and cursive, with the first letter "C" being large and prominent.

Caitlin Wood  
Private Sewage Systems Inspector

C: Justin Noort, C.E.T, Development Approvals Technician