

To: Committee of Adjustment
From: Punya Marahatta, Building Standards Department
Date: June 20, 2022
Applicant: Jasdip Singh Dhindsa Amandeep Dhindsa
Location: PLAN 65M4508 Lot 25 municipally known as 42 Rolling Green Court
File No.(s): A133/22

Zoning Classification:

The subject lands are zoned R1– First density Residential and subject to the provisions of Exception 14.953 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A maximum driveway width of 8.65m is permitted. [Section 6.7.3, Table 6-11 & 4.19.1]	To permit a maximum driveway width of 9.0m
2	A minimum front yard landscaping of 50% is required. [Section 14.19.1.b)]	To permit a front yard landscape of 45.06%.

The subject lands are zoned RD1– Residential Detached Zone One and subject to the provisions of Exception 9(1316) under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
3	A maximum driveway width of 8.65m is permitted. [Section 4.1.4. f) V)]	To permit a maximum driveway width of 9.0m.
4	A minimum front yard landscaping of 50% is required. [Section 4.1.4. f) V)]	To permit a front yard landscape of 45.06%.
5	The maximum width of a driveway at the street curb and a curb cut shall be six (6) metres. [Section 4.1.4. f) i)]	To permit the width of driveway at the street curb and the curb cut of 9.0m.
6	The portion of the driveway between the street line and the street curb shall not exceed six (6) metres in width. [Section 4.1.4. f) iii)]	To permit the width of the driveway between the street line and street curb of 9.0 m.

Staff Comments:

Stop Work Order(s) and Order(s) to Comply:

There are no outstanding Orders on file

Building Permit(s) Issued:

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m²

Other Comments:

General Comments	
1	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

Conditions of Approval:

If the committee finds merit in the application, the following conditions of approval are recommended.

* Comments are based on the review of documentation supplied with this application.