
**Engineering Department
Committee of Adjustment Report**

For

**A2-2024P
801 Canboro Road & 1126 Maple Street, Pelham**

February 21st, 2024

Town staff have reviewed the following documentation for the purpose of **A2-2024P-** Minor Variance application for:

The subject land is zoned Village Commercial (VC) in accordance with Pelham Zoning By-law 4481(2022), as amended. Application for relief is made, to facilitate an addition on the north side of the building to the existing structure in the southwest corner of the parcel. The Owner has initiated the process to merge 801 Canboro Road with 1126 Maple Street through a Deeming By-law. The applicant seeks relief from the following section(s) of the Zoning By-law:

Section 8.1.3 “Minimum Rear Yard Setback” – to permit a minimum rear yard setback of 2.8 metres whereas a minimum 6.0 metre setback is required;

Section 8.1.3 “Maximum Side Yard Setback” – to permit a maximum side yard setback of 15.3 metres whereas a maximum 1.2 metre maximum side yard is permitted;

Section 4.3.1 “Short-term Bicycle Parking” – to permit 0 spaces whereas a minimum of 4 spaces is required; and

Section 4.3.1 “Long-term Bicycle Parking” – to permit 0 spaces whereas a minimum of 1 long-term space is required.

Introduction:

The subject lands are located on the north side of Welland Road, lying west of Canboro Road in the Town of Pelham. The lands are comprised of two parcels, known municipally as 801 Canboro Road and 1126 Maple Street. The Owner has requested a Deeming By-law to Council to merge 801 Canboro Road with 1126 Maple Street.

This full report contains following comments in conjunction with Minor Variance application A2-2024P – 801 Canboro Road & 1126 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 comment and condition

Public Works offer the following comments or conditions:

Public Works has no comments