

**Engineering Department
Committee of Adjustment Report**

For

**B14-2024P
28 Lorimer Street**

July 23, 2024

Town staff have reviewed the following documentation for the purpose of **B14-2024P – 28 Lorimer Street** consent application for:

Application is made for consent to partial discharge of mortgage and consent to convey 420.82 square metres of land (Part 1), for the future construction of a single detached dwelling. Part 2 is to be retained for continued residential use of the dwelling known municipally as 28 Lorimer Street.

Introduction:

The subject parcel, shown as Part 1 on the attached sketch, has a frontage of 20.5m on the southside of Hurricane Road, lying west of Lorimer Street, being Lot 60 on Plan 719 in the Town of Pelham.

Consent Application is being made to sever a 420.82 sq. metre vacant parcel of land from the property known municipally as 28 Lorimer Street for future residential use for a single detached dwelling. The remnant 702.27 sq. metre parcel of land is to be retained for continued use of the existing single detached dwelling on site.

Analysis:

Survey Plan

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.

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

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.

- Part 1 is to be individually serviced with its own sanitary and water connections and constructed in accordance with Town of Pelham Engineering Standards. Installation of any services will require a Temporary Works Permit obtained through the Public Works Department. These works are to be completed prior to consent and the applicant shall bear all costs associated with these works. Locate cards are to be provided to the Town once works are complete.
- That the applicant provide a Tree preservation plan (include trees on lot grading plan) and That the applicant provide a cash in lieu should the applicant remove Town owned tree per Town tree policy.
- Functional Servicing Report including a full stormwater management strategy.