

Report Regarding the Execution of the Development Agreement for 1334 Pelham Street (File No. DA-01-19)

Executive Summary:

The purpose of this report is to provide Council with information regarding a request to enter into a Development Agreement for 1334 Pelham Street.

Location:

The subject land is located on the west side of Pelham Street, south of Port Robinson Road (refer to Figure 1). The legal description is Part Lot 18, Plan 724; Pelham.

Figure 1: Location of Subject Land



From the Department of



Project Description and Purpose:

The applicant (Lawrence Schilstra) is seeking approval to construct a residential dwelling on the lot known as #1334 Pelham Street. As this lot falls within the Fonthill urban boundary it requires municipal sanitary and water services. The existing sanitary sewer on Pelham Street extends only as far as #1332 Pelham Street, and therefore does not front the subject lands. As a property is required to front a municipal service in order to connect to it, extension of the sanitary sewer on Pelham Street is required. A municipal water connection to the watermain that runs along Pelham Street is also required.

Staff Comments:

Public Works staff are of the opinion that the Development Agreement appropriately addresses the requirements to complete the works. Following the execution of the Development Agreement, compliance with the Agreement requirements and receipt of all necessary permits, construction of the proposed single detached dwelling may commence.

Public Works staff recommend that Council approve the by-law authorizing the Mayor and Clerk to execute the Development Agreement with Lawrence Schilstra in regards to 1334 Pelham Street.

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Reviewed by: Jason Marr, P.Eng, Director of Public Works

Alternatives:

Council could choose not to approve the by-law to enter into the Development Agreement and the lot would remain vacant as no building permit can be issued to an un-serviced lot within the Fonthill urban boundary.

Attachments:

Appendix A Draft By-law and Development Agreement

Recommendation:

BE IT RESOLVED THAT the Public Works Department Report for 1334 Pelham Street (File No. DA-01-19) be received;

AND THAT Council approve the by-law authorizing the Mayor and Clerk to enter into a Development Agreement with Lawrence Schilstra regarding 1334 Pelham Street.