

From: Carley Dixon <Carley.Dixon@rjburnside.com>

Sent: August 12, 2024 11:49 AM

To: Mark Kluge <mkluge@townofgrandvalley.ca>

Cc: Gord Feniak <Gord.Feniak@rjburnside.com>

Subject: RE: REQUEST FOR COMMENTS - File Z03-2024 034541 Concession Road 8-9 Roll #124000 Town of Grand Valley

This sender is trusted.

Hi Mark,

The overall lot size is small and would not be approved in a new subdivision, however it is an existing lot and therefore the owners are entitled to build on it. They will likely need to use an advanced sewage system to reduce that footprint and the house itself will have size limitations which will be reviewed by the Building Department. We do have the following comment before we can be supportive of the application:

To support the reduced zoning setbacks, they need to demonstrate the plan is workable. The site plan submitted does not show the on-site sewage system (just the tank) therefore presumably they have not done an on-site test pit to verify soils and groundwater levels to design the sewage system. The design should be completed so it can be verified that everything can fit within the lot and meet the noted setbacks proposed for the zoning amendment.

Thanks,
Carley

Carley Dixon, P.Eng.
Manager - Municipal Review

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