



## Report Committee of Adjustment

**Filing Date:** May 23, 2023  
**Hearing Date:** June 20, 2023

**File:** A-2023-0163

**Owner/  
Applicant:** KIRANKUMAR PATEL AND PURVI PATEL

**Address:** 10 Dalkeith Court

**Ward:** WARD 4

**Contact:** Rajvi Patel, Assistant Development Planner

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### Recommendations:

That application A-2023-0163 be deferred no later than the last hearing of August 2023.

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### Background:

#### Existing Zoning:

The property is zoned 'Residential Single Detached F-13.7 (R1F-13.7-2329)', according to By-law 270-2004, as amended.

#### Requested Variance:

The applicants are requesting the following variance:

1. To permit a commercial school (tutoring classes of up to 7 students) as a home occupation whereas the by-law does not permit a home occupation where the operation creates a nuisance.

### Current Situation:

The applicant is requesting a variance to permit a commercial school (tutoring classes of up to 7 students) as a home occupation whereas the by-law does not permit a home occupation where the operation creates a nuisance.

Upon review of the plans submitted by the applicant, there were concerns regarding the variance

requested from the applicant. Building staff and Zoning staff provided that further information is required from the applicant indicating the amount of space being utilized in the dwelling and further details of the use. Staff have provided the applicant with the comments received to date and have advised the applicant to provide an updated site plan and floor plan to address building concerns.

Staff are recommending a deferral of the application to a date no later than the last hearing of August 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