



## Report Committee of Adjustment

**Filing Date:** July 23, 2024  
**Hearing Date:** August 20, 2024

**File:** A-2024-0255

**Owner/  
Applicant:** JAGTAR SINGH SANDHU & ONKAR SINGH SANDHU,  
PERDIP SANDHU

**Address:** 14 Sal Circle

**Ward:** WARD 10

**Contact:** Taranjit Mangar, Student Planner

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### Recommendations:

That application A-2024-0255 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. The owner provides Staff with documentation of the final reinstatement of the City tree as depicted in Appendix A within 60 days of Committee's decision or within an extended period of time at the discretion of the Director of Development Services and City Open Space Staff;
  4. That the proposed reinstatement of the City tree will be permanent, and that the City tree shall not be removed; and
  5. 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 D – Special Section 543 (R1D-543)', according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variances:

1. To permit a driveway width of 7.7 metres, whereas the by-law permits a maximum driveway width of 7.0 metres.

**Current Situation:**

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

The property is designated 'Residential' in the Official Plan and 'Low Density Residential 1' in the Springdale Secondary Plan (Area 6). The subject property is also designated as 'Community Areas' and 'Urban Centres' (Schedule 1A – City Structure) and 'Neighbourhoods' (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 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 variance requests to permit a driveway width of 7.7 metres whereas the by-law permits a maximum driveway width of 7.0 metres. 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 0.70 metres, 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.

During a site visit, Staff noticed a City tree located in close proximity to the existing poured concrete extension. Generally, a 1 metre offset is required to facilitate healthy growth of the tree. Staff advises the homeowner to plant a new tree a minimum 1 metre away from the edge of the new concrete (the existing damaged tree can be removed to accommodate a new tree). The new tree is to be a minimum 50mm caliper size and can be a City specie such as a Maple, Hackberry, Elm or Kentucky coffee tree.

### 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. 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 has an appropriate amount of landscaped area proposed. The expanded driveway will not have a negative impact on the streetscape as permeable landscaping features will be reinstated as per recommended conditions of approval. Subject to the recommended conditions of approval, the variance 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. Due to the size of the concrete addition (0.70 metres), the requested variance is considered to be minor in nature.

Respectfully Submitted,

*Taranjit Mangar*

Taranjit Mangar, Student Planner

Appendix A :

