

**Via Email Only**

November 21, 2017

Our File: MV-17-063

Nancy J. Bozzato  
Secretary-Treasurer, Committee of Adjustment/Town Clerk  
Town of Pelham  
20 Pelham Town Square, P.O Box 400  
Fonthill ON L0S 1E0

Dear Ms. Bozzato

**Re: Application for Minor Variance**  
**Applicant: Homes by Antonio LTD.**  
**Location: (Part Lot 18, Concession 10) Canboro Road, Pelham**  
**Town File: A36/2017P**

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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.

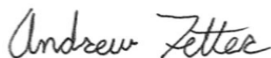
The subject land is zoned Agricultural "A" in accordance with Pelham Zoning By-law 1136(1987), as amended. Relief is sought from Section 6.14 "New Development in or Adjacent to an Agricultural A Zone or Special Rural SR Zone" - seeking relief from the minimum distance separation (MDS) to allow a distance of 86.24 metres whereas 300 metres is required, being the distance separation from a barn on an adjacent property. Relief is sought to facilitate construction of a detached single family dwelling.

**Private Sewage System Review**

Private Sewage System staff have inspected the property and reviewed the application to construct a single family dwelling. There appears to be limited usable land available on the lot for the installation of a sewage system.

Therefore, our department cannot approve of the application as submitted. If you wish to proceed with this application, a detailed design plan for a Class 4 sewage system must be submitted to our Department for approval.

Sincerely,



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Andrew Fetter, BCIN #102471  
Private Sewage System Inspector  
Planning and Development Services

c: Justin Noort, Development Approvals Technician, Development Services Division  
Phill Lambert, P.Eng., Associate Director, Infrastructure Planning & Development Engineering