

**Engineering Department
Committee of Adjustment Report**

For

**A11-2024P
572 River Road**

May 22, 2024

Town staff have reviewed the following documentation for the purpose of **A11-2024P – 572 River Road** consent application for:

The subject land is zoned Agriculture (A) and Environmental Protection Zone 1 (EP1) in accordance with Pelham Zoning By-law 4481(2022), as amended. Application for relief is made, to facilitate the construction of an attached garage and to rectify zoning deficiencies as a result of a consent application B10-2024P. The applicant seeks relief from the following section(s) of the Zoning By-law:

Section 5.1.3 “Minimum Front Yard” – to permit a minimum front yard setback of 5.53m whereas the By-law requires a minimum front yard setback of 8.0m;

Section 5.1.3 “Minimum Interior Side Yard” – to permit a minimum interior side yard setback of 4.2m whereas the By-law requires a minimum interior side yard setback of 8.0m;

Section 5.1.3 “Maximum Lot Coverage” – to permit a maximum lot coverage of 17% whereas the Bylaw permits a maximum lot coverage of 10%;

Section 5.1.3 “Minimum Lot Frontage” – to permit a minimum lot frontage of 39.3m whereas the By-law requires a minimum lot frontage of 180.0m;

Section 5.1.3 “Minimum Lot Area” – to permit a minimum lot area of 1326 m² whereas the By-law requires a minimum lot area of 4000m².

This application is being considered concurrently with Consent File B10-2024P and Minor Variance File A12-2024P.

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.

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 Consent File B10-2024P and Minor Variance File A12-2024P.

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:

- Please refer to conditions for B10-2024P – 594 River Road