

## Memo

**To:** Kenny Ng, 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:** 19<sup>th</sup> January 2022

**File No.:** A2/2022P

**RE:** Minor Variance – 368 Canboro Road, Pelham

Town of Pelham Public Works Staff have reviewed the above noted application and supporting documentation to address the technical concerns regarding the submitted consent application.

This application is made for relief, to construct a 2 storey single detached dwelling, from:

**Section 7.4(c) “Maximum Lot Coverage”** – to permit a maximum lot coverage of 15% whereas the bylaw allows 10%;

**Section 7.4(f) “Minimum Side Yard”** – to permit a minimum side yard of 1.2 metres whereas the by-law requires 9 metres; and

**Section 6.16(d)(iv) “Ingress and Egress – Minimum Distance Between Driveway Measured Along the Street Line”** – to permit a minimum distance between driveways of 1.5 metres from the eastern property line and 1.5 metres from the western property line whereas the by-law requires 7.5 metres.

**Public Works Staff suggests the following conditions:**

1. Due to the alterations to the site, Town staff will require a comprehensive lot grading and drainage plan demonstrating that storm water runoff will not negatively impact nor rely upon neighboring properties. This includes overland flow routes, identifying swales and roof leader discharge locations, and showing that neither parcel will rely on the other for drainage.
2. If a new driveway or alterations to an existing driveway is proposed, the Applicant shall obtain a Driveway Access and Culvert Permit from the Town. Installation and/or modification of new entrances shall be completed in accordance with Town Standards prior to consent and the Applicant shall bear all costs associated with the works.