



**Engineering Department
Engineering Report**

For

**Request for Zoning By-law Amendment (AM-01-
2025) for 286 Canboro Road**

March 6th, 2025

Town staff have reviewed the following documentation for the purpose of **AM-01-2025 – 286 Canboro Road** application for:

The following information was submitted as part of the request:

- Site Preparation and Context Plan prepared by Beacon Environmental, dated December 12, 2024;
- 23156-SP- Site Plan - prepared by Upper Canada Consultants, dated October 22, 2024; and
- Planning Justification Report prepared by Upper Canada Consultants, dated February 13, 2025.

Introduction:

The subject property has the municipal address of 286 Canboro Road and is located on the south side of Canboro Road, just east of Effingham Street within the village of Ridgeville in the Town of Pelham, Regional Municipality of Niagara.

The subject lands are an irregularly-shaped through lot with 28.33 meters of frontage on Canboro Road, and 14.68 meters of frontage on Effingham Street. In total, the property is 0.518 hectares (1.28 acres) in area.

The property contains a one-storey, single-detached dwelling which is located on the northwest corner of the property, near Canboro Road. Available historical aerial imagery indicates that some type of structure has existed in this location since at least 1934. A majority of the balance of the property is manicured lawn. The property also contains a watercourse which follows the westerly property line.

The subject lands are zoned partially as "Rural Residential" and partially as "Village Commercial". The "Rural Residential" zoned portion of the property corresponds with the location of the existing dwelling. The proposed dwelling is located in a portion of the property zoned as "Village Commercial" which does not permit new single detached dwellings. Therefore, a Zoning By-law Amendment is required to permit the construction of a single detached dwelling as proposed. The proposed amendment is discussed in greater detail in Section 8 of this report.

Analysis:

23156-SP- Site Plan

Please see the Conclusion.

Conclusion:

Public Works offer the following comments:

- Public Works has no issues with the proposed setback locations.
- Town of Pelham Public Works Staff will require that the applicant submit an overall lot grading and drainage plan to demonstrate that the drainage does not negatively impact nor rely on neighboring properties at the time of a building permit application.
- A Construction of new or modification of existing driveways requires a Driveway Entrance Permit. This permit is obtained through the Public Works Department. All associated costs with this permit are the responsibility of the owner.