



Report Committee of Adjustment

Filing Date: May 13, 2024
Hearing Date: June 18, 2024

File: A-2024-0156

**Owner/
Applicant:** MELISSA COLUCCIO & ANTONIO LOMBARDO

Address: 15 Fringetree Road

Ward: WARD 9

Contact: Ellis Lewis, Planner I

Recommendations:

That application A-2024-0156 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
 2. That the below grade entrance shall not be used to access an unregistered second unit;
 3. That drainage on adjacent properties shall not be adversely affected; and
 4. 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 F (R1F)', according to By-law 270-2004, as amended.

Requested Variances:

The applicant is requesting the following variances:

1. To permit a proposed exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required side yard; and
2. To permit an interior side yard setback of 0.02 metres (0.098 feet) to a proposed exterior stairway leading to a below grade entrance in a required side yard, resulting in a combined side yard width of 0.66 metres (2.17 feet), whereas the by-law requires a minimum side yard setback of 0.6 metres (1.97 feet), provided that the combined total for both side yards width on an interior lot is not less than 1.8 metres (5.90 feet).

Current Situation:

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

The property is designated 'Residential' in the Official Plan and 'Low Density Residential' in the Countryside Villages Secondary Plan (Area 48). The requested variances are not considered to have significant impacts within the context of the Official Plan. As stated in Section 3.2.8.2 (ii) of the City's Official Plan, an additional residential unit must be in compliance with the Ontario Building Code and/or Fire Code and Property Standards By-law and other applicable approval requirements. The nature and extent of the proposed variances are considered to maintain the general intent and purpose of the Official Plan.

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

Variance 1 is requested to permit a proposed exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard. Variance 2 is requested to permit an interior side yard setback of 0.02 metres (0.098 feet) to a proposed exterior stairway leading to a below grade entrance in a required side yard, resulting in a combined side yard width of 0.66 metres (2.17 feet), whereas the by-law requires a minimum side yard setback of 0.6 metres (1.97 feet), provided that the combined total for both side yards width on an interior lot is not less than 1.8 metres (5.90 feet)

The intent of the by-law in prohibiting below grade entrances in the interior side yard and in requiring a minimum interior side yard setback is to ensure that an adequate amount of space is provided to allow for drainage, while still permitting access to the rear yard. Despite the setback reduction to one side of the property, rear yard access remains feasible as there is a path that is 0.64 metres (2.10 feet) wide on the opposite side of the home. The design of the below grade entrance ensures unimpeded travel to the rear yard with a continuous pathway. Additionally, the proposal includes three step risers flanking the entrance, eliminating the need to encroach upon neighboring properties. Subject to the conditions of approval, the requested variances are considered to maintain the general intent and purpose of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The requested variances are to facilitate the construction of a proposed separate entrance within the required interior side yard for the purpose of creating an additional residential unit. The variance to reduce the resulting setback to the exterior stairway leading to a below grade entrance is not anticipated to negatively affect the subject property or adjacent properties. Conditions of approval are recommended that the below grade entrance shall not be used to access an unregistered second unit and that drainage on the adjacent properties shall not be adversely affected. Subject to the recommended condition of approval, the proposed variances are considered desirable for the appropriate development of the land.

4. Minor in Nature

The requested variances will facilitate the creation of an exterior stairway leading to a below grade entrance by permitting a reduced setback. The variance is not anticipated to have significant impact on drainage or limit access to the property due to the site context and proposed stairway configuration. Subject to the recommended conditions of approval, the requested variances are deemed minor in nature.

Respectfully Submitted,

Ellis Lewis

Ellis Lewis, Planner I

Appendix A:

