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**Engineering Department  
Committee of Adjustment Report**

**For**

**A17-2023P  
1022 Haist Street**

**August 4, 2023**

Town staff have reviewed the following documentation for the purpose of **A17-2023P**- Minor Variance application for:

The subject land is zoned Residential 1 (R1) in accordance with Pelham Zoning By-law 4481(2022), as amended. Application for relief is made, to facilitate the construction of a detached accessory garage. The requested relief will rectify a rear yard zoning deficiency as a result of consent application B11/2023P and recognize the existing front yard setback. The applicant seeks relief from the following sections of the Zoning By-law:

**Section 6.1.2 "Maximum Front Yard"** – to permit a maximum front yard setback of 10.8m whereas the by-law requires a maximum of 6.0m; and

**Section 6.1.2 "Minimum Rear Yard"** – to permit a minimum rear yard setback of 1.2m whereas the bylaw requires a minimum of 7.5m.

The following information was submitted as part of the application for consideration:

- Proposed Severance Sketch for 1022 Haist Street by JD Barnes Ltd, dated June 28, 2023

This full report contains following comments in conjunction with Consent application B11-2023P – 1008 Haist Street.

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**Introduction:**

The properties are located on the southwest corner of Haist Street South and Welland Road. The two properties each contain a single detached dwelling fronting onto Haist Street. 1008 Haist Street contains a two-storey dwelling with an attached garage and is landscaped with mature vegetation with a large front yard setback, which is consistent with the established character of the surrounding neighbourhood. 1022 Haist Street has a bungalow that faces Haist Street with a single car driveway accessing Haist Street and a secondary driveway access on Welland Road. This property also contains lovely mature vegetation with an expansive front yard area. Outdoor amenity area for this dwelling is provided on the west side of the dwelling.

It is understood that the owner of the properties wishes to construct an attached accessory garage on the south side of the dwelling located at 1022 Haist Street. In order to accommodate the proposed attached garage, a minor boundary adjustment between the two properties is required, together with an application for a minor variance to address two zoning deficiencies triggered by the proposal.

**Analysis:**

Please see comment and conditions below.

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**Public Works offer the following comment:**

- Please be advised that no sideyard walkways that impede sideyard swales shall be permitted

**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.
- Confirm that no existing utilities cross the proposed lot lines. Should any services cross these lot lines, the applicant shall be responsible for costs associated with their relocation and / or removal.