



Report Committee of Adjustment

Filing Date: November 17th, 2023

Hearing Date: December 19th, 2023

File: A-2023-0337

**Owner/
Applicant:** Saurabh Singh

Address: 68 Mullis Crescent

Ward: WARD 4

Contact: Aferdita Dzaferovska, Planning Technician

Recommendations:

That application A-2023-0337 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 owner submit a Garden Suites Architectural Control Review Application prior to the submission of a Building Permit Application;
 3. That drainage on adjacent properties should not be adversely affected;
 4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.
-

Background:

The applicant is proposing a garden suite on the subject property with a total gross floor area of 31.33 sq. m (337.23 sq. ft.).

Existing Zoning:

"Residential Single Detached C (R1C) and further subject to the provisions of the Mature Neighbourhood by-law (69-2023)" according to By-law 270- 2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To permit a lot coverage of 34%, whereas the by-law permits a maximum lot coverage of 30%

Current Situation:

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

The property is designated 'Residential' in the Official Plan and 'Medium Density Residential' in the Brampton Flowertown Secondary Plan (Area 6). The new Council approved Brampton Plan Schedule 2—Designations designates the property 'Neighbourhoods'.

The applicant is proposing a garden suite on the subject property with a total gross floor area of 31.33 sq. m (337.23 sq. ft.). The requested variance relating to the lot coverage is requested to facilitate the development of a garden suite on the subject property. Staff do not anticipate that the increased size of the garden suite will create issues regarding compatibility or hazards with the surrounding area. Subject to the recommended conditions of approval, the proposed variance maintains the general intent and purpose of the Official Plan.

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

The property is zoned "Residential Single Detached C (R1C) and further subject to the provisions of the Mature Neighbourhood by-law (69-2023)" according to By-law 270- 2004, as amended.

The proposed variance is requested to permit an increase in the maximum permitted lot coverage of 34% whereas the by-law permits a maximum lot coverage of 30%. The general intent of the by-law in regulating maximum lot coverage is to ensure that the size of a structure is appropriate to the size of the property and does not detract from the functioning of the property.

The applicant is requesting a 4% increase to the lot coverage from what the Zoning By-law permits. Although the variance is requested for the increased lot coverage, all building setbacks and the balance of the development comply with the Zoning By-law. The proposed configuration of the garden suite is considered to be appropriately sized and positioned on the property and does not exceed the permitted maximum gross floor area of 35 sq. m. As such, the property can accommodate a larger building footprint which results in an increased lot coverage beyond the permitted zoning requirements. While a reduction is requested to the lot area and lot width, the building will maintain adequate separation from adjacent properties with a 1.80m side yard setback. Sufficient space will be maintained to ensure access to all areas of the rear yard. The increase in lot coverage is not anticipated to contribute to overdevelopment of the subject property. Subject to the recommended conditions of approval, the requested variances is considered to maintain the general intent and purpose of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The requested variance to permit an increase in lot coverage from 30% to 34% represents a modest increase. The size and configuration of the proposed garden suite is not anticipated to contribute to the overdevelopment of the subject property as the size of the subject property can accommodate a

larger building footprint. Subject to the recommended conditions of approval, the proposed variance is considered to be desirable for the appropriate development of the land.

4. Minor in Nature

The requested variance is not considered to contribute to the overdevelopment of the property as sufficient area will be maintained for open space and landscaping on the subject property. Adequate access is provided to all areas of the property and the proposed garden suite maintains setback requirements from adjacent properties. Subject to the recommended conditions of approval, the variances are considered minor in nature.

