



Report Committee of Adjustment

Filing Date: November 28th 2022
Hearing Date: July 11th 2023

File: B-2022-0026

**Owner/
Applicant:** KULIR & NAVNEET RAO / NOBLE PRIME SOLUTIONS LTD.

Address: 33 Silktop Trail

Ward: WARD 9

Contact: Chinoye Sunny, Planner I

Recommendations:

That application B-2022-0026 be deferred no later than the last hearing of October 2023.

Proposal:

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 762.16 square metres (0.188 acres). The proposed severed lot has a frontage of approximately 13.95 metres (45.77 feet), a depth of approximately 25 metres (82.02 feet) and an area of approximately 387.25 square metres (0.096 acres). The effect of the application is to create a new residential lot for future development of a single detached dwelling.

Background:

- **Official Plan:** The subject property is designated 'Residential' in the Official Plan;
- **Secondary Plan:** The subject property is designated 'Low Density Residential 1' in the Springdale Secondary Plan (Area 2); and
- **Zoning By-law:** The subject property is zoned 'Residential Single Detached C (R1C-856)' according to By-Law 270-2004, as amended.

Current Situation:

The consent application has been submitted to facilitate the severance of the subject property to create a new residential lot for the future development of a single detached dwelling.

Staff have reviewed the submission materials provided by the applicant and have determined that additional information on the proposal for future development is required prior to making a recommendation to the Committee of Adjustment. In reviewing the application, Traffic Services Staff have expressed concerns regarding the proposed severed lot driveway connection to the public road. There is currently an active Site Plan Approval application to build a proper cul-de-sac that could potentially impact the driveway connection for the severed lot.

The application was previously deferred at the January 3rd, 2023 hearing (see Appendix 1) and at the March 28th, 2023 hearing (see Appendix 2) as City Staff discussed with the applicant that a revised concept plan will need to be submitted to address the above-noted matters. The revised concept plan was not submitted for review. Therefore, staff recommend a deferral of the application so that the applicant can amend the application to the satisfaction of City Staff.

Respectfully Submitted,



Chinoye Sunny, Planner I



Report
Committee of Adjustment

Filing Date: November 28th 2022

Hearing Date: January 3rd 2023

File: B-2022-0026

**Owner/
Applicant:** KULIR & NAVNEET RAO / NOBLE PRIME SOLUTIONS LTD.

Address: 33 Silktop Trail

Ward: WARD 9

Contact: Chinoye Sunny, Planner I

Recommendations:

That application B-2022-0019 be deferred no later than the last hearing of March 2023.

Proposal:

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 762.16 square metres (0.188 acres). The proposed severed lot has a frontage of approximately 13.95 metres (45.77 feet), a depth of approximately 25 metres (82.02 feet) and an area of approximately 387.25 square metres (0.096 acres). The effect of the application is to create a new residential lot for future development of a single detached dwelling.

Background:

- **Official Plan:** The subject property is designated 'Residential' in the Official Plan;
- **Secondary Plan:** The subject property is designated 'Low Density Residential 1' in the Springdale Secondary Plan (Area 2); and
- **Zoning By-law:** The subject property is zoned 'Residential Single Detached C (R1C-856)' according to By-Law 270-2004, as amended.

Current Situation:

The consent application has been submitted to facilitate the severance of the subject property to create a new residential lot for future development of a single detached dwelling.

Staff have reviewed the submission materials provided by the applicant and have determined that additional information on the proposal for future development is required prior to making a recommendation to the Committee of Adjustment. In reviewing the application, Traffic Services Staff have expressed concerns regarding the proposed severed lot driveway connection to the public road. There is currently an active Site Plan Approval application to build a proper cul-de-sac that could potentially impact the driveway connection for the severed lot.

City Staff have discussed the above noted matters with the applicant which will need to be addressed through a revised concept plan. Therefore, staff recommend a deferral of the application so that the applicant can amend the application to the satisfaction of City Staff.

Respectfully Submitted,



Chinoye Sunny, Planner I



Report
Committee of Adjustment

Filing Date: November 28th 2022

Hearing Date: March 28th 2023

File: B-2022-0026

**Owner/
Applicant:** KULIR & NAVNEET RAO / NOBLE PRIME SOLUTIONS LTD.

Address: 33 Silktop Trail

Ward: WARD 9

Contact: Chinoye Sunny, Planner I

Recommendations:

That application B-2022-0026 be deferred no later than the last hearing of May 2023.

Proposal:

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 762.16 square metres (0.188 acres). The proposed severed lot has a frontage of approximately 13.95 metres (45.77 feet), a depth of approximately 25 metres (82.02 feet) and an area of approximately 387.25 square metres (0.096 acres). The effect of the application is to create a new residential lot for future development of a single detached dwelling.

Background:

- **Official Plan:** The subject property is designated 'Residential' in the Official Plan;
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Current Situation:

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Staff have reviewed the submission materials provided by the applicant and have determined that additional information on the proposal for future development is required prior to making a recommendation to the Committee of Adjustment. In reviewing the application, Traffic Services Staff have expressed concerns regarding the proposed severed lot driveway connection to the public road. There is currently an active Site Plan Approval application to build a proper cul-de-sac that could potentially impact the driveway connection for the severed lot.

The application was previously deferred at the January 3rd, 2023 hearing (see Appendix 1) as City Staff discussed with the applicant that a revised concept plan will need to be submitted to address the above-noted matters. The revised concept plan was not submitted for review. Therefore, staff recommend a deferral of the application so that the applicant can amend the application to the satisfaction of City Staff.

Respectfully Submitted,



Chinoye Sunny, Planner I