
Memorandum

Public Works Department - Engineering

DATE: December 21, 2020

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 B1/2021P
695 Quaker Road

We have completed the review of the consent application B1/2021P for consent to partial discharge mortgage and to convey 540.4 square meters of land (Part 2) for residential use. Part 1 is to be retained for continued residential use of the dwelling known municipally as 695 Quaker Road.

Upon this review, Public Works has the following comments;

1. That the new lot is to be individually serviced with a 20mm diameter water service and 125mm diameter sanitary sewer lateral in accordance with Town of Pelham Engineering Standards. Installation of all 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 the existing lot to confirm no existing services branch from or through the proposed lots 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 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.