

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 – A03924
346 Shore Lane, PLAN 837 LOT 24

DATE: October 7, 2024

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

SUMMARY OF REQUEST:

The applicant requests relief from Section 3.1 “Accessory Uses, Buildings and Structures”, of Zoning By-law 2003-60 as amended, specifically:

Section 3.1.5.5 – To permit a 34.22 square metre (368.34 square feet) detached accessory structure (covered patio) to a residential use with a total height of 2.69 metres (8.82 ft.) located in a rear yard with a proposed interior side yard setback of 0.4 metres (1.31 ft.) on the north-east side and 0.56 metres (1.83 ft.) on the south-east side of the structure, whereas a detached accessory structure to a residential use equal to or less than 3.7 metres (12.13 ft.) in height may be located in an interior side or rear yard but shall be no closer than 0.9 metres (2.95 ft.) to the lot line.

PUBLIC WORKS / ENGINEERING COMMENTS

- 1) It should be noted that the property is within the boundaries of the jurisdiction of the Nottawasaga Valley Conservation Authority (NVCA).
- 2) The subject lot must manage all storm water within the property and not impact adjacent lands, including runoff from the roof overhang.
- 3) 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.
- 4) A Road Occupation Permit (ROP) will be required for any works within the Town’s Right-of-Way (ROW).
- 5) 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