

## Memorandum

### Public Works Department - Engineering

DATE: August 1, 2019  
TO: Curtis Thompson, Planner  
CC: Nancy J. Bozzato , Clerk; Holly Willford, Deputy Clerk; Jason Marr, Director of Public Works  
FROM: Xenia Pasiecznik, Engineering Technologist  
RE: File A19/2019P  
237 Farr Street

Public Works has completed a review of the minor variance application A19/2019P for relief of Pelham Zoning By-Law 1136(1987), as amended. The application is made to seek relief from the following:

- Section 7.4 (c) – “Maximum Lot Coverage” – to permit a maximum lot coverage of 12.02% whereas the by-law permits 10%.
- Section 7.4 (f) – “Minimum Side Yard” – to permit a north side yard of 3.0m and south side yard of 6.3m whereas the by-law requires 9m, to facilitate the construction of a single detached dwelling and garage.

Public Works has the following **comments and response to public comments**:

- Minimum swale slope shall be 2% in accordance with the Engineering Design Standards
- Each individual lot shall have its own independent drainage system to convey overland storm flows and not rely on neighbouring properties. The proposed pits at the rear of the lot are not permitted to cross property lines and must remain independent to each respective lot.
- An in depth look at lot grading and drainage is to be conducted at the time the Town is in receipt of the overall lot grading and drainage plan. Any and/or all drainage concerns are addressed at this time.
- If the proposed drainage pits are to act as a French drain, with proper design and installation there is no requirement for an outlet. French drains act to slow

the overland flow and allow for it to soak into the soil and recharge the ground water table.

- Driveways must be located a minimum of (one) 1 meter off property line. The proposed driveway location would not be permitted at time of Driveway Entrance and Culvert Permit Application.
- A swale will be required along the south side yard property line.

Public Works has the following **conditions**:

- That the applicant obtain approval through a Driveway Entrance and Culvert Permit to construct a new driveway or access way onto Town right-of-way. Installation of all entrances shall be completed in accordance with Town standards prior to consent and the applicant shall bear all costs associated with these works.
- That the applicant submits a comprehensive overall lot grading and drainage plan to demonstrate that drainage does not negatively impact nor rely on neighbouring properties, to the satisfaction of the Director of Public Works.