

**Engineering Department
Committee of Adjustment Report**

For

**B11-2024P
1395 Station Street**

July 2, 2024

Town staff have reviewed the following documentation for the purpose of **B11-2024P – 1395 Station Street** consent application for:

Application is made for consent to partial discharge of mortgage and consent to convey 1,173 square metres of land (Part 1), for future development. Part 2 is to be retained for future development.

This application is in congruent with application B13-2022P- 1399 Station Street.

Introduction:

The subject parcel, shown as Part 1 on the attached sketch, has a frontage of 21.71m on the east side of Station Street, lying south of Summersides Boulevard in the Town of Pelham.

1395 Station St. was previously a 4-unit multi residential building that has been demolished. It also provided access to a commercial business, Zwierschke Brothers Septic Services. That business has closed, and the buildings removed.

There is a multiple residential development immediately adjacent to the south and a single detached dwelling to the north. Station St., further south is developed on both sides with mainly single detached dwellings.

In 2022, application is made for consent to partial discharge of mortgage and consent to convey 1938 square metres of land from 1399 Station Street (Part 2), to be added to the abutting property to the south (Part 5 of 1395 Station Street), for future development. Part 1 is to be retained for continued residential use of the dwelling known municipally as 1399 Station Street.

This application is made for consent to partial discharge of mortgage and consent to convey 1,173 square metres of land (Part 1), for future development. Part 2 is to be retained for future development.

This application is in congruent with application B13-2022P- 1399 Station Street.

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.

Please note that under Town's policy, only one service is allowed per lot.

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.
- The applicant shall provide the associated storm sewer oversizing fees for Part 1 (1173 square metres) in the amount of \$11,556.32. The cost sharing fee for the remaining Part 2 (7948 square metres) of 1395 Station Street is \$219,859.68. This will be required at time of development submission.



Office of Public Works

Engineering Department

engineering@pelham.ca

905-892-2607 ext 332
