

MAY 1ST, 2023

26 Chestnut Street, Fonthill Severance & Minor Variance



Site Context

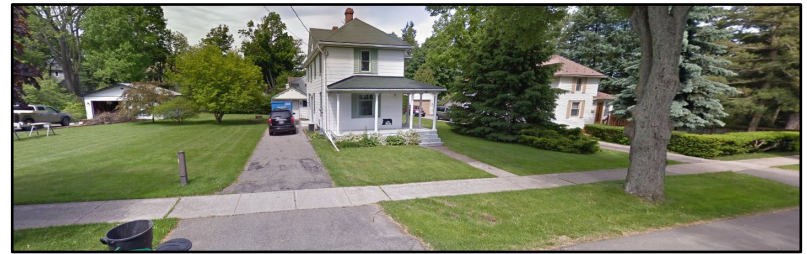
- North → Townhouses and Single Detached Residential



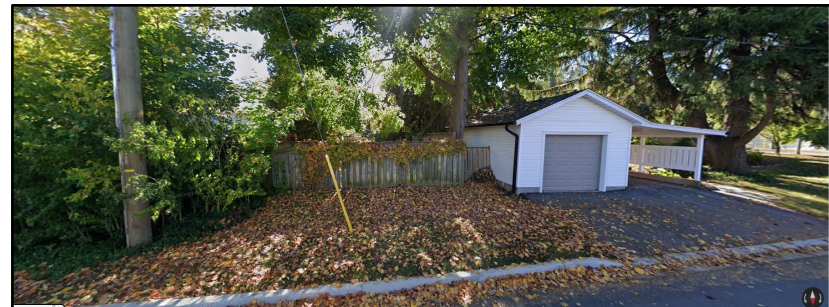
- East → Single Detached Residential



