



Report Committee of Adjustment

Filing Date: 12-Apr-2021
Hearing Date: 11-May-2021

File: A-2021-0086

Owner/
Applicant: **Andrea Williams**
Address: **28 Caledon Cres**

Ward: Ward 3

Contact: Daniel Watchorn, Planner III
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Recommendations:

That application A-2021-0086 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 Notice of Decision;
2. That roof drainage from the accessory structure shall 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;

Background:

Existing Zoning:

The property is zoned Residential Single Detached – B (R1B), according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variances:

1. To permit an accessory structure (shed) having a rear yard setback of 0.49m and a side yard setback of 0.5m, whereas the By-law requires a minimum setback of 0.6m to the nearest lot line for accessory structures.

Current Situation:

1. Conforms to the Intent of the Official Plan

The property is designated as Residential within the Official Plan and Low Density Residential in the Brampton Flowertown Secondary Plan (SPA 6). Within the context of the Official Plan and Secondary Plan policies, the requested variances have no significant impacts. The requested variances maintain the general intent of the Official Plan.

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

The requested variance is seeking to permit an accessory structure (shed) to be located 0.49m from the rear property line, and 0.5m from the side lot line, whereas the Zoning By-law requires a minimum setback of 0.6m to any lot line for accessory structures. The intent in the by-law in requiring minimum setbacks from the lot lines for accessory structures is to ensure that there is adequate space to maintain the structure and to ensure that the neighbourhood does not have a sense of being overdeveloped. In this case, the requested setback reduction is nominally low, and therefore there is still adequate space provided to maintain the structure. Furthermore, the shed has a small footprint, and therefore does not create a sense of overdevelopment for the neighbourhood. As a result, the intent of the Bylaw is maintained.

3. Desirable for the Appropriate Development of the Land

The existing accessory structure provides storage/amenity space for the site without negatively impacting the usability or attractiveness of the neighbouring properties. A condition is recommended to ensure that roof drainage from the accessory structure does not flow onto adjacent properties. As a result, subject to the recommended conditions, the requested variance is desirable for the appropriate development of the land.

4. Minor in Nature

The requested variance only constitutes a difference of 10 and 11 cm, respectively, in yard setbacks. This is nominally low, and also has a minor impact on the neighbouring properties due to the small size of the accessory structure. As a result, the requested variance is minor in nature.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Daniel Watchorn', with a horizontal line drawn underneath it.

Daniel Watchorn, MCIP, RPP, Planner III