

Filing Date: November 23, 2020

Hearing Date: January 5, 2021

File: A-2020-0140

**Owner/
Applicant:** PHIL AND JOANNE SEQUEIRA

Address: 83 WHITE TAIL CRES

Ward: 4

Contact: Shelby Swinfield, Planner I, Development

Recommendations:

That application A-2020-0140 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 Public Notice;
2. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Background:

Existing Zoning:

The property is zoned "Residential Single Detached D (R1D)" according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To permit an existing accessory structure (shed) having a rear yard setback of 0.083m (0.27 ft.) and a side yard setback of 0.11m (0.36 ft.) whereas the by-law requires an accessory structure to be located no closer than 0.6m (1.97 ft.) to the nearest lot line.

Current Situation:

1. Conforms to the Intent of the Official Plan

The property is designated "Residential" in the Official Plan and "Medium Density Residential" in the Brampton Flowertown Secondary Plan (Area 6). The requested variance is not considered to have significant impacts within the context of the Official Plan. Subject to the recommended conditions of approval, the requested variance is considered to maintain the general intent of the Official Plan.

2. Conforms to the Intent of the Zoning By-law

The property is zoned "Residential Single Detached D (R1D)" according to By-law 270-2004, as amended.

The requested variance is to permit an existing shed located in the rear yard of the property. The intent of the by-law in regulating minimum setbacks to all lot lines for accessory structures is to ensure that sufficient room is provided for drainage. Engineering staff have advised that the location of the existing shed presents no concerns with regard to drainage given its existing distance from the property line. Subject to the recommended conditions of approval, the requested variance is considered to maintain the general intent of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The requested variance is to allow an existing accessory shed to remain in its current location in the rear yard of the subject property. The location of the shed does not present any concerns with regard to drainage or massing impacts on adjacent properties. Subject to the recommended conditions of approval, the requested variance is considered to be desirable for the appropriate development of the land.

4. Minor in Nature

The requested reduced setbacks to the rear and side lot lines for the existing accessory shed are anticipated to provide sufficient room for drainage from the structure. Subject to the recommended conditions of approval, the requested variance is considered to be minor in nature.

Respectfully Submitted,

Shelby Swinfield

Shelby Swinfield, Planner I, Development