



## Report Committee of Adjustment

**Filing Date:** May 13<sup>th</sup>, 2024  
**Hearing Date:** June 18<sup>th</sup>, 2024

**File:** A-2024-0150

**Owner/  
Applicant:** ANDRE HILL & KRYSTAL LEWIS

**Address:** 102 Fairglen Avenue

**Ward:** WARD 10

**Contact:** Paul Brioux, Assistant Development Planner

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### **Recommendations:**

That application A-2024-0150 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;
  2. That the proposed residential building addition be limited to 1 storey in height;
  3. That drainage on adjacent properties should not be adversely affected; 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 property owner has applied for a Minor Variance to increase the lot coverage to facilitate the construction of a 39.14 square metres, single-story addition at the rear of the existing detached dwelling.

### Existing Zoning:

The property is zoned 'Residential Single Detached – Special Section 3167 (R1C-3167)', according to By-law 270-2004, as amended. The property is subject to the Mature Neighbourhood Area policies,

which include additional standards to ensure that proposed residential additions and replacements in older mature neighbourhoods blend with the existing character.

Requested Variance:

The applicant is requesting the following variance:

1. To permit a lot coverage of 36.65% whereas the by-law permits a maximum lot coverage of 30%.

**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' as per the Brampton Flowertown Secondary Plan (Area 6). The new Brampton Plan, as approved in November 2023, designates the subject property 'Neighbourhoods' pursuant to Schedule 2—Designations. The requested variance is not considered to have a significant impact within the context of the Official Plan policies. Subject to the recommended conditions of approval, the requested variance maintains the general intent and purpose of the Official Plan.

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

The applicant is requesting one variance to permit a lot coverage 36.65%, 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 of a structure is appropriate relative to the size of the property and does not result in overdevelopment that could hinder the property's functionality or lead to negative impact on adjacent properties.

The applicant is requesting a 6.65% increase to the lot coverage from what the Zoning By-law permits. Although the variance is requested for the increased lot coverage, all building setbacks and the balance of the development comply with the Zoning By-law. The proposed configuration of the proposed residential addition is considered to be appropriately sized and positioned on the property. Given the size of the rear yard, the property can accommodate a larger building footprint which results in an increased lot coverage beyond the permitted zoning requirements. Sufficient space will be maintained to ensure access to all areas of the rear yard. As such, the increase in lot coverage is not anticipated to contribute to overdevelopment of the subject property. Additionally, the height and massing of the addition is not anticipated to impact adjacent properties with respect to privacy concerns. 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 requested variance to permit an increase in lot coverage from 30% to 36.65% is required to accommodate the proposed building addition measuring approximately 39.14 square metres. The size and configuration of the proposed addition is not anticipated to contribute to the overdevelopment of the subject property as the size of the subject property can accommodate an increase in built area. A condition of approval is recommend that the proposed residential building addition be limited to 1 storey

in height. Subject to the recommended conditions, the proposed variance is desirable for the appropriate development of the land.

4. Minor in Nature

Given the context of the property and the proposed scale of the addition, the increase in lot coverage is not expected to generate negative impacts. A substantial amount of amenity space/ recreation area will remain in the property's rear yard and the addition is not anticipated to lead to overdevelopment of the site. Subject to the recommended conditions of approval, the requested variance is considered to be minor in nature.

Respectfully Submitted,

*Paul Brioux*

Paul Brioux, Assistant Development Planner

**Appendix A**

