



## Report Committee of Adjustment

**Filing Date:** August 16, 2022

**Hearing Date:** March 28, 2023

**File:** A-2022-0268

**Owner/  
Applicant:** MOHAMMAED ILYAS

**Address:** 2257 & 2267 Embleton Road

**Ward:** WARD 6

**Contact:** Rajvi Patel, Assistant Development Planner

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### **Recommendations:**

That application A-2022-0268 be deferred no later than the last hearing of 2023.

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### **Background:**

The subject lot consists of two properties 2257 and 2267 Embleton Road. The application proposes to facilitate the development of the lands for a private school and day nursery. A Site Plan application is required to facilitate the development of the school, which has not been formally submitted. The applicant previously had a pre-consultation meeting (PRE-2022-0045) for the subject properties proposing a two storey private school building.

### Existing Zoning:

The property is zoned 'Residential Hamlet One (RHM1)', according to By-law 270-2004, as amended.

### Requested Variances:

The applicant is requesting the following variances:

1. To permit a Day Nursery whereas the by-law does not permit the use;
2. To permit 40% of the required front yard to be landscaped open space whereas the by-law requires a minimum 70% of the required front yard to be landscaped open space;
3. To permit a front yard setback of 8.0m (22.25 ft.) whereas the by-law requires a front yard setback of 12.0m (24.60 ft.);

4. To permit a side yard setback of 6.0m (19.68 ft.) whereas the by-law requires a side yard setback of 7.5m (24.60 ft.);
5. To permit a building height of 12.0m (24.60 ft.) whereas the by-law permits a maximum building height of 10.0m (32.80 ft.).

**Current Situation:**

The applicant is proposing to construct a two-storey private school and day nursery for students from pre-school to grade eight as well as students in grade nine to grade twelve. In order to facilitate the development, Site Plan Approval is required. The minor variance application (A-2022-0268) has been submitted prior to the formal submission of a Site Plan application. Staff recommend that the application be deferred until a complete Site Plan application is submitted and for staff to review and provide feedback as necessary.

The applicant previously had a pre-consultation (PRE-2022-0045) meeting with staff where comments from internal City departments, the Region of Peel, and the Credit Valley Conservation Authority were provided directly to the applicant. Staff have advised the applicant that a Site Plan application be submitted and reviewed prior to the minor variance application proceeding to the Committee.

Staff recommend a flexible deferral of the application to a date no later than the last hearing of 2023 so that the related development application can be reviewed in order for staff to gain a better understanding of the issues relating to the overall development of the land. This additional time will allow sufficient time for the applicant to submit a complete a Site Plan application and for staff to review and provide additional feedback as necessary.

Respectfully Submitted,

*Rajvi Patel*

Rajvi Patel, Assistant Development Planner