

**Engineering Department  
Committee of Adjustment Report**

**For**

**B13-2024P  
764 Canboro Road**

**July 9, 2024**

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Town staff have reviewed the following documentation for the purpose of **B13-2024P – 764 Canboro Road** consent application for:

Application is made for consent to partial discharge of mortgage and consent to convey 1052 square metres of land (Part 1), for the future construction of a semi-detached dwelling. Part 2 is to be retained for future construction of a semi-detached dwelling.

This application is being considered concurrently with Minor Variance Files A14-2024P and A15- 2024.

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**Introduction:**

The subject land is located on the south side of north of Welland Road, lying north of Welland Road in the Town of Pelham.

Legally the property is described as 764 Canboro Road, Part of Lot 15, Concession 9, Town of Pelham, Historic County of Welland, Regional Municipality of Niagara, Ontario. The subject property measures 0.25 hectares ("ha") in size.

The purpose and effect of the application is to create two (2) new parcels for future residential use. The applications propose to sever two (2) parcels from the remnant parcel, resulting in a total of two (2) parcels on lands known municipally as 764 Canboro Road in the Town of Pelham. A semi-detached dwelling is proposed in this parcel with second dwelling units. The site present on the lands along with a detached garage.

This application is being considered concurrently with Minor Variance Files A14-2024P and A15- 2024.

**Analysis:**

**Public Works offer the following General Comments:**

The Engineering Department has no comments or concerns in relation to the severance proposed. However, the Engineering Department has not reviewed or approved the engineering grading and drainage plan submitted as part of the package.

**Public Works offer the following General Condition:**

- Proposed Lots are 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.