

Memorandum

Public Works Department - Engineering

DATE: January 20, 2020
TO: Curtis Thompson, Planner
CC: Nancy J. Bozzato , Clerk; Holly Willford, Deputy Clerk; Jason Marr, Director of Public Works
FROM: Tolga Aydin, Engineering Technologist
RE: File A4/2020P
Part of Lot 1 Plan 703

Public Works has completed a review of the minor variance application A4/2020P for relief of Pelham Zoning By-Law 1136(1987), as amended. The application is made to seek relief from the following:

- Section 6.16 (a) Minimum Parking Requirement – to permit a reduction in parking wherein the by-law requires 3 stalls for 8 hotel suites and the proposal is for 0 stalls;
- Section 20.2 (c) Maximum Lot Coverage – to permit a maximum lot coverage of 57% whereas the by-law permits 40%;
- Section 20.2 (d) Maximum Gross Floor Area - to permit a gross floor area of 191% whereas the by-law permits 50%.
- Section 20.2 (e) Minimum Front Yard – to permit a minimum front yard of 1.83 meters whereas the by-law requires 6 meters, and;
- Section 20.2 (f) Minimum Side Yard – to permit a minimum side yard of 0.6 meters for the corner entrance and 1.83 meters for the west entrance wall whereas the by-law requires 3 meters.

Public Works has the following conditions;

- A Stormwater Management Brief is required, outlining the stormwater management strategy to be used. Runoff is to be pre-to-post.
- A Functional Servicing Report is required, confirming adequate capacity in both services and mains to accommodate post development outletting rates
- Site Plan and Site Servicing and Grading Plan drawings are required as part of a complete submission

