

# 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 – A00824**  
**781 River Road East, PLAN 814 W, PT LOT 15 S**

**DATE: May 6, 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 3.1, “Accessory Uses, Buildings and Structures” of Zoning By-law 2003-60, as amended, specifically:

- Section 3.1.5.5 - to recognize the location of an existing one-storey 2.4 metre (7.87 foot) tall detached accessory building (shed) with an interior side yard setback of 0.3 metres (0.98 feet) from the eastern property boundary, whereas a minimum interior side yard setback of 0.9 metres (2.95 feet) is required for accessory buildings with a height of 3.7 metres (12.14 feet) or less.

In addition to the above, the applicant requests relief from Section 3.28, “Accessory Dwelling Units in Residential Dwellings”, of Comprehensive Zoning By-law 2003-60, as amended, specifically:

- Section 3.28.2.6 - to permit a reduced landscaped open space of 33% within the front yard between the front lot line and the proposed single-detached dwelling, whereas a minimum of 45% of the front yard for a residential dwelling unit containing an accessory dwelling unit shall be landscaped open space.

Additionally, the applicant requests relief from Section 4, “Residential Type 1 (R1) Zone”, of Comprehensive Zoning By-law 2003-60, as amended, specifically:

- Section 4.3.6 – to recognize the location of the existing single-detached dwelling (proposed detached accessory dwelling unit) with a rear yard setback of 5.42 metres (17.78 feet) at the southeast corner of the dwelling and 2.36 metres (7.74 feet) at the southwest corner of the dwelling, whereas a minimum rear yard setback of 7.6 metres (24.93 feet) is required.

The variance(s) requested would recognize the location of the existing detached accessory building (shed) and the existing single-detached dwelling (proposed detached accessory dwelling unit). Further, the variance(s) would permit the construction of a new single-detached dwelling, and the

conversion of the existing single-detached dwelling to a detached accessory dwelling unit with a reduction to the required front yard landscaped open space area.

#### **PUBLIC WORKS / ENGINEERING COMMENTS**

- 1) The subject lot must manage all storm water within the property and not impact adjacent lands.
- 2) A Road Occupation Permit (ROP) will be required for any works within the Town's Right-of-Way (ROP).
- 3) Public Works does not oppose the applicant's requests.

#### **PUBLIC WORKS / ENGINEERING CONDITIONS**

- PW has no conditions at this time.

Regards,

*A. Mejia*  
Amy Mejia,  
Engineering Technologist