



## Report Committee of Adjustment

**Filing Date:** September 13, 2024

**Hearing Date:** October 15, 2024

**File:** A-2024-0356

**Owner/  
Applicant:** Rita Arora  
MANPREET KOHLI

**Address:** 79 LONGEVITY ROAD

**Ward:** WARD 6

**Contact:** François Hémon-Morneau, Principal Planner/ Supervisor

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### Recommendations:

That application A-2024-0356 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. That the proposed driveway and landscaping be reinstated in accordance with the sketch attached to the Notice of Decision;
  3. The Owner obtain a Road Occupancy and Access Permit from the City of Brampton's Road Maintenance and Operations Section, if required, for any construction of works within the City's road allowances; 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:

The owner previously applied for a Minor Variance (A-2024-0243) seeking approval for the existing driveway conditions, which included a width of 11.42 metres (37.47 feet) and 0 metres (0 feet) of permeable landscaping along the side lot line. Planning staff did not support these variances, and the Committee of Adjustment refused the application at its August 20th, 2024 hearing.

Since then, the applicant and owner have resubmitted a revised Minor Variance application, proposing a reduced driveway width and the reinstatement of permeable landscaping.

Existing Zoning:

The property is zoned 'Residential Single Detached' (R1E-11.6-2505), according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To permit a driveway width of 8.51 metres, whereas the by-law permits a maximum driveway width of 7.00 metres.

**Current Situation:**

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

The property is designated 'Residential' in the 2006 Official Plan and 'Low Density' in the Huttonville Secondary Plan SPA29(b). 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 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. This is related to the design objectives outlined within Section 4.2.7 of the City of Brampton's Official Plan which aims to avoid the excessive parking of vehicles in the front yard and on driveways, and to promote a driveway design that is complementary to the house and lot size. With the proposed reinstatement of 2.49 metres of permeable landscaping, the new driveway width will be more aligned with the policies outlined in the Official Plan which will strike a more appropriate balance of soft landscaping. The requested variance, subject to the recommended conditions of approval maintain the general intent and purpose of the Official Plan.

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

The variance is requested to permit a driveway width of 8.51 metres, whereas the by-law permits a maximum driveway width of 7.00 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.

The existing driveway was widened for a total width of 11.47 metres which is 4.42 metres wider than what the by-law permits and features 0.0 metres of permeable landscaping in the front yard. In order to address staff's previous concerns, the applicant has reapplied and submitted a revised sketch, proposing to reinstate approximately 2.49 metres of permeable landscaping in the eastern portion of the front yard between the front porch steps and the property line. With the reinstatement of landscaping a 1.51 metres driveway width increase is proposed beyond what the by-law permits. Although the full driveway width will exceed the requirements of the by-law, the reintroduction of permeable landscaping on the property will be beneficial in limiting the number of parked vehicles and manage drainage. Subject to the recommended conditions of approval, the requested variance is considered to maintain the general intent and purpose of the Zoning By-law.

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

The proposed driveway width of 8.51 metres is not anticipated to facilitate the parking of an excessive number of vehicles detracting from the residential intent and function of the property. A condition of approval is recommended that the proposed driveway and landscaping be reinstated in accordance with the sketch attached to the Notice of Decision. A further condition is recommended that the owner obtain a Road Occupancy and Access Permit from the City of Brampton's Road Maintenance and Operations Section, if required, for any construction of works within the City's road allowances. Subject to the recommended conditions of approval, the requested variance is considered desirable and appropriate development of the land.

## 4. Minor in Nature

The requested variance is seeking relief from maximum driveway width requirements. The requested variances seek to increase the width of the driveway by 1.51 metres and only be in relation to the proposed sketch which will reinstate permeable landscaping on portions of the front yard. The property will reintroduce sufficient balance of permeable landscaping while limiting the ability for excessive vehicular parking. Subject to the recommended conditions of approval, the requested variance is considered minor in nature.

Respectfully Submitted,

*François Hémon-Morneau*

François Hémon-Morneau, Principal Planner/ Supervisor

**Appendix A – Site Visit Photographs**

