

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: A7/2023P

RE: Minor Variance – 26 Chestnut Street (Part 2)

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, from:

Section 6.2.2 “Minimum Rear Yard” – to permit a minimum rear yard setback of 1.2m whereas the by-law requires a minimum rear yard setback of 7.5m.

This application is being considered concurrently with Consent File B5/2023P and Minor Variance File A6/2023P.

Public Works offer the following comments:

- Town is not supportive of **Section 6.2.2 Minimum Rear Yard** (Refer to comments for B5/2023P)

Public Works offer the following conditions:

- 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.