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**Engineering Department  
Committee of Adjustment Report**

**For**

**A7-2024P  
201 Canboro Road Part 2**

**March 20, 2024**

Town staff have reviewed the following documentation for the purpose of **A7-2024P – 201 Canboro Road Part 2** consent application for:

Application is made for consent to permit a reduction of the minimum rear yard setback from the required 7.5m for a semi-detached dwelling on Part 2,

to a minimum rear yard setback of 4.5m (Section 6.2.3 of Comprehensive Zoning By-law 4481 (2022)).

This application is being considered concurrently with Minor Variance File A6-2024P and A7-2024P and consent application B4-2024P and B5-2024P.

**Introduction:**

The subject parcel, shown as Part 1 on the attached sketch, has a frontage of 13.66m on the north side of Canboro Road, lying south of Highway 20 being Part Lot 4, Concession 8 in the Town of Pelham.

The purpose and effect of the application is to create two (2) new parcels for future residential use. The applications propose to sever two (2) parcels from the remnant parcel, resulting in a total of three (3) parcels on lands known municipally as 201 Canboro Road in the Town of Pelham. Three (3) single detached dwellings are currently present on the lands along with a detached garage. The most westerly dwelling is proposed to remain while the rest of the structures are proposed to be removed in order to accommodate the future dwellings.

**Analysis:**

Please see comments and conditions for B4-2024P and B5-2024P

**Public Works offer the following comment and Conditions:**

Please see comments and conditions for B4-2024P and B5-2024P