



## Report Committee of Adjustment

**Filing Date:** October 10<sup>th</sup>, 2024  
**Hearing Date:** November 12<sup>th</sup>, 2024

**File:** A-2024-0384  
**Owner/  
Applicant:** PREM ARORA / SHIVANG TARIKA

**Address:** 123 CRESTHAVEN ROAD

**Ward:** WARD 2

**Contact:** Paul Brioux, Assistant Development Planner

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### **Recommendations:**

That application A-2024-0384 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 applicant remove the existing pathway as noted on the sketch attached to the Notice of Decision and reinstate the area with open space landscaping;
  3. That drainage on adjacent properties shall not be adversely affected;
  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 Single Detached (R1C)', according to By-law 270-2004, as amended.

#### Requested Variance:

The applicant is requesting the following variance:

1. To permit 0.30 metres of permeable landscaping abutting the side lot line whereas the by-law requires a minimum 0.6 metres of permeable landscaping abutting the side lot line.

## **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' in the Snelgrove-Heartlake Secondary Plan (Area 1).

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 sets out policies to build and maintain attractive residential neighbourhoods while balancing the impact of accommodating parking as it relates to attractive streetscapes and communities. Specifically, Section 4.2.1.14 provides that one of the key areas of design include driveways and landscaping. The intent of this policy is to ensure that the design of a residential driveway does not accommodate the parking of an excessive number of vehicles and to ensure the driveways are designed in such a manner that they complement and are consistent with the overall streetscape aesthetic while maintaining appropriate amounts of landscaping. The proposed driveway will comply with the width requirements yet reduces the required amount of permeable landscaping along the side property line. The permeable landscaping has been reduced but it is not considered to facilitate an excessive number of vehicular parking or significantly reduce the permeability given the site context and proximity to the adjacent City Park. Therefore, the requested variance 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 is requested to permit 0.30m of permeable landscaping abutting the side lot line whereas the by-law requires a minimum 0.6m of permeable landscaping abutting the side lot line. The intent of the by-law in requiring a minimum permeable landscape strip is to ensure that sufficient space is provided for drainage and that drainage on adjacent properties is not impacted.

The reduction of the landscaped area on the site lot line is not anticipated to lead to significant drainage issues and contributes to a sense that the front of the property is dominated by hard surface. The existing site conditions are not considered to facilitate the parking of additional vehicles where permeable landscaping is required. Given that the property abuts a City Park, this reduction is not considered to negatively impact the subject property or adjacent properties. Subject to the recommended conditions of approval, the requested variance maintains the general intent and purpose of the Zoning By-law.

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

The requested variance results in the reduction of the landscaped area along the side lot line. The area in question is not anticipated to facilitate the parking of additional vehicles on the driveway or limit the ability for proper drainage to occur on the property. As noted on the sketch prepared by the applicant, an existing pathway is proposed to be removed which would reduce the size of the overall driveway and further limit vehicular parking. Conditions of approval are recommended that the applicant remove the existing pathway as noted on the sketch attached to the Notice of Decision and reinstate the area with open space landscaping and that drainage on adjacent properties shall not be adversely affected. Subject to the recommended conditions of approval, the variance is desirable for the appropriate development.

#### 4. Minor in Nature

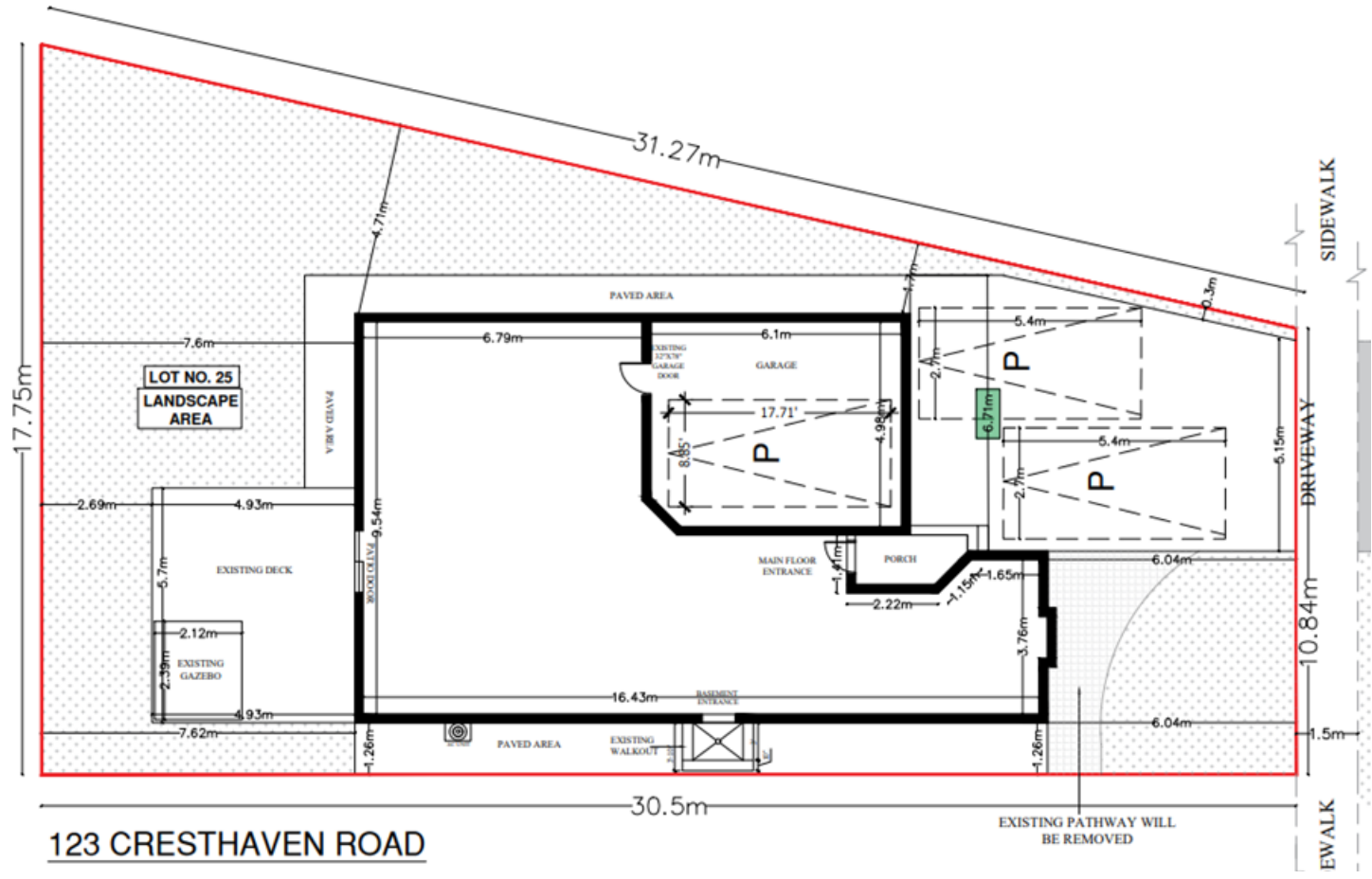
The variance to allow reduced permeable landscaping is not anticipated to facilitate excessive vehicular parking or lead to drainage impacts. The subject property abuts a City Park and ensures screening through vegetation and limits visual impacts to the neighbourhood. Subject to the recommended conditions, the variance is minor in nature.

Respectfully Submitted,

*Paul Brioux*

Paul Brioux, Assistant Development Planner

Appendix A



Appendix B

