MEMO

January 5, 2026

TO: **Conditional Use File No. CU-2025-06**

FROM: **Aaron Rach**

RE: **31 Loewen Boulevard Conditional Use Comments**

Property Access

The existing lot has a 3.9m wide concrete approaches onto Loewen Boulevard. The existing approach will have to be removed, and a new concrete approach constructed from Loewen Boulevard with a minimum width of 9.14m at the property line. The Developer will be responsible for all costs associated with constructing the 6" reinforced or 8" non-reinforced concrete access approach off Loewen Boulevard, which includes but is not limited to construction of new curb and gutter where required and restoration of any areas affected by construction and for removal or upgrading the existing approach.

Water Servicing

The existing lot is currently serviced with a 3/4" water service. The proposed development must be serviced with a minimum 2" water service. The Developer will be responsible for all costs associated with the water service improvements, as well as formally abandoning the existing water service.

Sewer Servicing

The existing lot is currently serviced with 6" sewer services. The proposed development must be serviced with a minimum 6" sewer service. The Developer will be responsible for all costs associated with any sewer service improvements, and/or the abandoning of the existing sewer service.

Land Drainage

The developer will be responsible to ensure that drainage, in the immediate area of this lot, functions properly. A professionally prepared "Lot Grading & Site Servicing Plan" must be approved by the City prior to issuance of building permits.

Garbage Pickup

This lot would receive regular commercial garbage collection.

I have no other comments or concerns with the conditional use application at this time.