



Report Committee of Adjustment

Filing Date: September 11, 2023

Hearing Date: October 24, 2023

File: A-2023-0286

**Owner/
Applicant:** SEWA SINGH BHELLA, PARKASH KAUR BHELLA & BALWINDER KAUR
BHELLA

Address: 89 Olde Town Road

Ward: WARD 5

Contact: Ellis Lewis, Assistant Development Planner

Recommendations:

That application A-2023-0286 be refused.

Background:

Existing Zoning:

The property is zoned 'Residential Single Detached C- Special Section 826 (R1C- 826)', according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To permit a driveway width of 7.92m (25.98 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22.02 ft.).

Current Situation:

1. Maintains the General Intent and Purpose of the Official Plan

The property is designated 'Residential' in the Official Plan and 'Residential- Medium Density' in the Fletcher's Creek Secondary Plan (Area 43). The requested variance is not considered to have significant impacts within the context of the Official Plan policies and 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 requested variance is to permit a driveway width of 7.92 metres (25.98 feet) whereas the by-law permits a maximum driveway width of 6.71 metres (22.02 feet). 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 to prevent the parking of an excessive amount of vehicles in front of the dwelling.

The existing driveway was widened on both the eastern and western portions of the lot, allowing for a total driveway width of 6.71 metres (22.02 feet) which would be 1.21 metres (3.11 feet) more than what is permitted. The widened driveway extends into the pathway leading to the front entrance of the home, constructing a space which would allow for multiple vehicles to be parked across the width of the extended driveway. This could eventually result in having obstructions placed in the path of travel to the front entrance of the dwelling. In addition, grass has been removed from the eastern portion of the front yard and as a result, the permeable landscaping on the property has been reduced, potentially leading to drainage issues on the subject land and adjacent properties. The requested variance does not maintain the general intent and purpose of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The requested variance is seeking to allow an existing driveway width that is larger than the 6.71 metres (22.02 feet) that is currently permitted, as per the Zoning By-law. Staff are not in support of permitting the driveway extension as it will accommodate the parking of additional vehicles, while significantly reducing the front yard landscaping. The widened driveway results in the addition of hardscaping which may limit drainage on the property. The increased driveway width and reduced permeable landscaping are not considered desirable for the appropriate development of the land.

4. Minor in Nature

The variance is requested to accommodate a widened driveway which would facilitate the parking of additional vehicles in front of the main entrance of the dwelling. The driveway extension provides enough space to allow for the parking of six vehicles while four automobiles were parked before. The width of the front yard according to the provided Site Plan is 11.47 metres wide (37.63 feet). The amount of grass that would still be located on the property would be only 2.46 metres wide (8.07 feet), accounting for 21% of the front yard. The increased driveway width results in the property being dominated by excessive hardscaping. The requested variance is not considered minor in nature.

Respectfully Submitted,

Ellis Lewis

Ellis Lewis, Assistant Development Planner

Appendix A:

