

Filing Date: 06-Apr-2021
Hearing Date: 11-May-2021

File: A-2021-0082

**Owner/
Applicant:** Paul Willis – Contact Info: Paul Willis
11201 KENNEDY RD, BRAMPTON, ON L6Z0A3

Ward: WARD 2

Contact: Tejinder Sidhu, Planner I, Development

Recommendations:

That application 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 drainage from the proposed detached garage shall flow directly onto the applicant's property;
 3. That no commercial or industrial uses shall operate from the detached garage;
 4. That prior to issuance of a building permit, elevations are to be approved to the satisfaction of the Director of Development Services; and
 5. 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 Agricultural (A), according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variances:

1. To permit a proposed detached garage having a gross floor area of 112.31 sq. m (1208.90 sq. ft.) whereas the by-law permits a maximum gross floor area of 48 sq. m (516.67 sq. ft.) for a detached garage.

Current Situation:

1. Conforms to the Intent of the Official Plan

The property is designated 'Residential' in the Official Plan and 'Low Density Residential' in the Snelgrove-Heartlake Secondary Plan. 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 Agricultural (A), according to By-law 270-2004, as amended. The requested variance is to permit a detached garage on the site of 112.31 square metres whereas the by-law permits a maximum gross floor area of 48 square metres. The intent of the zoning by-law in regulating the size of detached garages is to ensure that they are used for parking purposes and aren't visually dominant in terms of massing on the site. For this application, the proposed detached garage will provide tandem parking for four vehicles that are currently stored outside in the applicant's driveway. The proposed size of the garage will be proportionate to the site which has a lot area of approximately one acre. Subject to the conditions of approval, the variance meets the intent of the zoning by-law.

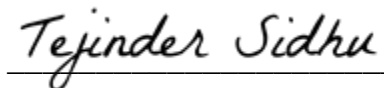
3. Desirable for the Appropriate Development of the Land

The variance is to permit a detached garage with a gross floor area of 112.31 square metres. The proposed garage will replace the outside parking of four vehicles on the applicant's driveway and located adjacent to the home. Engineering staff have not noted any drainage concerns with the proposed garage. Subject to the recommended conditions of approval including providing elevations to the satisfaction of the Director of Development Services, the detached garage is desirable for the appropriate development of the land.

4. Minor in Nature

Subject to the recommended conditions of approval, the requested variance is minor in nature and will have no impacts on the property.

Respectfully Submitted,



Tejinder Sidhu, Planner I, Development