

Filing Date: December 15, 2020
Date Application Amended: March 8, 2021
Hearing Date: March 30, 2021

File: A-2020-0157

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

Address: 28 MARKEY COURT

Ward: 10

Contact: Dana Jenkins, Development Planner

Recommendation:

That application A-2020-0157 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; and
2. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Background:

This application requesting a variance to exceed the maximum permitted driveway width was originally scheduled for consideration by Committee at the hearing of January 26, 2021. The applicants asked for and received a deferral from the Committee to consider alternative options. The application has since been amended to reduce the extent of the variance requested, now seeking to permit a driveway width of 11.14 metres (36.55 feet) rather than the 13.54 metres (44.42 feet) indicated in the original application.

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 applicants are requesting the following variance:

1. To permit a driveway width of 11.14 metres (36.55 feet) whereas the by-law permits a maximum driveway width of 9.14 metres (30 feet).

Current Situation:

1. Maintains the General Purpose and 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 does not create any concerns within the context of the policies of the Official Plan. The requested variance maintains the general intent and purpose of the Official Plan.

2. Maintains the General Purpose and 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 to the by-law is to permit a driveway width of 11.14 metres (36.55 feet) where the zoning by-law permits a maximum driveway width of 9.14 metres (30 feet).

The intent of the zoning by-law in regulating maximum driveway width is to ensure that driveways and vehicles do not dominate the streetscape and that residential areas maintain adequate landscaping.

In this instance, the existing driveway serves the three-car garage attached to the residence. The property is located on a generously-sized cul-de-sac which also accommodates snow storage, and therefore the request to increase the driveway width by 2 metres will not alter the general look of the area where there is already an abundance of pavement given the layout of the adjacent cul-de-sac bulb.

In addition, this is a large lot with significant street frontage, meaning that even with an increase in permitted driveway width, the majority of the lot frontage for the property will remain as landscaped area. Subject to the recommended conditions of approval, the requested variance is considered to maintain the general purpose and intent of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

Given the location and adjacent street layout, this request to allow an increase in permitted driveway width will not alter the character of the area or create any adverse impacts to the neighbourhood. Subject to the conditions of approval, the requested variance is considered to be desirable for the appropriate development of the land

4. Minor in Nature

The request to allow an increase to the maximum permitted driveway width for this property will have no impact. The variance is minor in nature.

Respectfully Submitted,

Dana Jenkins

Dana Jenkins, MCIP, RPP
Development Planner