

**Engineering Department
Committee of Adjustment Report**

For

**A14-2024P
764 Canboro Road**

July 9, 2024

Town staff have reviewed the following documentation for the purpose of **A15-2024P – 764 Canboro Road** Minor Variance application for:

Application for relief is made, to facilitate the construction of a semi-detached dwelling. The applicant seeks relief from the following section(s) of the Zoning By-law:

Section 3.28.1(b)(ix) “Second Dwelling Units – Urban Area” – to permit an interior side yard setback for an accessory structure of 0m whereas the By-law requires 1m.

This application is being considered concurrently with Consent File B13-2024P and Minor Variance File A14-2024P.

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 Consent File B13-2024P and Minor Variance File A15-2024P.

Analysis:

Public Works offer the following Comment:

The Engineering Department has no comments or concerns in relation to the side yard setbacks 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.