



Report Committee of Adjustment

Filing Date: March 28, 2022

Hearing Date: July 12, 2022

File: A-2022-0061

Owner/

Applicant: TARLOCHAN SINGH AND KULWINDER SINGH

Address: 41 Southlake Boulevard

Ward: Ward 1

Contact: François Hémon-Morneau, Planner I

Recommendations:

That application A-2022-0061 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 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 C (R1C-1159)', according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To permit a driveway width of 7.02m (23.03 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.).

Current Situation:

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

The property is designated 'Residential' in the Official Plan and 'Medium Density Residential' in the Brampton Flowertown Secondary Plan (Area 6). The requested variance is not considered to have a significant impact within the context of the Official Plan policies. Subject to the recommended conditions of approval, 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 a driveway width of 7.02m (23.03 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.). 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 that the driveway does not allow an excessive number of vehicles to be parked in front of the dwelling.

The existing driveway has an overall width of 7.02m (23.03 ft.) which is 0.31m (1.03 ft.) greater than what the by-law permits. The driveway was widened with concrete on either side. The resulting condition of the driveway does not provide sufficient space for additional vehicular parking and is not considered to dominate the front yard landscaped area. The variance is considered to maintain the general intent and purpose of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The variance is required to permit an existing driveway width resulting from poured concrete on either side of the driveway. The existing site condition of the driveway is not considered to facilitate the parking of additional vehicles or significantly reduce the front yard landscaped open space. The variance is considered to be desirable for the appropriate development of the land.

4. Minor in Nature

The existing site conditions pertaining to the widened driveway are not considered to generate negative impacts or facilitate additional vehicular parking. The variance is deemed minor in nature.

Respectfully Submitted,

François Hémon-Morneau

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