



Report Committee of Adjustment

Filing Date: September 6, 2022

Hearing Date: December 6, 2022

File: A-2022-0290

**Owner/
Applicant:** SINGH SHOKAR, AMANDEEP SINGH SHOKAR, NEHA JAIN AND SHIKHA BEDI

Address: 6 OLIVIA MARIE ROAD

Ward: WARD 4

Contact: Mohammed Jalabi, Assistant Development Planner

Recommendations:

That application A-2022-0290 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 7.37m (24.18 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 sub-designated '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 7.37m (24.18 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 an excessive number of vehicles to be parked in front of the dwelling.

The proposed driveway width is approximately 0.66m (2.18ft.) greater than the permitted width as per the implementing Zoning by-law. This widened area of the driveway is not considered to dominate the front yard nor block access to the dwelling. Staff previously contacted the applicant requesting that permeable landscaping be re-instated to allow for landscaping and drainage. Following this discussion, the applicant agreed to reduce the existing driveway width of 9.78m (32.09 ft.) to 7.37m (24.18 ft.). Subject to the recommended conditions of approval, the requested variance is considered to maintain the general intent of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The variance is requested to permit an existing driveway width larger than the permitted width. The driveway width is not anticipated to negatively impact access to the rear or front of the property, nor does it significantly impact landscaping and drainage on the subject lands. Subject to the recommended conditions of approval, the variances are not anticipated to generate negative impacts on-site or off-site and can be desirable for the appropriate development of the land.

4. Minor in Nature

The proposed variance is not considered to dominate the front yard nor impact drainage as the applicant has agreed to reinstate permeable landscaping abutting the driveway, which will reduce concrete hardscaping and assist in mitigating any adverse impact with respect to drainage on the site. Subject to the recommended conditions of approval, the variances are considered to be minor in nature. Respectfully Submitted,

Mohammed Jalabi

Mohammed Jalabi- Assistant Development Planner