Appendix C – Planning Review Comments

113 Byron Street

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| **By** | **Decision** | **Comments** |
| Donna Lake | Support | Property taxes are up to date. |
| Doug Kerr | Support | Public Works have no comments or concerns regarding the requested zoning amendment. Public works have no concerns regarding the reduced width and separation between the two driveways. |
| Walter Klassen | Support | Building Services has no concerns or comments with this application |
| Jo Zambito | Support | Fire Services have no comments or concerns. |
| Darka Jensen |  | 113 Byron is currently zoned ER - Established Residential under Section 7.1 of Zoning By-law 4316-09, as amended.  This zone requires a lot front and depth of average lots on the Block Face where the lot is located. As this lot is the only residential property on this block a rezoning is required to establish these requirements. (Adjacent to Chateau Gardens)  Minimum front yard setback required is 7.5 m (garage 1 m behind the front face)  Rear yard setback is 7.5 m  Side yards are 1.22 m  Exterior side yard is 4.5 m  Max lot coverage is 33%  Max bldg height is 10 m  Accessory bldgs at 1.52 side and rear but 4.5 on an exterior side yard.  This proposal will need to recognize the shared driveway between Part 1 and 2 as it is not set 1 m back from the property line.  The garages are too close to the property lines as they are showing at 1.22 m and need to be at 1.52 m.  All 3 lots are over on lot coverage and there is no info on the height of the bldgs.  The survey plan shows a 1.22 m wide landscaping strip on the shared driveway which again reduces the minimum width of the driveways. |