



## Report Committee of Adjustment

**Filing Date:** July 5, 2021  
**Hearing Date:** August 3, 2021  
**File:** A-2021-0149  
**Owner/  
Applicant:** ELLEN GRABOWSKI  
**Address:** 50 Staveley Crescent  
**Ward:** WARD 3  
**Contact:** François Hémon-Morneau, Planner I

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### **Recommendations:**

That application A-2021-0149 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 a complete Mature Infill Site Plan application be submitted; 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 is proposing to construct a 26.41 sq. m (284.27 sq. ft.) addition to the existing attached garage. A variance to reduce the minimum rear yard setback is required to facilitate the proposed expansion to the garage.

### 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 variance:

1. To permit a rear yard setback of 5.8m (19.03 ft.) to a proposed garage addition whereas the by-law requires a minimum rear yard setback of 8.38m (27.50 ft.).

### **Current Situation:**

#### **1. Maintains the General 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 nature and extent of the proposed variance, subject to the recommended conditions of approval, maintains the general intent and purpose of the Official Plan.

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

The variance is requested to permit a rear yard setback of 5.8m (19.03 ft.) to a proposed garage addition whereas the by-law requires a minimum rear yard setback of 8.38m (27.50 ft.). The intent of the Zoning By-law in regulating the minimum rear yard setback is to allow for adequate amenity space, and consistent separation distance between structures.

The subject property is a corner lot and the addition is proposed to be constructed in what is considered to be the rear yard of the lot. As such, a rear yard setback of 5.8m (19.03 ft.) is proposed for the length (8.66m) of the garage extension. The addition is not anticipated to negatively impact the provision of amenity space in the rear yard and sufficient separation between neighbouring dwellings and structures will be maintained. Subject to the recommended conditions, the requested variance maintains the general purpose and intent of the Zoning By-law.

#### **3. Desirable for the Appropriate Development of the Land**

The proposed 2.58m (8.47 ft.) reduction to the minimum rear yard setback relates to a future attached garage addition to the residential dwelling. The variance is not anticipated to alter the character of the area or create adverse on-site and off-site impacts. A condition of approval is recommended that a complete Mature Infill Site Plan application be submitted. Subject to the recommended approval conditions, the proposed variance is desirable for the appropriate development of the land.

#### **4. Minor in Nature**

The requested variance proposes a reduction to the minimum rear yard setback as it relates to an addition to the existing attached garage. The addition is proposed to be situated on the norther side of the dwelling which is considered to be the rear yard of the corner lot. The variance is not anticipated to generate negative impacts to the provision of amenity space in the rear yard and is considered appropriate in scale. The variance is deemed minor in nature.

Respectfully Submitted,

François Hémon-Morneau

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