Respectfully Submitted,

Aferdita Dzaferouska

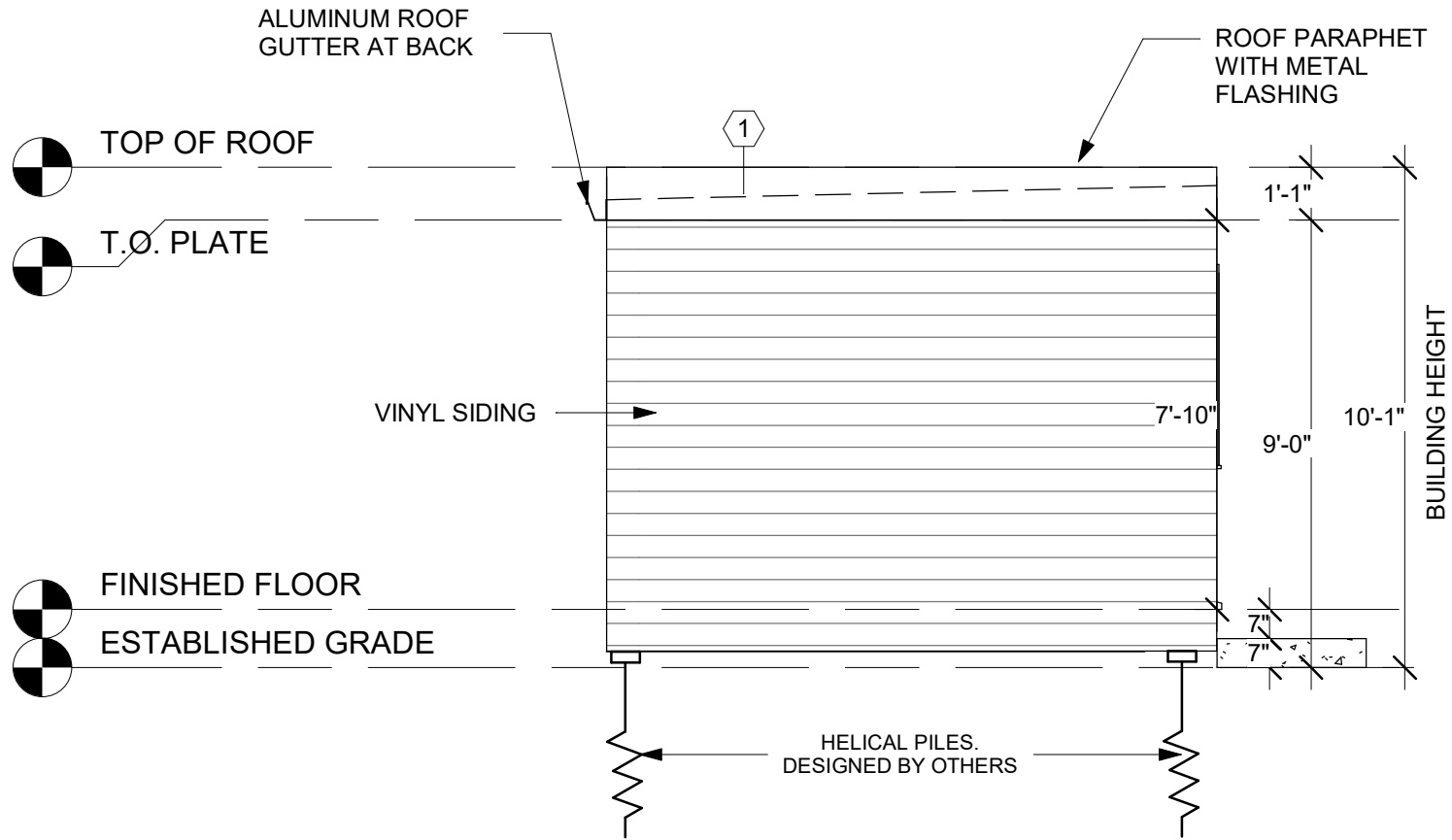
Aferdita Dzaferovska, Planning Technician

