



Report Committee of Adjustment

Filing Date: January 19th, 2024
Hearing Date: February 20th, 2024

File: A-2024-0006

**Owner/
Applicant:** Agyei Peprah-Asiase, Irene Sarpong

Address: 13 Harper Road

Ward: WARD 3

Contact: Aferdita Dzaferovska, Planning Technician

Recommendation:

That application A-2024-0006 be deferred no later than the last hearing of May 2024.

Background:

The applicant is requesting three (3) variances to facilitate the creation of a proposed third dwelling unit within a building addition.

Existing Zoning:

The property is zoned 'Residential Single Detached B (R1B)', according to By-law 270-2004, as amended.

Requested Variances:

The applicant is requesting the following variances:

1. To permit a rear yard setback of 3.84 metres to a proposed addition whereas the by-law requires a minimum rear yard setback of 8.76 metres;
2. To permit a building addition with an interior side yard setback of 1.2 metres to the second storey, whereas the by-law requires a minimum interior side yard setback of 1.8 metres; and
3. To permit a lot coverage of 36.4% whereas the by-law permits a maximum lot coverage of 30%.

Current Situation:

The minor variance application has been submitted facilitate the creation of a proposed third dwelling unit within a building addition. Staff have reviewed the submission materials provided by the applicant and have determined that further revisions to the proposal are required prior to making a recommendation to the Committee of Adjustment. In reviewing the application staff had raised concerns with the massing as well as the location of the proposed addition and potential impacts thereof.

These concerns were raised with the applicant on February 14, 2024; the applicant communicated that the concerns will be addressed through an amended proposal, satisfactory justification and an updated concept plan. Therefore, staff recommend a deferral of the application to no later than the last hearing of May 2024 to allow sufficient time for the applicant to initiate discussions with staff and address any concerns necessary to support the proposed addition, as well as include any revised plans to address the above noted matters.

Respectfully Submitted,

Aferdita Dzaferouska

Aferdita Dzaferovska, Planning Technician

