

## **Memorandum**

### **Public Works Department - Engineering**

DATE: February 25, 2020  
TO: Curtis Thompson, Planner  
CC: Nancy J. Bozzato, Clerk; Holly Willford, Deputy Clerk; Jason Marr, Director of Public Works  
FROM: Tolga Aydin, Engineering Technologist  
RE: File B3/2020P  
31 Emmett Street

We have completed the review of the consent application B3/2020P for consent to partial discharge mortgage and to convey 75.25 square meters of land (Part 3), to be added to the abutting property (Part 2) for residential use. The application for boundary adjustment is intended to allow for the construction of a residential dwelling on Parts 2 and 3 and the removal and construction of a residential dwelling on Part 1. Part 1 is to be retained for continued residential use known municipally as 31 Emmett Street.

Upon this review, Public Works has the following comments;

1. Each lot is to be individually serviced a 20mm water and 123mm sanitary sewer lateral in accordance with Town of Pelham Engineering Standards. Installation of any missing services will require a Temporary Works Permit obtained through the Public Works Department. These works are to be completed prior to consent and the applicant shall bear all costs associated with these works. Locate cards are to be provided to the Town once works are complete.
2. That the applicant submits a drawing that indicates the location of the existing individual water service and sanitary lateral for all lots to confirm no existing services branch from or through the proposed lots to other lands, and from or through the remnant parcel to other lands.
3. That the applicant submits a comprehensive overall lot grading and drainage plan for all parcels to demonstrate that the drainage does not negatively

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impact nor rely on neighbouring properties, to the satisfaction of the Director of Public Works or his designate.

4. That the applicant obtains a Driveway Entrance and Culvert Permit for the construction of all new or modification of existing driveways or entrances. Installation of entrances shall be in accordance with Town standards prior to consent and the applicant shall bear all costs associated with these works.