



Report Committee of Adjustment

Filing Date: January 11, 2024
Hearing Date: February 20, 2024

File: A-2024-0007

**Owner/
Applicant:** Inderjeet Chopra, Mandip Mangat

Address: 66 Belladonna Circle

Ward: WARD 10

Contact: Charles Ng, Planner I

Recommendations:

That application A-2024-0007 is supportable, subject to the following conditions:

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 has submitted a Minor Variance Application for relief from rear yard setback requirements. Staff notes that a previous Minor Variance approval was granted under City File Number A-2023-0220. This Minor Variance Application is for the same purpose as A-2023-0220 but includes a change in the requested variance due to zoning interpretation of the proposed site works. Through the building permit review of the detailed drawings, it was clarified that the structure would be attached to the existing dwelling and therefore considered a building addition rather than an open roof porch.

Existing Zoning:

The property is zoned 'Residential Single Detached E-x' with Special Section '2399' (R1E-x-2399), 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 3.66 metres to a proposed enclosed building addition in the rear yard, whereas the by-law requires a minimum rear yard setback of 7.5 metres.

Current Situation:

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

The subject property is designated 'Residential' in the Official Plan, and further designated 'Executive Residential' in the Vales of Humber Secondary Plan (Area 50). In relation to the council approved Brampton Plan, the subject property is designated as 'Neighbourhoods', as per Schedule 2 – Designations. The 'Residential' designation in the Official Plan permits residential uses as well as other complementary uses. The 'Neighbourhoods' designation in the council approved Brampton Plan permits a broad range of residential uses and neighbourhood-supportive commercial uses, community services, and facilities that supports 15-minute neighbourhoods. The 'Executive Residential' designation in the Secondary Plan permits residential uses characterized by large lots and executive housing types.

The requested variance is not considered to have significant impacts within the context of the Official Plan policies. Subject to the recommended conditions of approval, the requested variance 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

Variance 1 is requested to permit a rear yard setback of 3.66 metres (12 feet) to a proposed enclosed building addition in the rear yard, whereas the by-law requires a minimum rear yard setback of 7.5 metres (24.60 feet). The intent of the by-law in regulating setbacks is to manage impacts to the subject property and adjacent properties with respect to privacy, lighting, drainage, and site circulation.

The closed pergola is considered a building addition due to it being physically connected to the existing dwelling. Based on the size, location and orientation of the enclosed building addition, privacy, lighting, drainage, and site circulation is not anticipated to be adversely affected for the subject property and adjacent properties.

Subject to the recommended conditions of approval, the requested 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 subject property is located within an established residential neighbourhood characterized by single-detached dwellings and open space. The requested relief from setback requirements will facilitate the construction of an enclosed building addition in the rear yard, which is not anticipated to significantly

impact the subject property, adjacent properties, or the surrounding neighbourhood. An adequate amount of amenity space is maintained within the subject property's rear yard. Additionally, the proposed enclosed building addition is not anticipated to impact privacy, sightlines, or drainage. It should be noted that the subject property's rear yard abuts Countryside Drive.

Subject to the recommended conditions of approval, the requested variance is considered desirable and appropriate development of the land.

4. Minor in Nature

The requested variance to permit a rear yard setback of 3.66 metres (12 feet) represents a decrease in rear yard setback requirements by 3.84 metres (12.60 feet) and will support the construction of an enclosed building addition in the rear yard. The subject property is located within a low-density residential neighbourhood characterized by single-detached dwellings and abuts Countryside Drive in the rear yard. The requested variance is not anticipated to significantly affect the subject property, adjacent properties, or the neighbourhood, and further maintains the general intent and purpose of the Official Plan and Zoning By-law. Additionally, the building addition is not anticipated to adversely affect the character of the neighbourhood, or adversely affect neighbouring properties with respect to drainage or privacy.

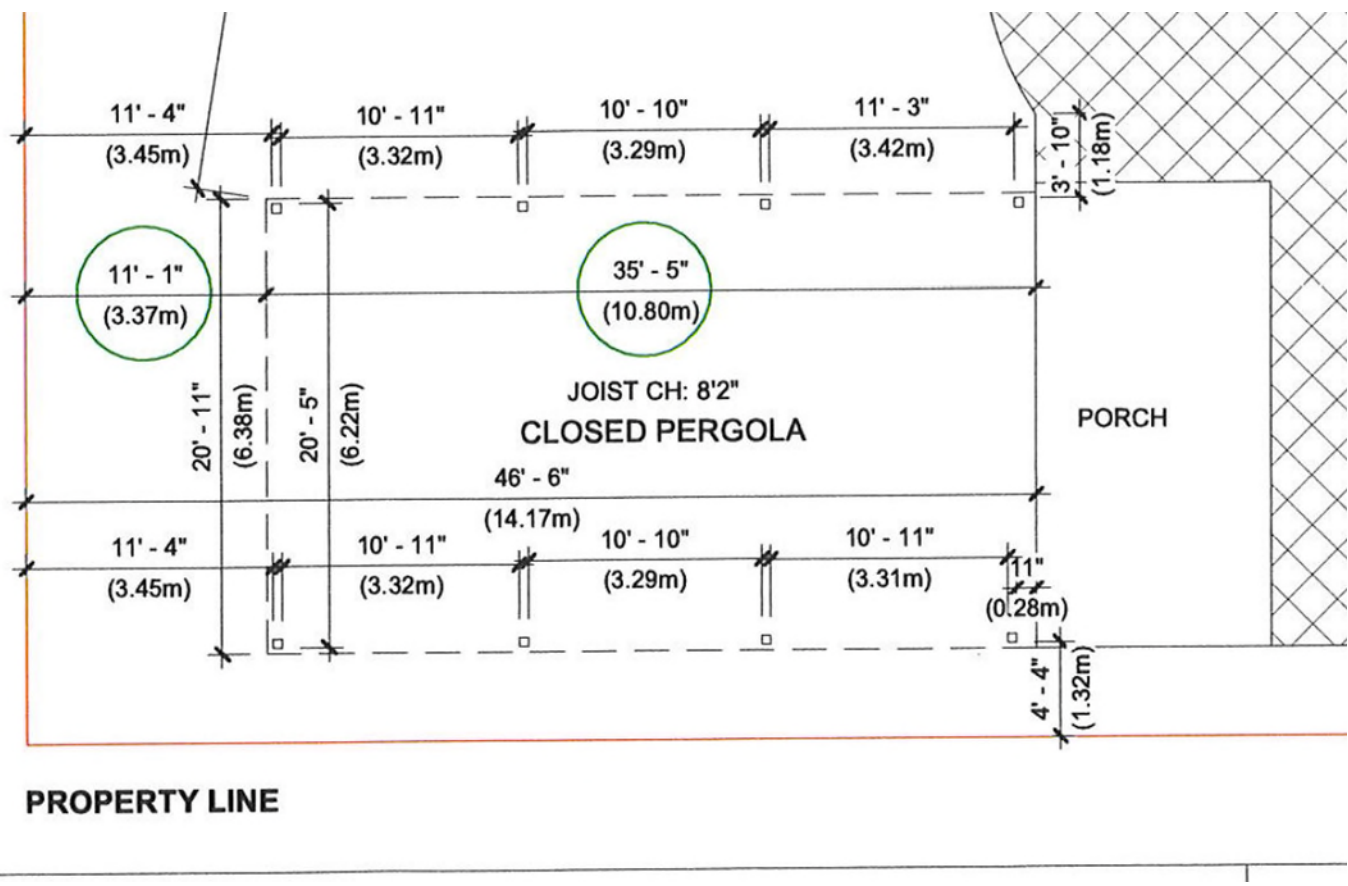
Subject to the recommended conditions of approval, the requested variance is considered minor in nature.

Respectfully Submitted,

Charles Wai Ng

Charles Ng, Planner I

Appendix A :



Appendix B :



