



Report Committee of Adjustment

Filing Date: May 10, 2024
Hearing Date: June 18, 2024

File: A-2024-0154

**Owner/
Applicant:** ASVEETHAN PARAMANANTHAN AND SIYALINI THAVARAJAH

Address: 17 Strathdale Road

Ward: WARD 8

Contact: Rajvi Patel, Planner I

Recommendations:

That application A-2024-0154 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
 2. That the above grade entrance shall not be used to access an unregistered second unit;
 3. 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 C (R1C-1903)', according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To permit a 0.88m wide pedestrian path of travel leading to the principal entrance of an additional residential unit, whereas the by-law requires an unobstructed pedestrian path of travel having a minimum width of 1.2m leading to the principal entrance of an additional residential unit.

Current Situation:

1. Maintains the General Intent and Purpose of the Official Plan

The subject property is designated 'Residential' in the Official Plan and 'Low/ Medium Density Residential' in the Bram East Secondary Plan (Area 41).

As per the Regionally-Approved Brampton Plan the subject property is designated the following:

- Community Areas – Schedule 1A
- Neighbourhoods – Schedule 2

The requested variance is not considered to have significant impacts within the context of the Official Plan and Secondary Plan policies, and is considered to maintain the general intent and purpose of the Official Plan.

2. Maintains the General Intent and Purpose of the Zoning By-law

The subject property is currently zoned 'Residential Single Detached C,' Special Section 1903 (R1C-1903), according to By-law 270-2004, as amended.

Variance 1 is requested to permit a 0.88m wide pedestrian path of travel leading to the principal entrance of an additional residential unit, whereas the by-law requires an unobstructed pedestrian path of travel having a minimum width of 1.2m leading to the principal entrance of an additional residential unit. The intent of the by-law in requiring a minimum path of travel of 1.2m is to ensure that there is sufficient area to act as the primary access to a second unit for both every day and emergency purposes.

The applicant proposes to use the existing above grade side door located on the southwest side wall of the dwelling for a primary entrance to a secondary unit. In this case, the variance relates to a 0.32m reduction to the path of travel for the area serving as a walkway to the side entrance. A 1.2m side yard setback is provided on the opposite side of the single detached dwelling ensuring that sufficient access is provided to the secondary unit. Building Staff have reviewed the application and have no objections to the proposed path of travel. The location of the entrance and path of travel width is considered sufficient for everyday and emergency purposes. Subject to the recommended conditions of approval, the variance maintains the general intent and purpose of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The variance is requested to facilitate a reduced path of travel leading to the principal entrance to a second unit. The reduced path of travel is not considered to significantly impact everyday use as sufficient space is provided on the opposite side of the dwelling. Subject to the recommended conditions of approval, the variance is not anticipated to generate negative impacts on-site or off-site and is considered to be desirable for the appropriate development of the land.

4. Minor in Nature

The variance is requested to facilitate the registration of a second unit by allowing the location and setbacks of an existing above grade entrance and reduced path of travel. The reduced interior side yard setback and path of travel of 0.88m are not considered to significantly limit everyday use and provide sufficient space for emergency responders. Subject to the recommended conditions of approval, the variance is considered to be minor in nature.

Respectfully Submitted,

Rajvi Patel

Rajvi Patel, Planner I

Appendix A – Existing Site Conditions