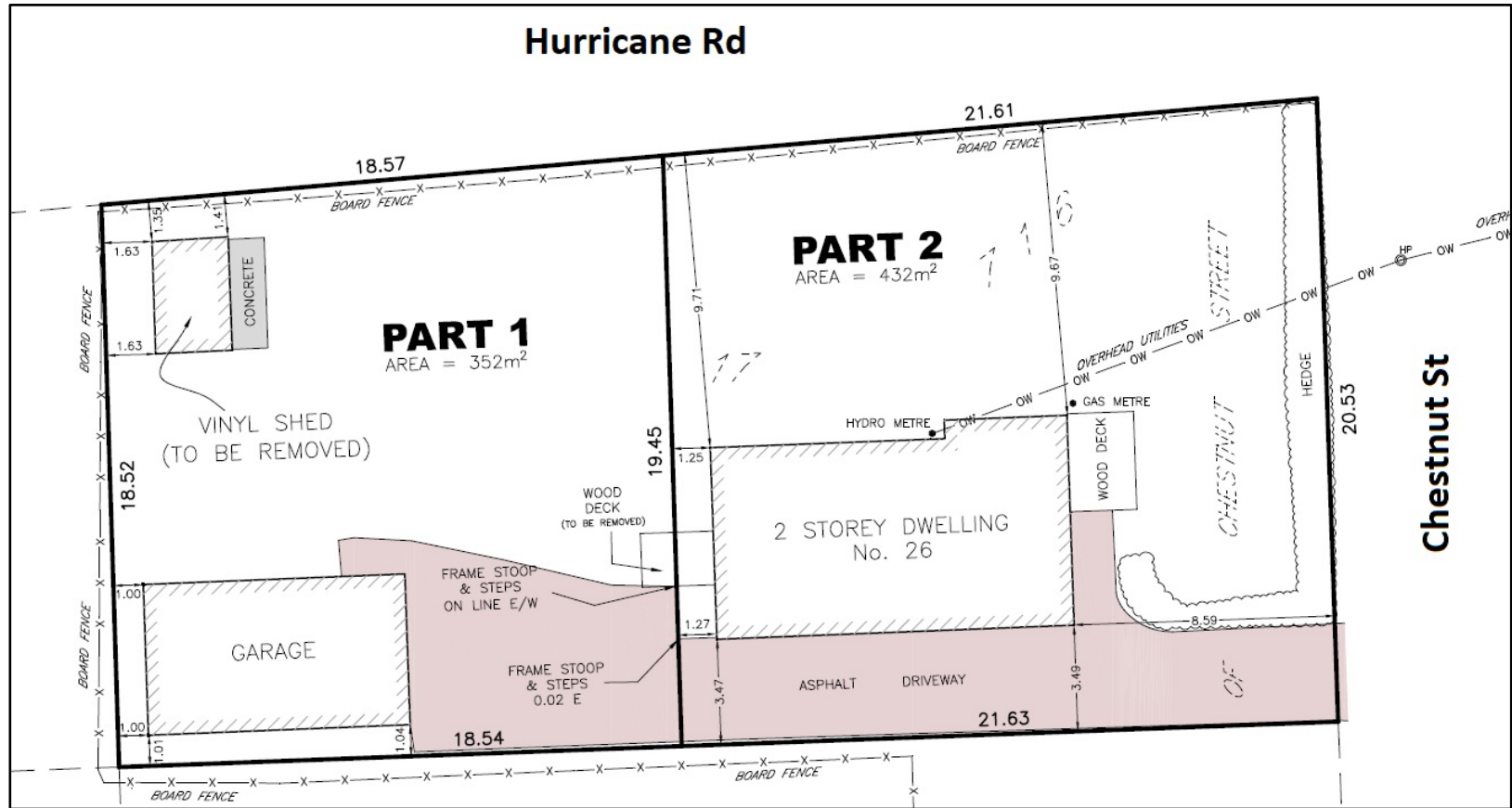
- South → Single Detached Residential



- West → Single Detached & Duplex Residential

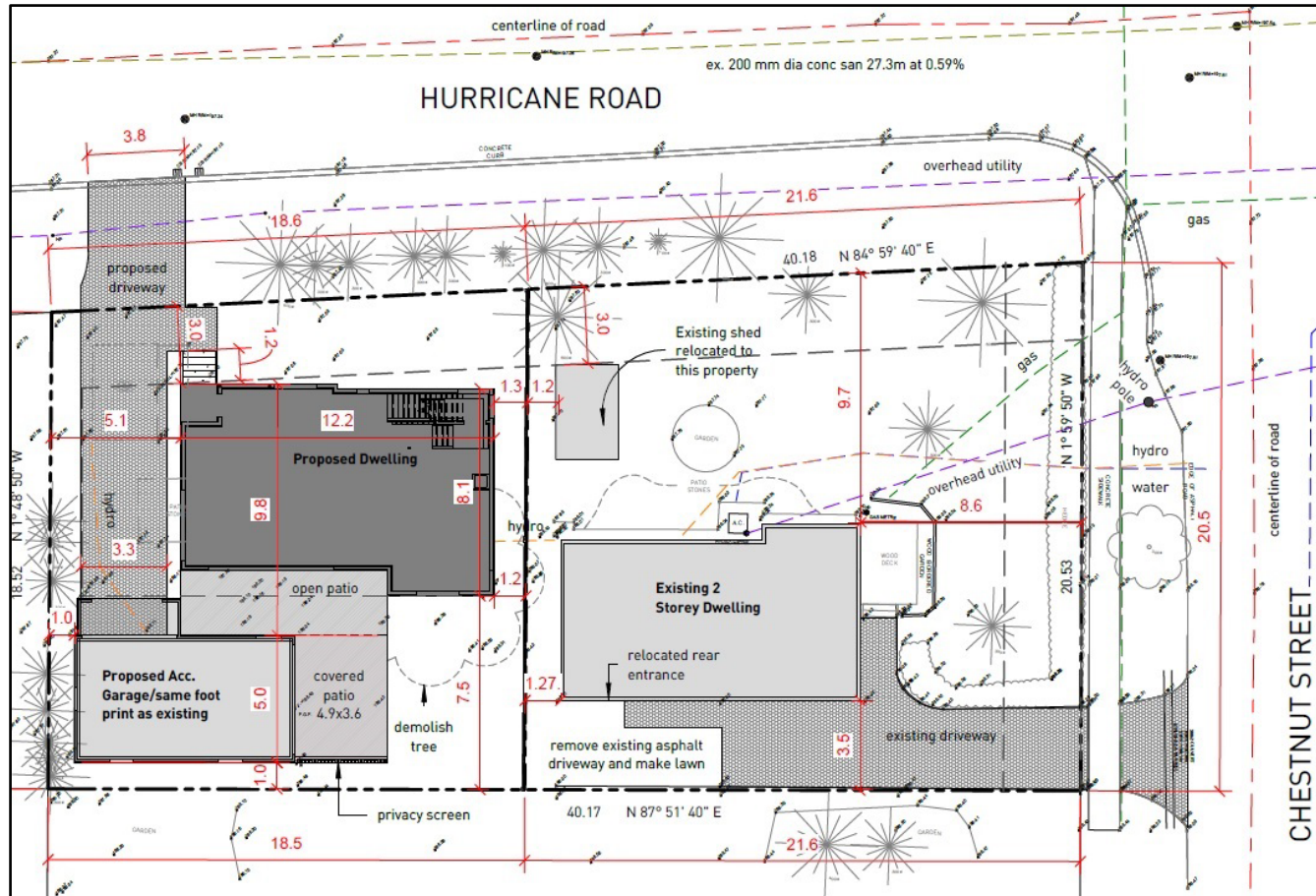


Proposed Severance



- Sever existing 784 m² corner lot & create one new lot fronting Hurricane Rd on a 352 m² lot (Part 1)
