



Report Committee of Adjustment

Filing Date: November 6, 2023
Hearing Date: December 19, 2023

File: A-2023-0349

**Owner/
Applicant:** Raman Grewal

Address: 78 Lanewood Street

Ward: WARD 9

Contact: Ramsen Yousif, Development Planner

Recommendations:

That application A-2023-0349 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 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 – Special Section 785(R1C-785)', according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To permit a rear yard setback of 2.4m to a proposed sunroom in the backyard, whereas the by-law requires a minimum rear yard setback of 7.5m.

Current Situation:

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

The subject property is designated as 'Residential' in the Official Plan and 'Low Density Residential 1' in the Springdale Secondary Plan (Area 2). The requested variance is to facilitate the construction of a sunroom addition and has no impact within the context of the policies of the Official Plan and Secondary Plan, and maintains the general intent and purpose of the Official Plan.

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

The variance is requested to permit a rear yard setback of 2.4m to a proposed sunroom in the backyard, whereas the by-law requires a minimum rear yard setback of 7.5m. The intent of the by-law in requiring a minimum rear yard setback is to ensure that sufficient space area is provided for the rear yard amenity area for the property.

The subject property is a detached two-storey dwelling located on an interior lot and backing onto open space and a park. The location and the configuration of the proposed sunroom addition relative to the lot size and surrounding size ensures that the reduction in the rear yard setback will not generate massing and privacy impacts as the proposed addition will be screened by existing landscaping and fencing and sufficient distance is maintained between neighboring properties. Additionally, the subject property will continue to maintain sufficient amenity space in the rear yard. 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 permit a proposed sunroom addition in the rear yard of the property measuring 12.91 sq. m. (138.91 sq. ft.). Given the size of the rear yard and the configuration of the addition occupying a small portion of the rear wall of the dwelling, the existing sunroom is not anticipated to limit the overall provision of amenity space or cause negative visual impacts as it is screened from adjacent properties. Subject to the recommended conditions, the proposed variance is desirable for the appropriate development of the land.

4. Minor in Nature

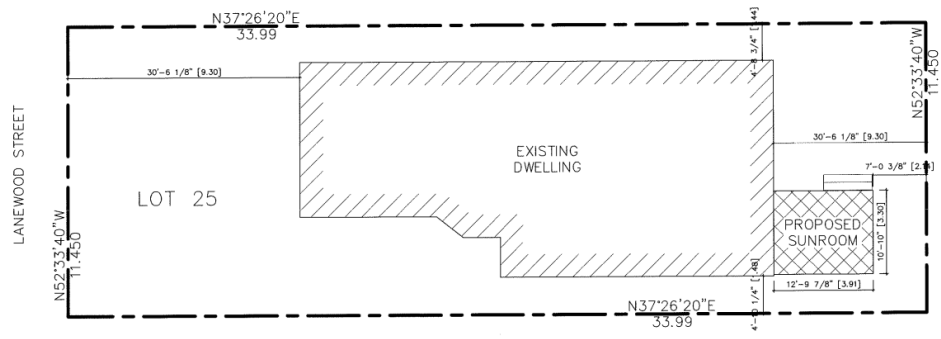
The subject property is a single storey detached dwelling located within a residential area. In relation to the variance, the sunroom addition is not anticipated to negatively impact the function of the rear yard amenity space. Privacy concerns are mitigated as the addition maintains the interior side yard setback requirements to the neighbouring properties. Subject to the recommended conditions of approval, the variance is minor in nature.

Respectfully Submitted,

Ramsen Yousif

Ramsen Yousif, Development Planner, MCIP, RPP

Appendix A – Site Plan



SITE STATISTICS

LOT AREA=	4,190.27SF (389.29SM)
EXISTING HOUSE=	1,534.73SF (142.58SM)
PROPOSED ADDITION=	138.91SF (12.91SM)
LOT COVERAGE	
(HOUSE/ADDITION)=	39.95%
LOT COVERAGE (HOUSE)=	36.63%
LOT COVERAGE (ADDITION)=	3.32%

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

NAME SIGNATURE BCIN
Alexandra Aodesh 101509



Raman Grewal
78 Lanewood St, Brampton ON L6R 2C4
Scale 3/32" = 1'-0" Date 2023-07-02 Revision # 001 Revision Date
SITE PLAN
Sheet No. **SP-1**

Appendix B – Site Visit Photos

