

Filing Date: May 2, 2021

Hearing Date: June 1, 2021

File: B-2021-0004, A-2021-0103, and A-2021-0104

**Owner/
Applicant:** **Bhupinder Turna & Amandeep Turna**

Address: **8871 CREDITVIEW ROAD**

Ward: 4

Contact: François Hémon-Morneau, Planner I

Recommendation:

That Applications B-2021-0004, A-2021-0103, and A-2021-0104 be deferred no later than the last hearing of July 2021.

Proposal:

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 2375.03 square metres (0.24 hectares). The severed property has a frontage of approximately 18.29 metres (60 feet) and an area of approximately 668.317 square metres (0.07 hectares). It is proposed that the new lot be used for future residential development of a single detached dwelling.

Background:

The consent application (B-2021-0004) was originally submitted in January 2021 to facilitate the severance of the subject property. The applicant was advised by City Staff that two additional Minor Variance applications would be required to facilitate the development of both severed and retained parcels.

- **Official Plan:** The subject property is designated '**Residential**' in the Official Plan;
- **Secondary Plan:** The subject property is designated '**Executive Residential**' in the Credit Valley Secondary Plan Area 45;
- **Zoning By-law:** The subject property is zoned '**Agricultural (A)**' according to By-Law 270-2004, as amended.

Requested Severance:

The applicant is requesting the following severance:

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 2375.03 square metres (0.24 hectares). The severed property has a frontage of approximately 18.29 metres (60 feet) and an area of approximately 668.317 square metres (0.07 hectares). It is proposed that the new lot be used for future residential development of a single detached dwelling.

A-2021-0103 Requested Variance:

The applicants are requesting the following variances associated with the proposed severed lot under consent application B-2021-0004:

1. To permit a lot width of 18.29 metres whereas the by-law requires a minimum lot width of 45 metres;
2. To permit a minimum lot area of 668.31 square metres whereas the by-law requires a minimum lot area of 0.4 hectares (4000 square metres);
3. To permit a rear yard setback of 7.5m (24.60 ft.) whereas the by-law requires a minimum rear yard setback of 15m (49.21 ft.);
4. To permit a front yard setback of 8.49m (27.85 ft.) whereas the by-law requires a minimum front yard setback of 12m (39.37 ft.);
5. To permit side yard setbacks of 0.61m (2.0 ft.) and 1.22m (4.0 ft.) whereas the by-law requires a minimum side yard setback of 7.5m (24.60 ft.);
6. To permit 50% of the required front yard to be landscaped open space whereas the by-law requires 70% of the required front yard to be landscaped open space.

A-2021-0104 Requested Variance:

The applicants are requesting the following variances associated with the proposed retained lot under consent application B-2021-0004:

1. To permit a lot width of 36.57 metres whereas the by-law requires a minimum lot width of 45 metres;
2. To permit a minimum lot area of 1706.71 square metres whereas the by-law requires a minimum lot area of 0.4 hectares (4000 square metres);
3. To permit a side yard setback of 3.02m (9.91 ft.) whereas the by-law requires a minimum side yard setback of 7.5m (24.60 ft.);
4. To permit an existing accessory structure (shed) having a gross floor area of 16.27 sq. m (175.13 sq. ft.) whereas the by-law permits a maximum gross floor area of 15 sq. m (161. 46 sq. ft.) for an individual accessory structure.

Current Situation:

It has been identified through the review by staff that there is a requirement for a mutual access easement. As a result of the proposed shared driveway, a registration of a mutual access easement is required for the shared access for both severed and retained lots. The applicant is advised to submit revised drawings demonstrating the mutual access easement and a letter amending the consent application to reflect the proposed easement. Further, a discrepancy for variance #3 of application A-2021-0104 was identified between the wording of the variance and the sketch shown on the public notice.

Staff recommend a deferral of the application in order to allow the above noted issues to be resolved.

Respectfully Submitted,

François Hémon-Morneau

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