

**Engineering Department
Committee of Adjustment Report**

For

**B13-2023P
1053 Pelham Street**

August 21, 2023

Town staff have reviewed the following documentation for the purpose of **B13-2023P – 1053 Pelham Street** Consent application for:

Application is made for consent to partial discharge of mortgage and consent to convey 280.9 square metres of land (Part 4), for future construction of a single detached dwelling. Part 1 is to be retained for continued residential use of the dwelling known municipally as 1053 Pelham Street.

This application is being considered concurrently with Consent Files B13/2023P and B14/2023P and Minor Variance File A19/2023P. Additionally, this is also in concurrent with Consent Files B11/2022P and B12/2022P and Minor Variance File A15/2022P and A16/2022P.

Introduction:

The lands subject to the applications are addressed as 1053 Pelham Street in the Town of Pelham ("Subject Lands"). The lands are a corner lot abutting Homestead Boulevard to the north having frontage on Pelham Street to the west. Access to the property is provided from an existing driveway on Pelham Street. With a lot of area of approximately 1,009.4 square metres, the existing parcel is larger than adjacent parcels to the north and east that have lot areas that range between approximately 480 square metres and 800 square metres.

The purpose and effect of the applications is to sever the proposed parcel for future residential use. A lot addition is being proposed concurrently with the severance to provide the proposed parcel (Part 4) with additional lands (Parts 5 & 6). The existing dwelling on the remnant parcel (Part 1) is to remain along with the deck; however, the deck is to be converted into an uncovered deck. The Owner is proposing to remove the existing garage.

The subject land is located on the east side of Pelham Street, lying south of Homestead Boulevard, being Lot 177, Formerly Part of Thorold Township now Pelham, Part 1 on Reference Plan 59R-17702 (Part 1 on Sketch) in the Town of Pelham.

A previous applications of Consent Files B112022P and B12/2022P and Minor Variance File A15/2022P and A16/2022P was approved by the Town. The applications propose to sever the existing parcel to create two new lots fronting Pelham Street for future residential use. The existing dwelling and garage are proposed to remain on the remnant parcel, with the garage to be moved back from the lot line abutting Homestead Boulevard, in order to accommodate a driveway and parking. The existing driveway that traverses through the proposed parcels is to be removed. Due to the deficient lot frontage and minimum lot area of the proposed parcels, relief from the Zoning By-law's minimum lot frontage and minimum lot area provisions are required for their creation.

This full report contains following comments in conjunction concurrently with Consent File B14/2023P and Minor Variance File A18/2023P and A19/2023P. Additionally, this is also in concurrent with Consent Files B112022P and B12/2022P and Minor Variance File A15/2022P and A16/2022P and shall be addressed to the satisfaction of the Director of Public Works. Note that further comments to be forthcoming on subsequent submissions.

Analysis:**Stormwater Management**

Per Public Works comments on Consent Files B11/2022P and B12/2022P and Minor Variance File A15/2022P and A16/2022P, the applicant has satisfied the all the requirements to clear all the conditions with regards to the lot grading and drainage, that the storm water runoff will not negatively impact nor rely upon neighboring properties. However, this proposed application resurfaced the issues with the creation of Future Part 2 and Part 3.

Site Servicing Plan

Future Part 2 is to be individually serviced with its own sanitary and water connections. This work is to be done by the owner, at the owner's expense, and will require a Temporary Works Permit. Should there be an intention to sever the lot in the future, the sanitary and water services for each unit will need to be contained in their respective lots. Should these services cross property lines, Public Works will not support the consent to sever.

General Comments

Applicant should confirm that no existing utilities shall cross property line, relocation shall be the applicant's responsibility.

A Construction of new or modification of existing driveways requires a Driveway Entrance Permit. This permit is obtained through the Public Works Department. All associated costs with this permit are the responsibility of the owner.

Public Works offer the following comment:

- That the applicant confirm that no existing utilities currently cross the proposed new property line. Should any services cross this new property line, the applicant will be responsible for costs associated with their relocation and/or removal.
- A Construction of new or modification of existing driveways requires a Driveway Entrance Permit. This permit is obtained through the Public Works Department. All associated costs with this permit are the responsibility of the owner.

Public Works offer the following conditions:

- Part 2 is to be individually serviced with its own sanitary and water connections. This work is to be done by the owner, at the owner's expense, and will require a Temporary Works Permit. Should there be an intention to sever the lot in the future, the sanitary and water services for each unit will need to be contained in their respective lots. Should these services cross property lines, Public Works will not support the consent to sever.
- Town of Pelham Public Works Staff require that the applicant submit an overall lot grading and drainage plan to demonstrate that the drainage does not negatively impact nor rely on neighboring properties.
- The storm water runoff from the existing Lot (Part 2 – 59R-17702) will negatively impact and rely upon the newly created Future Part 3 due to the location of the rear yard catch basin. Therefore, a new rear yard swale and an new additional catch basin should be installed at the southeast corner of Part 2 – 59R-17702.
- The Storm Easement is to be registered on Future Part 3