



Report Committee of Adjustment

Filing Date: September 6, 2022

Hearing Date: October 4, 2022

File: A-2022-0289

**Owner/
Applicant:** DHIREN MEHTA AND BEENA MEHTA

Address: 4 OLIVIA MARIE ROAD

Ward: WARD 4

Contact: Mohammed Jalabi Assistant Development Planner

Recommendations:

That application A-2022-0289 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. The owner must obtain a Road Occupancy and Access Permit from the City of Brampton's Road Maintenance and Operations Section for any construction of works within the city's road allowances.
 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 (R1B-1280)', according to By-law 270-2004, as amended.

Requested Variances:

The applicant is requesting the following variances:

1. To permit a driveway width of 9.2m (30.18 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/Medium Density Residential' in the Bram West Secondary Plan (Area 40c). The nature and extent of the proposed 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 variance is requested to permit a driveway width of 9.2m (30.18 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 excessive number of vehicles to be parked in front of the dwelling.

The existing concrete driveway was widened on the right side to a total driveway width of 9.2m (30.18 ft.). Therefore, the existing driveway is 2.49m (8.18 ft.) wider than what the by-law permits. The increased width is not considered to significantly impact drainage or contribute to a substantial loss of landscaped lot on the property. The property still maintains a considerable amount landscaping relative to the size of the driveway. Furthermore, the left side of the driveway currently has landscaped trees hindering any additional parking (Appendix A), and the existing conditions of the driveway are 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 allow an existing driveway width which exceeds the requirements of the Zoning By-law. While the driveway does not maintain the full landscaping requirements of the Zoning By-law, the materials and design maintain a certain aesthetic quality which does not detract from the streetscape. Additionally, trees were planted along the side of the driveway which restricts the parking of additional vehicles. Subject to the recommended conditions of approval, the variances are considered desirable for the appropriate development of the land.

4. Minor in Nature

The requested variance is to accommodate the existing site conditions for a widened driveway. The widened driveway maintains the intent of the Zoning By-law and is constructed with concrete. The visual impact of the driveway is minimal and not considered to impact drainage. Subject to the recommended conditions of approval, the requested variance is considered to be minor in nature.

Respectfully Submitted,

Mohammed Jalabi

Mohammed Jalabi- Assistant Development Planner

Appendix A

