

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 – A01324
12 Old Hickory Lane, PLAN 51M761 PT LOT 99 RP; 51R42255 PART 2

DATE: May 7, 2024

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

SUMMARY OF REQUEST:

The application requests relief from Section 3.1, “Accessory Uses, Buildings and Structures”, of Comprehensive Zoning By-law 2003-60, as amended.

Specifically, the applicant requests relief from:

- Section 3.3.4 – to permit a porch with a height of 1.58 metres (5.18 ft.) to project 3.4 metres (11.15 ft.) into the required front yard, whereas porches are permitted to project 1.2 metres (3.9 ft.) into the required front yard provided that they are not more than 1.2 metres (3.9 ft.) above finished grade.
- Section 3.3.4 - to permit a porch with an encroachment area of 8.75 square metres (94.18 ft.) to project into the required front yard, whereas porches projecting into the required front yard shall not exceed an area of 1.5 square metres (16.15 ft.).
- Section 3.3.6 – to permit steps with a height of 1.38 metres (4.53 ft.) to project 5.43 metres (17.8 ft.) into the required front yard, whereas steps with a maximum height of 0.6 metres (1.97 ft.) are permitted to project into a required front yard a maximum distance of 1.2 metres (3.9 ft.).

In addition to the above, the application further requests relief from Section 4, “Residential Type 1 (R1) Zone”, of Comprehensive Zoning Bu-law 2003-60, as amended, specifically:

- Section 4.3.3 – to permit a reduced front yard setback of 5.17 metres (16.96 ft.) to the easterly corner of the proposed attached garage, whereas a front yard setback of 6 metres (19.69 ft.) is required.

The variance(s) requested would facilitate the construction of a porch with steps within the required front yard with an increased area, projection distance and height. The variance(s) would further

permit the construction of an attached garage with a reduced front yard setback of 5.17 metres to the easterly corner (16.96 ft.).

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 (ROW).
- 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