



Report Committee of Adjustment

Filing Date: August 15, 2022
Hearing Date: September 23, 2022

File: A-2022-0261

**Owner/
Applicant:** JASVINDER KAUR SHOKER AND DILPREET SINGH

Address: 112 Mountainberry

Ward: WARD 10

Contact: Mohammed Jalabi, Assistant Development Planner

Recommendations:

That application A-2022-0261 be refused.

Background:

Existing Zoning:

The property is zoned 'Residential Single-Detached C (R1C-542)', according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To permit a driveway width of 8.31m (27.26 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 'Low Density Residential' in the Brampton Springdale Secondary Plan (Area 2). 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 driveway width of 8.31m (27.26 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 driveway has been widened to a total width of 8.31m (27.26 ft.) which is 1.6m (5.24 ft.) larger than what the by-law permits. The widened area of the driveway is located in front of the main entrance of the interior side yard. Upon conducting a site visit, staff observed that concrete pavers had been installed in a manner that extends the driveway and may facilitate the parking of an additional vehicle (See Appendix A). In this case, the additional proposed width would allow for vehicles to be parked in front of the entrance of the interior side yard, 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 width which exceeds the requirements of the Zoning By-law. Upon conducting a site visit, staff observed that the driveway had been widened using concrete pavers. It was also noted that the existing concrete extends along the side yard into the rear yard, resulting in an abundance of hard surfacing which could inhibit proper drainage. In this instance, the existing site conditions and the proposed driveway widening would facilitate the potential parking of 5 vehicles at the 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 in front of the entrance to the interior side yard. Staff have observed that the driveway has been widened using concrete which extends long the side yard into the rear yard resulting in an abundance of hard surfacing and negatively impacting drainage on site. The requested variance is not considered to be minor in nature.

Respectfully Submitted,

Mohammed Jalabi

Mohammed Jalabi, Assistant Development Planner

Appendix A – Site visit photographs

