

Minor Variance Justification – Driveway Width

Properties: 314, 318, 322 Turquoise Street
Applicant: EDDY Property Management Inc.

Requested Relief:

To permit a driveway width of approximately 8.1 metres, whereas the Zoning By-law permits a maximum of 7.0 metres for lots with frontage between 12.0 m and 18.0 m.

The requested variance is minor in nature, maintains the general intent of the Zoning By-law and Official Plan, and represents appropriate and desirable development of the lands. The proposed driveway will include maintained landscaping and a clean design that fits within the existing streetscape.

1. Is the variance minor?

Yes. The requested increase of 1.1 metres is relatively small and does not significantly alter the overall character of the property or streetscape.

2. Is it desirable for the appropriate development of the land?

Yes. The wider driveway provides safe and functional parking for multiple vehicles, reduces reliance on on-street parking, and improves maneuverability.

3. Does it maintain the general intent of the Zoning By-law?

Yes. The proposal maintains landscaping on both sides and avoids excessive hard surface appearance while respecting the intent of the by-law.

4. Does it maintain the general intent of the Official Plan?

Yes. The proposal supports orderly residential development, safe access, and compatibility with the surrounding neighbourhood.

Supporting Notes:

Similar driveway widths exist in the surrounding area. The design will include clean borders and maintained landscaping to ensure an attractive streetscape.



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