

Filing Date: February 17, 2023

Hearing Date: March 28, 2023

File: B-2023-0004, A-2023-0047, A-2023-0048

Owner/

Applicant: IRENE RAMSAMMY AND RON RAMSAMMY / IDM (2005) CONSULTANTS INC.

Address: 11467 Goreway Drive

Ward: WARD 10

Contact: Megan Fernandes, Planning Technician

Recommendations:

That application(s) B-2023-0004, A-2023-0047, and A-2023-0048 be deferred no later than the last hearing of May 2023.

Proposal:

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 3,873.77 sq.m. (0.957 acres). The proposed severed lot has a frontage of approximately 21.42m (70.26 ft.); a depth of approximately 40.70 metres (133.53 ft) and an area of approximately 1,334.90 square metres (0.329 acres). It is proposed that 2 lots be established from the existing lot for the future residential development of a single detached dwelling on the proposed severed lot.

Background:

- **Official Plan:** The subject property is designated 'Residential' in the Official Plan;
- **Secondary Plan:** The subject property is designated 'Executive Residential' in the Vales of Castlemore North Secondary Plan (Area 49); and
- **Zoning By-law:** The subject property is zoned 'Residential Rural Estate Two (RE2)' according to By-Law 270-2004, as amended.

Requested Variances:

A-2023-0047

The applicants are requesting the following variance(s) associated with the proposed retained parcel application under consent application B-2023-0004:

1. To permit a lot area of 0.24 hectares whereas the by-law requires a minimum lot area of 0.8 hectares
2. To permit a lot width of 9.49m whereas the by-law requires a lot width of 45m
3. To permit an interior side yard setback of 6.87m whereas the by-law requires an interior side yard setback of 7.5m
4. To permit a 51.23% front yard landscape open space whereas the by-law requires a minimum of 70% of the front yard be landscaped open space

Requested Variances:**A-2023-0048**

The applicants are requesting the following variance(s) associated with the proposed severed parcel application under consent application B-2023-0004:

1. To permit a lot area of 0.13 hectares whereas the by-law requires a minimum lot area of 0.8 hectares
2. To permit a lot width of 21.42 whereas the by-law requires a lot width of 45m
3. To permit an interior side yard setback of 1.2m whereas the by-law requires an interior side yard setback of 7.5m
4. To permit a rear yard setback of 7.5m whereas the by-law requires a rear yard setback of 15m.
5. To permit a front yard setback of 8m whereas the by-law requires a rear yard setback of 12m.

Current Situation:

The severance application (B-2023-0004) and Minor Variance applications (A-2023-0047 and A-2023-0048) have been submitted to facilitate the severance of the subject property. Both the severed and retained lots result in property dimensions that do not conform to the minimum Zoning By-law requirements. The existing single-detached home on the western portion of the property is located within the proposed retained lands. A new residential dwelling is contemplated on the proposed severed land with a separate access along New Forrest Terrace.

Staff have reviewed the submission materials provided by the applicant and have determined additional information is required. In reviewing the application, Traffic Services Staff have expressed concerns regarding the proposed severed and retained lots driveway connection to New Forest Terrace, the Owner is also required to provide a gratuitous property conveyance to the City for the purposes of a daylight triangle and driveway connection to New Forrest Terrace and Goreway Drive. A revised concept plan is required.



Report Committee of Adjustment

City Staff have discussed the above noted matters with the applicant which will need to be addressed. Therefore staff are recommending a flexible deferral of the applications so that the applicant can amend the applications and staff have sufficient time to review the materials. Once the information has been submitted, staff will be in a better position to provide a recommendation to the Committee of Adjustment.

Respectfully Submitted,

Megan Fernandes

Megan Fernandes, Planning Technician