



## Report Committee of Adjustment

**Filing Date:** June 8, 2022  
**Hearing Date:** July 12, 2022

**File:** A-2022-0191

**Owner/  
Applicant:** NAVDEEP GHUMAN

**Address:** 37 Hubbell Road

**Ward:** WARD 6

**Contact:** François Hémon-Morneau, Planner I

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### Recommendations:

That application A-2022-0191 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. The owner must obtain a Road Occupancy and Access Permit from the City of Brampton's Road Maintenance & Operations Section at least two weeks prior to construction of works within the city's road allowance; 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 4.91m (16.10 ft.) to facilitate a curb cut whereas the by-law requires a minimum parking space depth of 5.4m (17.72 ft.).

### Current Situation:

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

The property is designated 'Residential' in the Official Plan and 'Low/Medium Density' in the Bram West Secondary Plan (Area 40d). The requested variance has no impact within the context of the policies of the Official Plan. The general intent and purpose of the Official Plan is maintained.

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

A variance is requested to permit a parking space depth of 4.91m (16.10 ft.) to facilitate a curb cut whereas the by-law requires a minimum parking space depth of 5.4m (17.72 ft.). The intent of the By-law in requiring a minimum parking space depth is to ensure sufficient space is provided for a parked vehicle.

The existing driveway was extended by 1.5m (4.92 ft.) in a manner that complies with the Zoning By-law requirements for driveway width. The variance is required because the owners of the property are seeking a curb cut to facilitate the parking of a vehicle on the driveway. Given the depth of the driveway, the request to permit a parking space having a reduced minimum depth is not anticipated to create negative impacts or restrict the ability for vehicles to park on the driveway. Staff do not anticipate vehicle overhang on the City's right-of-way. The requested 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 variance to reduce the minimum depth required for a parking space is not anticipated to create negative impacts on-site or off-site. The owner is advised that a Road Occupancy and Access Permit from the City of Brampton's Road Maintenance & Operations Section must be obtained at least two weeks prior to construction of works within the city's road allowance. Subject to the recommended conditions of approval, the requested variances are considered desirable for the appropriate development of the land.

4. Minor in Nature

The variance to reduce the parking space depth will facilitate the approval of a curb cut application. The variance is not anticipated to negatively impact the property or the right-of-way. The requested variance is considered minor in nature.

Respectfully Submitted,

*François Hémon-Morneau*

François Hémon-Morneau, Planner I