

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: April 21, 2023

File No: A6/2023P

RE: Minor Variance – 26 Chestnut Street (Part 1)

The Public Works Department has reviewed the submitted documentation regarding the proposed minor variance of 26 Chestnut Street. The subject land is zoned Residential 2 (“R2”) in accordance with Pelham Zoning By-law 4481(2022), as amended. Application is made for relief to rectify zoning deficiencies as a result of consent application B5/2023P, preserve the orientation of the existing detached garage and improve development efficiency, from:

Section 3.1(e) “Lot Coverage (Accessory Uses)” – to permit a maximum lot coverage of 20% of the lot area for all accessory buildings whereas the by-law allows a maximum lot coverage of 10% of the lot area for all accessory buildings; and

Section 6.2.2 “Minimum Lot Area” – to permit a minimum lot area of 350sm whereas the by-law requires a minimum lot area of 360sm; and

This application is being considered concurrently with Consent File B5/2023P and Minor Variance File A7/2023P.

Public Works offer the following comments:

- Town is not supportive of the following sections: **Section 3.1(e) Lot Coverage (Accessory Uses)**
- There are utilities in front of the proposed driveway (Guywire, CatchBasin, Traffic sign and Hydro pole)
- The water service for the new lot will be from the existing watermain at the intersection of Chestnut and Hurricane, the service should be a minimum 2" with tracer wire, and can be installed in the road allowance behind the curb
- Please be advised that no sideyard walkways that impede sideyard swale shall be permitted

Public Works offer the following conditions:

- 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
- New lot should be serviced with a 25mm water and 125mm sanitary sewer lateral in accordance with Town of Pelham Engineering Standards. Installation of any 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. The lot grading plan shall illustrate that sideyard swales shall not impact adjacent properties and be constructed completely within the severed lot. No structures, sidewalks or anything that may impact or impede the sideyard swales is to be permitted.
- That the Applicant confirm no existing utilities cross the proposed new property line. Should any services cross this new property line nor rely on adjacent properties.