



## Report Committee of Adjustment

**Filing Date:** May 16, 2024  
**Hearing Date:** June 18, 2024

**File:** A-2024-0168

**Owner/  
Applicant:** Christian Coulombe

**Address:** 8 Palgrave Crescent

**Ward:** 3

**Contact:** Megan Fernandes, Assistant Development Planner

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### **Recommendations:**

That application A-2024-0168 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. Should required works be undertaken by the City within the road right-of-way, the owner of the property is advised to remove any parked vehicles located in the impacted portion of the driveway for the duration of the works; and,
  3. 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)', according to By-law 270-2004, as amended.

#### Requested Variance:

The applicant is requesting the following variance:

1. To permit a parking space depth of 5.26 metres, whereas the by-law requires a minimum parking space depth of 5.4 metres.

## **Current Situation:**

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

The subject property is designated as 'Residential' in the Official Plan and 'Low Density Residential' in the Brampton Flowerton Secondary Plan (Area 6). In relation to Council Endorsed Brampton Plan 2023, the subject property is designated as 'Residential' (Schedule 1A – City Structure) and 'Neighbourhoods' (Schedule 2 - Designations). Furthermore, the property is located within a Mature Neighbourhood. The requested variance has no impact within the context of the policies of the Official Plan and Secondary Plan and maintains the general intent and purpose of the Official Plan.

### **2. Maintains the General Intent and Purpose of the Zoning By-law**

The property is zoned 'Residential Single Detached B (R1B)', according to By-law 270-2004, as amended.

The variance is requested to permit a parking space depth of 5.26 metres, whereas the by-law requires a minimum parking space depth of 5.4 metres. The intent of the By-law in requiring a minimum parking space depth is to ensure that sufficient space is provided for a parked vehicle.

The purpose of this application is to create an additional legal parking space for the subject property. The applicant widened the driveway to be able to provide 2 parking spaces side by side, however because of the existing site conditions, the proposed additional parking space will not meet the required length of 5.4 metres. The requested parking depth is approximately 0.14m less than the by-law permits. The applicant would like to be able to obtain a curb cut to widen the driveway, which width complies with the Zoning By-law, and recognize the new parking space. Traffic Services staff have reviewed the proposed reduced parking space depth and have deemed that the requested variance cannot be supported as it does not comply with the City's requirement for a parking space. Based on the aerial photograph depicting the approximate property lines (Appendix B), and a site visit conducted by staff, the existing driveway appears to be able to accommodate at least two (2) vehicles parked on the driveway and one (1) vehicle parked in the attached garage. While the subject property does not maintain the full parking requirements of the Zoning by-law, Planning staff are of the opinion that the parking of an additional vehicle on the existing driveway does not generate negative on site or off site impacts relating to vehicle overhang on the street or right-of-way. Subject to the recommend conditions of approval, the variance maintains the general intent and purpose of the Zoning By-law.

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

The variance is requested to permit parking space depth of 5.26 metres, whereas the by-law requires a minimum parking space depth of 5.4 metres. As a result of the orientation of the property, a portion of the existing driveway on the property is located outside of the property limits and is considered the City's Right-of-Way. Following a staff visit, staff observed sufficient space for additional vehicles to be parked on the existing driveway. The applicant is advised that they will be required to comply with By-law 93-93 which regulates use of highways and parking in the City of Brampton. Should required works be undertaken by the City within the road right-of-way, the owner of the property would be advised to remove the vehicle located in the that portion of the driveway for the duration of the works. Subject to

the recommended conditions, the proposed variance is desirable for the appropriate development of the land. Subject to the recommended conditions, the proposed variance is desirable for the appropriate development of the land.

4. Minor in Nature

The proposed reduced parking space is not anticipated to negatively impact the ability of a vehicle to be located within the space. Further, the proposed portion of the driveway to be widened will be in compliance with the maximum permitted width of the Zoning By-law. Subject to the recommended conditions of approval, the variance is considered minor in nature.

Respectfully Submitted,

*Megan Fernandes*

Megan Fernandes, Assistant Development Planner

Site Visit – Appendix A



Appendix B – Property Boundaries

