



## Report Committee of Adjustment

**Filing Date:** November 22, 2024

**Hearing Date:** January 28, 2025

**File:** A-2024-0435

**Owner/  
Applicant:** Rajinderpal Singh, Sumandeep Kaur Singh  
Pavneet Kaur

**Address:** 4 Palm Tree Road

**Ward:** WARD 1

**Contact:** Emily Mailling, Planning Technician

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### Recommendations:

That application A-2024-0435 be refused.

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### Background:

This application has been submitted to facilitate the addition of a powder room on the main floor of the dwelling. The proposed modification would utilize space within the garage, necessitating the removal of a portion of the required parking area inside the garage.

### Existing Zoning:

The property is zoned 'Residential Special Section 1189 (R2B-SS 1189)', according to By-law 270-2004, as amended.

### Requested Variance:

The applicant is requesting the following variance:

1. To permit a total of 1 parking space whereas the by-law requires a minimum of 2 parking spaces.

### Current Situation:

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

The subject property is designated as 'Community Areas' (Schedule 1A – City Structure) and 'Neighbourhood' (Schedule 2 – Designations) in the Brampton Plan. On May 16th, 2024, the Region of Peel formally issued a notice of approval with modifications for the City of Brampton's new Official Plan, known as the 'Brampton Plan.' The Plan was scheduled to take effect on June 6th, 2024, except for any sections that may be subject to appeal. Schedules 1A and 2 have been appealed on a city-wide basis and therefore the 2006 Official Plan designations are in effect until the appeal is resolved.

The property is designated 'Residential' in the Official Plan and 'Low Density 1 Residential' in the Brampton Flowertown Secondary Plan (Area 6). The requested variance is not considered to have significant impacts within the context of the Official Plan policies. The requested 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 a total of 1 parking space whereas the by-law requires a minimum of 2 parking spaces. The intent of the By-law in requiring a minimum amount of parking spaces for a residential dwelling is to ensure parking needs are met for the dwelling ensuring that overflow of vehicles are not offloaded onto City streets. The resulting parking space dimension has been reviewed by Traffic Services staff and is not considered sufficient for minimum parking requirements for residential dwellings. The residential dwelling would have one available parking space to meet the needs of the existing and future residents. Given these standards the proposed variances are not considered to maintain the general intent of the Zoning By-law.

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

The requested variance is to permit a total of 1 parking space whereas the by-law requires a minimum of 2 parking spaces. The reduction in parking has been reviewed by Traffic Services Staff and is not considered to provide a sufficient amount of parking for the site. Planning staff are of the opinion that the minimum requirement of two parking spaces should be maintained on the property in perpetuity. Due to the insufficient amount of prescribed parking spaces for the existing dwelling the variance is not considered desirable for the appropriate development of the land.

## 4. Minor in Nature

The applicant is requesting a variance to permit a total of 1 parking space whereas the by-law requires a minimum of 2 parking spaces. Through the restriction of the amount of parking spaces that can be provided on site staff note parking requirements can not be met and are of the opinion that this will result in an increased demand for overnight vehicle street parking. Due to these concerns staff note that the variance is not considered to be minor in nature and it is recommended that it be refused.

Respectfully Submitted,

*EMailling*

Emily Mailling, Planning Technician

## Appendix A: Site Visit Photos

