

**Filing Date:** September 10, 2020

**Hearing Date:** October 20, 2020

**File:** A-2020-0082

**Owner/  
Applicant:** SZPALA AGNIESZKA – ASHRAF ALOGAILI

**Address:** 0 Churchville Road

**Ward:** 6

**Contact:** Shelby Swinfield, Planner I, Development

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**Recommendations:**

That application A-2020-0082 be deferred no later than the last hearing of December 2020.

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**Background:**

The subject property is located within the Churchville Heritage Conservation District, and as such the development of a new dwelling on the property is subject to receiving a Heritage Permit. For this property, the Heritage Permit was approved by City Council on September 16, 2020.

Through the review of the Minor Variance application, it was determined that the scope of the variance shown on the sketch attached to the public notice does not accurately reflect the scope of the variances required for this proposal. While a portion of the dwelling will require a 1.2 metre (3.94 feet), due to the orientation of the lot lines, portions of the dwelling will be less than that setback.

Additionally, the proposed construction may impact mature trees on the property, and as such a Tree Assessment will be required to be submitted for consideration by staff.

Existing Zoning:

The property is zoned "Residential Hamlet Two (RHM2)" according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To permit an interior side yard setback of 1.2m (3.94 ft.) whereas the by-law requires a minimum interior side yard setback of 7.5m (24.60 ft.).

**Current Situation:**

Due to the need for revised information regarding the setbacks of the dwelling and its proposed projections, staff recommend that the application be deferred to allow time for staff and the applicant to discuss these issues, and to allow the applicant to prepare the Tree Assessment.

Respectfully Submitted,

*Shelby Swinfield*

Shelby Swinfield, Planner I, Development