



## Report Committee of Adjustment

**Filing Date:** May 3, 2024  
**Hearing Date:** June 18, 2024

**File:** A-2024-0142

**Owner/  
Applicant:** PARAMJIT KAUR BARING

**Address:** 4 Leander Street

**Ward:** WARD 7

**Contact:** Rajvi Patel, Planner I

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### **Recommendations:**

That application A-2024-0142 be refused.

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### **Background:**

#### Existing Zoning:

The property is zoned 'Residential Single Detached (R1B(1)-113)', according to By-law 270-2004, as amended.

#### Requested Variances:

The applicant is requesting the following variances:

1. To permit a driveway width of 8.53 metres, whereas the By-law permits a maximum driveway width of 7.0m.

### **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' in the Bramalea Secondary Plan (Area 3).

As per the Regionally-Approved Brampton Plan the subject property is designated the following:

- Community Areas, Urban Centres – Schedule 1A

- Neighbourhoods – Schedule 2

The requested variance is not considered to have significant impacts within 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 113 (R1B(1)-113), according to By-law 270-2004, as amended.

The variance is requested to permit a driveway width of 8.53m whereas the by-law permits a maximum driveway width of 7.0m. 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 the front of the dwelling.

The existing driveway was widened on both sides for a total width of 8.53m which is 1.53m wider than what the by-law permits. The widened area of the driveway leads directly to the main entrance of the dwelling and allows for several vehicles to be parked across the width of the driveway, which is contrary to the intent of the by-law.

Furthermore, there is inadequate permeable landscaping on the property due to the existing and extended driveway width which is considered to dominate the front yard. The increased driveway width fails to incorporate landscaping in the front yard which creates an abundance of hardscaping and reduces the capability of drainage on the property. As a result, the requested variance does not maintain the general intent and purpose of the Zoning By-law.

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

The property is subject to the Mature Neighbourhood Area policies, which include additional standards to ensure that proposed residential additions and replacements in older mature neighbourhoods blend with the existing character. Although these policies don't specifically address driveway width, they highlight that the property is in an area Council deems to have special characteristics warranting consideration. This underscores the importance of maintaining the aesthetic and character of mature neighbourhoods, even in areas where specific driveway regulations may not be outlined. The variance requesting a wider driveway width accommodate additional vehicles to be parked in front of the dwelling, which also reduces the ability of the owner to provide front yard landscaping and negatively impacts the visual character of the streetscape. The widened driveway results in an abundance of hard landscaping which may negatively impact drainage on the property. Open Space staff have expressed concerns with the existing driveway widening and landscaping impacting the long-term health of any existing trees and prefer that any trees be offset by a minimum of 1m from the edge of the driveway. The increased driveway width and reduced permeable landscaping are not considered desirable for the appropriate development of the land.

## 4. Minor in Nature

The requested variance is to facilitate the existing driveway width. The increased driveway width facilitates the parking of an additional vehicle in front of the main entrance of the dwelling and contributes to a sense that the property is dominated by hardscaping. The variance is not considered to be minor in nature.

Respectfully Submitted,

*Rajvi Patel*

Rajvi Patel, Planner I

Appendix A – Existing Site Conditions