- Preserve existing detached dwelling & shed.
- Shed to be relocated onto retained lot (Part 2).
- Maintain existing detached garage footprint with potential small expansion.

Proposed Site Plan



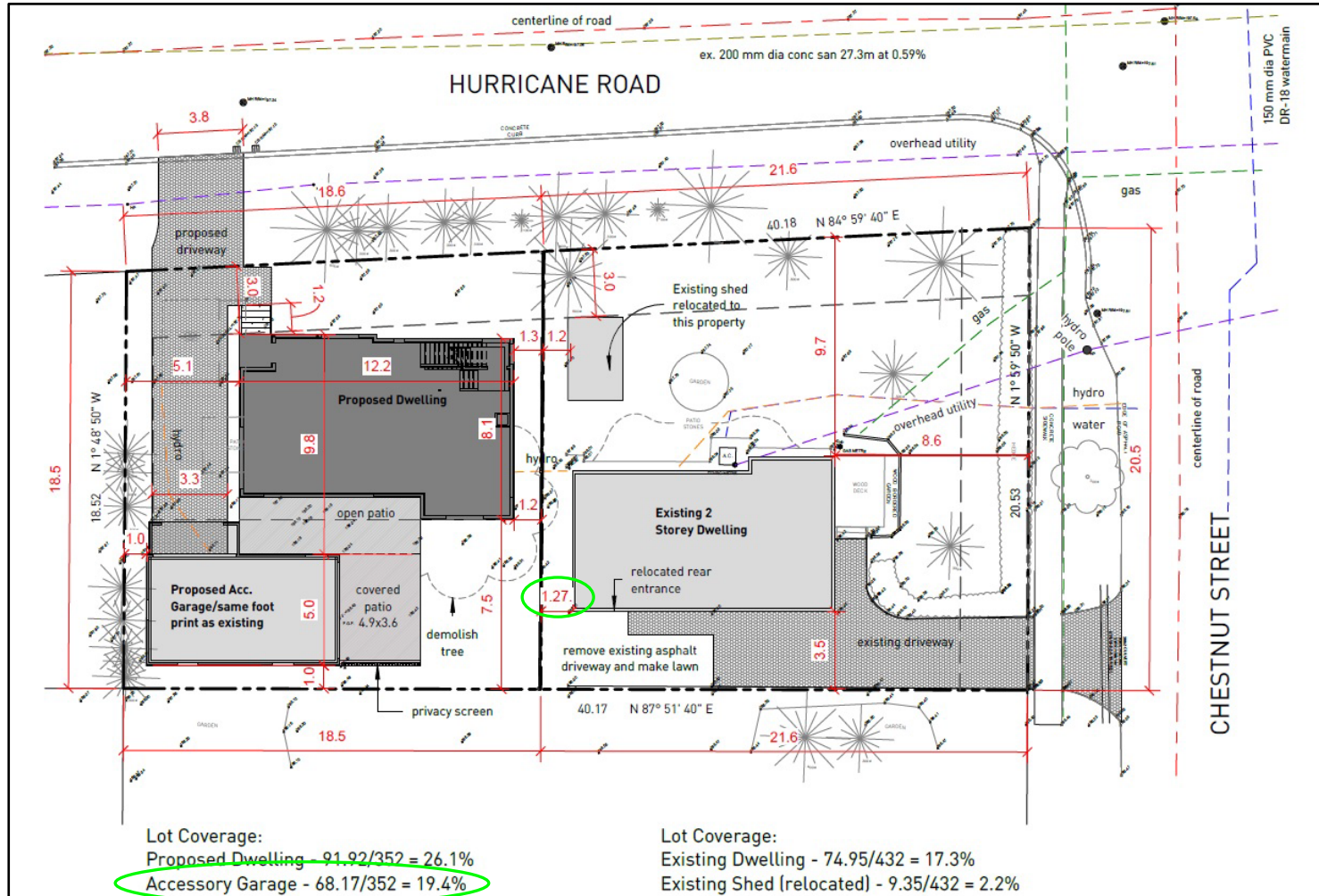
Severed Lot:

- New single detached dwelling fronting Hurricane Rd
- Remove existing driveway that formerly served garage
- No tree or fence removal along western lot line
- Large trees on Town boulevard will not be impacted by new driveway

Retained Lot:

- Remove portion of driveway and restore with landscaping
- Rear yard reduction is technical in nature given house orientation & lot geometry

Proposed Minor Variances



Severed Lot:

- Min Lot Area: $360 \text{ m}^2 \rightarrow 352 \text{ m}^2$
- Max Lot Coverage (Accessory Building): $10\% \rightarrow 20\%$

Retained Lot:

- Min Rear Yard: $7.5 \text{ m} \rightarrow 1.2 \text{ m}$

Urban Design



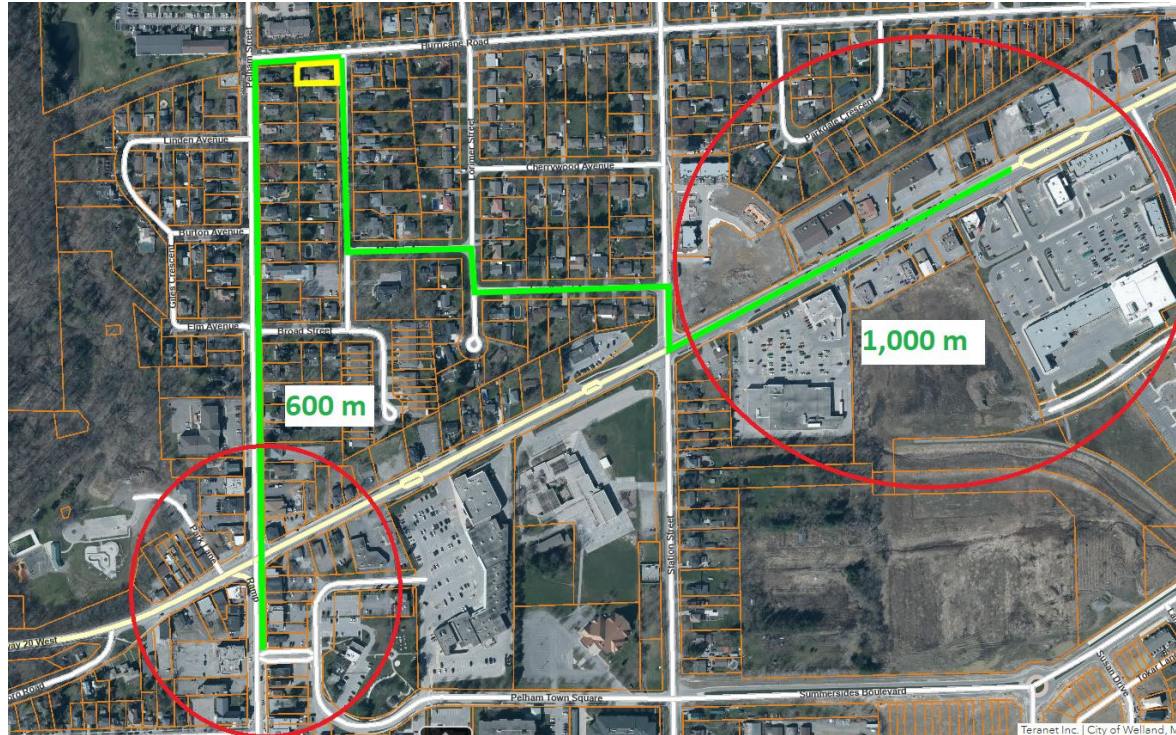
- Pedestrian-oriented design + subordinated rear yard garage.
- Human-scale proportions + prominent front-entrance.
- Vertically dominant + aligned windows at proper elevation help engage the street level.

