

Memo

To: Sarah Leach, Deputy Clerk

CC: Jason Marr, Director of Public Works; Barb Wiens, Director of Planning and Development; Derek Young, Manager of Engineering; Taylor Boyle, Engineering Technologist; Lucas Smith, Engineering Technologist;

From: Gimuel Ledesma, Engineering Technologist

Date: October 19, 2022

File No.: A15/2022P

RE: Minor Variance – 1053 Pelham Street Part 3

Town of Pelham Public Works Staff have reviewed the above noted application and supporting documentation to address the technical concerns regarding the submitted minor variance application. Application is made for relief, to rectify zoning deficiencies as a result of a consent application B11/2022P, from:

Section 13.2(a) “Minimum Lot Area” – to permit a minimum lot area of 607 sm whereas the by-law requires a minimum lot area of 700 sm; and

Section 13.2(b) “Minimum Lot Frontage” – to permit a minimum lot frontage of 13.65m whereas the by-law requires 19m.

This application is being considered concurrently with Consent Files B11/2022P and B12/2022P and Minor Variance File A16/2022P.

Public Works offer the following comments:

- Servicing plan for the lot will be required.
- Please be advised that no sideyard walkways that impede sideyard swale shall be permitted
- Any future severance for part 1, entrance is permitted only on Pelham Street
- Street trees shall be planted in accordance with the Town's Tree Management Policy, S802-01

Public Works offer the following conditions:

- That the applicant confirm that no existing utilities currently cross the proposed new property line. Should any services cross this new property line, the applicant will be responsible for costs associated with their relocation and/or removal.
- Town of Pelham Public Works Staff require that the applicant submit an overall lot grading and drainage plan to demonstrate that the drainage does not negatively impact nor rely on neighboring properties.
- Each lot shall be serviced individually
- That the applicant confirm that no existing utilities currently cross the proposed new property line. Should any services cross this new property line, the applicant will be responsible for costs associated with their relocation and/or removal.
- Tree preservation plan will be required (include trees on lot grading plan)
- The applicant obtains a Driveway Entrance and Culvert Permit from the Public Works department for the construction of all new or modification of existing driveways or entrances. Installation and/or modification of all entrances shall be completed in accordance with Town Standards.