



## Report Committee of Adjustment

**Filing Date:** July 19<sup>th</sup>, 2024

**Hearing Date:** February 25<sup>th</sup>, 2025

**File:** A-2024-0306

**Owner/  
Applicant:** **Susanne Roslyn George & Rudolph Elliot George  
Simone Frankson**

**Address:** **57 Creditstone Road**

**Ward:** WARD 4

**Contact:** Marcia Razao, Planning Technician

---

### **Recommendations:**

That application A-2024-0306 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. The Owner must obtain a Road Occupancy and Access Permit from the City of Brampton's Road Maintenance and Operations Section for any construction of works within the City's road allowances;
  3. That the owner reinstates permeable landscaping and driveway in accordance with the sketch within 90 days of the Committee's decision or within an extended period of time at the discretion of the Director of Development Services;
  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.
- 

### **Background:**

The applicant is requesting a driveway extension to accommodate accessibility needs within the household. Initially, the applicant submitted a sketch requesting variances to permit a driveway width of 10.74 metres, whereas the by-law permits a maximum width of 7.0 metres, and to allow 0.0 metres

of permeable landscaping abutting the side lot line, whereas the by-law requires a minimum of 0.60 metres.

In September 2024, City staff brought forward a refusal report. The applicant subsequently requested a deferral to work with staff to address the concerns. A deferral report was presented in December 2024 to facilitate this collaborative effort.

The public notice reflected a revised variance request to permit a driveway width of 8.7 metres, whereas the by-law permits a maximum of 7.0 metres. However, City staff advised the applicant that further reductions in driveway width would be necessary to obtain staff support. In response, the applicant submitted a revised Site Plan (Appendix B), reducing the driveway width to 8.5 metres, which has modified the variance accordingly.

Existing Zoning:

The property is zoned 'Residential Single Detached Special Section 2781 (R1B- 2781)', according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To permit a driveway width of 8.5 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/Medium Density Residential' in the Fletcher's Creek South Secondary Plan (Area 40d). 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, as revised, 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 8.5 metres whereas the by-law permits a maximum driveway width of 7 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 1.5 metres, Staff are of the opinion that the proposed driveway width will not lead to an excessive number of vehicles being parked in front of the dwelling or significantly affect site drainage. The planned changes, including the reintroduction of landscaping, will further reduce the width compared to current conditions. The applicant has requested this changes due to recent need for additional space to accommodate accessible needs within the household. Furthermore, there will be a more appropriate balance of permeable landscaping remaining at the front of the property once the site alterations are implemented. 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. 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 (1.5 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: Revised Site Plan

