

**Engineering Department  
Committee of Adjustment Report**

**For**

**A14-2023P  
2755 Maple Street**

**July 7<sup>th</sup>, 2023**

Town staff have reviewed the following documentation for the purpose of **A14-2023P**- Minor Variance application for:

The subject land is zoned Specialty Agricultural (SA) & Environmental Protection 1 in accordance with Pelham Zoning By-law 4481(2022), as amended. Application is made for relief, to construct a 2-storey garage addition on the northerly side of the property and a 1-storey addition on the southerly side of the property, from:

**Section 5.2.3 "Minimum Interior Side Yard"** – to permit a minimum interior side yard of 4.45m whereas the by-law requires 8m; and

**Section 5.2.3 "Minimum Rear Yard"** – to permit a minimum rear yard of setback of 11.40m whereas the by-law requires 15m.

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

- Proposed Site Plan for 2755 Maple Street
- This full report contains following comments in conjunction with Minor Variance application A14-2023P – 2755 Maple Street.

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**Introduction:**

The subject land is located on the east side of Maple Street, lying south of Twenty Road, being Part lot 15, Concession 1, being Part 21 on R-Plan 59R-6462, in the Town of Pelham.

This full report contains following comments in conjunction with Minor Variance application A14-2023P – 2755 Maple Street 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 comments and conditions below.

**Public Works offer the following comment:**

- Please be advised that the existing driveway must be removed prior to occupancy being granted.
- The plan submitted does not show all existing structures. Please ensure that the plan is updated with all existing and proposed features that are to remain or be removed.

**Public Works offer the following conditions:**

- The applicant must submit a comprehensive Lot Grading & Drainage Plan demonstrating that the drainage neither relies, nor negatively impacts neighboring properties, and that all drainage will be contained within the respective lot, to the satisfaction of the Director of Public Works, or designate.
- Obtain a Driveway Access and Culvert Permit from the Town for the construction of a new driveway entrance. Installation and/or modification of new entrances shall be completed in accordance with Town Standards prior to Building Permit and the Applicant shall bear all costs associated with the works.