

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: 5th January 2022

RE: Minor Variance Application – 42 Philmori Boulevard

The Public Works Department has reviewed the submitted documentation regarding the proposed Minor Variance Application for 42 Philmori Boulevard. The applicant is seeking relief from:

Section R1-187(e) “Minimum Interior Side Yard” – to permit a minimum interior side yard of 1.9m on the east and west side, whereas the by-law requires 3m; and

Section R1-187(g) “Minimum Rear Yard” – to permit a minimum rear yard of 11.8m whereas the by-law requires 15m.

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.

1. The developer should be made aware that there is an existing stormwater management easement located along the northern limits of the property as shown on the submitted plans. Municipal Easements are required to protect and ensure access to the Municipal infrastructure located on the subject property.

The developer should be made aware that no development will be allowed on the easement, with the exception of minor landscaping (restricted to lower type vegetation, no large trees) in order to maintain access to an easement in perpetuity.

2. Please ensure that 1 metre offset from the side yard lot lines remain free and clear of all encumbrances for swales and drainage purposes.
3. That the applicant submits an overall lot grading and drainage plan to demonstrate that the drainage does not negatively impact nor rely on neighbouring properties, to the satisfaction of the Director of Public Works or his designate.
4. It is the responsibility of the owner/developer to pave the driveway apron within one year of occupation being granted.

5. At future development application stages, the Town of Pelham will require a stormwater management brief outlining where the runoff will be directed and calculations showing that the existing infiltration trenches can accommodate the additional runoff. Staff require that the additional runoff will not negatively effect the embankments at the rear of the property.