

Filing Date: 03-Mar-2021

Hearing Date: 30-Mar-2021

File: A-2021-0048

**Owner/
Applicant:**

Gurpreet Singh Bhinder and Jasmeet Kaur – Ravkirat Sandhu

Address: 1 Grouse Lane

Ward: 6

Contact: Tejinder Sidhu, Planner 1, Development

Recommendations:

That application A-2021-0048 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the attached Schedule A;
 2. That the existing shed in the rear yard be relocated to meet a minimum setback of 0.61m (2 ft.) to all lot lines as shown on the attached Schedule A;
 3. That fencing be expanded to screen the below grade entrance located between the main wall of the dwelling and the flanking lot line. The fence is not to exceed maximum permitted height of 1m(3.3ft.) in the front yard and 2.0m (6.5ft.) in other yards;
 4. That tree protection fencing be placed around the tree in the front yard and not be removed until the completion of construction.
 5. That no waste collection or storage is permitted in the front yard;
 6. That the below grade entrance shall not be used to access an unregistered second unit; and
 7. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.
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Background:

Existing Zoning:

The property is zoned Residential Single Detached B (R1B) – Special Section 2730, according to By-law 270-2004, as amended.

Requested Variances:

The applicant is requesting the following variances:

1. To permit a below grade entrance to be located between the main wall of the dwelling and the flankage lot line whereas the by-law does not permit a below grade entrance between the main wall of the dwelling and the flankage lot line;
2. To permit a below grade entrance in the required exterior side yard having a setback of 2.84m (9.32 ft.) whereas the by-law requires a minimum exterior side yard setback of 3.0m (9.84 ft.).

Current Situation:

1. Conforms to the Intent of the Official Plan

The subject property is designated 'Residential' in the Official Plan and 'Low/Medium Density Residential' in the Bram West Secondary Plan (Area 40c). The requested variances are not considered to have significant impact within the policies of the Official Plan. Subject to the recommended conditions of approval, the requested variances are considered to maintain the general intent of the Official Plan.

2. Conforms to the Intent of the Zoning By-law

The property is zoned Residential Single Detached B – Special Section 2730, according to By-law 270-2004, as amended. Variance 1 is to facilitate the construction of a below grade entrance located between the main wall of the dwelling and the flankage lot line. Variance 2 is to permit a below grade entrance in the exterior side yard having a setback of 2.84m (9.32 ft.) as opposed to the required setback of 3.0m (9.84m).

The intent of Variance 1 relating to the location of a below grade entrance to be permitted between the main wall of the dwelling and flankage lot line is to ensure that the appearance of the below grade entrance is not visible from the street and does not negatively impact the overall streetscape. The intent of not permitting a below grade entrance between the main lot line and the flankage lot line is also to maintain amenity space for the dwelling. As currently shown on the sketch, the below grade entrance will be visible from the street and will impact views from the streets. A condition of approval is recommended that the fence be expanded to screen the below grade entrance.

The intent of Variance 2 is to ensure that sufficient space is provided for drainage and access to the rear yard. The reduced setback will not impact drainage for the property.

Subject to the recommended conditions of approval, the requested variances are considered to be maintain the general intent of the by-law.

3. Desirable for the Appropriate Development of the Land

Variance 1 is to permit a below grade entrance to be permitted within the main wall of the dwelling and flankage lot line. The below grade entrance as currently shown will be visible from both streets and not screened by a fence. As a condition of approval, the fence will need to be expanded to screen the below grade entrance.

Another condition of approval that is recommended is that the below grade entrance shall not be used to access an unregistered second unit.

Variance 2 relates to permitting a below grade entrance in the exterior side yard with a setback of 2.84m (9.32 ft.).

Subject to the recommended conditions of approval, Variance 1 and 2 are considered to be desirable for the appropriate development of the land.

4. Minor in Nature

Variance 1 relates to a below grade entrance to be permitted within the main wall of the dwelling and flankage lot line. The below grade entrance as currently shown will be visible from both streets and not screened by the backyard fence. As a condition of approval, the fence will need to be expanded to screen the below grade entrance so that the entrance isn't visible from the streets. Subject to the recommended conditions of approval, Variance 1 is considered to be minor in nature.

