



Report Committee of Adjustment

Filing Date: January 19, 2024
Hearing Date: February 20, 2024

File: A-2024-0015

**Owner/
Applicant:** GURPREET KAUR RANU

Address: 7 Possession Crescent

Ward: WARD 10

Contact: Ellis Lewis, Assistant Development Planner

Recommendations:

That application A-2024-0015 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. That the owner provide Staff with documentation of the final driveway condition inclusive of the width measuring 8.23 m. (27.00 ft.) and reinstate landscaped areas as depicted in Appendix B within 60 days of the Committee's decision or within an extended period of time at the discretion of the Director of Development Services;
 3. That the owner reinstate the driveway and landscape areas as depicted in Appendix B and reduced driveway width to 8.23 m. (27 ft.) shall be maintained, and shall not be removed, but may be repaired when necessary;
 4. 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 E- Special Section 2459 (R1E-15.2-2459)', according to By-law 270-2004, as amended.

Requested Variances:

The applicant is requesting the following variances:

1. To permit a driveway width of 11.30 m., whereas the by-law permits a maximum driveway width of 7.32 m.;
 - Note: The applicant has submitted a revised sketch which depicts the reinstating of permeable landscaping and reduction to the overall width of the driveway. Therefore, the revised variance is as follows: To permit a driveway width of 8.23 m. (27 ft.), whereas the by-law permits a maximum driveway width of 7.32 m. (24.02 ft.)
2. To permit 0.18m (0.59 ft.) of permeable landscaping abutting the side lot line, whereas the by-law requires a minimum 0.6m (1.96 ft.) of permeable landscaping abutting the side lot line.
 - Note: The applicant has submitted a revised sketch which depicts the reinstating of permeable landscaping abutting the side lot line. The variance is no longer required.

Current Situation:

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

The property is designated 'Residential' in the Official Plan and 'Executive Residential' in the Vales of Humber Secondary Plan (Area 50). 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 variances are 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

Variance 1 is requests to permit a driveway width of 8.23 m. (27 ft.) whereas the by-law permits a maximum driveway width of 7.32 m. (24.02 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 to prevent the parking of an excessive number of vehicles in front of the dwelling. With an addition of 0.91 m (2.99 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. Variance 1 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. As illustrated in Appendix B of this Staff Report, the permeable landscaping features along either side of the driveway will be reinstated, alleviating concerns surrounding drainage, while maintaining neighbourhood character and design. Through revisions of the Concept Plan that were completed by the applicant (Final Site Plan in Appendix B), the applicant is seeking to permit an increase to the current driveway width by 0.91 m. (2.99 ft.). While the total width of the driveway exceeds 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.

A condition has been included in the report, stating that the applicant should provide Staff with documentation of the final driveway condition, inclusive of the width measuring 8.23 m. (27 ft). Documentation should also include the reinstatement landscaped areas as depicted on the Site Plan (Appendix B) and it should be completed within 60 days of the Committee's decision or within the given extended period of time. To ensure that the proposed reinstatement of the landscaped areas will be permanent, a condition has been included in the report stating that the fixtures shall not be removed, but may be repaired when necessary. Subject to the recommended conditions of approval, Variance 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 Site Plan that can be viewed in Appendix B depicts the reinstated grass along the sides of the driveway. In addition, a section of the hardscaped area in front of the main entrance will be removed and planters will be put in place to restrict the number of cars that can be parked in the front yard of the property. As these fixtures will be permanent, they will provide an unobstructed path to the front entrance. Due to the size of the concrete addition (0.91 metres), Variance 1 is considered to be minor in nature.

Respectfully Submitted,

Ellis Lewis

Ellis Lewis, Assistant Development Planner

Appendix A:



Appendix B:

