

Memo

To: Sarah Leach, Planner

CC: Jason Marr, Director of Public Works; Barb Wiens, Director of Planning and Development; Derek Young, Manager of Engineering

From: Taylor Boyle, Engineering Technologist

Date: 25th August, 2021

RE: Zoning By-Law Amendment – 1363 Station Street

The Public Works Department has reviewed the submitted documentation regarding the proposed Zoning By-Law Amendment for 1363 Station Street. Please note the following comments

The following comments shall be addressed to the satisfaction of the Director of Public Works. Note that further comments to be forthcoming on subsequent submissions.

The Town of Pelham Public Works Department have reviewed the following documentation for the purpose of this application:

- Site Plan (SP1), by Zoltan Engineering, dated July 8, 2021;

Site Servicing

Functional Servicing Report

At the Pre-consultation stage, Town of Pelham staff required that a Functional Servicing Report be submitted with Minor Variance application to confirm the capacity requirements for the new development at 1363 Station Street. Town staff also require that the developer show how storm water runoff will be controlled on the site.

Water Servicing

Presently this site is being serviced by two (2) water service connections: a 20mmØ line and a 40mmØ line from Station Street. As per Town of Pelham Engineering Standards, this site may only be serviced by one (1) water connection. The unused existing water service to property line is to be abandoned and removed back to the main.

Storm Sewer Connection

As per the Town of Pelham Engineering Standards, the developer is required to ensure that all surface water run-off is contained on site.

Town staff will require a Stormwater Management Report, which details stormwater management strategies and provides all necessary calculations to demonstrate post development runoff rates are within allowance limits.

Town of Pelham staff require that the developer construct a new storm sewer to receive storm water run-off from the site. Please note that a maintenance hole at the property line will also be required