
**Engineering Department
Committee of Adjustment Report**

For

**A3-2024P
27 Milburn Drive**

February 21st, 2024

Town staff have reviewed the following documentation for the purpose of
A3-2024P- Minor Variance application for:

The subject land is zoned Residential Multiple 1 (RM1) in accordance with Pelham Zoning By-law 4481(2022), as amended. Application for relief is made, to facilitate the construction of an accessory building/pool area. The applicant seeks relief from the following section(s) of the Zoning By-law:

Section 3.1(c) "Accessory Uses, Buildings and Structures" – requesting an accessory building be permitted a front yard setback of 2.18m, whereas accessory structures are not to be located in any front yard; and

Section 3.33(b) "Swimming Pools" – to permit a setback of 2.53m to a front lot line for pool circulating equipment in an enclosed building, whereas circulating equipment is not permitted closer to any street than the required yard for the main building or structure.

This full report contains following comments in conjunction with Minor Variance application A3-2024P – 27 Milburn Drive

Introduction:

The subject land is located on the north side of Welland Road, lying between Woodside Square and Milburn Drive, being PCL 18-5 SEC 59M-128, PT BLK 18, Plan 59M-128 being Part 4 on 59R-6755 in the Town of Pelham.

The application for relief is made to facilitate the construction of an accessory building/pool area.

This full report contains following comments in conjunction with Minor Variance application A3-2024P – 27 Milburn Drive 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 condition below.

Public Works offer the following condition:

- 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.