

**Engineering Department  
Committee of Adjustment Report**

**For**

**B5-2024P  
201 Canboro Road Part 2**

**March 20, 2024**

Town staff have reviewed the following documentation for the purpose of **B5-2024P – 201 Canboro Road Part 2** consent application for:

Application is made for consent to partial discharge of mortgage and consent to convey 401 square metres of land (Part 2), for future construction of a semi-detached dwelling. Part 3 is to be dedicated to the Town of Pelham for a road widening. Part 4 is to be retained for continued residential use.

This application is being considered concurrently with Consent File B4-2024P.

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**Introduction:**

The subject parcel, shown as Part 2 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:****Functional Servicing Report**

*FSR indicates that the 2 units in the proposed Part 2 lot are to be individually serviced with its own sanitary and water connections.*

**Water Services**

*The FSR submitted states that the existing regional watermain tap will require approval and permit from the region. The Town will also require a Temporary Works Permit to carry out this work should this be approved. 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.*

**Sanitary Services**

*It is indicated in the FSR that the 75mm diameter Sanitary Forcemain is to be extended to the west. With the previous expansion of the services ended in front of Part 1, Part 2 does not currently front any sanitary services. A Clarification for the length of sanitary extension is required and shall be indicated in the servicing plan.*

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**General Comments**

Please note that the Town does not allow any service connections for Part 4 as it is not within the urban boundary.

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

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.

No Parking will be permitted in the Town's Right-of-Way.

**Public Works offer the following comment:**

- Please be advised that no sideyard walkways that impede sideyard swales shall be permitted
- Please note that the Town does not allow any service connections for Part 4 as it is not within the urban boundary.

**Public Works offer the following conditions:**

- The 2 units in the proposed Part 2 lot are to be individually serviced with its own sanitary and water connections if permitted. This work is to be done by the owner, at the owner's expense, and will require a Temporary Works Permit. Should these services cross property lines, Public Works will not support the consent to sever. 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.
- Site Servicing Plan is required for this application.
- 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.

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- 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.