



## Report Committee of Adjustment

**Filing Date:** February 9, 2024

**Hearing Date:** March 19, 2024

**File:** A-2024-0034

**Owner/  
Applicant:** Angela Anderson & Neville Anderson

**Address:** 87 Dolphin Song Crescent

**Ward:** WARD 9

**Contact:** Charles Ng, Planner I

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### Recommendations:

That application A-2024-0034 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 the owner shall obtain a building permit for the proposed building addition within 60 days of the decision of approval, or within an extended period of time at the discretion of the Chief Building Official;
  3. That the owner shall construct and maintain a landing at the top of the exterior stairs leading to the proposed building addition, and that the landing shall be in compliance with any applicable regulations; and
  4. 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 setback requirements to a proposed porch enclosure. The proposed porch enclosure is considered a building addition. Staff notes that the proposed building addition is currently under construction. Staff further notes that the Toronto and Region Conservation Authority has reviewed the proposal and have indicated no objections.

### Existing Zoning:

The property is zoned 'Residential Street Townhouse B', with Special Section '764' (R3B-764), according to By-law 270-2004, as amended.

### Requested Variances:

The applicant is requesting the following variances:

1. To permit a front yard setback of 3.25 metres to a proposed porch enclosure, whereas the by-law requires a minimum front yard setback of 4.0 metres to the main wall of the building; and
2. To permit a building addition of a proposed porch with an exterior side yard setback of 1.68 metres, whereas the by-law requires a minimum exterior side yard setback of 3.0 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 'Low Density Residential 1' in the Springdale Secondary Plan (Area 2). 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 'Low Density Residential 1' designation in the Secondary Plan permits single-detached and semi-detached dwelling units at a maximum density of 35 units per net residential hectare.

Variances 1 and 2 is to permit a front yard setback of 3.25 metres (10.66 feet) and an exterior side yard setback of 1.68 metres (5.51 feet) to a proposed porch enclosure, respectively. The requested variances for relief from setback requirements to a porch enclosure/building addition is considered to maintain the general intent, purpose, and function of the 'Residential', 'Neighbourhoods', and 'Low Density Residential 1' designations. The requested variances are not considered to have significant impacts within the context of the applicable planning policy framework.

Subject to the recommended conditions of approval, the requested variances are considered to maintain the general intent and purpose of the Official Plan.

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

Variances 1 is to permit a front yard setback of 3.25 metres (10.66 feet) to a proposed porch enclosure, whereas the by-law requires a minimum front yard setback of 4.0 metres (13.12 feet) to the main wall of the building. Variance 2 is to permit a building addition of a proposed porch with an exterior side yard setback of 1.68 metres (5.51 feet), whereas the by-law requires a minimum exterior

side yard setback of 3.0 metres (9.84 feet). The intent of the by-law in regulating setbacks is to maintain appropriate building separation distances, adequate site circulation, availability of amenity spaces, and to manage impacts to the subject property and adjacent properties with respect to lighting, drainage, and privacy.

The subject property is a corner lot with two street frontages, and the proposed porch enclosure/building addition is located in the front yard and exterior side yard adjacent to Dolphin Song Crescent and Canada Goose Boulevard. The proposed porch enclosure/building addition occupies the same footprint as the existing front porch and is not anticipated to adversely affect the subject property or adjacent properties with respect to the intent of the by-law for setbacks.

Subject to the recommended conditions of approval, the requested variances are considered to maintain the general intent and purpose of the Zoning By-law.

### 3. Desirable for the Appropriate Development of the Land

The requested variances for relief from setback requirements are intended to support the enclosure of the as-built porch, which is considered to be a building addition. The requested variances are not anticipated to significantly affect the subject property, adjacent properties, or the neighbourhood. Furthermore, the requested variances are generally aligned with the planned intent, function, and use of the subject property, the Official Plan, and the Zoning By-law.

Subject to the recommended conditions of approval, the requested variances are considered desirable for the appropriate development of the land.

### 4. Minor in Nature

Variance 1 represents a decrease of the front yard setback by 0.75 metres (2.46 feet), and Variance 2 represents a decrease of the exterior side yard setback by 1.32 metres (4.33 feet). The requested variances are intended to support the enclosure of an as-built porch located in the front yard and exterior side yard. As such, the subject building's footprint is maintained. The requested variances are not anticipated to significantly affect site circulation, drainage, streetscape appearances, and landscaping, and is further not anticipated to significantly impact the subject property, adjacent properties, or the neighbourhood.

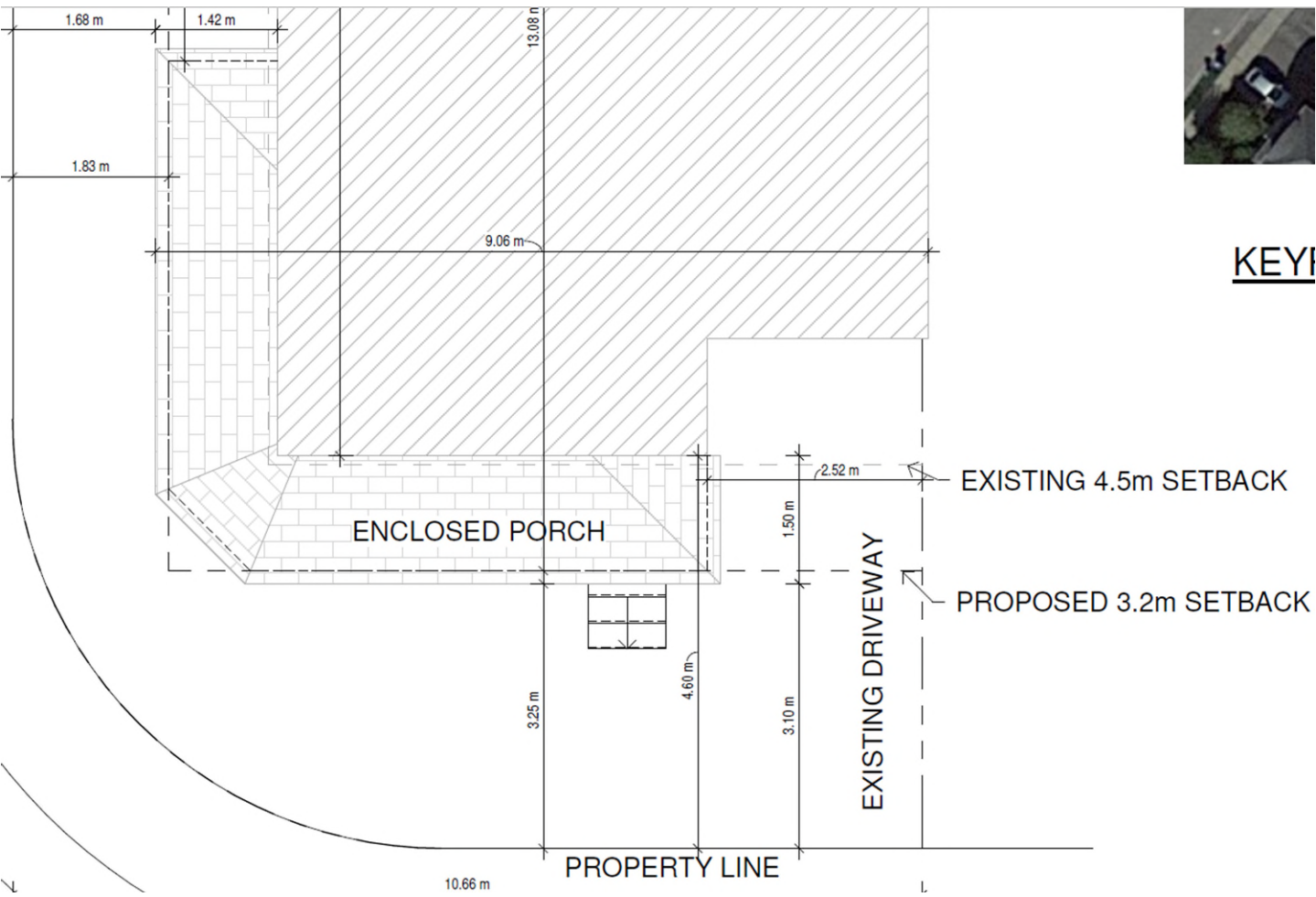
Subject to the recommended conditions of approval, the requested variances are considered minor in nature.

Respectfully Submitted,

*Charles Ng*

Charles Ng, Planner I

Appendix A:



KEY



**Appendix B:**





