

2023-09-14



**PERMISSION APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 3**

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 6 White Cedar
Legal Description: Part of Lot 3, Registered Plan 528
File No.: D08-02-23/A-00207
Report Date: September 14, 2023
Hearing Date: September 19, 2023
Planner: Jack Graham
Official Plan Designation: Neighbourhood, Evolving Neighbourhood Overlay
Zoning: R1D – Residential, First Density Zone

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **requests an adjournment of** the application.

DISCUSSION AND RATIONALE

Staff have reviewed the subject application. Due to concerns raised by the Right-of-way (ROW) department, staff recommend an adjournment *sine die*.

The subject site is designated as Neighbourhood, with the Evolving Neighbourhood Overlay, in the Official Plan and zoned as R1D - Residential, First Density Zone. The applicant is seeking permission to expand the garage, maintaining the existing building height of 6.4 metres. The existing garage has legal non-conforming rights.

The proposed expansion would also increase the height of the northern exterior wall. Zoning By-law Table 55 (5) states that the maximum height of the exterior walls is not to exceed 3.2 metres. The applicant requires a secondary Minor Variance to permit the increased height.

While planning staff do not have concerns with the proposal, a secondary application must be submitted, and ROW staff have requested an adjournment until the noted contraventions of the by-law have been rectified.

ADDITIONAL COMMENTS

Right of Way Management

In reviewing aerial photos of the property, the entrance way has been expanded without the appropriate approvals. In addition, front yard parking has been established in front of the dwelling which is not permitted. As part of the front yard parking, asphalt has been placed on the city right-of-way. **In light of these issues, the Right-of-Way of Management Department request that the application be adjourned until these contraventions of the By-laws have been rectified.**



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