



Report Committee of Adjustment

Filing Date: November 8th, 2022
Hearing Date: December 6th, 2022

File: A-2022-0366

**Owner/
Applicant:** Gurbinder Singh and Sandeep Kaur

Address: 4 Intrigue Trail

Ward: 5

Contact: Rabia Ahmed, Planner I

Recommendations:

That application A-2022-0366 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 allowances;
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Background:

Existing Zoning:

The property is zoned 'Residential Single Detached E-15.1' (R1E-15.1-1451), according to By-law 270-2004 as amended.

Requested Variance:

The applicants are requesting the following variances:

1. To permit a driveway width of 8.89m (29.17 ft.), whereas the by-law permits a maximum driveway width of 6.17m (20.24 ft.);

2. To permit 0.27m (0.89 ft.) of permeable landscaping between the side lot line and the driveway, whereas the by-law requires a minimum 0.6m (1.97 ft.) permeable landscaping between the side lot line and the driveway.

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 1' within the Credit Valley Secondary Plan (Area 45). The Residential designation supports the current use and the requested variances are not anticipated to have any significant impacts in the context of the Official Plan and Secondary Plan policies, and maintain the general intent and purpose of the Official Plan.

2. Maintains the General Intent and Purpose of the Zoning By-law

The property is zoned 'Residential Single Detached E-15.1' subject to Special Section 1451 (R1E-15.1-1451), according to By-law 270-2004, as amended.

Variance 1 is requested to permit a driveway width of 8.89m (29.17 ft.), whereas the by-law permits a maximum driveway width of 6.17m (20.24 ft.). Variance 2 is requested to permit 0.27m (0.89 ft.) of permeable landscaping between the side lot line and the driveway, whereas the by-law requires a minimum 0.6m (1.97 ft.) permeable landscaping between the side lot line and the driveway. 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 intent of the by-law in requiring a minimum permeable landscape strip along the interior lot line is to ensure that sufficient space is provided for drainage and that drainage on adjacent properties is not impacted.

The reduction in permeable landscaping along the side lot line still allows for adequate drainage on the property, and should not adversely affect drainage on adjacent properties. The subject site contains adequate permeable landscaping on the opposite side of the driveway.

The existing driveway width is 2.72m (8.92 ft.) wider than permitted by the by-law. However, there is adequate permeable landscaping on the property and the existing driveway width, although large, does not dominate the front yard. The existing driveway width is 58% of the property frontage along Intrigue Trail, leaving 42% of the lot frontage for permeable landscaping. The driveway width is not out of character for the neighborhood.

Subject to the recommended conditions of approval, the variances maintain the general intent and purpose of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The variances to permit an increase in driveway width and reduction in permeable landscaping along the side lot line is not anticipated to have significant impacts on drainage or the streetscape. The exiting driveway width is not out of character for the neighborhood, and does not dominate the front yard.

Subject to the recommended conditions of approval, the requested variances are desirable for the appropriate development of the land.

4. Minor in Nature

The requested variances to permit an increase in driveway width and reduction in the permeable landscaping along the side lot line are not anticipated to have significant adverse impacts on adjacent properties, drainage on the subject property, or dominate the front yard. Subject to the recommended conditions of approval, the variances are minor in nature.

Respectfully Submitted,

Rabia Ahmed

Rabia Ahmed, Planner I