



Report Committee of Adjustment

Filing Date: May 27, 2024
Hearing Date: July 16, 2024

File: A-2024-0190

**Owner/
Applicant:** Taranjit & Balwinder Randhawa

Address: 6 Egerton Street

Ward: WARD 9

Contact: Hayden Poon, Planning Technician

Recommendations:

That application A-2024-0190 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 amount of glazed openings for the front, rear and side walls of the accessory structure be restricted based on the limiting distance, and shall conform to Division B, 9.10.15.4 of the Ontario Building Code; and
 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 F (R1F-11.6-2127)', 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 2.94 metres to a proposed sunroom addition, whereas the by-law requires a minimum rear yard setback of 7.50 metres.

Current Situation:

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

The subject property is designated as 'Residential' in the Official Plan and 'Low Density Residential 1' in the Springdale Secondary Plan. In relation to Council Endorsed Brampton Plan 2023, the subject property is designated as 'Community Areas' (Schedule 1A – City Structure) and 'Neighbourhoods' (Schedule 2 – Designations). The requested variance have no impact within the context of the policies of the Official Plan and Secondary Plan, and maintains the general intent and purpose of the Official Plan.

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

The variance is requested to permit a rear yard setback of 2.94 metres to a proposed sunroom addition, whereas the by-law permits a minimum rear yard setback of 7.50 metres. The intent of the by-law in requiring a minimum rear yard setback is to ensure that sufficient space area is provided for the rear yard amenity area for the property. Additionally, this rear yard setback requirement is put into place to minimize privacy concerns on adjacent properties.

The size of the sunroom is proposed to be approximately 269.42 square feet and constructed along the rear wall of the building. The sunroom is anticipated to have a height of 3.66 metres and maintain side yard setback requirements. Therefore, although a reduction to the rear yard setback is requested, the massing of the structure is not anticipated to negatively impact adjacent properties. A condition of approval is recommended that the amount of glazed openings for the front, rear and side walls of the accessory structure be restricted based on the limiting distance, and shall conform to Division B, 9.10.15.4 of the Ontario Building Code. Subject to the recommended conditions of approval, the variance maintains the general intent and purpose of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The variance is requested to permit a rear yard setback of 2.94 metres to a proposed sunroom addition, whereas the by-law permits a minimum rear yard setback of 7.50 metres. The reduced rear yard setback is not anticipated to negatively impact the rear yard amenity area for the property, nor will it cause privacy concerns for adjacent property's backyards. As the space is surrounded by a wooden fence located along the rear yard property line, the sunroom is screened in a manner that does not negatively impact neighbouring properties. Subject to the recommended conditions of approval, the proposed variance is desirable for the appropriate development of the land.

4. Minor in Nature

The variance is requested to permit a rear yard setback of 2.94 metres to a proposed sunroom addition, whereas the by-law permits a minimum rear yard setback of 7.50 metres. A condition of approval is recommended that the extent of the variance be limited to that shown on the sketch attached to the notice of decision to ensure that the setback is consistent with what is presented in this application. Subject to the recommended conditions of approval, the variance is minor in nature.

Respectfully Submitted,

Hayden Poon

Hayden Poon, Planning Technician

Appendix A:

