



## Report Committee of Adjustment

**Filing Date:** August 16, 2022  
**Hearing Date:** September 23, 2022

**File:** A-2022-0267

**Owner/  
Applicant:** GURDEEP SINGH LAKHESAR AND NIDHI KHATTAR

**Address:** 66 Enclave Trail

**Ward:** WARD 9

**Contact:** Mohammed Jalabi, Assistant Development Planner

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### **Recommendations:**

That application A-2022-0267 be refused.

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### **Background:**

#### Existing Zoning:

The property is zoned 'Residential Single-Detached C (R1F-9-2368)', according to By-law 270-2004, as amended.

#### Requested Variance:

The applicant is requesting the following variance:

1. To permit a parking space depth of 4.28m (14.04 ft.) whereas the by-law requires a minimum parking space depth of 5.4m (17.72 ft.).

### **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 Residential' in the Brampton Country Side villages Secondary Plan (Area 48b). The nature and extent of the proposed 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 parking space depth of 4.28m (14.04 ft.) whereas the by-law requires a minimum parking space depth of 5.4m (17.72 ft.). The intent of the by-law in requiring a minimum parking space depth is to ensure sufficient space is provided for a parked vehicle and to ensure that the driveway does not dominate the front yard.

The driveway is proposed to be widened to a total width of 1.82m (5.97 ft.) which will leave a depth of 4.28m (14.04ft.) which is 1.12 m less than what the by-law permits. The widened area of the driveway would be located in front of the side wall of the dwelling. Upon conducting a site visit, staff observed that the distance between the side walk and the proposed expansion is too short to accommodate another vehicle. (See Appendix A). In this case, the additional proposed width would allow for vehicles to block the walk way which is contrary to the intent of the by-law. The driveway may also contribute to a substantial loss of landscaped open space at the front of the property. The variance is not considered to maintain the general intent and purpose of the Zoning By-law.

### 3. Desirable for the Appropriate Development of the Land

The requested variance is intended to facilitate the proposed driveway depth which does not meet the requirements of the Zoning By-law. The proposed configuration of the driveway with an increased width and reduced depth will create driveway conditions which facilitate the parking of an additional vehicle in front of the dwelling. The variance is not considered desirable for the appropriate development of the land.

### 4. Minor in Nature

The variance to allow an increase in driveway width contributes to a driveway area that facilitates the parking of additional vehicles that will encroach on city walkway. The requested variance is not considered to be minor in nature.

Respectfully Submitted,

*Mohammed Jalabi*

Mohammed Jalabi, Assistant Development Planner

**Appendix A – Site Visit Photograph**

