

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 – A01224
339 River Road East, PLAN 752 N PT LOT 16 S PT; LOT 17

DATE: May 7, 2024

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

SUMMARY OF REQUEST:

The application requests relief from Section 3.23, “Non-Complying Lots, Buildings or Structures”, of Zoning By-law 2003-60 as amended, specifically:

Section 3.23.3 – Non-Complying Lots, Buildings and Structures:

- Section 3.23.3 - to recognize the location and permit the expansion of the existing single detached dwelling with an existing non-complying interior side yard setback of 1.5m along the south-west property boundary and existing non-complying exterior side yard setback of 2.1m along the north-east property boundary, whereas a minimum interior side yard setback of 1.8m is required and a minimum exterior side yard setback of 4.5m is required in the R1 zone.

The application requests additional 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 4.3.5 - to permit an interior side yard setback of 1.5m (4.92 ft.), whereas a minimum interior side yard setback of 1.8m (5.9 ft.) is required.
- Section 4.3.4 - to permit an exterior side yard setback of 0.9m (2.95 ft.), whereas a minimum exterior side yard setback of 4.5m (14.76 ft.) is required.

The variance(s) requested would permit the expansion of the existing single - detached dwelling in the form of a 52.83 square metre (568.50 sq. ft.) two – storey addition, and a 2.97 sq. m. (32 sq. ft.) porch and 9.53 sq. m. (102.56 sq. ft.) deck located in the exterior side 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) It is noted that this Property is under the jurisdiction of the NVCA.
- 4) 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