



Report Committee of Adjustment

Filing Date: September 9, 2023

Hearing Date: October 24, 2023

File: A-2023-0295

**Owner/
Applicant:** Karanpal Chahal

Address: 66 Pappain Crescent

Ward: 2

Contact: Megan Fernandes, Planning Technician

Recommendations:

That application A-2023-0295 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; and
 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 – Special Section 794 (R1C-794)', according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To permit a driveway width of 7.7m whereas the by-law permits a maximum driveway width of 6.71m.

Current Situation:

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

The subject property is designated as 'Residential' in the Official Plan and 'Low Density Residential' in the Snelgrove Heartlake Secondary Plan (Area 1). The requested variance has no impact within the context of the policies of the Official Plan and Secondary Plan, and maintains 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 7.7m whereas the by-law permits a maximum driveway width of 6.71m. 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 is 1m wider than the maximum permitted driveway provision within the by-law. The increased driveway width is not considered to significantly impact drainage or access to the property. Despite the increased width, the existing condition of the driveway is not out of character for the neighbourhood. Subject to the recommended conditions of approval, the variance maintains the general intent and purpose of the Zoning By-law. Subject to the recommended conditions of approval, the general intent and purpose of the Zoning By-law is maintained.

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 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 the existing driveway width is not anticipated to have a significant impact on drainage. Subject to the recommended conditions, the proposed variance is desirable for the appropriate development of the land.

4. Minor in Nature

The variance is requested to accommodate the existing site conditions for a widened driveway. 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,

Megan Fernandes

Megan Fernandes, Planning Technician

Appendix A - Site Visit Photo

