



## Report Committee of Adjustment

**Filing Date:** September 18, 2023

**Hearing Date:** November 14, 2023

**File:** A-2023-0287

**Owner/  
Applicant:** Avtar Singh Nanra, Davinder Kaur Mankoo

**Address:** 37 Possession Cres

**Ward:** 10

**Contact:** Megan Fernandes, Planning Technician

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### **Recommendations:**

That application A-2023-0287 be deferred to no later than the last hearing of December 2023.

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### **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.

Staff recommend that the application be deferred to the December 2023 meeting to allow sufficient time for the applicant to address staff concerns regarding the permeable landscape strip on the property and provide a revised site plan. 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,

*Megan Fernandes*

Megan Fernandes, Planning Technician

Appendix A – Site Visit Photos

