



Report Committee of Adjustment

Filing Date: August 30, 2021
Hearing Date: October 5, 2021

File: A-2021-0203

**Owner/
Applicant:** MANJEET SINGH RANGI, RAMANDEEP SINGH AND MANJINDER LAIL

Address: 8 Candy Crescent

Ward: WARD 5

Contact: François Hémon-Morneau, Planner I

Recommendations:

That application A-2021-0203 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
2. That drainage on adjacent properties not be adversely impacted;
3. That there shall be no additional widening of the driveway between the sidewalk and street curb;
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Background:

Existing Zoning:

The property is zoned 'Residential Single Detached D (R1D)', according to By-law 270-2004, as amended.

Requested Variances:

The applicant is requesting the following variances:

1. To permit an existing driveway width of 8.69m (28.51 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.);

2. To permit the existing 0.52m (1.71 ft.) of permeable landscaping between the driveway and the side lot line whereas the by-law requires a minimum 0.6m (1.97 ft.) of permeable landscaping between the driveway and the side lot line.

Current Situation:

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

The subject property is designated 'Residential' in the Official Plan and 'Low Density Residential' in the Brampton Flowerstown (Area 6). The nature and extent of the proposed variances, 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

Variance 1 is requested to permit an existing driveway width of 8.69m (28.51 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.). Variance 2 is requested to permit the existing 0.52m (1.71 ft.) of permeable landscaping between the driveway and the side lot line whereas the by-law requires a minimum 0.6m (1.97 ft.) of permeable landscaping between the driveway and the side lot line. The intent of the By-law in regulating the maximum permitted driveway width and requiring a minimum permeable landscape strip along the interior lot line is to ensure that the driveway does not dominate the front yard landscaped area that sufficient space is provided for drainage and that drainage on adjacent properties is not impacted.

The existing driveway width is 1.98m (6.5 ft.) wider than what the by-law permits and is located on the southwest side of the driveway. The portion of the existing driveway that was widened consist of a concrete walkway with an elevated curb which creates a physical separation between the walkway and the driveway. This curb limits the ability for an excessive number vehicles to park side by side on the driveway. Overall, the increased width is not considered to significantly impact drainage or contribute to a substantial loss of landscaped open space on the property. Furthermore, the applicant is requesting a 0.08m (0.26 ft.) reduction to the permeable landscaping between the driveway and the side lot line from what the by-law permits. While the driveway and reduced permeable landscaping does not maintain the full front yard landscaping requirements, the existing conditions of the driveway and walkway is not out of character for the area. In this case, the materials used maintain the intent of the Zoning By-law by not visually dominating the front yard of the property. Subject to the recommended conditions of approval, variances 2 and 3 are considered to maintain the general intent and purpose of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The variances are requested to permit an existing driveway width and reduced permeable landscaping between the driveway and the side lot line. The existing conditions of the driveway is not out of characteristic for neighbourhood and does not pose negative impacts to drainage. A condition of approval is recommended that there shall be no additional widening of the driveway between the sidewalk and street curb. Further, and to minimize the potential for negative impacts to the drainage resulting from the driveway extending to the property line, a condition of approval is recommended that drainage on adjacent properties shall not be adversely affected. Subject to the recommended

conditions of approval, the requested variances are considered to be desirable for the appropriate development of the land.

4. Minor in Nature

The variances are requested to permit the existing conditions of the driveway and permeable landscaping on the property. Considering the overall design and materials used for the areas of the expanded driveway and walkway, the increased driveway width and reduced permeable landscaping are not considered to present negative impacts on-site or off-site. Subject to the recommended conditions of approval, the requested variances are considered minor in nature.

Respectfully Submitted,

François Hémon-Morneau

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