



Report Committee of Adjustment

Filing Date: August 21, 2024
Hearing Date: December 10, 2024

File: A-2024-0325

**Owner/
Applicant:** Abhinav Sharma, Mridula Sharma
Pavneet Kaur

Address: 38 Eastman Drive

Ward: Ward 5

Contact: Emily Mailling, Planning Technician

Recommendations:

That application A-2024-0325 be deferred no later than the last hearing of March 2025.

Background:

Existing Zoning:

The property is zoned 'Residential Special Section 2483 (R1E-11.6 – 2483)', according to By-law 270-2004, as amended.

Requested Variances:

The applicant is requesting the following variances:

1. To permit a proposed exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required exterior side yard; and
2. To permit an exterior side yard setback of 3.33 metres to a proposed exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum exterior side yard setback of 4.5 metres.

Current Situation:

The minor variance application has been submitted to permit a proposed exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required exterior side yard; and to permit an exterior side yard setback of 3.33 metres to a proposed exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum exterior side yard setback of 4.5 metres. Staff have reviewed the submission and have relayed areas of concern noted by staff to the applicant. Staff's main concern relates to an acoustic fence approved through the plan of subdivision which is slated for installation Spring of 2025. The developer has expressed concerns relating to the proximity of the proposed below grade entrance and the acoustic fence. To ensure the installation of the fence is not affected staff would like to verify an installation date with the developer and work with the applicant to align with construction post acoustic fence installation. Therefore, Staff require additional documentation relating to installation dates for the acoustic fence prior to being able to make a well-informed recommendation. Staff therefore recommends that this minor variance application be deferred no later than the last hearing of March 2025 to allow sufficient time for the applicant to rectify these deficiencies and provide supplementary documentation to staff for review.

Respectfully Submitted,

Emily Mailling, Planning Technician

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Appendix A: Site Visit Photos



Appendix B: Site Plan

