



Report Committee of Adjustment

Filing Date: June 8, 2022
Hearing Date: July 12, 2022
File: A-2022-0189
**Owner/
Applicant:** PIRATHEEBAN RANENDRARAHA
Address: 29 Langston Drive
Ward: Ward 9
Contact: François Hémon-Morneau, Planner I

Recommendations:

That application A-2022-0189 be deferred to the next available hearing date.

Background:

Existing Zoning:

The property is zoned 'Residential Semi-Detached A2 (R2A(2)-172)', according to By-law 270-2004, as amended.

Requested Variances:

The applicant is requesting the following variances:

1. To permit an existing below grade entrance in a required interior side yard whereas the by-law does not permit a below grade entrance in a required interior side yard;
2. To permit a 0.98m (3.22 ft.) side yard setback to an existing below grade entrance whereas the by-law requires a minimum side yard setback of 1.2m (3.94 ft.).

Current Situation:

The applicant is requesting approval for two variances relating to an existing below grade entrance. The first variance is requested to permit a below grade entrance in the required interior side yard whereas the by-law does not permit a below grade entrance in the required interior side yard. The second variance is requested permit an interior side yard setback of 0.98m (3.21 ft.) to an existing below grade entrance whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.).

Through the review of the application, Building Division staff have noted that the proposed dimensions of the below grade entrance depicted on the sketch would not meet minimum Ontario Building Code requirements. It is recommended that the requested variance for setback be increased as it appears to be insufficient to accommodate the proposal. The minimum required step width is 0.86m (2.82 ft.) and the minimum required width of the retaining wall is typically 0.2m (0.65 ft.). Therefore, staff recommend that the application be deferred to allow the applicant to revise the sketch and requested variances to ensure compliance with the Building Code.

Respectfully Submitted,

François Hémon-Morneau

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