



Report Committee of Adjustment

Filing Date: September 18, 2023
Hearing Date: October 24, 2023
File: A-2023-0287
**Owner/
Applicant:** Avtar Singh Nanra, Davinder Kaur Mankoo
Address: 37 Possession Cres
Ward: 10
Contact: Megan Fernandes, Planning Technician

Recommendations:

That application A-2023-0287 be deferred to the next available hearing date.

Background:

Existing Zoning:

The property is zoned 'Residential Single Detached E – Special Section 2459 (R1E-15.2-2459)', according to By-law 270-2004, as amended.

Requested Variances:

The applicant is requesting the following variances:

1. To permit an 8.2m wide driveway whereas the by-law permits a maximum driveway width of 7.32m;
2. To provide 0.0m of permeable landscaping adjacent to the side lot line whereas the by-law requires a minimum 0.6m wide permeable landscape strip adjacent to the side lot line.

Current Situation:

The application is requesting a variances to permit a driveway width of 8.2m wide driveway whereas the by-law permits a maximum driveway width of 7.32m and to permit 0.0m of permeable landscaping

adjacent to the side lot line whereas the by-law requires a minimum 0.6m wide permeable landscape strip adjacent to the side lot line.

Upon a site visit and a review of the application, there were concerns regarding the requested variance to permit an elimination of the permeable landscape strip adjacent to the side lot line. Staff have attempted to reach out to the applicant to work towards a solution that would be supportable by staff and can accommodate the Owner's concerns.

On Monday, October 16, 2023 Planning Staff were notified by the Committee of Adjustment Secretary Treasurer that the Minor Variance signs were not picked up by the owner. In accordance with the Planning Act, notice must be provided at least 10 days before the day of the hearing on an application for a minor variance or permission under subsection 45 (5) of the Act. As the signs were not picked up or displayed within the required legislative timelines, this application is unable to be heard at the scheduled meeting occurring on October 24.

Staff recommend that the application be deferred to the next available meeting to allow sufficient time for the applicant to address staff concerns regarding the permeable landscape strip on the property and adhere to the required legislative timelines.

Respectfully Submitted,

Megan Fernandes

Megan Fernandes, Planning Technician

Appendix A – Site Visit Photos

