

Development Permit (DP2022-06565) Summary

DP2022-06565 proposes a semi-detached dwelling with two secondary suites fronting onto 45 Street SW. The secondary suites are proposed to be 45 square metres or less in size. Vehicle parking is to be provided in a detached garage that is accessed via the rear lane.

The following excerpts (Figures 1 – 2) from the development permit submission provide an overview of the proposal and are included for information purposes only. The development permit plans are subject to change through the development review. Administration's review of the development permit will determine the ultimate building design and site layout details such as parking, landscaping, and site access will be determined through the Development Permit review.

Figure 1: Renderings



Site Plan Details:

- Lot 1:** Contains a dwelling with a 0.61m view slope, brick siding, roof peak elev. of 1150.77, and main floor elev. of 1145.46. It includes a 2m high privacy fence and a 0.61m high retaining wall.
- Lot 2:** Contains two units, Unit 1 and Unit 2. Unit 1 has a roof peak of 1150.40, main floor of 1145.32, B.O.F. of 1141.80, and eaves of 0.61. Unit 2 has a roof peak of 1150.40, main floor of 1145.32, B.O.F. of 1141.80, and eaves of 0.61. Both units include secondary suite amenity spaces.
- Proposed Detached Garage:** Located between Lot 1 and Lot 2, with a 2m high privacy fence and a 0.61m high retaining wall.
- Setbacks and Easements:** The plan shows various setbacks and easements, including a 9.14m gravel lane, a 9.14m utility R/W, and a 9.14m sanitary line.
- Engineering Notes:** The plan includes numerous notes regarding fences, retaining walls, and utility lines. For example, "FENCE RET. WALL 0.61m HIGH (GRADUALLY TAPERED DOWN)" and "POWER WILL GO TO GARAGE UNDERGROUND TO HOUSE".

Scale: 1:200

Site Plan