

**Filing Date:** May 5, 2021

**Hearing Date:** June 1, 2021

**File:** A-2021-0110

**Owner/  
Applicant:** PRIYANKA CONCESSIO

**Address:** 12 CAVALIER COURT

**Ward:** 1

**Contact:** François Hémon-Morneau, Planner I

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**Recommendations:**

That application A-2021-0110 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. The owner shall obtain a building permit within 60 days of the decision of approval or within an extended period of time as approved by the Chief Building Official;
  3. That roof drainage from the sunroom shall flow onto the applicant's property and that drainage on adjacent properties shall not be adversely affected;
  4. That the sunroom addition remains in its current one storey configuration;
  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:**

The applicant is seeking approval of one variance related to the maximum lot coverage to permit an existing sunroom addition located at the rear of the dwelling.

Existing Zoning:

The property is zoned 'Residential Townhouse B(1) - (R3B(1)-141)', *according to By-law 270-2004, as amended.*

Requested Variance:

*The applicant is requesting the following variance:*

1. To permit a lot coverage of 32.3% whereas the By-law permits a maximum lot coverage of 30%.

**Current Situation:**

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

The subject property is designated 'Residential' in the Official Plan and 'Low Density Residential' in the Brampton Flowertown Secondary Plan (Area 6). The requested variance is not in conflict with the policies of the Official Plan. The general intent and purpose of the Official Plan is maintained.

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

The requested variance is to permit a lot coverage of 32.3%, whereas the By-law permits a maximum lot coverage of 30%. The intent of the By-law in regulating maximum lot coverage is to ensure that the size of the dwelling is appropriate relative to the size of the property and does not detract from the provision of outdoor amenity area on the property.

In the case of this request, the increased coverage is related to a sunroom addition at the rear of the dwelling. This sunroom does not significantly impact the provision of outdoor amenity space in the rear yard and sufficient separation between neighbouring dwellings and structures are maintained. Subject to the recommended conditions of approval, the variance is considered to maintain the general intent and purpose of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The requested 2.3% increase in lot coverage to permit the existing sunroom addition to the single detached dwelling is not considered to impact the character of the area. A condition of approval is recommended that a building permit be obtained to ensure that the structure has been constructed in accordance with the Ontario Building Code. Additional conditions are included to ensure that roof drainage from the sunroom shall flow onto the applicant's property and that drainage on adjacent properties shall not be adversely affected and that the sunroom remains in its current one storey configuration.

Subject to the recommended approval conditions, the proposed variance is desirable for the appropriate development of the land.

4. Minor in Nature

The Variance to allow an increased lot coverage related to the existing sunroom addition is not considered to create any negative impacts and is minor in nature.

Respectfully Submitted,

*François Hémon-Morneau*

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