Agenda - Council - October 27, 2004

Report - Standing Policy Committee on Public Works - October 12, 2004

Item No. 2 Non-Conforming Approaches - Lots 1 - 8, Plan 42851 (George Lawrence Bay) - Global Homes Ltd.
File SC-1(33)

STANDING COMMITTEE RECOMMENDATION:

On October 20, 2004, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Public Works and the East Kildonan-Transcona Community Committee and submits the following to Council:

1. That Schedule 4 of the Private Approaches By-law No. 6546/95 be waived in this instance in order that the application fee in the amount of $133.75 (including G.S.T.), be charged one-time only for Lots 1 - 8, Plan 42851 (George Lawrence Bay), and not for each of the 8 individual lots.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Report - Standing Policy Committee on Public Works - October 12, 2004

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On October 20, 2004, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Public Works and the East Kildonan-Transcona Community Committee and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On October 12, 2004, the Standing Policy Committee on Public Works concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

The East Kildonan-Transcona Community Committee recommended to the Standing Policy Committee on Public Works that the application fee in the amount of $133.75 (including G.S.T.), in accordance with Schedule 4 to the Private Approaches By-law No. 6546/95, be charged one-time only for Lots 1 – 8, Plan 42851 (George Lawrence Bay), and not for each of the 8 individual lots.

COMMUNITY COMMITTEE DECISION:

On September 14, 2004, the East Kildonan-Transcona Community Committee approved the application for a non-conforming approach to Lots 1 - 8, Plan 42851, George Lawrence Bay.

Public Works Department

LAN-01-04-01

Re: **Application For Non-Conforming Approaches To Lots 1 - 8, Plan 42851 (George Lawrence Bay) Requested By Global Homes Ltd. (Bernhard Goertzen)**

For submission to: **East Kildonan – Transcona Community Committee**

Submitted by: **ORIGINAL SIGNED BY BILL EBENSPANGER, P. ENG.**
Bill Ebenspanger, P. Eng.
Acting Manager of Engineering

Report date: September 2, 2004

Recommendation(s):

That this application be considered by Community Committee.

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REPORT

RECOMMENDATION(S):

That this application be considered by Community Committee.

HISTORY:

The application for private approaches to Lots 1 - 8, Plan 42851 (George Lawrence Bay) by Global Homes Ltd. (Bernhard Goertzen) was denied on September 2, 2004.

REASON FOR THE REPORT:

This application is non-conforming under By-Law No. 6546/95, Section 7, Subsection 10, which reads as follows:

> "Where there is any alley 4.5 metres or more in width to serve a property, no approach shall be constructed, erected or installed to serve such property except where the property is zoned commercial or industrial or put to such use."

DISCUSSION:

There is an existing 6.25 metre lane right-of-way to serve the above mentioned properties. Access from the lane to any portion of the rear of these lots is unrestricted.

The lane was constructed to serve lots fronting on Rougeau Avenue. The applicant has provided a letter explaining the need for the non-conforming approaches. There are no major obstructions fronting the lots. There will be an increased cost for snow clearing operations and a decrease in area for snow storage on the boulevard during winter months.

This application is for front access only, and if approved the approaches must conform to all other Sections of the Private Approaches By-law. The driveways must lead to a garage or a parking area in the rear or side yard (as per zoning regulations).

THIS REPORT SUBMITTED BY:

Department:	Public Works Department	
Division:	Engineering	
Prepared by:	D. Teperto	Phone No. 986-4113
Processed by:	D. Teperto	Phone No. 986-4113
File name:	George Lawrence_Lots 1-8	