

**Engineering Department
Committee of Adjustment Report**

For

**B15-2024P
6 Elizabeth Drive**

September 17, 2024

Town staff have reviewed the following documentation for the purpose of **B15-2024P – 6 Elizabeth Drive** consent application for:

Application is made for consent to partial discharge of mortgage and consent to convey 698.4 square metres of land (Part 1), for future construction of a single detached dwelling. Part 2 is to be retained for the future construction of a single detached dwelling.

Introduction:

The Subject Lands are a vacant lot located on the south side of Elizabeth Drive, north of Brock Street, west of Pelham Street and southeast of Alan Crescent. The lands measure approximately 1,703.9 square metres (0.17 hectares) in total lot area, a depth of 32.71 (107.31 feet) along the western portion of the lands and 58.93 metres (193.34 feet) along the eastern portion of the lands, and a frontage along the south side of Elizabeth Drive and Alan Crescent of 44.49 metres (145.96 feet). The lands previously contained a detached dwelling, but are now vacant.

The Owner is proposing to sever the Subject Lands for the future construction of single-detached dwellings on both the subject parcel (Part 1) and remnant parcel (Part 2).

Application is made for consent to partial discharge of mortgage and consent to convey 698.4 square metres of land (Part 1), for future construction of a single detached dwelling. Part 2 is to be retained for the future construction of a single detached dwelling.

Analysis:

See attached comments and conditions below.

Public Works offer the following comment:

- That the existing Curb cut to be restored in accordance with the Town Standards

Public Works offer the following conditions:

- Site Servicing Plan/Functional servicing report.
- Submit a comprehensive Lot Grading & Drainage Plan for all parcels demonstrating that the drainage neither relies, nor negatively impacts neighboring properties, and that all drainage will be contained within the respective lots, to the satisfaction of the Director of Public Works, or designate. Please be advised that no sideyard walkways that impede sideyard swales shall be permitted.
- Confirm that no existing utilities cross the proposed lot lines. Should any services cross these lot lines, the applicant shall be responsible for costs associated with their relocation and / or removal.
- Obtain a Driveway Access and Culvert Permit from the Town for the construction of a new driveway or any modifications to existing driveways/entrance. Installation and/or modification of new entrances shall be completed in accordance with Town Standards.
- 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.
- That the applicant provide a cash in lieu should the applicant remove Town owned tree per Town tree policy.