

Village of Delburne

Municipal Planning Commission

Page:1

DATE: August 22, 2017

TIME: 6:00 PM

PLACE: Council Chambers

AGENDA

- A. Call to Order
- B. Amendments and Acceptance of Agenda
- C. New Business

1. Christine Andrew

Applicant: Christine Andrew

Legal Address: Plan 8020175, Block 15, Lot 21

Civic Address: 1837 – 22 Avenue

Request: To approve a variance of Section 5.1 (2) (e) ii of the Land Use Bylaw which requires either a 1 meter or a 6 meter setback from the laneway of a garage construction in the rear yard. The request is for a 3.6 meter setback from the laneway. Please refer to the drawing of how the garage will be situated in the rear yard. When garages are constructed, the opening of the garage normally faced to the laneway. The setbacks of 1 meter or 6 meters is so that a vehicle cannot be parked in the laneway and obstruct traffic. The garage in this situation will have the opening facing north which is perpendicular to the laneway. There is no chance of vehicles being parked and obstructing traffic in the laneway. My recommendation is to approve the request of a 3.6 meter setback from the laneway for the construction of a garage.

The second request is for a variance of 8% on the height of the garage. The land use bylaw says the garage cannot be any higher than 4.5 meters. The applicant would like the height of the garage to be 4.9 meters. The height restriction is so that the garage is not higher than the house. The garage in this particular situation will not be higher than the house or the surrounding buildings. My recommendation is to approve the request for a variance of 8% on the height of the garage.

- D. General Discussion
 - 1.)
 - 2.)

- E. Adjournment