



## Report Committee of Adjustment

**Filing Date:** June 8, 2022  
**Hearing Date:** July 12, 2022

**File:** A-2022-0188

**Owner/  
Applicant:** MANETT RESIDENCES INC.

**Address:** 100 Manett Crescent

**Ward:** WARD 5

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

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### **Recommendations:**

That application A-2022-0188 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
  2. That the applicant submit a Landscaped Plan that is red lined depicting impacts to proposed vegetation resulting from the location of the hydro transformer. The plan shall be reviewed and approved by Open Space staff; 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:**

#### Existing Zoning:

The property is zoned 'Residential Apartment B (R4B-731)', according to By-law 270-2004, as amended.

#### Requested Variance:

The applicant is requesting the following variance:

1. To permit a front yard setback of 2.4m (7.87 ft.) to a hydro transformer whereas the by-law requires a minimum setback of 15.0m (49.21 ft.) to all lot lines.

## **Current Situation:**

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

The property is designated 'Residential' in the Official Plan and 'High Density Residential' in the Brampton Flowertown Secondary Plan (Area 6). The requested variance are not considered to have any impacts within the context of Official Plan policies and is intended to facilitate a reduction from the front yard setback to a hydro transformer. Subject to the recommended conditions of approval, the requested variance is considered to maintain 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 front yard setback of 2.4m (7.87 ft.) to a hydro transformer whereas the by-law requires a minimum setback of 15.0m (49.21 ft.) to all lot lines. The intent of the by-law in regulating the minimum setback is to ensure that adequate separation exists between the buildings or structures and adjacent properties.

In this case, the transformer is proposed to be located 2.4m (7.87 ft.) from Manett Crescent, between the interior road and the property line. In this case, structures such as a hydro transformer are subject to the same building setback requirements. The location of the proposed hydro transformer is not anticipated to negatively impact the functionality of the site or generate adverse visual impacts off-site. A condition of approval is recommended that the applicant submit a Landscape Plan that is red lined depicting impacts to proposed vegetation resulting from the location of the hydro transformer. The plan shall be reviewed and approved by Open Space staff. 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 proposed transformer is 3.34 sq. m (35.95 sq. ft.) in area and will provide power to the apartment buildings on site. A condition of approval is recommended that the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision in order to ensure the location of the transformer is consistent with what is presented in this application. Subject to the recommended conditions of approval, the location of the hydro transformer is not expected to generate negative impacts on-site or off-site. The variance is considered desirable for the appropriate development of the land.

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

The requested variance seeks permission to allow a hydro transformer to be located within 2.4m from (7.87 ft.) from Manett Crescent. The location of the hydro transformer is not expected to negatively impact the functionality of the site or generate adverse impacts off-site. Subject to the recommended conditions of approval, the variance is minor in nature.

Respectfully Submitted,

*François Hémon-Morneau*

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