

ITEM	5
MANAGER'S REPORT NO.	40
COUNCIL MEETING	92/06/04

TO: MUNICIPAL MANAGER 1992 May 26

FROM: APPROVING OFFICER

SUBJECT: SUBDIVISION APPLICATION #23/92
3985/3993 NITHSDALE STREET

PURPOSE: To inform Council of the latest development regarding the subject application.

RECOMMENDATION:

1. THAT this report be received for information purposes.

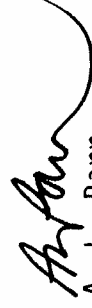
R E P O R T

At the regular Council Meeting held on 1992 May 04, Council heard a delegation regarding the above noted subdivision application. Arising out of the discussion, Council requested a review of the application and a report to follow upon completion of the review.

Subsequently, a discussion with the applicant was initiated, during which the Approving Officer requested a sketch to illustrate how vehicular access to the existing dwelling could be achieved. This sketch was also to indicate the dwelling footprint which could be located within the confines of the building envelope for the proposed new lot. The applicant has now provided a sketch which indicates that a modest home could be sited such that all setback requirements are recognized. Also, vehicular access to the existing dwelling is being proposed via an easement along the westerly property line which, according to the applicant, is an area of 10% grades rather than the 25% grades experienced elsewhere on the proposed lot.

Based on the above information, it has been determined that the application can be processed to the Engineering Department for their comments on any servicing problems and/or their estimate of costs to service the new lots. Once all pertinent information from the circulation process is received, we would be in a position to issue Tentative Approval of Subdivision unless the information received dictates otherwise.

This is for the information of Council.


A. L. Parr
APPROVING OFFICER

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