

Filing Date: December 15, 2020

Hearing Date: January 26, 2021

File: A-2020-0157

**Owner/
Applicant:** **GIAN SINGH NAGRA, JASWINDER NAGRA, CHANVEER NAGRA
AND PRINCE NAGRA**

Address: **28 MARKEY COURT**

Ward: 10

Contact: Shelby Swinfield, Planner I

Recommendations:

That application A-2020-0157 is not supportable.

Background:**Existing Zoning:**

The property is zoned “Residential Single Detached E – Special Section 2398 (R1E-2398)” according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To permit a driveway width of 13.54m (44.42 ft.) whereas the by-law permits a maximum driveway width of 9.14m (30 ft.).

Current Situation:

1. **Conforms to the Intent of the Official Plan**

The property is designated “Residential” in the Official Plan and “Executive Residential” in the Vales of Humber Secondary Plan (Area 50). The requested variance is not considered to have significant impacts within the context of the Official Plan policies. The requested variance is considered to maintain the general intent of the Official Plan.

2. **Conforms to the Intent of the Zoning By-law**

The property is zoned “Residential Single Detached E – Special Section 2398 (R1E-2398)” according to By-law 270-2004, as amended.

The requested variance is to permit a driveway width of 13.54m (44.42 ft.) whereas the by-law permits a maximum driveway width of 9.14m (30 ft.).

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.

In the case of the subject property, there exists a three car garage, in addition to the existing driveway which is of a size that permits the parking of at least three vehicles. The requested extension of the driveway is intended to allow the parking of additional vehicles within the front yard of the dwelling. The requested extension exceeds the scope of what would be considered a walkway and will allow for an excessive number of vehicles to be parked in front of the dwelling.

The requested variance is not considered to maintain the general intent of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The requested variance is intended to allow a curb cut permit to be obtained to widen the driveway. The intention of this widening is to allow additional parking spaces to be located on the property, in addition to the existing three garage spaces and three spaces on the driveway. This will facilitate a high number of vehicles to be parked in front of the dwelling, which will detract from the overall aesthetic quality of the property. The requested variance is not considered to be desirable for the appropriate development of the land.

4. Minor in Nature

The requested variance proposes a 4.4 m (14.4 ft) increase to the existing driveway which is already capable of parking at least three vehicles. This increase will permit the parking of an excessive number of vehicles on the property, detracting from the aesthetic value of the property. The requested variance is not considered to be minor in nature.

Respectfully Submitted,

Shelby Swinfield

Shelby Swinfield, Planner I