



## Report Committee of Adjustment

**Filing Date:** December 15, 2022

**Hearing Date:** January 24, 2023

**File:** A-2022-0406

**Owner/  
Applicant:** MADHUPARNA DEBNATH AND SOTABDO

**Address:** 48 Deepcoral Court

**Ward:** WARD 1

**Contact:** Samantha Dela Pena, Assistant Development Planner

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**Recommendations:**

That application A-2022-0406 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. 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 Extended Zone (R2B-1189)', according to By-law 270-2004, as amended.

Requested Variances:

The applicant is requesting the following variance:

1. To permit a proposed driveway width of 5.20m (17.06 ft.) whereas the by-law permits a maximum driveway width of 4.9m (16.07 ft.)

## **Current Situation:**

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

The property is designated 'Residential' in the Official Plan and is further designated 'Medium Density Residential' in the Brampton Flowertown Secondary Plan (Area 6). 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**

The variance requests to permit a proposed driveway width of 5.20m (17.06 ft.) whereas the by-law permits a maximum driveway width of 4.9m (16.07 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 driveway width is 3.48m (11.41 ft). Both the existing and proposed driveway will consist of asphalt that are not considered to significantly impact drainage or contribute to a substantial loss of landscaped open space on the property. While the proposed driveway would not maintain the full front yard landscaping requirements, the proposed condition of the driveway continues to maintain the overall intent of the Zoning By-law, as the proposed widening does not dominate the front yard landscaped area and/or allow an excessive number of vehicles to be parked in the driveway. Subject to the recommended conditions of approval, the requested 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 requests to allow a proposed driveway width which exceeds the requirements of the Zoning By-law. While the proposed 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. Furthermore, approximately 1.15m of landscaping continues to be maintained on the right side of the driveway after the proposed widening.

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 to accommodate the proposed widened driveway maintains intent of the Zoning By-law and would be constructed with asphalt. 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,



Samantha Dela Pena, Assistant Development Planner