



## Report Committee of Adjustment

**Filing Date:** November 10, 2023

**Hearing Date:** December 19, 2023

**File:** A-2023-0358

**Owner/  
Applicant:** Balvir Bhatia and Surjit Bhatia  
Nobel Prime Solutions (Pavneet Kaur)

**Address:** 586 Queen Mary Drive

**Ward:** 6

**Contact:** Megan Fernandes, Assistant Development Planner

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### Recommendations:

That application A-2022-0358 be deferred no later than the last hearing of June 2024

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### Background:

#### Existing Zoning:

The property is zoned 'Residential Single Detached F – Special Section 2452 (R1F-9-2452)', according to By-law 270-2004, as amended.

#### Requested Variance:

The applicant is requesting the following variance:

1. To permit a proposed above grade entrance in a side yard having a minimum width of 1.06 metres extending from the rear wall of the dwelling up to the door, whereas the by-law permits an above grade entrance when the side yard within which the door is located has a minimum width of 1.2 metre extending from the front wall of the dwelling up to and including the door; and;
2. To permit a 1.06 metre wide pedestrian path of travel having a minimum width of 1.2 metre leading to the principal entrance of an additional residential unit.

### Current Situation:

The applicant is requesting two variances to facilitate a proposed above grade side entrance in the side yard. The subject property is located within a recently constructed subdivision which has not yet been assumed by the City. Planning staff have not received feedback from the developer regarding the proposed above grade side entrance.

Until the subdivision is assumed, the developer is responsible for ensuring that ongoing requirements of the subdivision under maintenance be respected, including requirements relating to drainage and grading. The proposed above grade entrance in the side yard could impact the lot grading requirements or drainage in the interior side yard of the subject property for which the developer is currently responsible.

Staff are recommending a deferral of the application to a later date no later than the last hearing of June 2024. This recommendation is intended to provide sufficient time for staff to obtain comments from the developer.

Respectfully Submitted,

*Megan Fernandes*

Megan Fernandes, Assistant Development Planner

Appendix A – Site Visit Photos

