



Report Committee of Adjustment

Filing Date: December 11th, 2024

Hearing Date: January 28th, 2025

File: A-2024-0454

**Owner/
Applicant:** Sukhvinder Pal Singh Rai & Surinder Kaur Rai
Ravinder Singh

Address: 33 Snow Leopard Court

Ward: WARD 10

Contact: Marcia Razao, Planning Technician

Recommendations:

That application A-2024-0454 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the revised sketch attached to the Notice of Decision;
 2. That Variance 1 to permit a driveway width of 8.0 metres be approved;
 3. The applicant reinstates the permeable landscaping and driveway in accordance with the sketch;
 4. That drainage on adjacent properties should not be adversely affected;
 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:

The public notice outlines Variance 1, which seeks to permit a driveway width of 8.94 metres, whereas the by-law permits a maximum driveway width of 7.0 metres and Variance 2 to permit 0.17 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. However, city staff informed the applicant that substantial modifications in terms of reductions to the width of the driveway would be necessary to gain staff support. In response, the applicant submitted a revised site plan (Appendix B) reducing the driveway to 8.0 metres which has modified variance 1. In addition to that change the applicant proposed to restore 0.6 meters of permeable landscaping, which removes the requirement for Variance 2.

Existing Zoning:

The property is zoned 'Residential Single Detached C -Special Section 542 (R1C-542)', according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To permit a driveway width of 8.0 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 2006 Official Plan and 'Low Density Residential 1' in the Springdale Secondary Plan (Area 2). 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. 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 8.0 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 1.0 metre, 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. Furthermore, there is an appropriate balance of permeable landscaping remaining at the front of the property. The variance maintains the general intent and purpose of the Zoning By-law.

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 continues to maintain a substantial and appropriate amount of permeable landscaped area. The expanded driveway will not have a negative impact on the streetscape as permeable landscaping features will remain. The applicant has communicated the extra space is necessary for accessible concerns. 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 (1.0 metres), the requested variance is considered to be minor in nature.

Respectfully Submitted,

Marcia Razao

Marcia Razao, Planning Technician

Appendix A: Site Photos



Appendix B: Site Plan

