BRAMPTON

Report
Committee of Adjustment

Filing Date: September 27, 2022
Hearing Date: October 25, 2022

File: B-2022-0015 & A-2022-0323

Owner/ Applicant: **PAUL PFUNDT AND ROBERTA ROSEMARIE ELIZABETH PFDUNT**

Address: **10300 The Gore Road**

Ward: WARD 10

Contact: François Hémon-Morneau, Planner III

Recommendations:
That applications **B-2022-0015 & A-2022-0323** be deferred no later than the last hearing of January 2023.

Proposal:

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 15.77 hectares (38.97 acres). The proposed severed lot has a frontage of approximately 232.08m (761.42 feet), a depth of approximately 659.58m (2163.97 feet) and an area of approximately 15.39 hectares (38.03 acres). The effect of the application is to separate the proposed retained lot which remains occupied by a single detached dwelling, a designated heritage building and an accessory structure (shed) from the proposed severed lot which is currently zoned Agricultural and Floodplain.

Background:

- **Official Plan:** The subject property is designated '**Residential**' in the Official Plan;
- **Secondary Plan:** The subject property is located within the Gore Meadows Secondary Plan (Area 56) for which there is no Secondary Plan in effect;
- **Zoning By-law:** The subject property is zoned '**Agricultural – Special Section 1520 (A-1520)**' according to By-Law 270-2004, as amended.

Minor Variance Application
The applicant is requesting the following variance(s) in conjunction with the proposed retained lot under Consent Application B-2022-0015:

1. To permit a minimum lot area of 0.38 hectares whereas the by-law requires a minimum lot area of 4.0 hectares;

2. To permit a minimum rear yard setback of 0.5m (1.64 ft.) to an existing accessory structure (shed) whereas the by-law requires a minimum setback of 1.2m (3.94 ft.) to the nearest property lines for an accessory structure.

Current Situation:

Concurrent Consent application (B-2022-0015) and Minor Variance application (A-2022-0323) have been submitted to facilitate the severance of the subject property. The retained lot size and an existing accessory structure does not conform to the minimum Zoning By-law requirements.

Staff have reviewed the submission materials provided by the applicant and have determined that an updated severance sketch is required prior to making a recommendation to the Committee of Adjustment. The severance application is intended to facilitate the creation of a new lot encompassing an existing detached dwelling and accessory structures.

Given that The Gore Road is a Regional road, the Region is requesting that the gratuitous dedication of lands to meet the right-of-way requirements along The Gore Road in addition to a reserve along the frontage of The Gore Road behind the property line, lifted over any approved access. This would further result in additional variances to reduce the lot area and front yard setbacks given the new property limits. The variances will need to be updated and therefore, revised public notices will be needed. Revisions to the plans will be required in order for staff to evaluate the proposal.

City staff have discussed the above noted matters with the applicant which will need to be addressed through a revised proposal and concept plan. Therefore, staff recommend a flexible deferral of the applications so that the applicant can amend the applications to the satisfaction of City staff.

Respectfully Submitted,

François Hémon-Morneau

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