
Engineering Department Committee of Adjustment Report

For

**A20-2024P -16 Accursi Crescent
A21-2024P -14 Accursi Crescent
A22-2024P -12 Accursi Crescent
A23-2024P -10 Accursi Crescent
A24-2024P -8 Accursi Crescent
A25-2024P -6 Accursi Crescent
A26-2024P -4 Accursi Crescent
A27-2024P -7 Accursi Crescent
A28-2024P -5 Accursi Crescent
A29-2024P -3 Accursi Crescent
A30-2024P -1 Accursi Crescent**

July 23, 2024

Town staff have reviewed the following documentation for the purpose of **A20-2024P to A30-2024P** - Minor Variance applications for:

The subject land is zoned RM1-88 in accordance with Pelham Zoning By-law 4481(2022), as amended. Application for relief is made, to facilitate the construction of a block townhouse dwelling unit. The applicant seeks relief from the following section(s) of the Zoning By-law:

Section 6.4.4 "Zone Requirements for a Block Townhouse Dwelling" – to permit a maximum lot coverage of 57.32% whereas the By-law permits a maximum lot coverage of 50%.

Minor Variance Files A20-2024P, A21-2024P, A22-2024P, A23- 2024P, A24-2024P, A25-2024P, A26-2024P, A27-2024P, A28-2024P, A29-2024P and A30-2024P are considered congruent collectively.

Introduction:

The former Pelham Arena property at 1114 Haist Street (formerly 1120 Haist Street) in the Town of Pelham. A pre-consultation meeting was held with Town staff, the Niagara Region, and Niagara Peninsula Conservation Authority (NPCA) on November 5, 2020. The purpose of the pre-consultation meeting was to review the proposed development and to identify studies and other information that would be required in support of the planning applications. Through the pre-consultation session it was identified that a 'Planning Justification Report' is required to support the draft plan of subdivision approval process. This Planning Justification Report specifically addresses the draft plan of subdivision for Part 4 of the property, which is the main arena part of the property.

The proposed development for Part 4 is a subdivision consisting of 16 townhouses and 7 single-family homes, which will be accessed from Haist Street on the east side of the property. The 7 single-family residences will be located along the south part of the property and back on to existing residences along Welland Road. Two townhouse blocks will be created. One townhouse block will be along the north part of the property facing the park. Seven townhouse units (two buildings of three and four units) are proposed in this block. The second townhouse block will be in the middle of the property and will consist of nine townhouse units (three buildings with three townhouse units each).

Eleven applications for minor variances at the developments on Accursi Crescent (Emerald Trails). Each application is regarding the same variance, which is a proposed increase of the maximum lot coverage of 50%.

Minor Variance Files A20-2024P, A21-2024P, A22-2024P, A23- 2024P, A24-2024P, A25-2024P, A26-2024P, A27-2024P, A28-2024P, A29-2024P and A30-2024P are considered congruent collectively.

Analysis:

Please see conditions below.

Public Works offer the following conditions:

- With the increase of lot coverage for each property, a revised stormwater management report indicating revised calculations with respects to surface run-offs due to increased impervious surfaces.
- 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. Please be advised that no sideyard walkways that impede sideyard swales shall be permitted.