



Report Committee of Adjustment

Filing Date: September 27, 2022

Hearing Date: October 25, 2022

File: A-2022-0315

**Owner/
Applicant:** SAAD ISHTIAQUE ISLAM AND FARAH- MEHREEN SHIRAZI

Address: 12 Halldorsan Trail

Ward: WARD 3

Contact: Paul Brioux, Planning Technician

Recommendations:

That application A-2022-0315 is supportable, subject to the following conditions:

1. That the extent of the variances be limited to that shown on the sketch attached to the Public Notice;
2. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Background:

Existing Zoning:

The property is zoned 'Residential Single Detached - R1C', according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To permit a driveway width of 7.81m (25.62 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 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 Density Residential' in the Fletcher's Creek South Secondary Plan (Area 24). The nature and extent of the proposed variance is 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 an existing driveway width of 7.81m (25.62 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.). The intent of the by-law in regulating driveway width is to ensure that driveways, and the potential parking of vehicles that driveways can accommodate, does not dominate the front of the lot or streetscape.

The width of the driveway does not result in a substantial loss of landscaped area on the subject property, nor does it dominate the lot frontage. The existing driveway width does not have negative impacts on drainage given a large permeable surface adjacent the driveway. The variance is therefore considered to maintain the general intent and purpose of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The variances are requested to permit an existing driveway width which exceeds the requirements of the Zoning By-law. The driveway width is not out of character with existing driveways in the area, nor does it detract from the streetscape. Given the adjacent permeable surfaces, the variances are not considered to have negative impacts to the property or adjacent properties. Subject to the recommended conditions of approval, the variances are considered desirable for the appropriate development of the land.

4. Minor in Nature

The variance to allow an increase in driveway width is not considered to create or facilitate any negative impacts. Subject to the recommended conditions of approval, the variance is deemed minor in nature.

Respectfully Submitted,

Paul Brioux

Paul Brioux, Planning Technician