

**Engineering Department
Committee of Adjustment Report**

For

**A19-2024P
73-79 William Street**

July 23, 2024

Town staff have reviewed the following documentation for the purpose of **A19-2024P-** Minor Variance application for:

The subject land is zoned Residential Multiple 1-96 (RM1-96) in accordance with Pelham Zoning By-law 4481(2022). Application for relief is made to facilitate the construction of a street townhouse dwelling. The applicant seeks relief from the following section(s) of the Zoning By-law:

Section 10 Exceptions – RM1-96 - Section 3(d) “Minimum Exterior Side Yard” – to permit a minimum exterior side yard setback for a covered porch of 1.6m whereas the By-law requires a minimum exterior side yard setback of 2.0m.

The following information was submitted as part of the application for consideration:

- Proposed Grading Plan for BLK 173 by Upper Canada Consultants, dated September 18, 2023
- Building Elevations(Rinaldi Homes) by Raimondo Architects, dated September 29, 2023

This full report contains following comments in conjunction with Minor Variance application A19-2024P – 73-79 William Street.

Introduction:

The subject lands, known as Block 173 of Saffron Meadows Phase 3 (“Subject Lands”) are located at the south easterly end of Pelham within the Saffron Meadows subdivision. The lands are situated south of Port Robinson Road, west of Klager Avenue, north of William Street, and east of the Station Street.

The Subject Lands are located within the Delineated Built-Up Area in accordance with the Niagara Official Plan. The lands are identified as being within the East Fonthill Secondary Plan Area in accordance with the Town’s Official Plan, and are designated EF- Medium Density Residential. The lands are zoned Site Specific Residential Multiple One (RM1-96), permitting the use of street townhouse dwellings.

This full report contains following comments in conjunction with Minor Variance application A19-2024P – 73-79 William Street and shall be addressed to the satisfaction of the Director of Public Works. Note that further comments to be forthcoming on subsequent submissions.

Analysis:

Please see comment and conditions below.

Public Works offer the following comment:

- Please be advised that no sideyard walkways that impede sideyard swales shall be permitted

Public Works offer the following conditions:

- 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.