



Report Committee of Adjustment

Filing Date: May 18, 2023

Hearing Date: July 11, 2023

File: A-2023-0183

**Owner/
Applicant:** RANJIT SINGH & INDERJIT KAUR

Address: 12 Snowdrift Trail

Ward: WARD 10

Contact: Ellis Lewis, Planning Technician

Recommendations:

That application A-2023-0183 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; and
 2. 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 Street Townhouse B – Special Section 1264(R3B-1264)', according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To provide one (1) parking space for a principle unit whereas the by-law requires a minimum of two (2) parking spaces.

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 1 Residential' in the Springdale Secondary Plan (Area 2). The requested variances are not considered to have significant impacts within the context of the Official Plan policies. The requested 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

The applicant is seeking a variance that would permit one (1) parking space for a principal unit, whereas the by-law requires two (2) parking spaces for a principal unit. This variance is requested to assist in the construction of a lift in the garage for a senior resident which eliminates a parking space. The intent of the by-law in requiring a minimum number of parking spaces to be provided is to ensure that an adequate amount of parking is provided for the principal unit. While the subject property does not maintain the full parking requirements of the Zoning By-law, the existing driveway provides an amount of parking which is sufficient for the principal dwelling unit, as the applicant has confirmed that only a one vehicle will be parked on the property. Subject to the recommended conditions of approval, the requested variance is considered to maintain the general intent and purpose of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The variance is requested to allow one (1) parking space for a principal unit, whereas the by-law requires two (2) parking spaces for a principal unit. The applicant has been in contact with WSIB and is proposing a barrier-free home access to a person in a wheelchair. The consultant received instruction to propose a vertical lift in the garage of the home and a landing/platform between the lift and the door to the home. By installing the lift, one parking space in the garage will have to be removed. As at least one (1) existing parking space is provided in the driveway, Staff are of the opinion that sufficient parking for the principal unit will be maintained. The parking space located on the driveway would also not be out of character for the area, as no changes would be made to the exterior lot. Staff conducted a site visit and determined that neighbouring properties have similar driveway sizes. Moreover, as the proposed lift will be located within the garage and not visible to the public, there are no anticipated negative visual impacts to neighboring properties. Subject to the recommended conditions of approval, the requested variance is deemed by Staff to be desirable for the appropriate development of the land.

4. Minor in Nature

The requested variance is to accommodate existing site conditions for reduced parking requirements. The proposed one (1) parking space for a principal unit maintains intent of the Zoning By-law and the existing driveway provides sufficient parking for the principal unit. Furthermore, there is no visual impact to the subject property and/or the streetscape as a result of the construction of the lift or landing in the home. Subject to the recommended conditions of approval, the requested variance is considered to be minor in nature.

Respectfully Submitted,

Ellis Lewis

Ellis Lewis, Planning Technician

Appendix A:

