

Memorandum

Public Works Department - Engineering

DATE: August 19, 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 B5/2020P
1427 Station Street

We have completed the review of the consent application B5/2020P for consent to partial discharge mortgage and to convey 2824 square meters of land (Part 2), to be added to the abutting property to the east for future development. Part 1 is to be retained for continued residential use of the dwelling known municipally as 1427 Station Street.

Upon this review, Public Works has the following conditions;

1. That the Applicant submits a comprehensive overall lot grading and drainage plan for all parcels to demonstrate that the drainage neither relies on 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 his designate.
2. That the applicant confirm that no existing utilities currently cross the proposed new property line. Should any services cross this new property line, the applicant will be responsible for costs associated with their relocation and/or removal.
3. That the applicant provides written acknowledgement that the owner will be responsible for payment of the front-ending contribution, payable to the Town of Pelham, for the East Fonthill storm water management system oversizing. This apportionment will be in the amount of \$35,066.00 for 1427 Station Street (Parts 1 and 2) and further, that the Owner will advise any future purchasers of the land of this requirement.