

Memorandum

Public Works Department - Engineering

DATE: April 18, 2018
TO: Curtis Thompson, Planner
CC: Nancy J. Bozzato, Clerk; Holly Willford, Deputy Clerk; Jason Marr, Director of Public Works
FROM: Xenia Pasiecznik, Engineering Technologist
RE: File B4/2019P
36 Stella Street

We have completed the review of the consent application B4/2019P for consent to convey and partial discharge of mortgage of 651 square meters shown as Parts 2 and 4 for a single family residential dwelling. Part 1, 801 square meters of land, is to be retained for one single family residential dwelling.

Upon this review, Public Works has the following proposed **conditions**:

1. That the applicant ensures that all lots are serviced with individual 20 mm water service and 125 mm sanitary sewer lateral in accordance with Town of Pelham standards. Installation of any missing services will require Permits obtained and approved by the Public Works Department. If existing services are proposed for reconnection, such services shall be inspected by the Public Works Department to determine if the services are in satisfactory condition prior to connection. The provision of all services shall be completed through a Temporary Works Permit prior to consent and the applicants shall bear all costs associated with these works (design, construction, etc.).
2. That the applicant submits an updated drawing that indicates the location of the individual water service and sanitary lateral for all lots to confirm no existing water or sanitary services branch from or through the proposed lots to other lands, and from or through the remaining parcel to other lands. Locate cards for all lots shall be submitted after the installation of new services.

3. That the applicant submits a comprehensive overall lot grading and drainage plan for all parcels to demonstrate that drainage does not negatively impact neighbouring properties, to the satisfaction of the Director of Public Works or his designate. During a site visit, it was noted that a pipe which looked to discharge water was extended past the side yard swale onto what would be Parts 2 and 3 of the proposed plan.
4. That the applicant obtain approval through a Driveway Entrance and Culvert Permit from the Public Works Department for the installation of entrances for all lots in accordance with Town standards. Installation as well as removal of entrances shall be completed in accordance with Town standards prior to consent and the applicants shall bear all costs associated with these works (design, construction, etc.).
5. Following a site visit, it was identified that there are four (4) trees missing from the plan submitted. Three (3) of them being Town owned trees located on Town boulevard. A new plan will be required to be submitted showing the location of all trees and what is being proposed for them.