

Filing Date: November 3, 2020
Hearing Date: December 1, 2020
File: A-2020-0126
**Owner/
Applicant:** GERARD HARRICHARAN
Address: 24 Allendale Road
Ward: WARD 3
Contact: Shelby Swinfield, Planner I, Development

Recommendations:

That application A-2020-0126 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 Public Notice;
 2. That drainage on adjacent properties shall not be adversely affected;
 3. 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 B (R1B)" according to By-law 270-2004, as amended.

Requested Variances:

The applicant is requesting the following variances:

1. To permit lot coverage of 37.47% whereas the by-law permits a maximum lot coverage of 30%;
2. To permit an existing accessory structure (shed) having a setback of 0.30m (0.98 ft.) to the rear and side lot lines whereas the by-law requires an accessory

structure to be located no closer than 0.60m (1.97 ft.) to the nearest lot line.

Current Situation:

1. Conforms to the Intent 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 variances are not considered to have significant impacts within the context of the Official Plan policies. Subject to the recommended conditions of approval, the requested variances are considered to maintain the intent of the Official Plan.

2. Conforms to the Intent of the Zoning By-law

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

Variance 1 is requested to permit lot coverage of 37.47% whereas the by-law permits a maximum lot coverage of 30%. The intent of the by-law in regulating maximum lot coverage is to ensure that the size and scale of the dwelling is appropriate for the lot. The proposed increase in coverage is related to a proposed carport which is not proposed to be an enclosed portion of the dwelling but rather a covering structure for the driveway and front door. The increase in lot coverage for this purpose is not considered to make the dwelling of an inappropriate scale or size for the lot. Subject to the recommended conditions of approval, Variance 1 is considered to maintain the general intent of the Zoning By-law.

Variance 2 is to permit an existing accessory structure (shed) having a setback of 0.30m (0.98 ft.) to the rear and side lot lines whereas the by-law requires an accessory structure to be located no closer than 0.60m (1.97 ft.) to the nearest lot line. The intent of the by-law in requiring a minimum setback to all lot lines is to ensure that sufficient area is provided for drainage from the structure. The existing reduced setbacks are anticipated to provide sufficient room for drainage, and a condition of approval is recommended that drainage on adjacent properties not be adversely impacted. Subject to the recommended conditions of approval, Variance 2 is considered to maintain the general intent of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

Variance 1 is requested to permit an increase in lot coverage related to a proposed car port to be added on the front of the dwelling. This increase in coverage will not impact the provision of outdoor amenity space and will complement the function of the dwelling. Subject to the recommended conditions of approval, Variance 1 is considered to be desirable for the appropriate development of the land.

Variance 2 is requested to permit an existing accessory structure to remain in its current location. The location of the structure does not appear to be impacting drainage and it is not anticipated to do so if it remains. Subject to the recommended conditions of approval, Variance 2 is considered to be desirable for the appropriate development of

the land.

4. Minor in Nature

Variance 1, to permit lot coverage of 37.47% whereas the by-law permits a maximum lot coverage of 30% is not anticipated to negatively impact the massing or scale of the dwelling as it relates to the size of the property. Subject to the recommended conditions of approval, Variance 1 is considered to be minor in nature.

Variance 2 is to permit an existing shed having a setback of 0.30m (0.98 ft.) to the rear and side lot lines whereas the by-law requires an accessory structure to be located no closer than 0.60m (1.97 ft.) to the nearest lot line. The location of the structure does not appear to be negatively impacting drainage and a condition of approval is recommended that drainage on adjacent properties not be adversely impacted to ensure this situation is continued. Subject to the recommended conditions of approval, Variance 2 is considered to be minor in nature.

Respectfully Submitted,

Shelby Swinfield

Shelby Swinfield, Planner I, Development