



Report Committee of Adjustment

Filing Date: December 9, 2022

Hearing Date: January 24, 2023

File: A-2022-0400

Owner/

Applicant: Chirag Nanalal Shah and Kesha Rameshbhai Shah

Address: 23 Gore Valley Trail

Ward: WARD 8

Contact: Rajvi Patel, Assistant Development Planner

Recommendations:

That application A-2022-0400 be deferred no later than the last hearing of March 2023.

Background:

Existing Zoning:

The property is zoned 'Residential Single Detached C (R1C-1689)', according to By-law 270-2004, as amended.

Requested Variances:

The applicants are requesting the following variances:

1. To permit a driveway width of 10.15m (33.30 ft.), whereas the by-law permits a maximum driveway width of 6.71m (22 ft.).

Current Situation:

The applicant is requesting a variance to permit a driveway width of 10.15m (33.30 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.).

Upon a site visit and a review of the application, there were concerns regarding the existing driveway width accommodating an excessive number of vehicles and the loss of permeable landscaping in the front yard. Open Space staff have advised that they do not support the proposed minor variance and have expressed concerns with the driveway width being excessive, leaving only 11% of landscaped area in the front yard. Furthermore, Open Space staff have requested that the applicant shall revise

the proposal to reduce the driveway width and provide a minimum of 25% landscaped area. Staff have provided the applicant with the comments received and have advised the applicant to provide an updated proposal and site plan to address the landscaping concerns.

Staff are recommending a deferral of the application to a date no later than the last hearing of March 2023 to allow sufficient time for the applicant to provide an updated 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, Assistant Development Planner