

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; Lucas Smith, Engineering Technologist; Sarah Leach, Deputy Clerk

From: Gimuel Ledesma, Engineering Technologist

Date: December 28, 2022

File No: A1/2023P

RE: Minor Variance – 79 Canboro Road

The Public Works Department has reviewed the submitted documentation regarding the proposed minor variance of 79 Canboro Road. Application is made for relief, to construct an attached garage addition and detached covered patio from:

Section 13.2(c) “Maximum Lot Coverage” – to permit a maximum lot coverage of 35% whereas the bylaw allows 30%; and

Section 13.2(d) “Minimum Front Yard” – to permit a minimum front yard setback of 6.0m whereas the by-law requires 7.7m; and

Section 13.2(e) “Minimum Interior Side Yard” – to permit a minimum interior side yard setback of 1.2m whereas the by-law requires 1.8m.

Public Works offer the following comments:

- Public Works does not support the increase in maximum coverage and the reduction in the interior side yard setback due to the existing/proposed grades and drainage does not mitigate potential surface water runoff impacting adjacent properties.

Public Works offer the following conditions:

- Town of Pelham Public Works Staff require that the applicant submit an overall lot grading and drainage plan.