



## Report Committee of Adjustment

**Filing Date:** May 27, 2024

**Hearing Date:** July 16, 2024

**File:** A-2024-0188

**Owner/  
Applicant:** Dalimchand Mangra and Roni Prabudial Mangra  
Anju Bhutani

**Address:** 7 Richgrove Drive

**Ward:** 10

**Contact:** Megan Fernandes, Assistant Development Planner

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### **Recommendations:**

That application A-2024-0188 be deferred to no later than the last hearing of September 2024.

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### **Background:**

#### Existing Zoning:

The property is zoned 'Residential Single Detached A – Special Section 1787 (R1A-1787)', according to By-law 270-2004, as amended.

#### Requested Variance:

The applicant is requesting the following variance:

1. To permit a driveway width of 16.86 metres, whereas the by-law permits a maximum driveway width of 9.14 metres.

### **Current Situation:**

The applicant is requesting a variance to permit a driveway width of 16.86 metres, whereas the by-law permits a maximum driveway width of 9.14 metres.

Upon a site visit and a review of the application, staff have concerns regarding the extent of the existing driveway and stamped concrete on the property. At its widest point, the driveway measures at a width of 16.86m extending beyond the front entrance, and tapers to an approximate width of

10.4m. Given the existing site conditions, Staff have advised the applicant that are unable to recommend support for the proposed variance. Staff have attempted to reach out to the applicant to work towards a solution that would be supportable by staff and can accommodate the Owner's concerns.

Staff recommend that the application be deferred to the September 2024 meeting to allow sufficient time for the applicant to address staff concerns regarding the permeable landscape strip on the property and provide a revised site plan. Staff have discussed the matter with the applicant and will be working closely with them to resolve any concerns prior to presenting a recommendation to the Committee of Adjustment

Respectfully Submitted,

*Megan Fernandes*

Megan Fernandes, Assistant Development Planner

Appendix A – Site Visit Photos



Appendix B – Property Boundaries

