



Report Committee of Adjustment

Filing Date: July 19, 2024
Hearing Date: August 20, 2024

File: A-2024-0279

**Owner/
Applicant:** GURPREET SAMRA AND RAMEETA SAMRA

Address: 20 Merlin Drive

Ward: WARD 10

Contact: Rajvi Patel, Planner I

Recommendations:

That application A-2024-0279 be deferred no later than the last hearing of September 2024.

Background:

Through City staff's review of the proposed variance, it was determined that a legal non-conforming driveway existed prior to the implementing Zoning By-law 270-2004 came into force and effect. However, the existing 0.0m permeable landscape strip resulted in an increased driveway width which is not considered legal non-conforming. An additional variance is required to reflect the increased driveway width. City staff are not supportive of the increased driveway width and a 0.0m permeable landscape strip.

Existing Zoning:

The property is zoned 'Residential Single Detached A (R1A-1714)', according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To permit 0.00 metres of permeable landscaping abutting the side lot line, whereas the by-law requires a minimum 0.6 metres of permeable landscaping abutting the side lot line.

Current Situation:

The applicant is requesting to permit 0.00 metres of permeable landscaping abutting the side lot line, whereas the by-law requires a minimum 0.6 metres of permeable landscaping abutting the side lot line.

Staff have reviewed the submission materials provided by the applicant and have determined that an additional driveway width variance needs to be included prior to making a recommendation to the Committee of Adjustment. In reviewing the application, staff indicated that due to the elimination of permeable landscaping, the driveway width is not considered legal non-conforming. As public notices have been circulated, the application cannot be amended.

Staff are recommending a deferral of the application to a date no later than the last hearing of September 2024 to allow sufficient time for the applicant to provide a revised sketch and for staff to review and provide additional feedback as necessary. Staff have discussed the matter with the applicant and will be working closely with them to resolve any concerns prior to presenting a recommendation to the Committee of Adjustment.

Respectfully Submitted,

Rajvi Patel

Rajvi Patel, Planner I