



Report Committee of Adjustment

Filing Date: September 23, 2022

Hearing Date: October 25, 2022

File: A-2022-0304

**Owner/
Applicant:** RAVINDER WANDER AND GAGANDEEP WANDER

Address: 79 Brookland Road

Ward: WARD 7

Contact: Simran Sandhu, Assistant Development Planner

Recommendations:

That application A-2022-0304 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 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 allowance;
 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 (1) (R1B-1)', according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To permit a driveway width of 8.23m (27 ft.) whereas the by-law permits a maximum driveway width of 7.32m (24 ft.);

2. To permit a 0.26m (0.85 ft.) of permeable landscaping between the driveway and the side lot line whereas the by-law requires a minimum of 0.6m (1.97 ft.) of permeable landscaping between the driveway and the side lot line.

Current Situation:

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

The property is designated 'Estate Residential' in the Official Plan and 'Low Density 1 Residential' in the Bramalea Secondary Plan (Area 3). 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

Variance 1 is requested to permit a driveway width of 8.23m (27 ft.) whereas the by-law permits a maximum driveway width of 7.32m (24 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 existing concrete driveway has been widened on both sides to a total width of 8.23m (27 ft.). Therefore, the existing driveway is 0.91m (3 ft.) wider than what the by-law permits. The widened driveway will occupy 48% of the front yard and this increased width is not considered to significantly impact drainage or contribute to a substantial loss of landscaped area on the property. Subject to the recommended conditional of approval, the variance is considered to maintain the general intent and purpose of the Zoning By-law.

Variance 2 is requested to permit a 0.26m (0.85 ft.) of permeable landscaping between the driveway and the side lot line whereas the by-law requires a minimum of 0.6m (1.97 ft.) of permeable landscaping between the driveway and the side lot line. The intent of the by-law in requiring a minimum permeable landscape strip between the driveway and side lot line is to ensure that sufficient space is provided for drainage and that drainage on adjacent properties is not impacted. The 0.34m (1.12 ft.) of reduced permeable landscaping is a sufficient to allow for drainage. Upon staff inspection, it was found that there is a sufficient amount of open landscaping on the front of the property to keep the visual aesthetic of the property from being overshadowed by an extended driveway. Furthermore, the extended driveway is not considered to pose significant risk to drainage. Variance 2 is considered to maintain the general intent and purpose of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The requested variances 1 and 2 are intended to permit an extended driveway width and a reduced permeable landscaping. A condition of approval is recommended that 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 allowance. Subject to the recommended conditions of approval, the variances are considered desirable for the appropriate development of the land as they do not generate negative on-site or off-site.

4. Minor in Nature

The requested variances 1 and 2 for the existing widened driveway and reduction in permeable landscape is not anticipated to impose any negative impacts on the property or any negative impacts on the surrounding properties. Subject to the recommended conditions of approval, variances 1 and 2 are deemed minor in nature.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Simran Sandhu', enclosed within a hand-drawn oval shape.

Simran Sandhu, Assistant Development Planner