



Report Committee of Adjustment

Filing Date: December 11th, 2024

Hearing Date: January 28th, 2025

File: A-2024-0451

**Owner/
Applicant:** ISHA ISHA

Address: 181 Fernforest Drive

Ward: WARD 9

Contact: Ellis Lewis, Planner I

Recommendations:

That application A-2024-0451 be refused.

Background:

Existing Zoning:

The property is zoned 'Residential Semi-Detached A – Special Section 701 (R2A-701)', according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To permit a driveway width of 5.54 metres (18.17 feet), whereas the by-law permits a maximum driveway width of 4.9 metres (16.07 feet).

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). Section 4.2.1.14 of the Official Plan provides policies that speak to the development of residential land. In accordance with the Development Design Guidelines, the City of Brampton recognizes that garage placement and driveway design are key elements of design for residential areas.

In addition, policies listed in the "Residential Design" section of Official Plan Policy (Section 4.2.7) speak to avoiding the excessive parking of vehicles on driveways in the front yard and to promote a realistic driveway design that is complementary to the house and the lot size. The driveway design for the subject land can allow excessive parking in the front yard and is not considered to be a supportive design in relation to the house and lot size. The requested variance is not 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 is being sought to permit a driveway width of 5.54 metres (18.17 feet), whereas the by-law permits a maximum driveway width of 4.9 metres (16.07 feet). 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 on the northern portion of the lot, allowing for a total driveway width of 5.54 metres (18.17 feet), which would be 0.63 metres (2.067 feet) more than what is permitted. The widened driveway extends into the pathway leading to the front entrance of the home, constructing a space which would allow for multiple vehicles to be parked across the width of the extended driveway. This could eventually result in obstructions being placed in the path of travel to the front entrance of the dwelling. The requested variance does not maintain the general intent and purpose of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The requested variance seeks to permit an existing driveway width which exceeds the requirement that is set out in the Zoning By-law. Staff are not in support of permitting the driveway extension, as it will accommodate the parking of additional vehicles, while significantly reducing the front yard landscaping. The widened driveway results in the addition of hardscaping, which may limit drainage on the property. The increased driveway width is not considered desirable for the appropriate development of the land.

4. Minor in Nature

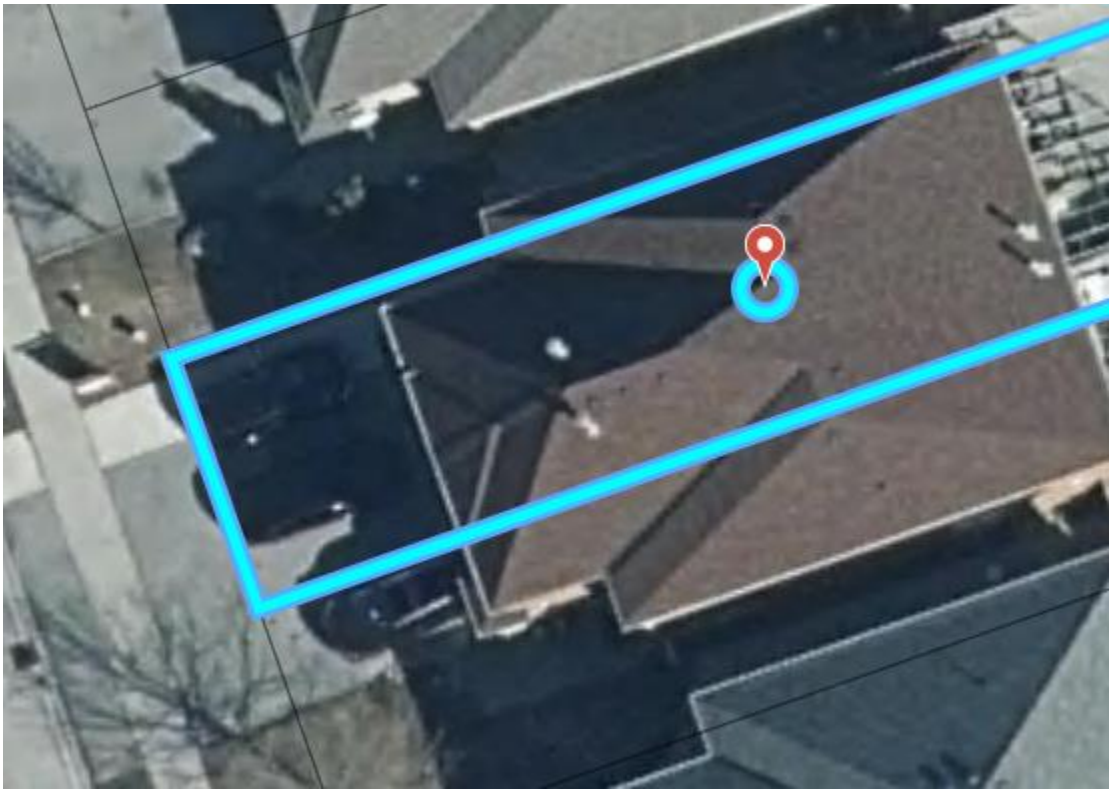
The variance being requested would accommodate an extended driveway, which would facilitate the parking of additional vehicles in front yard of the dwelling. The existing driveway allowance provides enough space to allow for the parking of two vehicles in the front yard, whereas there was sufficient room for one automobile to be parked on the driveway, prior to construction of the extension. The increased driveway width results in the property being dominated by excessive hardscaping. The requested variance is not considered minor in nature.

Respectfully Submitted,

Ellis Lewis

Ellis Lewis, Planner I

Appendix A:



Appendix B:

