

Memorandum

Public Works Department - Engineering

DATE: February 25, 2020
TO: Curtis Thompson, Planner
CC: Nancy J. Bozzato, Clerk; Holly Willford, Deputy Clerk; Derek Young, Manager of Engineering
FROM: Tolga Aydin, Engineering Technologist
RE: File B6/2020P
1295 Pelham Street

We have completed the review of the consent application B6/2020P for consent to convey 1479.8 square meters of land with a dwelling known municipally as 1295 Pelham Street, for continued residential use, together with an easement in perpetuity over 110 square meters of land (Part 3) for an existing sanitary sewer lateral connection in favour of Part 2. 749.9 square meters of land (Parts 1 and 3) is to be retained for construction of a residential dwelling, subject to the easement.

This application is being considered concurrently with minor variance file A11/2018P.

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

1. That the applicant submits a comprehensive overall lot grading and drainage plan for all parcels to demonstrate that the drainage neither relies nor negatively impacts neighbouring properties, and that all drainage will be contained within the respective lots, to the satisfaction of the Director of Public Works or designate.
2. That the applicant ensures that all lots are serviced with individual 20mm water service and 125mm sanitary sewer lateral in accordance with Town of Pelham standards. Installation of any missing services will require authorization obtained and approved by the Public Works Department through a Temporary Works Permit. The provision of all services shall be completed

prior to consent and the applicants shall bear all costs associated with these works (design, construction, etc.).

3. That the applicant submits locate cards that indicate the location of the individual water service and sanitary sewer lateral for both 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 shall be submitted after the installation of new services.
4. That the applicant obtain approval through an Entrance & Culvert Permit from the Public Works Department for the installation of a new entrance or modification to an existing entrance for all lots in accordance with Town standards. Installation and/or modification of all entrances shall be completed in accordance with Town standards prior to consent and the applicant shall bear all costs associated with these works (design, construction, etc.).

Public Works has the following proposed **comments**:

1. Based on the 2011 Development Agreement for Stella Street, the referenced drawing indicates that services for 1295 Pelham Street branch through 52 Stella Street and into an easement at the rear along the south property line. These services will need to be located and confirmed. If the services for 1295 Pelham Street are confirmed to branch through 52 Stella Street, an alternative option of severance will need to be considered or an easement over the new proposed parcel (Part 1) shall be proposed.