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; Nicholas Palomba, Engineering Technologist; Lucas Smith, Engineering Technologist

From: Gimuel Ledesma, Engineering Technologist

Date: March 7 2023

File No: B5/2023P

RE: Consent– 26 Chestnut Street

The Public Works Department has reviewed the submitted documentation regarding the proposed minor variance of 26 Chestnut Street.

The subject parcel, shown as Part 1 on the attached sketch, has a frontage of 18.57m on the south side of Hurricane Road, lying west of Chestnut Street, being Lot 17 on Plan 716 in the Town of Pelham.

Application is made for consent to partial discharge of mortgage and consent to convey 352 square metres of land (Part 1) for future construction of a single detached dwelling. Part 2 is to be retained for continued residential use of the dwelling known municipally as 26 Chestnut Street.

This application is being considered concurrently with Minor Variance Files A6/2023P and A7/2023P.

Public Works offer the following conditions:

- Each lot is to be individually serviced with water and sanitary sewer lateral in accordance with Town of Pelham Engineering Standards. Installation of any missing services will require a Temporary Works Permit obtained through the Public Works Department. These works are to be completed prior to consent and the applicant shall bear all costs associated with these works. Locate cards are to be provided to the Town once works are complete.
- 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, to the satisfaction of the Director of Public Works or his designate.
- That the Applicant confirm no existing utilities cross the proposed new property line. Should any services cross these lot lines, the applicant shall be responsible for costs associated with their relocation and / or removal.