



Report Committee of Adjustment

Filing Date: July 8, 2021
Hearing Date: August 3, 2021
File: A-2021-0158
**Owner/
Applicant:** THE REGIONAL MUNICIPALITY OF PEEL
Address: 9996 Kennedy Road North
Ward: WARD 1
Contact: François Hémon-Morneau, Planner I

Recommendations:

That application A-2021-0158 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
 2. That the requirement for parking for any combination of uses permitted within the 'A' zone shall not exceed 35 parking spaces to ensure that the permissions granted by the variance do not create a further parking reduction should the uses on the site be altered, altering the ultimate parking requirement; 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 Agricultural (A), according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To provide 33 parking spaces on site whereas the by-law requires a minimum of 35 parking spaces resulting from a proposal to expand the existing child care operation, operated by the YMCA of Greater Toronto.

Current Situation:

The existing tenant, the YMCA of Greater Toronto, which operates as a legal non-conforming use, intends to expand the child care operation by approximately 133 sq. m into recently vacated space previously occupied by the Region of Peel, the existing owner of the building. The existing parking lot has a total of 33 parking spaces. Permission is requested to expand the existing legal non-conforming use of the property as a Child Care Centre by converting the recently vacated Region of Peel space into additional child care space and to seek relief from the zoning By-Law which requires a total of 35 parking spaces.

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

The subject property is designated "Residential" in the Official Plan and "Medium Density Residential" in the Brampton Flowerstown Secondary Plan (Area 6). The nature and extent of the proposed variance, subject to the recommended conditions of approval, maintains 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 provide 33 parking spaces on site whereas the by-law requires a minimum of 35 parking spaces resulting from a proposal to expand the existing child care operation, operated by the YMCA of Greater Toronto. The intent of the by-law in requiring a minimum amount of parking for a property is to ensure that the use is adequately served. The proposed reduction in parking is not anticipated to negatively impact the provision of parking for the site given that the reduction is less than 10% of the overall requirement. The variance is considered to maintain the general intent and purpose of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The proposed reduction of 2 parking spaces is minor and not anticipated to create on-site or off-site impacts. A condition of approval is recommended that the requirement for parking for any combination of uses permitted within the 'A' zone shall not exceed 35 parking spaces to ensure that the permissions granted by the variance do not create a further parking reduction should the uses on the site be altered, altering the ultimate parking requirement. The variance is considered to be desirable for the appropriate development of the land.

4. Minor in Nature

The variance proposes a two parking space reduction for the site which represents less than 10% of the overall requirement for parking for the site. The parking requirement is due to a 133 sq. m expansion of the child care operation by approximately. The reduction is not anticipated to negatively impact the overall parking on the site. Variance 3 is considered minor in nature.

Respectfully Submitted,

François Hémon-Morneau

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