Proposed *Elevation Plans*



Town of Pelham Official Plan

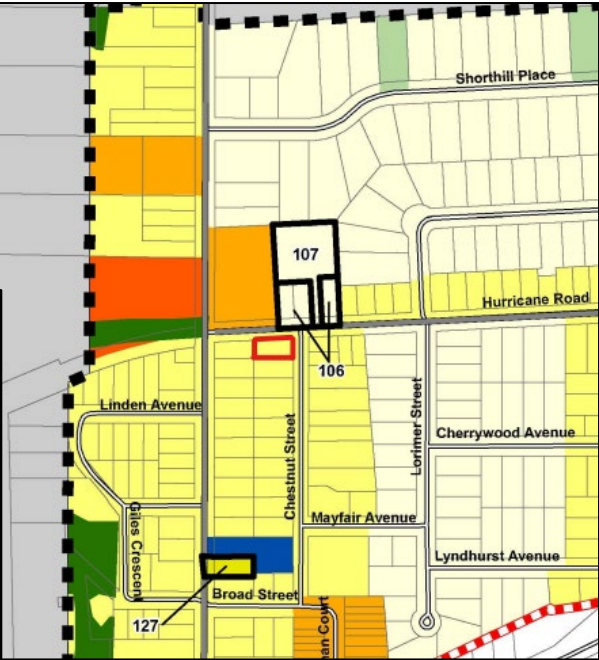
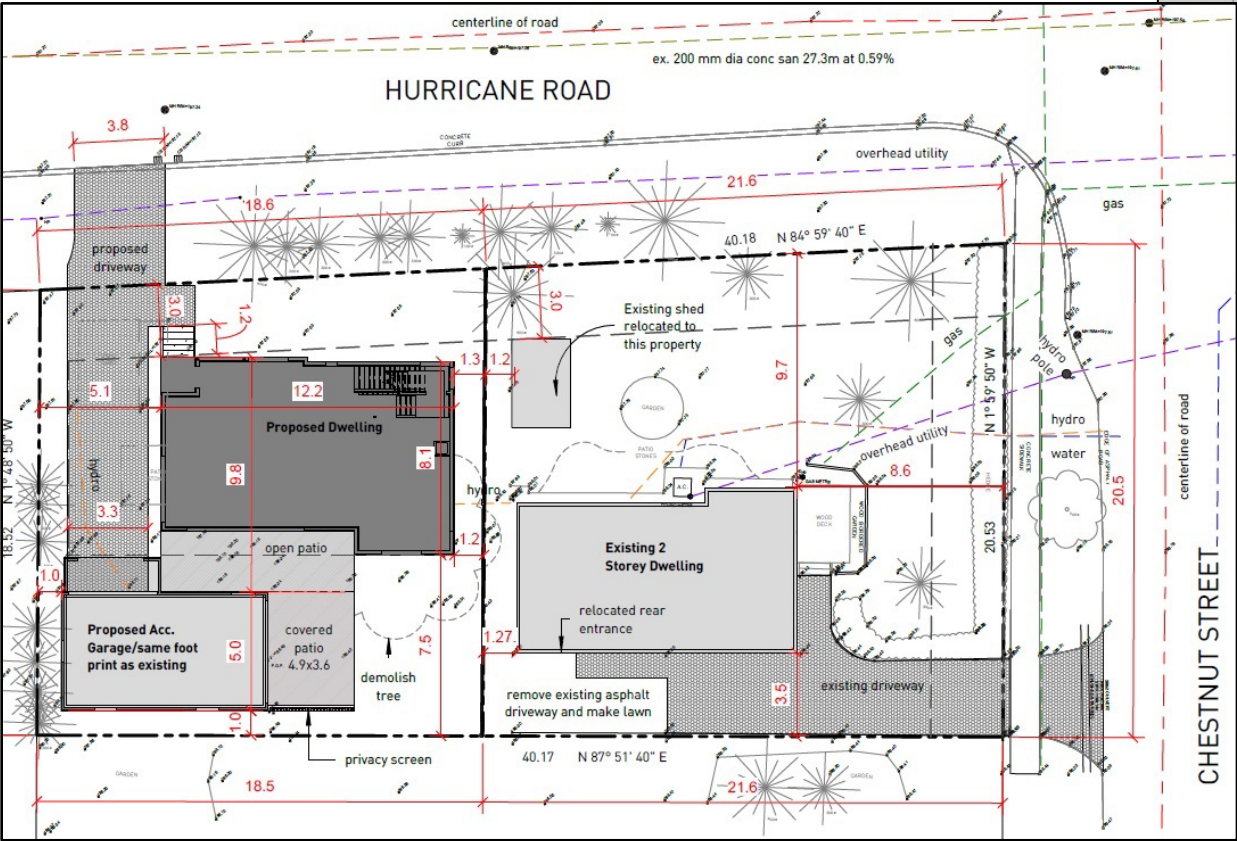
*“To encourage intensification and redevelopment within the Urban Area **specifically in and in proximity to the Downtowns.** (Policy A2.2.2)”*



