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**Engineering Department  
Committee of Adjustment Report**

**For**

**A5-2024P  
35 Philmori Drive**

**March 07, 2024**

Town staff have reviewed the following documentation for the purpose of **A5-2024P**- Minor Variance application for:

The subject land is zoned Residential One (R1) in accordance with Pelham Zoning By-law 4481(2022), as amended. Application for relief is made, to facilitate the construction of shed. The applicant seeks relief from the following section(s) of the Zoning By-law:

**Section 3.1(c) "Accessory Uses, Buildings, and Structures"** – to permit an exterior side yard setback of 1.2m whereas the By-law requires an exterior side yard setback of 3.0m.

This full report contains following comments in conjunction with Minor Variance application **A5-2024P – 35 Philmori Avenue**

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**Introduction:**

The subject land is corner lot on Philmori Boulevard, lying east of Joyce Cr., being Lot 52 on Plan 59M-403 in the Town of Pelham.

The proposed shed/location is designed to enhance the functionality of property without causing any adverse impact on neighbouring properties of the overall aesthetic of the area. The slight adjustment in distance from the exterior fence is necessary to maximize the use of available space while maintaining compliance with other zoning requirements including the easement on the south side of the backyard.

Application for relief is made, to permit a shed as that requires relief from the following section(s) of the Zoning By-law as stated above.

This full report contains following comments in conjunction with Minor Variance application A5-2024P – 35 Philmori Boulevard and shall be addressed to the satisfaction of the Director of Public Works. Note that further comments to be forthcoming on subsequent submissions.

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**Analysis:**

Please see comment below.

**Public Works offer the following comments:**

- Applicant must acknowledge that the trees along the easement to the south will not impact the rear yard swales. Any future maintenance work required by the town, these will be removed and not replaced.
- Applicant must acknowledge that there are no structures be constructed on Town easement.
- 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.