



Report Committee of Adjustment

Filing Date: May 2, 2023
Hearing Date: May 30, 2023

File: A-2023-0142

**Owner/
Applicant:** HAYING CHEN

Address: 40 Caledon Crescent

Ward: WARD 3

Contact: Rajvi Patel, Assistant Development Planner

Recommendations:

That application A-2023-0142 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 failure to comply with and maintain the conditions of the Committee shall render the approval null and void.
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Background:

The applicant is proposing a rear one storey addition to the existing dwelling behind the garage. The proposed variance relating to lot coverage is to facilitate the building addition. In addition to the minor variance application, the applicant will require approvals from the Custom House Architectural Control Review application process and building permit application process.

Existing Zoning:

The property is zoned 'Residential Single Detached B (R1B)', according to By-law 270-2004, as amended.

Requested Variances:

The applicant is requesting the following variances:

1. To permit 31.69% coverage, whereas the by-law only permits a maximum 30% coverage.

Current Situation:

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

The subject property is designated 'Residential' in the Official Plan and 'Low Density Residential' in the Brampton Flowertown Secondary Plan (Area 6). The requested variance to increase the lot coverage is not considered to have significant impacts within the context of the Official Plan and Secondary Plan policies, and is 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 subject property is currently zoned 'Residential Single Detached B,' (R1B), according to By-law 270-2004, as amended.

The variance is requesting to permit a maximum lot coverage of 31.69% 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 the dwelling is appropriate to the size of the property and does not detract from the provision of open space.

The owner is proposing to construct a one-storey addition located at the rear of the dwelling, behind the existing attached garage. The existing dwelling has a lot coverage of 22.80%. The building addition is proposed to be 56.83 sq. m (611.71 sq. ft) which accounts for approximately 8.89% of the total lot coverage. A proposed total coverage of 202.60 sq. m (2180.77 sq. ft.) is requested to facilitate the existing dwelling (145.77 sq. m) and proposed one storey addition (56.83 sq. m) located to the rear of the existing garage. This will result in a lot coverage that is 1.69% greater than what the by-law permits. Despite this increase in lot coverage, sufficient area will be maintained for open space and landscaping on the lot. Given the size of the lot and the extent of the proposed extension of the dwelling, the increase in lot coverage and related 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 requested variance is to facilitate a proposed one storey residential addition on the subject property. The variance is requested to permit a 1.69% increase to the total lot coverage and is needed to permit the proposed one storey addition. The proposed addition will maintain all other zoning performance standards and the design is considered to be appropriate and compatible with the subject property and neighbouring homes. The variance is considered to be desirable for the appropriate development of the land.

4. Minor in Nature

The variance is requested to facilitate the construction of a one-storey addition located at the rear of the dwelling, behind the existing attached garage. The proposed increase in lot coverage is nominal in nature and it not anticipated to impact the scale of the dwelling in a significant way. The proposal satisfies all other requirements of the Zoning By-law and is not anticipated to cause any adverse

impacts to the property or adjacent properties, nor does it alter its residential use. The increased lot coverage is minor in nature and appropriate for the subject lands.

Respectfully Submitted,

Rajvi Patel

Rajvi Patel, Assistant Development Planner