



Report Committee of Adjustment

Filing Date: February 9, 2022
Hearing Date: July 12, 2022
File: A-2022-0025
**Owner/
Applicant:** JASWINDER SINGH KHOSA
Address: 69 Newport Street
Ward: Ward 7
Contact: François Hémon-Morneau, Planner I

Recommendations:

That application A-2022-0025 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 shall not be adversely impacted;
 3. 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 B (3) (R1B(3)-182)', according to By-law 270-2004, as amended.

Requested Variances:

The applicant is requesting the following variances:

1. To permit a driveway width of 7.7m (25.26 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.);
2. To permit 0.38m (1.25 ft.) of permeable landscaping adjacent to the side lot line whereas the by-law requires a minimum 0.6m (1.97 ft.) wide permeable landscape strip adjacent to the side lot line.

Current Situation:

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

The property is designated 'Residential' in the Official Plan and 'Low Density 1 Residential' in the Bramalea Secondary Plan (Area 3). The requested variances are not considered to have a significant impact within the context of the Official Plan policies. Subject to the recommended conditions of approval, the requested variances are 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 first variance is requested to permit a driveway width of 7.7m (25.26 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.). The second variance is requested to permit 0.38m (1.25 ft.) of permeable landscaping adjacent to the side lot line whereas the by-law requires a minimum 0.6m (1.97 ft.) wide permeable landscape strip adjacent to the side lot line. 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 intent of the by-law in requiring a minimum permeable landscape strip along the interior lot line is to ensure that sufficient space is provided for drainage and that drainage on adjacent properties is not impacted.

The existing driveway has an overall width of 7.7m (25.26 ft.) which is 0.99m (3.25 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. While the hard landscaping is an existing feature and part of an expanded driveway, the remaining soft landscaping is not as considered to be impactful on drainage. The requested variance is not anticipated to result in any negative impacts to pertaining to drainage for the subject or adjacent properties. The variances 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 required to permit an existing driveway width and reduced permeable landscaping between the driveway and the property line. 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. A condition of approval is recommended that drainage on adjacent properties shall not be adversely impacted. Subject to the recommended conditions of approval, the variances are 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 driveway occupies approximately 57% of the total frontage and is not considered to dominate the front of the property. The variances are deemed minor in nature.

Respectfully Submitted,

François Hémon-Morneau

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