



Report Committee of Adjustment

Filing Date: May 17, 2024
Hearing Date: July 16 18, 2024

File: A-2024-0184

**Owner/
Applicant:** MANN SINGH KALER AND DHARMVEER KALER

Address: 20 Bridgend Crescent

Ward: WARD 10

Contact: Rajvi Patel, Planner I

Recommendations:

That application A-2024-0184 be refused.

Background:

Existing Zoning:

The property is zoned 'Residential Single Detached A (R1A-1708)', 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 4.79m, whereas the by-law requires a minimum parking space depth of 5.4m.

Current Situation:

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

The subject property is designated 'Residential' in the Official Plan and 'Low/ Medium Density Residential' in the Bram East Secondary Plan (Area 41).

As per the Regionally-Approved Brampton Plan the subject property is designated the following:

- Community Areas – Schedule 1A

- Neighbourhoods – Schedule 2

The requested variance is not considered to have significant impacts within the context of the Official Plan and Secondary 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 subject property is currently zoned 'Residential Single Detached A,' Special Section 1708 (R1A-1708), according to By-law 270-2004, as amended.

The variance is being requested to permit a parking space depth of 4.79m, whereas the by-law requires a minimum parking space depth of 5.4m. The intent of the By-law in requiring a minimum parking space depth is to ensure that adequate space is provided to accommodate the majority of automobiles. The proposed parking space depth reduction to 4.79m has been reviewed by Traffic Services Staff and is not considered to provide sufficient space for parking. Given these minimum standards, the proposed variance is not considered to maintain the general intent of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The requested variance to permit a reduced parking space depth is not considered to be desirable due to the inability to meet future parking needs on site. The proposed parking space depth of 4.79m will not allow for appropriate function of an extended driveway and vehicles will overhang on the City's right of way. Therefore, the variance is not considered desirable for the appropriate development of the land.

4. Minor in Nature

The applicant is requesting related to a proposed parking space. As provided in the sketch and application form, the owner is requesting a curb cut to widen their driveway to 9.14m. The proposed variance would result in insufficient parking depth space and would negatively impact the function of the designated parking space. The variance is not considered to be minor in nature and it is recommended that they be refused.

Respectfully Submitted,

Rajvi Patel

Rajvi Patel, Planner I

Appendix A – Existing Site Conditions