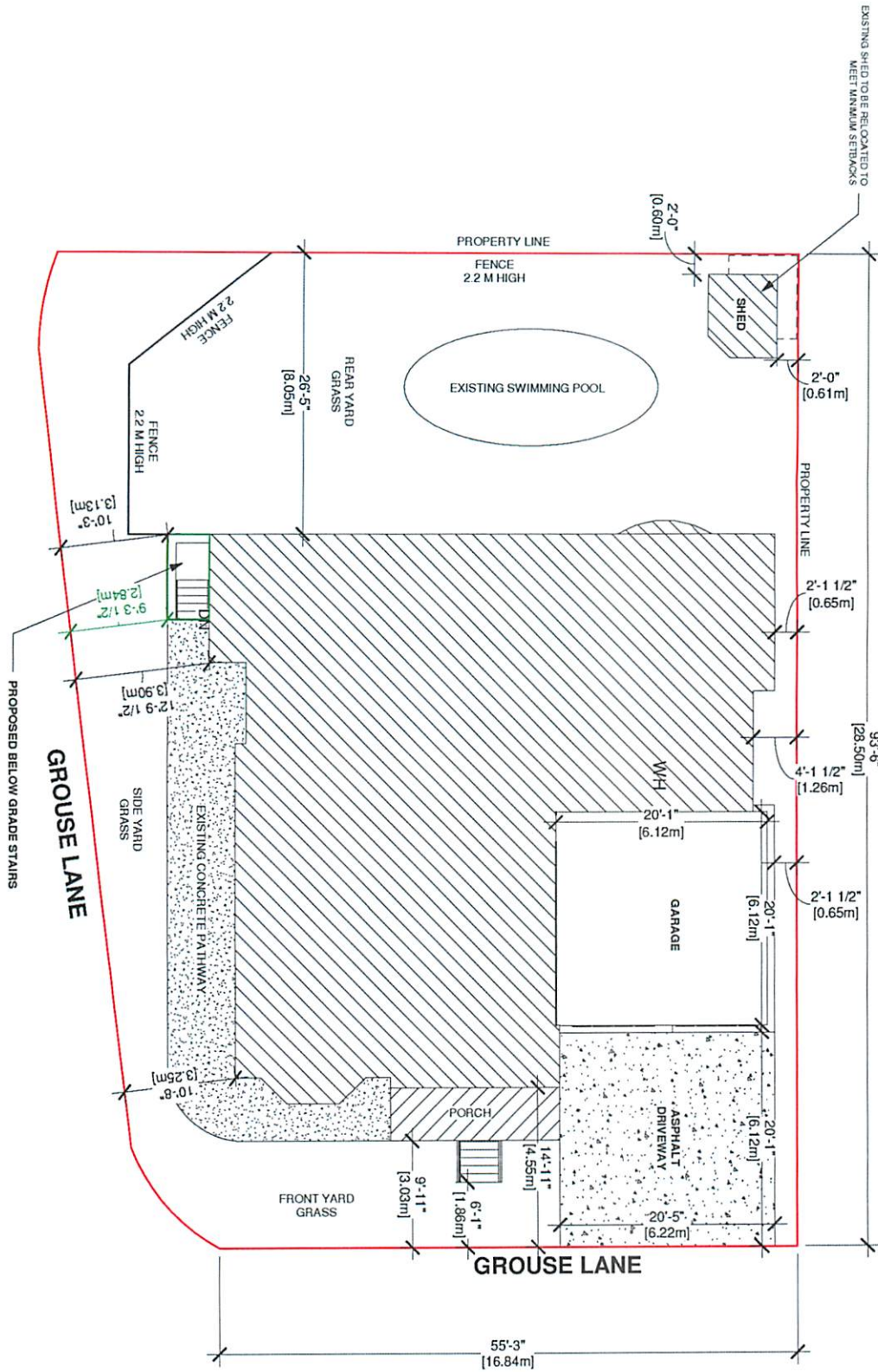
Variance 2 relates to permitting a below grade entrance in the exterior side yard with a setback of 2.84m (9.32 ft.). There are no drainage concerns with the reduced setback and access to the rear yard is still maintained. Subject to the recommended conditions of approval, Variance 2 is considered to be minor in nature.

Respectfully Submitted,

T. Sidhu

Tejinder Sidhu
Planner I, Development

SCHEDULE A



MINIMUM SIDE YARD SETBACKS PROVIDED = 2.84 m
MINIMUM SIDE YARD SETBACKS REQUIRED = 3.0 m

1 GROUSE LANE
2 STORY DETACHED HOUSE
MINOR VARIANCE TO PERMIT:
-BELOW GRADE ENTRANCE IN SIDE YARD
-MINIMUM SIDE YARD SETBACKS TO BE 2.84 m

SITE PLAN

DATE: FEB 24/21	SCALE: 1" = 10'-0"	A-1
NOBLE PRIME SOLUTIONS LTD	2131 WILLIAMS PARKWAY	BRAMPTON, ON
UNIT 19,	info@nobleprime.ca	(437) 888 1800
(547) 207 5470		
DATE: FEB 24/21	SCALE: 1" = 10'-0"	A-1

1 GROUSE LANE
BRAMPTON, ON

DATE: FEB 24/21	SCALE: 1" = 10'-0"	A-1
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