



Report Committee of Adjustment

Filing Date: October 6, 2023
Hearing Date: October 24, 2023

File: A-2023-0296

**Owner/
Applicant:** KARANPAL SINGH CHAHAL & JASWINDER KAUR CHAHAL

Address: 2 ROCKWAY ST

Ward: WARD 9

Contact: Satwant Hothi, Planner I, Development

Recommendations:

That application A-2023-0296 be deferred no later than the last hearing of December 2023.

Background:

Existing Zoning:

The property is zoned 'Residential Single Detached – Special Section 2367 (R1F-13-2367)', 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 dwelling and the exterior lot line whereas no stairs constructed below the established grade are permitted between main wall of a dwelling and the exterior lot line.
2. To allow for a reduced exterior side yard setback to proposed below grade entrance of 4.2m (13.7 ft) whereas the by-law requires a minimum exterior side yard setback of 5.0m (16.4 ft).

Current Situation:

The applicant is requesting two variances associated with the construction of a below grade entrance within an exterior side yard as outlined herein.

Staff have reviewed the submission materials provided by the applicant and have determined that additional information on the proposal for future development is required prior to making a recommendation to the Committee of Adjustment. Development Engineering staff have commented on the application noting the subject property is located within an 'unassumed subdivision' and therefore the 'Subdivider' will be required to comment on the application. Staff have circulated the application to subdivider for comments and notified the applicant accordingly. Staff are recommending a deferral of the application to a meeting date no later than the last hearing of December 2023 so that sufficient time for subdivider to comment on application and Staff to receive such comments be provided.

Respectfully Submitted,

S. Hothi

Satwant Hothi
Planner I, Development