



Report Committee of Adjustment

Filing Date: October 13, 2023
Hearing Date: November 14, 2023

File: A-2023-0319

**Owner/
Applicant:** Harmandeep Singh Dhillon, Rubaldeep Kaur Dhillon

Address: 26 Lansdowne Drive

Ward: WARD 7

Contact: Charles Ng, Planner I

Recommendations:

That application A-2023-0319 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 the owner shall 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:

The applicant has submitted a Minor Variance Application to seek relief from driveway width requirements. Staff notes that the driveway extension is existing.

Existing Zoning:

The property is zoned 'Residential Single Detached B(1)' with Special Section 330 (R1B(1)-330), according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To permit a 8.5 metre wide driveway, whereas the by-law permits a maximum driveway width of 6.71 metres.

Current Situation:

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

The subject property is designated 'Residential' in the Official Plan, and further designated 'Low Density 1 Residential' in the Bramalea Secondary Plan (Area 3). In relation to the Council approved Brampton Plan, the subject property is designated as "Neighbourhoods" as per Schedule 2 – Designations. The 'Residential' designation in the Official Plan permits residential uses as well as other complementary uses. The 'Low Density 1 Residential' designation in the Secondary Plan permits single-detached and semi-detached dwelling units at a maximum density of 35 units per net residential hectare. The requested variance is not considered to have significant impacts within the context of the applicable planning policy framework.

Subject to the recommended conditions of approval, the requested 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 requested variance is to permit a driveway width of 8.5 metres (27.88 feet), whereas the by-law permits a maximum driveway width of 6.71 metres (22.01 feet). The intent of the by-law in regulating the maximum permitted driveway width is to ensure that the driveway does not significantly affect drainage, reduce the available landscaped area in the front yard in a manner that is undesirable, and that the driveway does not allow for an excessive number of vehicles to be parked on the subject property in a manner that is undesirable.

The requested variance represents an increase of the permitted driveway width by 1.79 metres (5.87 feet) and is not considered to significantly affect drainage, reduce the amount of available landscaped area in the front yard in a manner that would be considered undesirable, and is further not anticipated to increase vehicular parking on the subject property in a manner that would be considered undesirable.

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 subject property is located within an established low density residential neighbourhood that is largely characterized by single-detached dwellings with garages and driveways maintaining frontage onto the street. The proposed variance is not anticipated to significantly affect drainage, reduce the amount of landscaped area on the subject property in a manner that would be considered undesirable,

and the widened driveway is not anticipated to increase the number of vehicles parked on the subject property in a manner that would be considered undesirable. Furthermore, the requested variance is not anticipated to significantly affect the planned intent, function and character of the subject property, adjacent properties, or the neighbourhood.

Subject to the recommended conditions of approval, the requested variance is considered desirable for the appropriate development of the land.

4. Minor in Nature

The requested variance is to seek relief from driveway width requirements. The requested variance seeks to increase the width of the driveway by 1.79 metres (5.87 feet). The requested variance is not considered to significantly affect drainage, reduce the amount of available landscaped area in the front yard in a manner that would be considered undesirable, and is not anticipated to increase vehicular parking on the subject property in a manner that would be considered undesirable. Furthermore, the requested variance is not anticipated to affect the subject property, adjacent properties or the neighbourhood.

Subject to the recommended conditions of approval, the requested variance is considered minor in nature.

Respectfully Submitted,

Charles Ng

Charles Ng, Planner I

Appendix A:





