



January 29, 2025

UCC File No. 22242

**To:** Andrew Edwards, MCIP, RPP  
Planner  
Town of Pelham  
20 Pelham Town Square  
Fonthill ON

**Re: Comment Response – Planning & Development Comments  
1415 Station Street, Pelham**

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On behalf of our client, please accept this letter addressing the comments provided by the Town of Pelham in response to our November 20<sup>th</sup>, 2024 submission.

This submission contains the following items;

- Updated Draft Zoning By-law Amendment
- Updated Site Plan
- Updated Architectural Design Package
- Updated Shadow Study
- Updated Preliminary Grading Plan
- Updated Functional Servicing Report

#### **Planning Comments**

5. A bump out at the rear of the parking area is recommended to provide space for spaces 17 and 19 to back out.

*Please see enclosed updated Draft Zoning By-law Amendment, Site Plan, Shadow Study and Architectural Design Package that include the addition of a bump out. In order to accommodate the requested bump out, the proposed Draft Zoning By-law has been revised requesting a minimum rear yard of 1.45-metres.*

6. Oversizing cost allocation for Oversizing of Stormwater Management Facility apply to the subject lands. Please see Public Works comments for details.

*Acknowledged.*

8. Is the bedroom # breakdown known at this time?

*Please see enclosed Architectural Design Package. The bedroom breakdown includes;*

- *Ten (10) One Bedroom Units*
- *Two (2) One Plus Bedroom Units*
- *Ten (10) Two Bedroom Units*

## Department of Public Works & Utilities Comments

### 9. Water Servicing

Per FSR, there is an existing 150mm diameter PVC CI watermain fronting the proposed development site on Station Street. The watermain on Station Street is 200mm diameter PVC main.

*Please see revised FSR.*

### 10. Sanitary Servicing

Per FSR analysis has determined that a peak sanitary flow of 0.72L/s will discharge to the existing sanitary sewer fronting the site – an increase of 0.64L/s. This will occupy 2.2% of the capacity within the existing sanitary sewer. It is expected that this will be an acceptable addition to the current capacity.

Please confirm the actual flows to determine that the proposed capacity is acceptable.

*FSR has been clarified. The property will discharge 0.72L/s to the sanitary system.*

### 11. Stormwater Management Plan

The Ultimate Storm Sewer design Sheet dated September 2024 does not determine the capacity of the RYCB 1. Please confirm the capacity and that the downstream Storm sewer and Stormwater Management Pond will not be adversely affected by the additional run-off.

*The additional calculation sheet included in the FSR has been revised to outline the service pipe between RYCB 1 and the adjacent Park Place West RYCBMH having sufficient capacity.*

### 12. 22242 – PGP Preliminary Grading Plan

Drawing shows connected STM system through the RYCB 5, part of the development Park Place West. RYCB5 is offset from the rear yard property line by approximately 1.5 meters, therefore, there will be a private storm connection through private property. The Town does not support back-to-back CB connections.

Downspouts are to be indicated on the drawing.

*As part of an agreement with the adjacent Park Place West development, the catch basin within the adjacent Park Place West Development will be upgraded to a Catch Basin Manhole at the cost of the 1415 Station Street developer. As there are other examples of this nearby, it is expected that this will be acceptable to the Town.*



*The provided drawing is a Preliminary Grading Plan and is not meant to outline the complete detailed servicing design for the site, particularly as this is a zoning submission. However, general downspout locations have been added. Additionally, a storm stub from the building will discharge to the catch basin at the east limit of the site. The stub will be specifically for rooftop drainage where necessary.*

### **13. East Fonhill – External Areas Cost Sharing**

Oversizing cost allocation for Oversizing of Stormwater Management Facility (Land and Construction Costs) and Storm Sewer with Contract “B” allocation. The total oversizing cost recovery fee is detailed below:

- 1415 Station Street (1,623.8m<sup>2</sup>) \$ 13,966.06

*Acknowledged.*

### **14. Public Works offer the following comments:**

- Installation of new services will require a Temporary Works Permit obtained through the Public Works Department. The applicant shall bear all costs associated with these works. Locate cards are to be provided to the Town once works are complete.
- The front-ending contribution will be required prior to site plan approval. This apportionment will be in the amount of \$13,966.06 for 1415 Station Street.
- Please confirm the actual flows to determine that the proposed capacity is acceptable.
- The Town does not support back-to-back CB connections.
- Please confirm the capacity and that the downstream Storm sewer and Stormwater Management Pond will not be adversely affected by the additional run-off.

*Acknowledged.*

We trust the enclosed is satisfactory, though if staff requires any additional information please contact the undersigned.

Respectfully submitted,

Chelsea Liotta  
Planner  
Upper Canada Consultants