



Report Committee of Adjustment

Filing Date: May 13th, 2024
Hearing Date: June 18th, 2024

File: A-2024-0162
**Owner/
Applicant:** JASPREET KAUR & JAGTAR SINGH / SHIVANG TARIKA

Address: 12 Topiary Lane

Ward: WARD 6

Contact: Paul Brioux, Assistant Development Planner

Recommendations:

That application A-2024-0162 be refused.

Background:

Existing Zoning:

The property is zoned 'Residential Semi-Detached – Special Section 942 (R2A – 942)', according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variances:

1. To permit a parking space depth of 4.77m whereas the by-law requires a minimum parking space depth of 5.4m

Current Situation:

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

The property is designated 'Residential' in the Official Plan and 'Low / Medium Density' Fletchers Meadow Secondary Plan (Area 44). The requested variances are not considered to have significant impacts within the context of the Official Plan. The nature and extent of the proposed variances are considered to maintain the general intent and purpose of the Official Plan.

2. Maintains the General Intent and Purpose of the Zoning By-law

Variance 1 is requested to permit a parking space depth of 4.77m whereas the by-law requires a minimum parking space depth of 5.4m. The intent of the By-law in requiring a minimum parking space size, including depth, is to ensure that it is adequately sized to fit the majority of automobiles. The parking size reduction has been reviewed by Traffic Services staff and is not considered sufficient for parking. Although the width of the driveway would comply with the by-law, there is a potential that the depth is insufficient and leads to vehicle overhang on the City's right-of-way. Furthermore, the variance would allow vehicles to be parked in front of the dwelling's front porch potentially leading to complications with access to the entrance. Given these minimum standards and potential negative impacts the proposed variances are not considered to maintain the general intent of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The requested variances to permit a reduced parking space depth is not considered to be desirable due to the inability for current and future parking needs on site. The 4.77m requested parking space depth will not allow for appropriate function of the garage for parking use. Variance 1 is not considered desirable for the appropriate development of the land.

4. Minor in Nature

The applicant is requesting one variance for a reduced parking space depth. The resulting site conditions with a reduced parking depth is considered to negatively impact the function of the designated driveway. The variance is not considered to be minor in nature and it is recommended that it be refused.

Respectfully Submitted,

Paul Brioux

Paul Brioux, Assistant Development Planner

Appendix A

