



## Report Committee of Adjustment

**Filing Date:** November 6, 2023  
**Hearing Date:** December 19, 2023

**File:** A-2023-0347

**Owner/  
Applicant:** Raisin Chaba

**Address:** 3 Carmel Crescent

**Ward:** WARD 10

**Contact:** Ramsen Yousif, Development Planner

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### **Recommendations:**

That application A-2023-0347 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. 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 – RIC, Special Section R1C-1770', according to By-law 270-2004, as amended.

#### Requested Variance:

The applicant is requesting the following variance:

1. To permit a driveway width of 8.2 metres, 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 as 'Residential' in the Official Plan and 'Low Density Residential 2' in the Vales of Castlemore North Secondary Plan (Area 49). The requested variances are not considered to have significant impacts within the context of the Official Plan policies. 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 request seeks to permit a constructed driveway width of 8.2 metres, whereas the by-law permits a maximum driveway width of 6.71 metres. The intent of the by-law in regulating the driveway width is to ensure that the driveway does not dominate the front yard landscaped area and/or allow for an excessive number of vehicles to be parked in front of the dwelling and to ensure that sufficient space is provided for drainage and that drainage on adjacent properties are not impacted.

The additional width is attributable to the addition of an existing decorative concrete on the southeast side of the driveway. In this case, the added width is not considered to allow for an excessive number of vehicles to be parked in front of the dwelling due to the inclusion of an elevated step leading to the front porch staircase. This design prevents the parking of vehicles directly in front of the staircase. Subject to the recommended conditions of approval, the variance maintains the general intent and purpose of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The variance is requested to permit an existing driveway width which exceeds the requirements of the Zoning By-law. While the total width of the driveway does not maintain the maximum requirements of the Zoning By-Law, the materials and design maintain a certain aesthetic quality which does not detract from the streetscape and limits the number of vehicles to be parked on the driveway. The property continues to maintain a substantial amount of landscaped area at the front of the property. Subject to the recommended conditions, the proposed variance is desirable for the appropriate development of the land.

4. Minor in Nature

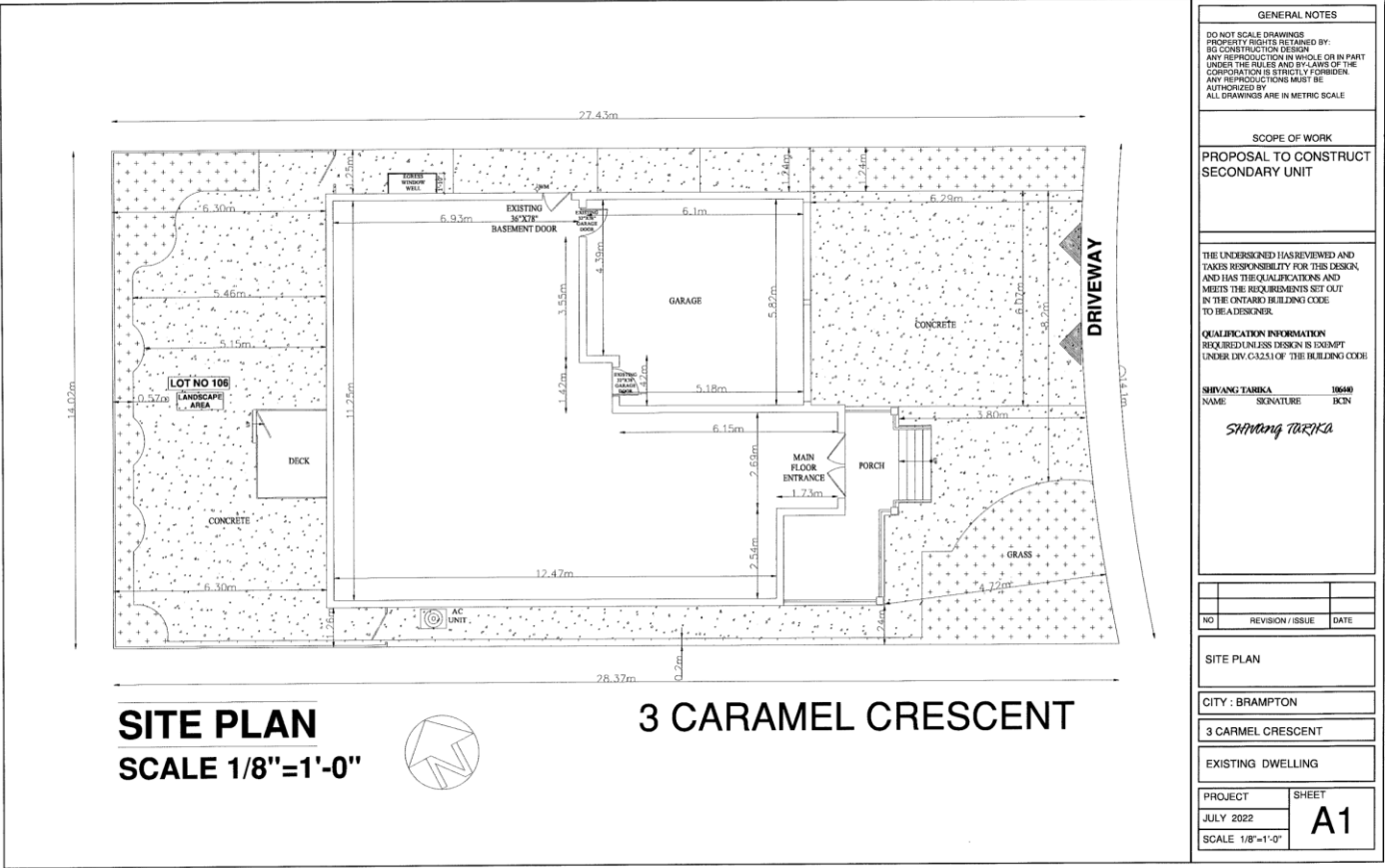
The requested variance to accommodate the proposed widened driveway maintains intent of the Zoning By-law. The visual impact of the driveway is minimal and not considered to impact drainage. Subject to the recommended conditions of approval, the variance is minor in nature.

Respectfully Submitted,

*Ramsen Yousif*

Ramsen Yousif, Development Planner

Appendix A – Site Plan



Appendix B – Site Visit Photos

