

**Engineering Department
Committee of Adjustment Report**

For

**A11-2023P
19 Arsenault Crescent**

May 17, 2023

Town staff have reviewed the following documentation for the purpose of **A11-2023P-** Minor Variance application for:

The subject land is zoned Residential 2-95 ("R2-95") in accordance with Pelham Zoning By-law 4481(2022), as amended. Application is made for relief to construct a single detached dwelling, from:

Section R2-95 "Maximum Front Yard" – to permit a maximum front yard setback of 6.5m to the dwelling front face whereas the by-law requires a maximum front yard setback of 5.5m.

The following information was submitted as part of the application for consideration:

- Proposed Grading Plan for Lot 7 Arsenault Crescent by Upper Canada Consultants, dated May 29,2022

This full report contains following comments in conjunction with Minor Variance application A11-2023P – 19 Arsenault Crescent.

Introduction:

The subject land is located on the south side of Port Robinson Road, lying east of Pelham Street, being Lot 7 on 59M-505 in the Saffron Meadows Phase 3 Subdivision, in the Town of Pelham

This full report contains following comments in conjunction with Minor Variance application A11-2023P – 19 Arsenault Crescent and shall be addressed to the satisfaction of the Director of Public Works. Note that further comments to be forthcoming on subsequent submissions.

Analysis:

Please see comment and condition below.

Public Works offer the following comment:

- Please be advised that no sideyard walkways that impede sideyard swales shall be permitted

Public Works offer the following conditions:

- Town staff have would require a lot grading and drainage plan.