



## Report Committee of Adjustment

**Filing Date:** November 25, 2022

**Hearing Date:** January 3, 2022

**File:** A-2022-0381

**Owner/  
Applicant:** SANDEEP DHALI WAL AND DEVINDER DHALI WAL

**Address:** 88 KINGKNOLL DRIVE

**Ward:** WARD 4

**Contact:** Mohammed Jalabi- Assistant Development Planner

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### **Recommendations:**

That application A-2022-0381 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances 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 C (R1C-542)', according to By-law 270-2004, as amended.

#### Requested Variance:

The applicant is requesting the following variance:

1. To permit a driveway width of 9.55m (31.33 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22ft.).

**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 Fletchers Creek Secondary Plan (Area 24). The nature and extent of the proposed variance is 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 an existing driveway width of 9.55m (31.33 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 total existing driveway width is approximately 2.84m (9.33ft.) wider than what the by-law permits. This widened area of the driveway is not considered to dominate the front yard nor block access to the front entrance. 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 of 2.84 m (9.33 ft) wider than the permitted width. The driveway width is not anticipated to negatively impact access to the rear or front of the property. The subject property provides adequate landscaping and permeable surfaces, mitigating any adverse impacts to site drainage. Subject to the recommended conditions of approval, the variance is not anticipated to generate negative impacts on-site or off-site and is deemed desirable for the appropriate development of the land.

4. Minor in Nature

The variance requesting an increased driveway is not considered to dominate the front yard or impact drainage, as adequate landscaped area is maintained on the subject property. 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