

**Engineering Department
Committee of Adjustment Report**

For

**A17-2024P
1311 Effingha, Street**

July 9, 2024

Town staff have reviewed the following documentation for the purpose of **A17-2024P – 1311 Effingham Street** 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 an addition to the garage and an addition to the main floor of the dwelling. The applicant seeks relief from the following section(s) of the Zoning By-law:

Section 5.2.3 (Zone Requirements for a Single Detached Dwelling)

“Minimum Corner Side Yard” – to permit a minimum corner side yard of 3.445m whereas the By-law requires a minimum corner side yard of 8.0m.

Introduction:

The subject land is located on the north side of Pancake Lane, lying east of Effingham Street, being Part of Lot 5, Concession 8, in the Town of Pelham

Application for relief is made, to facilitate an addition to the garage and an addition to the main floor of the dwelling. The Site is located outside of the urban boundary, at the corner of Effingham Street and Pancake Lane.

The building sits beautifully on the property but because of our (SA) zoning we are not permitted to put an accessory building in the front yard. Thenhouse and garage are situated in such a way that our only option is to add to the side of the garage with a secondary garage allowing us the storage space and security we desire. The proposed addition to the garage is within our tree line and will still be almost 65M off the corner of Effingham Street.

Analysis:

General Comments

- Should there be 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.
- Existing grading plan does not match the existing conditions of the property. Trees are not shown on the plan. Please see condition below.

Public Works offer the following conditions:

- An Updated 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.



Office of Public Works

Engineering Department

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