

## **Memorandum**

### **Public Works Department - Engineering**

DATE: February 25, 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 A10/2020P  
66-72 Summersides Boulevard

Public Works has completed a review of the minor variance application A10/2020P for relief of Pelham Zoning By-Law 1136(1987), as amended. The application is made to seek relief from the following:

- By-law 4041 (2018) RM1-287 Section 2 ( c ) 'Garage – Interior Side Yard Setback with Shared Masonry Wall and Minimum Interior Side Yard Setback - to permit the removal of the required shared masonry firewall between garage units and to allow for an alternative firewall to be used which is approved by the OBC, for units 66 and 68 Summersides Boulevard;
- By-law 4041 (2018) RM1-287 Section 2 ( c ) 'Garage – Interior Side Yard Setback with Shared Masonry Wall and Minimum Interior Side Yard Setback - to permit a reduced side yard setback for a detached garage to 1.2 meters whereas the by-law requires 2.4 meters for units 68 and 70 Summersides Boulevard; and
- By-Law 1136(1987) Section 6.1 (d) Garage Coverage – to permit a garage coverage of 13% whereas the by-law permits 10% for units 68 and 70 Summersides Boulevard

Public Works has the following comments;

- As per the Master Grading Plan for River Estates Phase 2, Block 43 drains front-to-back on to Tokar Lane. By reducing the Minimum Interior Side Yard Setback for the garages to 1.2 meters, the space to drain these properties is effectively halved. This can lead to the back yards flooding during heavy storm events, and water building up against the garage walls. The water may not be

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drained off the property by any means other than sheet flow. Public Works does not support the reduction of Interior Side Yard Setback for units 68 and 70.