



## Report Committee of Adjustment

**Filing Date:** June 19, 2024  
**Hearing Date:** August 20, 2024

**File:** A-2024-0239

**Owner/  
Applicant:** **Mendez Natalie, Robert Mendez  
Abayomi Awotungase**

**Address:** **129 Greene Drive**

**Ward:** WARD 10

**Contact:** Emily Mailling, Planning Technician

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### **Recommendations:**

That application A-2024-0239 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 drainage on adjacent properties shall not be adversely affected; and
  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 Street Townhouse (R3B)', according to By-law 270-2004, as amended.

#### Requested Variance:

The applicant is requesting the following variance:

1. To permit a driveway width of 5.41 metres, whereas the by-law permits a maximum driveway width of 4.9 metres.

**Current Situation:**

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

The subject property is designated as 'Community Areas' (Schedule 1A – City Structure) and 'Neighbourhood' (Schedule 2 – Designations) in the Brampton Plan. On May 16th, 2024, the Region of Peel formally issued a notice of approval with modifications for the City of Brampton's new Official Plan, known as the 'Brampton Plan.' The Plan was scheduled to take effect on June 6th, 2024, except for any sections that may be subject to appeal. Schedules 1A and 2 have been appealed on a city-wide basis and therefore the 2006 Official Plan designations are in effect until the appeal is resolved.

The property is designated 'Residential' in the Official Plan and 'Low Density Residential' in the Brampton Flowertown Secondary Plan (Area 6). The variance is not considered to have significant impacts within the context of the Official Plan policies.

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

The variance seeks to permit an existing driveway width of 5.41m whereas a maximum driveway width of 4.9m is permitted. 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 limit an excessive amount of vehicles that can be parked in front of the dwelling.

As per the staff site visit, Staff are of the opinion that the current layout of the lot does not allow an excessive number of cars to be parked in front of the dwelling and that an appropriate amount of permeable landscaping remains on the property. Subject to the recommended conditions of approval, the variance maintains the general intent and purpose of the by-law.

3. Desirable for the Appropriate Development of the Land

The variance is requested to permit a driveway width of 5.41 metres whereas the by-law permits a maximum driveway width of 4.9 metres. Given the configuration of the driveway and Staff's recommendation, it is not anticipated that there would be sufficient space for additional vehicles to park in front of the main entrance of the dwelling due to the 0.51 metres increase. Additionally, the driveway conditions have existed prior to 2007. Subject to the recommended conditions of approval the variance is desirable for the appropriate development of the land.

4. Minor in Nature

Given the shape and configuration of the driveway which connects to the walkway leading to the front entrance of the dwelling, the requested variance to permit an existing driveway width that is 0.51 metres

wider than permitted is not considered to facilitate an excessive number of vehicles to be parked in front of the dwelling. The widened driveway is not anticipated to have negative impacts on drainage. The variance is considered to be minor in nature.

Respectfully Submitted,

*EMailling*

Emily Mailling, Planning Technician

#### Appendix A: Site Visit Photos

