



Report Committee of Adjustment

Filing Date: April 17, 2023
Hearing Date: May 30, 2023

File: A-2023-0107

**Owner/
Applicant:** CARLTON RAMDEEN AND PAT MATHURA

Address: 11 Lansdowne Drive

Ward: WARD 7

Contact: Rajvi Patel, Assistant Development Planner

Recommendations:

That application A-2023-0107 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. 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 B(1) (R1B(1)-328)', according to By-law 270-2004, as amended.

Requested Variances:

The applicant is requesting the following variances:

1. To permit a driveway width of 12.05m (39.53 ft.) whereas the by-law permits a maximum driveway width of 9.14m (30 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 1 Residential' in the Bramalea Secondary Plan (Area 3). The Residential designation supports the current use and the requested variance is not considered to have any significant impacts in the context of the Official Plan and Secondary Plan policies, and 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 subject property is currently zoned 'Residential Single Detached B(1),' Special Section 328 (R1B(1)-328), according to By-law 270-2004, as amended.

The variance is requested to permit a driveway width of 12.05m (39.53 ft.) whereas the by-law permits a maximum driveway width of 9.14m (30 ft.). The intent of the by-law in regulating the maximum permitted driveway width is to ensure that the driveway does not dominate the front yard landscaped area and that the driveway does not allow for an excessive number of vehicles to be parked in front of the dwelling.

The existing driveway is 2.91m (9.55 ft.) wider than what the by-law permits. Given the configuration and width of the existing hard surface which forms as part of the widened driveway, staff do not anticipate that there would be sufficient space for additional vehicles to park on the paved surface due to the existing lamp post which prevents cars from parking up to the main entrance (see Appendix A). Furthermore, the widened driveway 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 recommended conditions of approval, 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 variance is requested to permit a driveway width of 12.05m (39.53 ft.) comprised of an existing paved surface which extends from the driveway to the front entrance and below grade entrance and side yard. The existing driveway extension is not considered to facilitate the parking of additional vehicles in front of the covered porch and entrance due to the existing lamp post which prevents vehicles from parking on the pathway. A condition of approval is recommended that the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision. Subject to the recommended conditions of approval, the variance is considered to be desirable for the appropriate development of the land.

4. Minor in Nature

The variance for the increased driveway width is not anticipated to result in adverse impact on access to the front entrance of the dwelling or facilitate the parking of additional vehicles. A proportional amount of open and permeable landscaped space is maintained relative to the driveway width and

front of the property. Subject to the recommended conditions of approval, the variance is considered to be minor in nature.

Respectfully Submitted,

Rajvi Patel

Rajvi Patel, Assistant Development Planner

Appendix A – Existing Site Conditions

