

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 – A00924
53 48th Street North, PLAN 869 LOT 111

DATE: May 6, 2024

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

SUMMARY OF REQUEST:

The application requests relief from Section 4, "Residential Type 1 (R1) Zone", of Comprehensive Zoning By-law 2003-60, as amended.

Specifically, the applicant requests relief from:

- Section 4.3.9 – to permit an increased lot coverage of 45.1%, whereas the maximum lot coverage is 35% for all buildings and structures.

The variance requested would recognize the existing 18.6 square metre (200.2 sq. ft.) shed in the rear yard, and permit the construction of a new 193.2 sq. m. (2079.58 sq. ft.) single-detached dwelling with a 39.9 sq. m. (429.48 sq. ft.) covered deck located in the rear yard.

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