

# 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 – A04024  
72 31<sup>st</sup> Street North, PLAN 705 E PT LOT 77

**DATE:** November 7<sup>th</sup>, 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 18.39 square metre (197.95 sq. ft.) shed along the south-west property boundary abutting Fleming Avenue, with an exterior side yard setback of 0.9 metres (2.95 ft.) whereas an exterior side yard setback of 4.5 metres (14.76 feet) is required, and to permit an expansion of 8.5 square metres (91.49 sq. ft.) on the north-western portion of the existing shed.

The variance requested would recognize the location of the existing shed with a reduced exterior side yard setback along Fleming Avenue, and would facilitate the construction of a proposed 8.5 square metre (91.49 square foot) addition to the north-west side of the shed.

## **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 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*

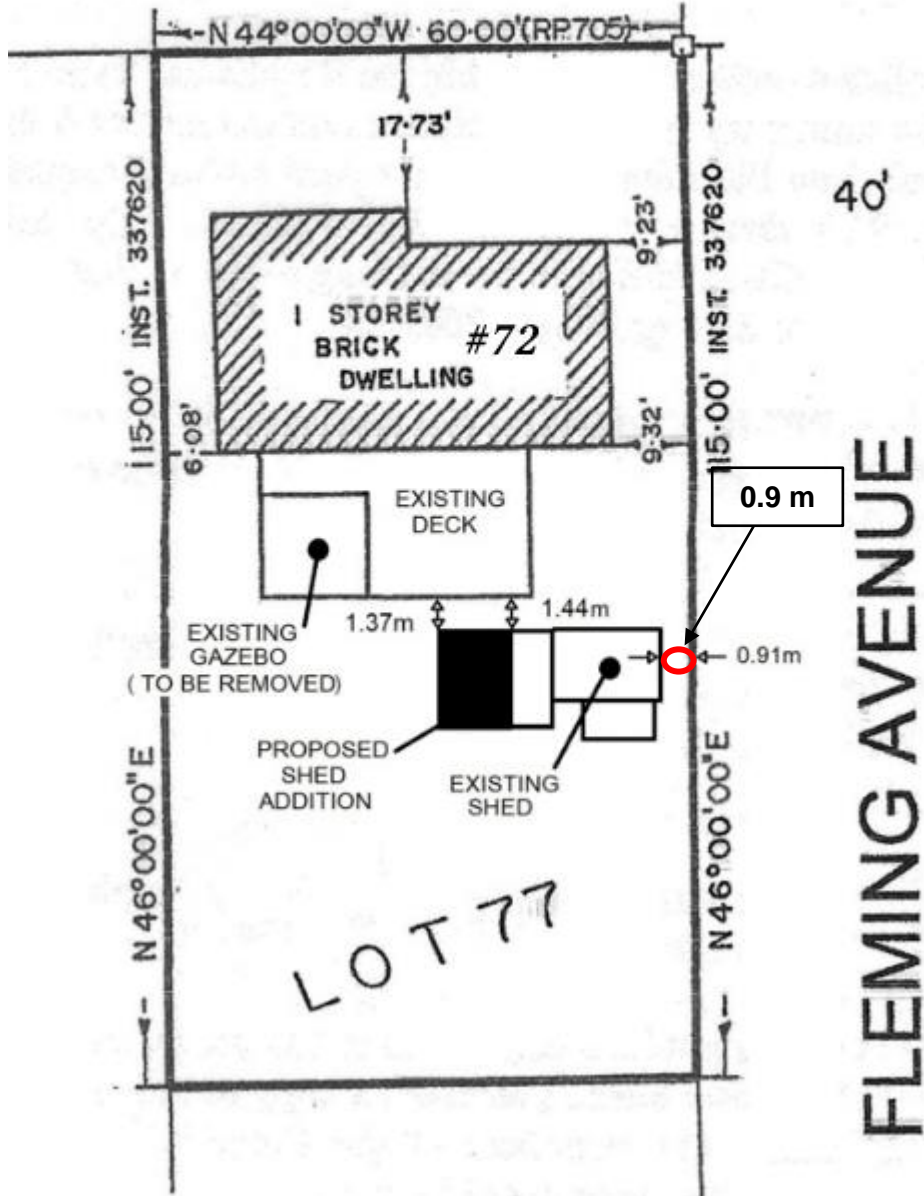
Amy Mejia,  
Engineering Technologist

Encl.

Applicant's Site Plan Sketch

31<sup>st</sup> STREET NORTH

40'



Note: Alternative formats available upon request.