

DATE: July 22, 2014
TO: Todd Coles, Committee of Adjustment
FROM: Otello Santini, Development/Transportation Engineering
MEETING DATE: July 24, 2014
OWNER: MICHAEL DOUGLAS EDWARD DUDER
FILE(S): B034/14
RELATED FILE(S): A180/14

Location: Part of Lot 29, Concession 1 (Lot 44, Registered Plan 9834) municipally known as 141 Centre Street.

Proposal: The Owner is requesting permission to sever the rear portion of the subject property and convey it to the property to the west (11 Donna Mae Crescent).

Road Network: The proposed lot (11 Donna Mae Crescent) has access to a municipal road. The Owner/Applicant will be required to provide plans showing a proposed driveway accesses.

Comments: The subject lands have frontage on Centre Street and are developed with one, single-detached dwelling located at 217 Centre Street, and one semi-detached located at 215 and 217 Centre Street. The Owner proposes to retain the developed portion of the lot with frontage on Centre Street and create two new large single detached residential dwelling lots, each having access of Donna Mae Crescent. The proposed lots on Donna Mae Crescent have access to connect to existing municipal services (watermain, sanitary and storm sewers) fronting the subject lands.

Note it is the responsibility of the Owner to ensure that any existing and/or unused services shall be decommissioned at the Owner's expense. Also, the sanitary, storm and water service connections which are not in place on the municipal road allowance to the property line shall be arranged for installation by the City on payment of installation costs by the owner. To initiate the installation of the service connection(s) the owner shall file an application with the Environmental and Technical Services of the Public Works Department.

As such, the Development/Transportation Engineering Department has no objection to Consent Application B034/14 subject to the following conditions:

Condition(s):

1. The Owner/Applicant shall provide Grading and Servicing Plan(s) showing existing and proposed grades, drainage patterns, driveway accesses and the location of all municipal services to the satisfaction of the Development/Transportation Engineering Department and as required at the Building Permit stage.