



Report Committee of Adjustment

Filing Date: November 8, 2023
Hearing Date: December 19, 2023

File: A-2023-0357

**Owner/
Applicant:** Devender Kaur Uppal

Address: 8 Parliament Hill Place

Ward: 10

Contact: Megan Fernandes, Assistant Development Planner

Recommendations:

That application A-2023-0357 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. The Owner must obtain a Road Occupancy and Access Permit from the City of Brampton's Road Maintenance and Operations Section for any construction of works within the City's road allowances;
 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 Single Detached A – Special Section 1783 (R1A-1783)', according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To permit a driveway width of 9.32m whereas the by-law permits a maximum driveway width of 9.14m;

2. To permit 0.31m of permeable landscaping abutting the side lot line whereas the by-law requires a minimum of 0.6m of permeable landscaping abutting the side lot line.

Current Situation:

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

The subject property is designated as 'Residential' in the Official Plan and 'Executive Residential' in the Vales of Castlemore Secondary Plan (Area 42). The requested variances are not considered to have significant impacts within the context of the Official Plan policies. Subject to the recommended conditions of approval, the requested variances are considered to maintain the general intent and purpose of the Official Plan.

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

Variance 1 seeks to permit an proposed driveway width of 9.32m, whereas a maximum driveway width of 9.14m is permitted. Variance 2 is requested to permit a reduced permeable landscape stripe of 0.31m whereas a minimum landscaping strip of 0.6m abutting the property is required. The intent of the by-law in regulating the driveway width and permeable landscaping is to ensure that the driveway does not dominate the front yard landscaped area and/or allow for an excessive number of vehicles to be parked in front of the dwelling and to ensure that sufficient space is provided for drainage and that drainage on adjacent properties are not impacted.

During a site visit, city staff measured the driveway to approximately 9.63m, which is 0.5m wider than the by-law permits. The current site conditions provide approximately 0.10m of permeable landscape strip abutting the property line. The additional width is attributable to the addition of decorative concrete on either side of the driveway. The owner/applicant is proposing to reduce the existing width of the driveway by providing 0.31m of permeable landscaping on the property. In this case, the proposed reduced driveway width of 9.32m inclusive of the 0.31m permeable landscaping is not considered to significantly impact drainage or contribute to a substantial loss of landscaped open space at the front of the property. Subject to the recommend conditions of approval, the variance maintains the general intent and purpose of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

Two variances are requested to permit a proposed driveaway width which exceeds the requirements of the Zoning By-law and a reduction of the permeable landscaping along the abutting property line. While the proposed driveway does not maintain the full landscaping requirements of the Zoning By-Law, the materials and design maintain a certain aesthetic quality which does not detract from the streetscape. As depicted on the site plan, the applicant will provide 0.31m of permeable landscaping abutting the side lot line. Furthermore, the subject property has a frontage of 18.3m, with the increased driveway width of 9.32, the property maintains an approximately 51% of landscaped area at the front of the property. A condition of approval is provided that the Owner must obtain a Road Occupancy and Access Permit from the City of Brampton's Road Maintenance and Operations Section for any construction of works within the City's road allowances. Subject to the recommended conditions, the

proposed variance is desirable for the appropriate development of the land.

4. Minor in Nature

The requested variance to accommodate the proposed widened driveway maintains intent of the Zoning By-law. The visual impact of the driveway is minimal and not considered to impact drainage. Subject to the recommended conditions of approval, the requested variance is considered to be minor in nature.

Respectfully Submitted,

Megan Fernandes

Megan Fernandes, Assistant Development Planner

Appendix A – Site Visit Photos

