



Supplementary Report Committee of Adjustment

Filing Date: December 10, 2023

Hearing Date: February 14, 2023

File: A-2023-0008

**Owner/
Applicant:** UMAIR ZAHID

Address: 50 Caledon Crescent

Ward: WARD 3

Contact: Rajvi Patel, Assistant Development Planner

Recommendations:

That application A-2023-0008 be deferred no later than the last hearing of April 2023.

Background:

The subject property was subject to a previous minor variance application (A-2021-0030) and Site Plan application (SPA-2021-0061). The previous minor variance application has been withdrawn and the Site Plan application is no longer active due to changes to the City of Brampton Site Plan application process.

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

Requested Variances:

The applicant is requesting the following variances:

1. To permit a side yard setback of 1.3m (4.27 ft.) to the second storey whereas the by-law requires a minimum side yard setback of 1.8m (5.91 ft.) to the second storey;
2. To permit a balcony encroachment in the side yard having a setback of 1.52m (5.0 ft.) whereas the by-law does not permit a balcony in the side yard;
3. To permit a driveway width of 7.37m (24.15 ft.) whereas the by-law permits a maximum width of 7.32m (24 ft.);

4. To permit a 0.3m (0.98 ft.) permeable landscape strip whereas the by-law requires a minimum 0.6m (1.97 ft.) permeable landscape strip.

Current Situation:

The applicant is requesting four variances to facilitate a second storey and balcony addition and an increased driveway width.

Upon review of the plans submitted by the applicant, there were concerns regarding the proposed variances facilitating unregistered secondary units. Staff have also received complaints from neighbours regarding property standard issues.

Staff are recommending a deferral of the application to a date no later than the last hearing of April 2023 to allow sufficient time for the applicant to provide further information 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