



**Report  
Committee of Adjustment**

**Filing Date:** June 25, 2021  
**Hearing Date:** August 3, 2021  
**File:** A-2021-0141  
**Owner/  
Applicant:** Ashton Trim and Vivienne Parkin  
**Address:** 206 Dusty Lane  
**Ward:** 1  
**Contact:** Anastasia Abrazhevich, Planning Technician

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**Recommendations:**

That application A-2021-0141 is supportable, subject to the following conditions being imposed:

1. That the extend of the variances be limited to that show on the sketch attached to the Notice of Decision;
  2. That the applicant obtain a building permit for the two accessory structures within 60 days of the final date of the Committee's decision, or within an extended period of time at the discretion of the Chief Building Official; and
  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:**

The applicant constructed two oversized accessory structures which require a Minor Variance application to permit their gross floor area.

Existing Zoning:

The property is zoned 'Residential Single Detached B (R1B)' and is located in a Mature Neighborhood, according to By-law 270-2004, as amended.

Requested Variances:

The applicant is requesting the following variances:

1. To permit an accessory structure (Shed #1) having a gross floor area of 55.8 sq. m (600.62 sq. ft.) whereas the by-law requires a maximum gross floor area of 15 sq. m (161.46 sq. ft.) for an individual accessory structure;
2. To permit a combined gross floor area of 69.19 sq. m (744.76 sq. ft.) for two accessory structures (Shed #1 and Shed #2) whereas the by-law permits a maximum combined gross floor area of 20sq. m (215.28 sq. ft.) for two accessory structures.

**Current Situation:**

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

The property is designated 'Residential' in the Official Plan and "Low Density Residential" in the Brampton Flowertown Secondary Plan (Area 6). The request for two accessory structures with an increased gross floor area (GFA) does not impact Official Plan policies. Subject to the recommended conditions of approval, the requested variance is considered to maintain the general intent of the Official Plan.

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

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

Variance 1 is requested to permit an accessory structure (Shed #1) having a gross floor area of 55.8 sq. m (600.62 sq. ft.) whereas the by-law permits a maximum gross floor area of 15 sq. m (161.46 sq. ft.) for an individual accessory structure. Variance 2 is requested to permit a combined gross floor area of 69.19 sq. m (744.76 sq. ft.) for two accessory structures (Shed #1 and Shed #2) whereas the by-law permits a maximum combined gross floor area of 20 sq. m (215.28 sq. ft.) for two accessory structures. The intent of the By-law in regulating the maximum permitted gross floor area of an accessory structure and the combined gross floor area for accessory structures is to ensure that the size of the structures do not negatively impact the provision of outdoor amenity space for the property or create negative impacts on adjacent properties.

The existing structures are situated at the rear of the subject property and are sufficiently setback from the lot lines. Additionally, the property is surrounded by a wooden fence with mature vegetation which contribute to the screening of the structures from adjacent properties and public realm. The requested variances are not anticipated to negatively impact the provision of outdoor amenity space on the property and will serve as additional storage space for the dwelling. 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 applicant is requesting variances to permit two existing sheds in the rear yard of the property. Due to the size of the property, the two accessory structures are not anticipated to negatively impact the provision of outdoor amenity area and the additions complement the use of the dwelling. A condition of approval is recommended that the applicant obtain a building permit for the two accessory structures within 60 days of the final date of the Committee's decision, or within an extended period of time at the discretion of the Chief Building Official.

Subject to the recommended conditions of approval, the requested variances are considered to be desirable for the appropriate development of the land.

4. Minor in Nature

The requested variances to permit two oversized accessory structures are not anticipated to negatively impact the provision of the outdoor amenity space on the subject property. Subject to the recommended conditions of approval, the requested variances are considered minor in nature.

Respectfully Submitted,

Anastasia Abrazhevich

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Planning Technician