APPENDIX A- Site Visit Photos

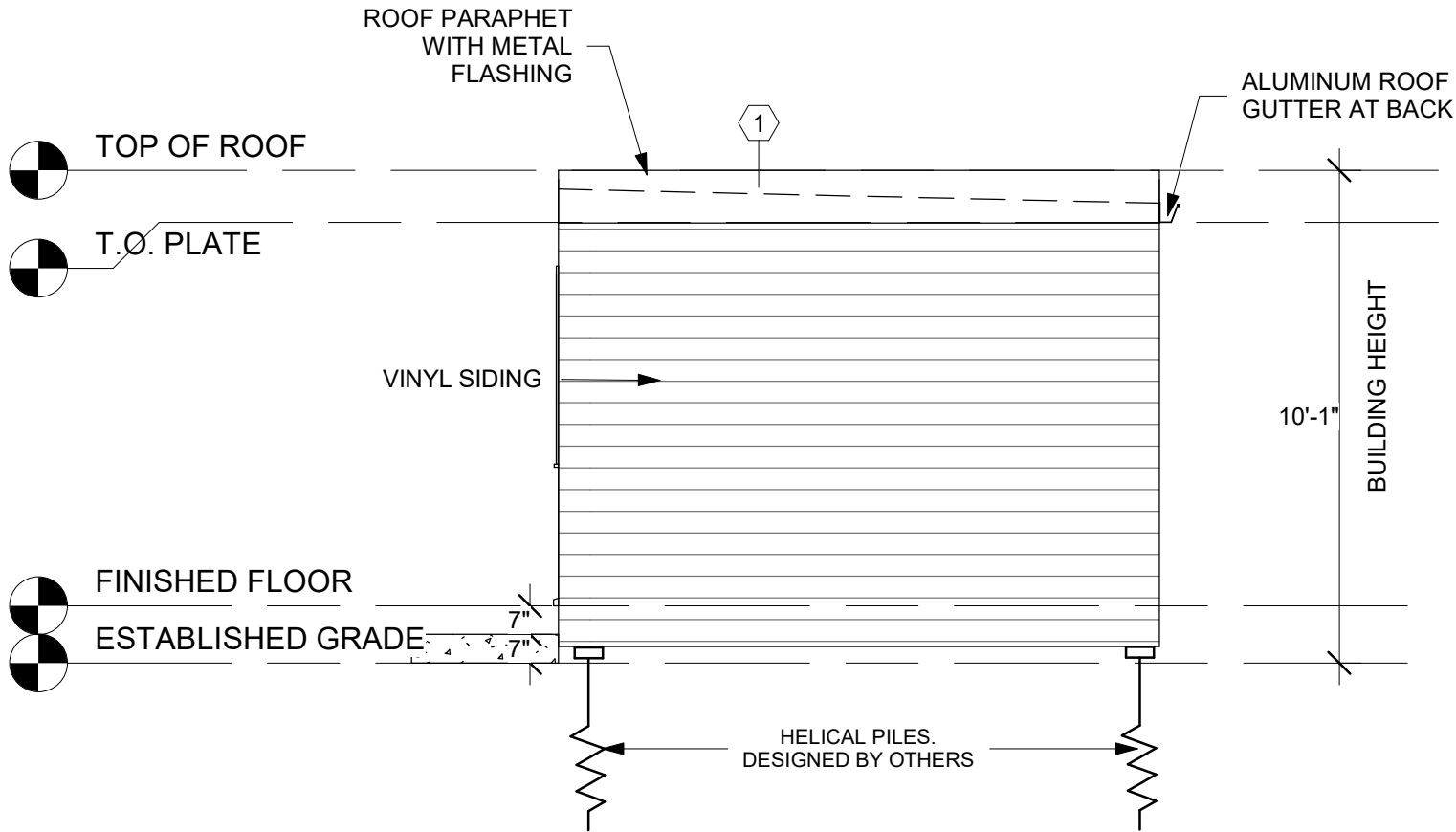


Appendix B- Elevations

SIDING COLUR OPTIONS



1 LEFT ELEVATION
1 : 45



2 RIGHT ELEVATION
1 : 45

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

LEFT / RIGHT SIDE ELEVATION

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
(Required unless design is exempted under 3.2.5 Division C of OBC)

DESIGNER	BCIN
Tanvir Rai	103482

[Signature]

FIRM	BCIN
Noble Prime Solutions Ltd	118716

SEP 14/23		
01	ISSUED FOR PERMIT	SEP 14/23

ADDRESS:
68 MULLIS CRES,
BRAMPTON, ON

DRAWN BY:	SHK	CHECKED BY:	JB
PROJECT NUMBER:	23R-28628		

NOBLE PRIME
SOLUTIONS LTD.
2131 WILLIAMS PARKWAY
UNIT 19,
BRAMPTON, ON.
info@nobleltd.ca
(437) 888 1800

