



Report Committee of Adjustment

Filing Date: June 27, 2024
Hearing Date: August 20, 2024

File: A-2024-0249

**Owner/
Applicant:** Anila Menon & Sureshkumar Menon
Blue Prints Permit (Malav Shah)

Address: 1 Larande Court

Ward: 4

Contact: Megan Fernandes, Assistant Development Planner

Recommendations:

That application A-2024-0249 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 drainage on adjacent properties shall not be adversely affected and that drainage from the proposed roof must flow onto the applicant's property;
 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 C - Special Section 1279 (R1C-1279)', 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 4.44 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 'Community Areas' (Schedule 1A) and 'Neighbourhoods' (Schedule 2) in the Brampton Plan (2023). On May 16th, 2024, the Region of Peel formally issued a notice of approval with modifications for the City of Brampton's new Official Plan, known as the 'Brampton Plan.' The Plan was scheduled to take effect on June 6th, 2024, except for any sections that may be subject to appeal. Schedules 1A and 2 have been appealed on a city-wide basis and therefore the 2006 Official Plan designations are in effect until the appeal is resolved. Within the 2006 Official Plan, the subject property is designated as 'Residential' (Schedule A: General Land Use) and designated as 'Low/Medium Density' - Residential in the Bramwest Secondary Plan Area 40a. The requested variance has 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 rear yard setback of 4.44 metres to a proposed sunroom addition, whereas the by-law requires 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.

The proposed single storey addition can be utilized as a form of passive recreational area which adds to the property's rear yard amenity space. As such, the proposed single storey addition is not anticipated to negatively impact the rear yard amenity area for the property. Furthermore, the massing of the proposed structure is not anticipated to pose negative visual impacts on adjacent properties as it will be screened by a solid wooden fence. 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 variance is requested to permit a proposed sunroom addition that encroaches into the required rear yard. The proposed reduced rear yard setback of 4.44m is 3.03m less than the required 7.50m and provides sufficient access to the rear yard and is not anticipated to negatively impact drainage on the property. As depicted on the sketch attached to the public notice, the proposed sunroom is limited to the northwest area of the dwelling and does not wrap around the entirety of the rear wall of the dwelling. Additionally, the proposed sunroom is one-storey in height and faces an existing fence which is not anticipated to create privacy concerns. The requested variance is considered appropriately sized and located given the site context. Therefore, the variance is considered desirable for the appropriate development of the land.

4. Minor in Nature

The variance is requested to permit a proposed new sunroom with a reduced rear yard setback in the rear yard. Following a staff review of the revised proposal, the proposed sunroom is in keeping with the general character of the neighbourhood as other properties in this neighbourhood are two storey

dwellings. The proposal satisfies all other requirements of the Zoning By-law and is not perceived to cause any adverse impacts to the property or adjacent properties, nor does it alter its residential use. The reduced rear yard setback is minor and appropriate for the subject lands.

Respectfully Submitted,

Megan Fernandes

Megan Fernandes, Assistant Development Planner

Site Visit Photos

