

**Engineering Department
Committee of Adjustment Report**

For

**B7-2024P
61 Port Robinson Road**

March 15th, 2024

Town staff have reviewed the following documentation for the purpose of **B7-2024P – 61 Port Robinson Road** consent application for:

Application is made for consent to a partial discharge of mortgage and consent to convey 634.4 square metres of land (Part 1), for future construction of a semi-detached dwelling. Part 2 is to be retained for continued residential use of the dwelling known municipally as 61 Port Robinson Road.

Introduction:

The lands subject to the application are known locally as 61 Port Robinson Road within the Fonthill Settlement Area of Pelham and are legally described as Part of Lot 17, Registered Plan 717. ("Subject Lands").

The Subject Lands are located on the north side of Port Robinson Road, east of Station Street and west of Rice Road (Regional Road 54). The property has been surveyed to measure 1,279.2 square metres (0.127 hectares / 0.31 acres) in total lot area with 33.49 metres (109.8 feet) of frontage along the north side of Port Robinson Road.

The application proposes to sever Part 1 from the remnant parcel (Part 2) in order to create one (1) new lot fronting Port Robinson Road for a future semi-detached dwelling. The existing single detached dwelling on Part 2 is to remain with a relocated driveway proposed on the lands.

Analysis:**Site Servicing and Grading Plan**

Part 1 is to be individually serviced with its own sanitary and water connections. Installation of any services will require a Temporary Works Permit obtained through the Public Works Department. These works are to be completed prior to consent and the applicant shall bear all costs associated with these works. Locate cards are to be provided to the Town once works are complete.

General Comments

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

The applicant must obtain a Driveway Entrance and Culvert Permit from the Public Works department for the construction of all new or modification of existing driveways or entrances. Installation and/or modification of all entrances shall be completed in accordance with Town Standards by Town Staff.

Any structures or sidewalks that may impact or impede the side yard swales are not permitted.

Public Works offer the following comments:

- The newly created lots are to be self draining. The swale on the east property line of the new lot must be on private property not on property line.
- The swale on East side of 61 Port Robinson Road must be on private property.
- Who is the applicant proposing will be responsible for the underground infrastructure located on part 1 and part 2?
- The sump pump must discharge to grade do not connect to proposed RYCB.
- The Town does not allow water services to be located under driveways, the water service for the existing house will need to be relocated to accommodate the proposed driveway.
- The proposed concave driveway will collect and direct all runoff to the sidewalk which may cause ice to build up in winter months.

Public Works offer the following conditions:

- An updated grading plan and site servicing plan is required showing all proposed service connection locations.
- Part 1 is to be individually serviced with its own sanitary and water connections. Installation of any services will require a Temporary Works Permit obtained through the Public Works Department. These works are to be completed prior to consent and the applicant shall bear all costs associated with these works. Locate cards are to be provided to the Town once works are complete.
- 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.
- 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.