



Report Committee of Adjustment

Filing Date: January 4, 2024
Hearing Date: February 20, 2024
File: A-2024-0004
**Owner/
Applicant:** SATNAM KHANGURA
Address: 25 New Forest Terrace
Ward: WARD 10
Contact: Ellis Lewis, Assistant Development Planner

Recommendations:

That application A-2024-0004 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; 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 Single Detached E- Special Section 2909 (R1E-20-2909)', according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To permit an interior garage of 54% of the dwelling unit width, whereas the by-law permits a maximum interior garage of 50% of the dwelling unit width on lots having a lot width greater than 14m (150.70 ft.).

Current Situation:

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

The property is designated 'Estate Residential' in the Official Plan and 'Executive Residential' in the Vales of Castlemore North Secondary Plan (Area 49). The requested variance works within the Development Design Guidelines. As set out in Section 4.2.1.14 of the City of Brampton Official Plan, the City recognizes that garage placement and driveway design are key elements of residential area aesthetic. Guidelines look to ensure that garages are built in proportion to the dwellings and look to maintain high quality streetscape and habitable room widths. The requested variance is not considered to have significant impacts within the context of the Official 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 requested variance seeks to permit an interior garage of 54% of the dwelling unit width, whereas the by-law permits a maximum interior garage of 50% of the dwelling unit width on lots having a lot width greater than 14 m. (150.70 ft.). The intent of the by-law in regulating the maximum interior garage size for a residential dwelling is to ensure that the garage is not a primary focus of the dwelling's design, and to ensure that the garage is used for residential purposes. As the interior garage width will be 10.72 m. (35.17 ft.) and the single detached dwelling is 18.80 m. (61.67 ft.) in width, Staff do not have concerns surrounding the area for the garage being the focal point of the dwelling. According to the by-law, the homeowner would be limited to an interior garage width of 9.40 m. (30.83 ft.). Staff are of the opinion that the additional 1.32 m. (4.33 ft.) of additional width to the garage will not significantly impact neighbourhood character or aesthetic. Subject to the conditions of approval, Variance 1 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 that is being sought by the applicant requests to permit an interior garage width that is 54% of the dwelling unit width whereas the by-law permits the interior garage of the house on this lot to be 50% of the dwelling unit. As the lot area for the subject property will be 1478 sq. m. (15,909 sq. ft.) and the lot width would be 21.61 m. (70.90 ft.) wide, there will still be sufficient space for additional uses on the property, as the setbacks have not been reduced. Staff are also aware that this is a home that is not constructed, and it is not subject to the same performance standards as the subdivision located to the north of the property. The newly built home will belong to a new subdivision that will include development on four lots to the south of 23 New Forest Terrace. The house and driveway will be accessed from the southern extension along New Forest Terrace, which has been identified as the public right of way through the Plan of Subdivision. Subject to the recommended conditions of approval, Variance 1 is appropriate for the development of the land.

4. Minor in Nature

The requested variance to permit the additional width to the interior garage on the subject property is not considered to have a negative impact relative to the urban design principles. Staff have determined that sufficient space is provided for additional recreational uses on subject property and therefore, the interior garage does not dominate a large portion of the land. Subject to the recommended conditions of approval, Variance 1 is considered minor in nature.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Ellis Lewis".

Ellis Lewis, Assistant Development Planner