



Report Committee of Adjustment

Filing Date: August 14, 2024
Hearing Date: September 17, 2024

File: A-2024-0313

**Owner/
Applicant:** PARDEEP SINGH, PAWANJOT DHANOA

Address: 40 Bellini Avenue

Ward: WARD 10

Contact: Ellis Lewis, Planner I

Recommendations:

That application A-2024-0313 be deferred to no later than the last hearing of November 2024.

Background:

Existing Zoning:

The property is zoned 'Residential Rural Estate Two (RE2)', according to By-law 270-2004, as amended.

Requested Variances:

The applicant is requesting the following variances:

1. To permit an interior side yard setback of 7.2 metres (23.62 feet) to a proposed attached garage, whereas the by-law requires a minimum interior side yard setback of 7.5 metres (24.61 feet); and
2. To permit an addition to an existing single detached dwelling having a building height of 10.9 m. (35.76 ft.), whereas the by-law permits a maximum building height of 10.6 m. (34.78 ft.).

Current Situation:

The Minor Variance application was submitted to have the side yard setback to a proposed attached garage reduced and to increase the maximum building height of an existing single detached dwelling, beyond what is permitted, as per the Zoning by-law. Additional variance requests were submitted for this application, once the original submission had been circulated for review by Internal/ External Departments. The revised Site Plan and variances will have to be reviewed in their entirety, ahead of a meeting at a future date. At this time, Staff would like to request the consent of the Committee for additional time to review the requested variances. Therefore, Staff are recommending that this minor variance application be deferred no later than the last hearing of November 2024 to allow sufficient time for Staff to complete their review of the variances and Site Plan.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Ellis Lewis".

Ellis Lewis, Planner I

Appendix A:

