



Report Committee of Adjustment

Filing Date: July 19th, 2024
Hearing Date: December 10th, 2024

File: A-2024-0306

**Owner/
Applicant:** Susanne Roslyn George & Rudolph Elliot George
Simone Frankson

Address: 57 Creditstone Road

Ward: WARD 4

Contact: Marcia Razao, Planning Technician

Recommendations:

That application A-2024-0306 be deferred to no later than the last hearing of February 2025.

Background:

Existing Zoning:

The property is zoned 'Residential Single Detached Special Section 2781 (R1B- 2781)', according to By-law 270-2004, as amended.

Requested Variances:

The applicant is requesting the following variances:

1. To permit a driveway width of 10.74 metres whereas the by-law permits a maximum driveway width of 7 metres; and
2. To permit 0.0 metres of permeable landscaping abutting the side lot lines, whereas the by-law requires a minimum 0.6 metres of permeable landscaping abutting the side lot lines.

Current Situation:

The applicant originally submitted a sketch whereby they are requesting variances to permit a driveway width of 10.74 metres whereas the by-law permits a maximum driveway width of 7.0 metres and to permit 0.0 metres of permeable landscaping abutting the side lot line, whereas the by-law requires a minimum 0.60 metres of permeable landscaping abutting the side lot line.

Staff brought forward a refusal report in September 2024, the applicant had requested deferral to work with city staff. Staff are currently unable to support the requested variances based on the existing site conditions. Staff have engaged with the applicant to voice concerns with the overall width of the driveway and develop a solution that aligns with staff requirements and addresses the Owner's concerns. Although the applicant has stated that changes will be made to the site plan, staff have not received a site plan with any changes outlined. Should the applicant be amendable to reducing the width of the driveway and reintroduce permeable landscaping, staff recommend a deferral of the application.

Staff recommend deferring the application to the February 2025 meeting. This deferral will allow the applicant adequate time to address staff concerns regarding the site conditions and provide a revised site plan.

Respectfully Submitted,

Marcia Razao

Marcia Razao, Planning Technician

Appendix A: Site Photos

