

# MEMORANDUM



**TO:** Cristy Wilson, Planning Application Navigator

**CC:** Mike Pincivero, Manager of Engineering Services  
Andrea Taylor, Planning Administrator

**FROM:** Amy Mejia, Engineering Technologist

**SUBJECT:** Committee of Adjustment – A03824  
92 35<sup>th</sup> Street North, PLAN 705 PART LOT 254 RP;51R7866 PART 21

**DATE:** October 7, 2024

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As requested, Public Works has reviewed the above noted variance application.

## **SUMMARY OF REQUEST:**

The applicant requests relief from Section 3.23 “Non-Complying Lots, Buildings or Structures”, of Zoning By-law 2003-60 as amended, specifically:

Section 3.23.3 ii) – To recognize the location of the existing single-detached dwelling with an existing non-complying interior side yard setback of 1.02 metres (3.34 feet) along the southern property boundary, whereas 1.8 metres (5.90 feet) is required. Further, the variance would permit the construction of a 2-storey addition (inclusive of the reconstruction of the existing attached garage with a new 2<sup>nd</sup> storey) along the southern portion of the dwelling, with an interior side yard setback of 1.02 metres (3.34 feet) and 1.2 metres (3.93 feet).

Additionally, the applicant requests relief from Section 4 “Residential Type 1 (R1) Zone” of the Zoning By-law, specifically:

Section 4.3.5 – To permit a reduced interior side yard setback of 1.02 metres (3.34 feet) and 1.2 metres (3.93 feet) along the southern property boundary to permit the construction of a new two-storey 51 square metre (548.9 square feet) addition to the existing single-detached dwelling and the reconstruction of the existing 24.2 square metre (260.48 square feet) attached garage with a new 2<sup>nd</sup> floor addition, whereas a minimum interior side yard setback of 1.8 metres (5.90 feet) is required.

The variances requested would recognize the location of the existing 124.72 square metre (1,342.47 square foot) single-detached dwelling with an existing non-complying interior side yard setback along the southern property boundary; further, the variances would facilitate the construction of a new 2-storey 51 square metre (548.9 square feet) addition to the southern portion of the existing dwelling and the reconstruction of the existing 24.2 square metre (260.48 square feet) attached garage with a new 2<sup>nd</sup> floor addition, with a reduced interior side yard setback.

## **PUBLIC WORKS / ENGINEERING COMMENTS**

- 1) The subject lot must manage all storm water within the property and not impact adjacent lands.
- 2) A Lot Grading and Drainage plan is recommended and may be required at the discretion of the Chief Building Official (CBO), in accordance with the Town's Infill Lot Grading and Drainage Policy.
- 3) A Road Occupation Permit (ROP) will be required for any works within the Town's Right-of-Way (ROW).
- 4) Public Works / Engineering staff are not opposed to the requested variances.

## **PUBLIC WORKS / ENGINEERING CONDITIONS**

- Public Works / Engineering do not have any conditions.

Regards,

*A. Mejia*  
Amy Mejia,  
Engineering Technologist