DATE:	SEP 14/23	DWG No:	A-4
SCALE:	1 : 45		

SIDING COLUR OPTIONS

Slate

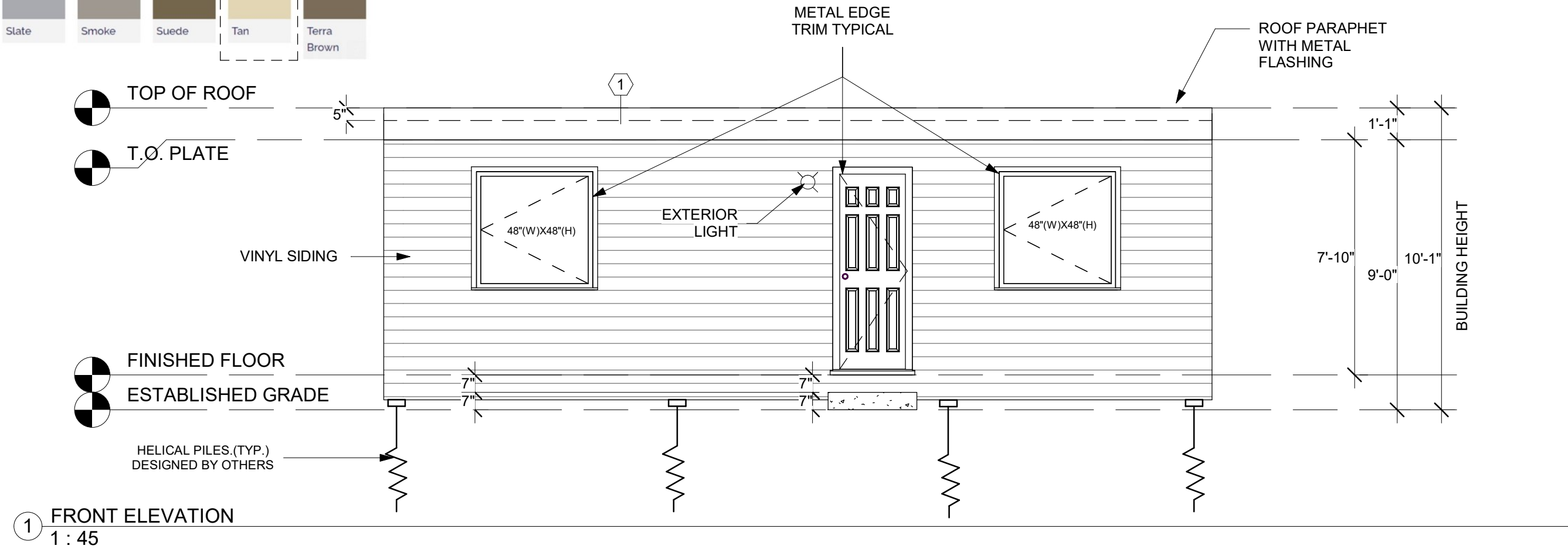
Smoke

Suede

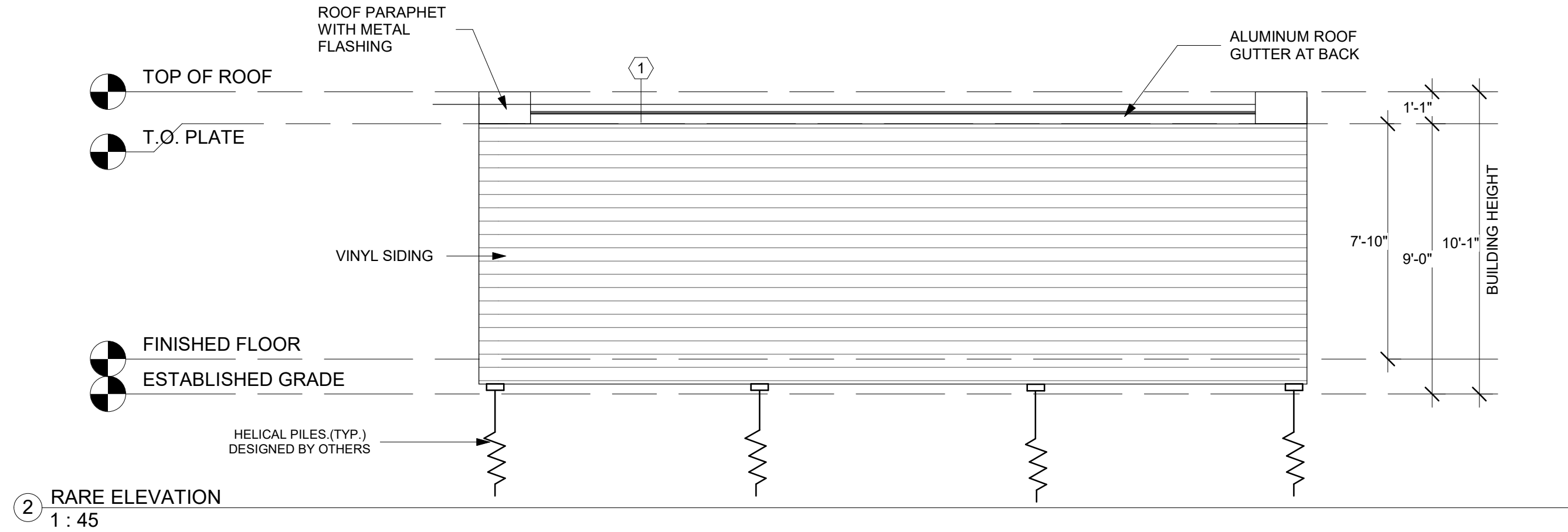
Tan

Terra Brown

SELECTED COLUR



1 FRONT ELEVATION
1 : 45



2 RARE ELEVATION
1 : 45

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FRONT / REAR SIDE ELEVATION

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