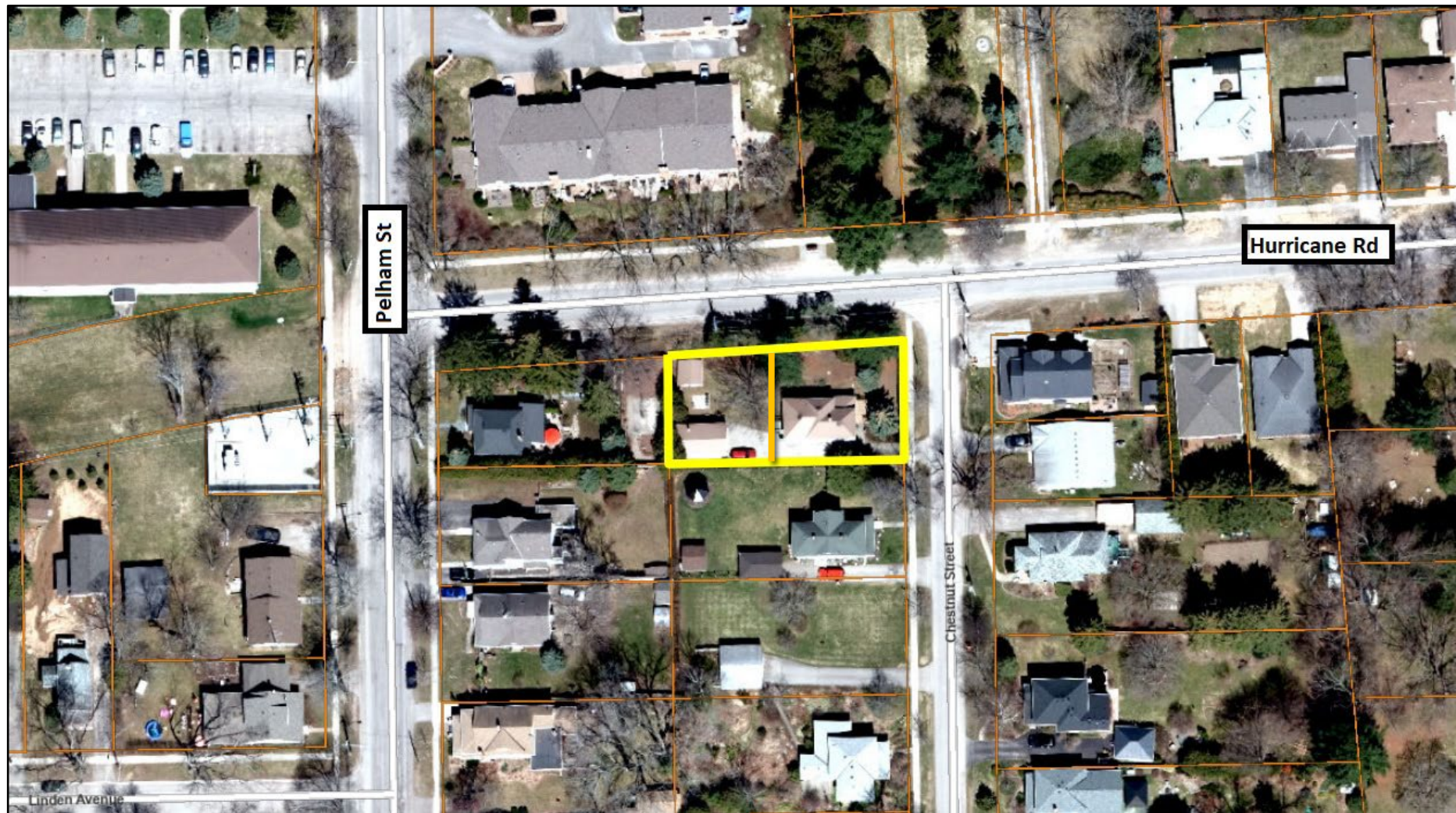
*“To **encourage** the development of neighbourhoods which are compact, pedestrian-friendly and provide a mix of housing types. (Policy A2.3.2)”*

“To maintain existing infrastructure in a manner that is cost effective. (Policy A2.5.2)”

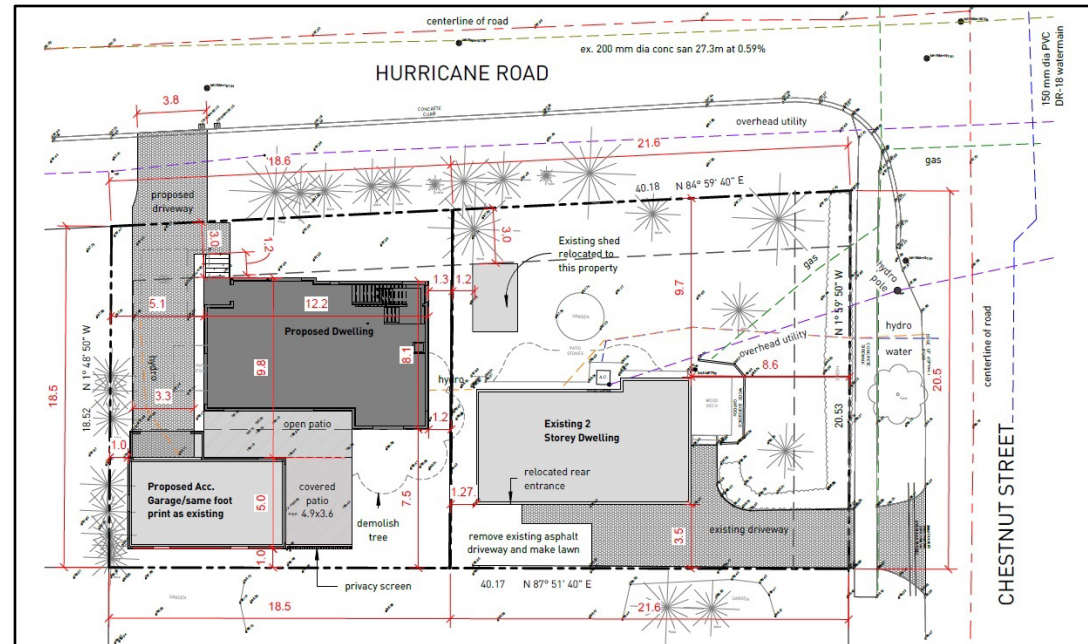
Pelham Zoning By-Law (2022)



Public Comments



Questions



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EEN