

**Engineering Department
Committee of Adjustment Report**

For

**A16-2024P
25 Highway 20 E**

July 9, 2024

Town staff have reviewed the following documentation for the purpose of **A16-2024P – 25 Highway 20 E** Minor Variance application for:

The subject land is zoned Main Street (MS) in accordance with Pelham Zoning By-law 4481(2022), as amended. Application for relief is made, to facilitate an addition to and renovation of the existing dwelling to facilitate a 3-storey commercial hotel with 6 guest rooms (2 per floor) and a shared amenity space in the basement. The applicant seeks relief from the following section(s) of the Zoning By-law:

Section 8.2.3 (Zone Requirement) “Front Yard” – to recognize the front wall occupying 68% of the lot frontage and setback 11.36m from the front lot line whereas the By-law requires the façade to occupy a minimum of 75% of the lot frontage and be built within 0-3.0m of the front lot line; and

Section 8.2.3 (Zone Requirement) “First Floor Window Height” – to recognize an existing first floor window height of 0.71m whereas the By-law allows a first floor building height of 0.3m to 0.6m; and

Section 8.2.3 (Zone Requirement) “First Floor Height” – to permit an existing first floor height of 2.74m whereas the By-law requires a minimum first floor height of 4.5m;

Section 8.2.3 (Zone Requirement) “Angular Plane” – 60-degree angular plane - to permit a 0.102m encroachment into the

Introduction:

The subject land is located on the north side of Highway 20 West, lying west of Station Street, being Part of Block A, Plan 717, in the Town of Pelham

The subject property is located at 25 Highway 20 East in the Town of Pelham. There is an existing single detached dwelling on the property that will be converted to a hotel. The property is located on the north side of Highway 20 East. The property has a lot frontage of 22.87 m, a lot depth of 45.72 m and an area of 1,045.6 m². The legal description of the property is Part Block A, Plan 717.

The property is currently zoned Main Street (MS), which permits the proposed hotel, however there are several zoning deficiencies associated with the existing building, including the front yard setback, angular plane, first floor window height and first floor height provisions. Therefore, to permit the proposed hotel, a minor variance is required.

Analysis:

General Comments

The applicant must submit a comprehensive Lot Grading & Drainage Plan demonstrating that the drainage neither relies, nor negatively impacts neighboring properties, and that all drainage will be contained within the respective lot, to the satisfaction of the Director of Public Works, or designate.

Public Works offer the following conditions:

- The applicant must submit a comprehensive Lot Grading & Drainage Plan demonstrating that the drainage neither relies, nor negatively impacts neighboring properties, and that all drainage will be contained within the respective lot, to the satisfaction of the Director of Public Works, or designate.