



## Report Committee of Adjustment

**Filing Date:** September 11, 2023

**Hearing Date:** January 23, 2024

**File:** A-2023-0286

**Owner/  
Applicant:** SEWA SINGH BHELLA, PARKASH KAUR BHELLA & BALWINDER KAUR  
BHELLA

**Address:** 89 Olde Town Road

**Ward:** WARD 5

**Contact:** Ellis Lewis, Assistant Development Planner

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### Recommendations:

That application A-2023-0286 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; and
  2. 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 Minor Variance application was deferred at the October 24<sup>th</sup>, 2023 Committee of Adjustment meeting. At the hearing, the owner requested a deferral to allow for additional time to consult with City Planning staff to address concerns. The owners reinstated a portion of the soft landscaping along the side property line, reducing the total driveway width. The Minor Variance is now requested for a total driveway width of 7.54m (24.74 ft.).

### Existing Zoning:

The property is zoned 'Residential Single Detached C- Special Section 826 (R1C- 826)', according to By-law 270-2004, as amended.

### Requested Variance:

The applicant is requesting the following variance:

1. To permit a driveway width of 7.54m (24.74 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22.02 ft.).

### **Current Situation:**

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

The property is designated 'Residential' in the Official Plan and 'Residential- Medium Density' in the Fletcher's Creek Secondary Plan (Area 43). The property is designated 'Residential' in the Official Plan and 'Low Density Residential' in the Springdale Secondary Plan (Area 2). The Official Plan establishes policies that facilitate the growth and maintenance of complete residential neighbourhoods while balancing the impact of accommodating parking as it relates to attractive streetscapes and communities. As per Section 4.2.1.14 of the City of Brampton Official Plan, driveways are listed as key design areas. The layout of the driveway should be in such a manner that it complements and is consistent with the overall streetscape aesthetic. The requested variance is not considered to have significant impacts within the context of the Official 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 requested variance is to permit a driveway width of 7.54 metres (24.74 feet) whereas the by-law permits a maximum driveway width of 6.71 metres (22.02 feet). 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 to prevent the parking of an excessive number of vehicles in front of the dwelling. With an addition of 0.83m (2.72 ft.), Staff are of the opinion that the driveway width is not considered to facilitate an excessive number of vehicles being parked in front of the dwelling or significantly impact drainage on the site. The requested variance maintains the general intent and purpose of the Zoning By-law.

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

The requested variance is to permit an existing driveway width which exceeds the requirement that is set out in the Zoning By-law. The owner has reinstated a portion of the soft landscaping along the side property line, reducing the total driveway width. The applicant is seeking to permit an increase to the current driveway width by 0.83 (2.72 feet). While the total width of the driveway does not maintain the maximum requirements of the Zoning By-Law, the materials and design maintain a certain aesthetic quality which does not detract from the streetscape and limits the number of vehicles to be parked on

the driveway. The property continues to maintain a substantial amount of landscaped area at the front of the property. The expanded driveway will not have a negative impact on the streetscape as permeable landscaping features will remain. Subject to the recommended conditions of approval, Variances 1 is appropriate for the development of the land.

#### 4. Minor in Nature

The variance is requested to permit an increased driveway width in the front yard of the dwelling. This variance is not considered to be one that will significantly impact the amount of available outdoor amenity space, permeable landscaping or significantly affect drainage on the subject property or adjacent properties. The submitted Site Plan illustrates the reinstated grass along the eastern section of the lot. Due to the size of the concrete addition (0.83 metres), the requested variance is considered to be minor in nature.

Respectfully Submitted,

A handwritten signature in black ink that reads "Ellis Lewis". The script is cursive and fluid, with the first letters of each word being capitalized and prominent.

Ellis Lewis, Assistant Development Planner

**Appendix A:**

