

## Memo

**To:** Sarah Leach, Deputy Clerk

**CC:** Jason Marr, Director of Public Works; Barb Wiens, Director of Planning and Development; Derek Young, Manager of Engineering; Lucas Smith, Engineering Technologist; Nicholas Palomba, Engineering Technologist

**From:** Gimuel Ledesma, Engineering Technologist

**Date:** February 9, 2023

**File No.:** B3/2023P

**RE:** Consent – 1435 Station Street

Town of Pelham Public Works Staff have reviewed the above noted application and supporting documentation to address the technical concerns regarding the submitted minor variance application. Application is made for consent to partial discharge of mortgage and convey 2432.2 square metres of land (Part 3), to be added to the abutting properties to the south (Parts 4 and 5), for future development of the Park Place West subdivision. Part 1 is to be retained for continued residential use of the dwelling known municipally as 1435 Station Street.

**Public Works offer the following comments:**

- No Comments

**Public Works request the following conditions:**

- Confirm that no existing utilities cross the proposed lot lines. Should any services cross these lot lines, the applicant shall be responsible for costs associated with their relocation and / or removal.
- The Town will require a 5m wide storm sewer easement along the northern boundary line of 1435 Station Street. This can be cleared during Draft of Subdivision Stage.
- Provide a written acknowledgment 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 \$35,145 for 1435 Station Street.