



## Report Committee of Adjustment

**Filing Date:** July 24, 2022  
**Hearing Date:** August 23, 2022

**File:** A-2022-0243

**Owner/  
Applicant:** Sukhchain Singh

**Address:** 1 Messina Avenue

**Ward:** WARD 4

**Contact:** Simran Sandhu, Assistant Development Planner

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### **Recommendations:**

That application A-2022-0243 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 B (R1B-1280)', according to By-law 270-2004, as amended.

#### Requested Variances:

The applicant is requesting the following variances:

1. To permit a driveway width of 9.07m (29.76 ft.) whereas the by-law permits a maximum driveway width of 7.32m (24 ft.).

### **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 Residential' in the Bram West Secondary Plan (Area 40c). 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**

The variance is requested to permit a driveway width of 9.07m (29.76 ft.) whereas the by-law permits a maximum driveway width of 7.32m (24 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 excessive number of vehicles to be parked in front of the dwelling.

The existing concrete driveway was widened on both sides to a total driveway width of 9.07m (29.76 ft.). Therefore, the existing driveway is 1.75m (5.74 ft.) wider than what the by-law permits. The increased width is not considered to significantly impact drainage or contribute to a substantial loss of landscaped open space on the corner lot property. The property still maintains a considerable amount landscaping within the 2 lot frontages. While the driveway does not maintain the full front yard landscaping requirements of the corner lot, the existing conditions of the driveway are not out of character for the area. Subject to the recommended conditions of approval, the variance is considered to maintain the general intent and purpose of the Zoning By-law.

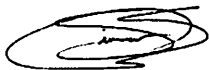
**3. Desirable for the Appropriate Development of the Land**

The variance is requested to allow an existing driveway width which exceeds the requirements of the Zoning By-law. While the driveway does not maintain the full landscaping requirements of the Zoning By-law, the materials and design maintain a certain aesthetic quality which does not detract from the streetscape. Furthermore, the subject property is a corner lot and a substantial amount of open landscaping is remaining on the two lot frontages despite the widened driveway. Subject to the recommended conditions of approval, the variances are considered desirable for the appropriate development of the land.

**4. Minor in Nature**

The requested variance is to accommodate the existing site conditions for a widened driveway. The widened driveway maintains intent of the Zoning By-law and is constructed with concrete. The visual impact of the driveway is minimal and not considered to impact drainage. Subject to the recommended conditions of approval, the requested variance is considered to be minor in nature.

Respectfully Submitted,



Simran Sandhu, Assistant Development Planner