

**Engineering Department
Committee of Adjustment Report**

For

**B12-2023P
305 Canboro Road**

August 21st, 2023

Town staff have reviewed the following documentation for the purpose of **B12-2023P – 305 Canboro Road** Consent application for:

Application is made for consent to convey 4791.7 square meters of land (Part 1), for continued residential use of 305 Canboro Road. Part 2 is to be retained for continued agricultural use.

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

- Proposed Severance Sketch for 305 Canboro Road by JD Barnes Ltd, dated June 21, 2023

This full report contains following comments in conjunction with consent application B12-2023P – 305 Canboro Road.

Introduction:

The property is located on the northwest corner of Canboro Road and Effingham Street. The site contains a 2 story 2-unit dwelling, 2 utility sheds, and a storage building fronting onto Canboro Road. This property also contains a hydro easement as identified by the applicant in the submitted document.

The applicant is proposing to separate part 1 from part 2 permitting the owner to sever the parcels of land from each other and sell the property. The Severed lot known as part 2 would front onto Effingham Street while part 1 would continue to front onto Canboro Road.

Analysis:

Please see comment and conditions below.

Public Works offer the following comment:

- The owner shall obtain a Driveway Access and Culvert Permit from the Town if constructing a new driveway or modifying any existing driveways/entrances. Installation and/or modification of entrances shall be completed in accordance with Town Standards.

Public Works offer the following conditions:

- Town staff will require a comprehensive lot grading and drainage plan for part 1 demonstrating that storm water runoff will not negatively impact nor rely upon adjacent properties, to the satisfaction of the Director of Public Works or his designate.
- 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.