

**Engineering Department
Committee of Adjustment Report**

For

**B12-2024P
690 Quaker Road**

July 2, 2024

Town staff have reviewed the following documentation for the purpose of **B12-2024P – 690 Quaker Road** consent application for:

Application is made for consent to convey an easement in perpetuity over Part 2, to the benefit of 698 Quaker Road to permit access and maintenance to an existing accessory structure. Part 1 is to be retained for continued use of the residential property known municipally as 690 Quaker Road.

This application is in congruent with application AM-11-2021 690 Quaker Road

Introduction:

The subject lands are located on the north side of Quaker Road in the Town of Pelham, near the municipal boundary with the City of Welland, having the municipal address of 690 Quaker Road. The subject lands are approximately 907 square meters in area and have approximately 22.55 meters of frontage on Quaker Road.

The subject parcel, shown as Part 2 on the attached sketch, is an interior parcel of land on the north side of Quaker Road, lying west of Line Avenue being Lot 177, Part 1 on Plan59R-16661 in the Town of Pelham.

The property owner is seeking to construct a three-unit townhouse on the subject lands. The proposed end units will have 8 meters of frontage and the proposed interior unit will have 6.5 meters of frontage, representing the total width of the townhouse dwelling unit. The conceptual townhouse maintains a 1.5-meter setback from the side lot lines and generous front and rear yard setbacks are provided to maintain an appropriate scale of development and to ensure a consistent streetscape along Quaker Road.

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Analysis:

Proposed Severance

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:

A comprehensive Lot Grading and Drainage Plan will be required, demonstrating overland flow routes, identifying swales and roof leader discharge locations, and showing neither parcel relies on the other for drainage, to the satisfaction of the Director of Public Works.