

**Engineering Department
Committee of Adjustment Report**

For

**A13-2024P
304 Welland Road**

June 14, 2024

Town staff have reviewed the following documentation for the purpose of **A13-2024P – 304 Welland Road** Minor Variance application for:

The subject land is zoned Specialty Agriculture (SA) in accordance with Pelham Zoning By-law 4481(2022), as amended. Application for relief is made, to facilitate the construction of a covered porch.

The applicant seeks relief from the following section(s) of the Zoning By-law:

Section 5.2.3 “Maximum Lot Coverage” – to permit a maximum lot coverage of 13.5% whereas the Bylaw allows a maximum lot coverage of 10%.

Introduction:

The subject land is located on the south side of Welland Road, lying west of Effingham Street, being Part of Lot 6, Concession 10, in the Town of Pelham.

The subject land was damaged due to fire. At the restoration stage, the applicant is requesting the variance as a covered porch total footage did not comply with the zoning regulations. The As-built porch and the proposed area indicates the existing construction is approximately 240 m², with the proposed porch is slightly larger. The allowed by the bylaw is 10% of the lot. Our lot is approximately 1830 m² meaning the lot coverage allowed is 183m². The difference is 57m².

Analysis:

General Comments

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:

- Public Work has no conditions.