



Report Committee of Adjustment

Filing Date: September 6, 2022

Hearing Date: October 4, 2022

File: A-2022-0277

**Owner/
Applicant:** POLICARPIO TAYAG JR AND MARILOU LINA

Address: 32 Hallen Road

Ward: WARD 4

Contact: Mohammed Jalabi, Assistant Development Planner

Recommendations:

That application A-2022-0277 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 D (R1D)', according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To permit a driveway width of 7.7m (25.26 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 Flowertown Secondary Plan (Area 6). The nature and extent of the proposed variance, subject to the recommended conditions of approval, maintains 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 7.7m (25.26 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.). The intent of the by-law in regulating maximum permitted driveway width is to ensure that the driveway does not dominate the front yard landscaped area, that sufficient space is provided for drainage and that there is sufficient space for access to main dwelling entrance.

The existing driveway width is 0.99m (3.26 ft.) wider than what the by-law permits. The portions of the existing driveway that were widened consist of concrete and are not considered to significantly impact drainage or contribute to a substantial loss of landscaped open space on the property. Furthermore, the existing condition of the driveway is not out of character for the area. Subject to the recommended conditions of approval, 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 requested to permit an existing driveway width 0.99m (3.26 ft.) larger than the maximum of 6.71 (22 ft.) The existing condition of the driveway is not out of character for the neighborhood and does not pose negative impacts. The widening poses no significant issues of drainage on adjacent properties, neighboring properties will not be adversely affected from the proposed development. Subject to the recommended conditions of approval, the requested variance is desirable for the appropriate development of the land.

4. Minor in Nature

The Variance for the increased driveway width is not considered to present negative impacts related to the existing conditions of the driveway and hard landscaping. The requested variance is not anticipated to impose any negative impacts on the property or any negative impacts on the property or any of the surrounding properties. Subject to the recommended conditions of approval, the requested variances are considered minor in nature.

Respectfully Submitted,

Mohammed Jalabi

Mohammed Jalabi, Assistant Development Planner