



## Report Committee of Adjustment

**Filing Date:** September 5, 2024

**Hearing Date:** October 15, 2024

**File:** A-2024-0339

**Owner/  
Applicant:** ALVIN RODRICKS & ZENITA RODRICKS

**Address:** 19 Giraffe Avenue

**Ward:** WARD 9

**Contact:** Ellis Lewis, Planner I

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### **Recommendations:**

That application A-2024-0339 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:**

#### Existing Zoning:

The property is zoned 'Residential Semi-Detached A- Special Section 737 (R2A- 737)', according to By-law 270-2004, as amended.

#### Requested Variance:

The applicant is requesting the following variance:

1. To permit 0.34 metres (1.12 feet) of permeable landscaping abutting the side lot line, whereas the by-law requires a minimum 0.6 metres (1.96 feet) of permeable landscaping abutting the side lot line.

**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 1' 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 seeks to permit 0.34 metres (1.12 feet) of permeable landscaping abutting the side lot line, whereas the by-law requires a minimum 0.6 m. (1.97 feet) of permeable landscaping abutting the side lot line. The intent of the by-law in requiring a minimum permeable landscaping is to ensure that sufficient space is provided for drainage, limiting impact on neighbouring properties. By applying a reduction of 0.26 metres (0.85 feet) from the amount of permeable landscaping that should be abutting the driveway and side lot line, 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. Subject to the recommended conditions of approval, the requested variance maintains the general intent of the Zoning By-Law.

3. Desirable for the Appropriate Development of the Land

A variance has been requested to reduce the permeable landscaping which abuts the driveway and side yard lot line to 0.34 metres (1.12 feet), whereas 0.6 metres (1.97 feet) is permitted, as per the Zoning By-law. While the total width of permeable landscaping does not maintain the maximum requirements of the Zoning By-law, the materials and design uphold 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, Variance 1 is appropriate for the development of the land.

4. Minor in Nature

Variance 1 is requested to reduce the amount of permeable landscaping that abuts the driveway and side lot line. This variance is not considered to be one that will significantly impact the landscaping or significantly affect drainage on the subject property or adjacent properties. Due to the size of the reduction of landscaping 0.26 metres (0.85 feet), Variance 1 is considered to be minor in nature.

Respectfully Submitted,

*Ellis Lewis*

Ellis Lewis, Planner I

**Appendix A:**

