

**Engineering Department  
Committee of Adjustment Report****For****B10-2024P  
594 River Road****May 22, 2024**

Town staff have reviewed the following documentation for the purpose of **B10-2024P – 594 River Road** consent application for:

Application is made for consent to convey 244 square metres of land (Part 1), to be added to the abutting property to the east (Part 3), for future construction of an attached garage. Part 2 is to be retained for continued residential use of the dwelling known municipally as 594 River Road.

This application is being considered concurrently with and Minor Variance Files A11-2024P and A12-2024P.

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**Introduction:**

The Subject Lands are municipally known as 594 River Road and 572 River Road and legally described as Part of Lot 11 Concession 14 Pelham in the Town of Pelham, Regional Municipality of Niagara. The Subject Lands are located on the south side of River Road in the Town of Pelham, approximately 100 metres east of Cream Street. 572 River Road abuts 594 River Road to the east. Both 572 and 594 River Road are located along the north bank of the Welland River, which delimits their southern extent. The Subject Lands slope downward to the Welland River, with each existing lot occupied by similar detached dwellings that are one-storey at the front and have walkout basements at their rear. A detached garage was constructed west of the existing dwelling at 594 River Road following the approval of Minor Variance application A21/2019P in November 2019.

Both 572 and 594 River Road are serviced by private water and septic systems.

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**Analysis:****Proposed Site Plan**

See attached conditions below.

**General Comments**

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.

**Public Works offer the following conditions:**

- 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.
- 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.