



Report Committee of Adjustment

Filing Date: January 5th, 2023

Hearing Date: March 7th, 2023

File: A-2023-0003

Owner/

Applicant: POOJA SHRESTHA AND JIVESH THAPA CHHETRI

Address: 37 VALONIA DRIVE

Ward: WARD 1

Contact: Samantha Dela Pena, Assistant Development Planner

Recommendations:

That application A-2023-0003 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. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.
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Background:

The applicant is proposing to use the existing single detached garage as a storage area. As such, the applicant has submitted the following minor variance application to seek relief in order to reduce the minimum required parking spaces for a principal dwelling unit.

Existing Zoning:

The property is zoned 'Residential Single Detached D Special Section 463 (R1D-463)', according to By-law 270-2004, as amended.

Requested Variances:

The applicant is requesting the following variances:

1. To permit one (1) parking space for a principal unit, whereas the by-law requires two (2) parking spaces for a principal unit.

Current Situation:**1. Maintains the General Intent and Purpose of the Official Plan**

The property is designated 'Residential' in the Official Plan and further designated 'Medium Density Residential' in the Brampton Flowertown Secondary Plan (Area 6). The requested variances are not considered to have significant impacts within the context of the Official Plan policies. Subject to the recommended conditions of approval, the requested variances are 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 one (1) parking space for a principal unit, whereas the by-law requires two (2) parking spaces for a principal unit in order to use the existing single garage for storage purposes. The intent of the by-law in requiring a minimum number of parking spaces to be provided is to ensure that sufficient parking is provided for the principal unit. As at least one (1) existing parking space is provided in the driveway, staff are of the opinion that sufficient parking for the principal unit is maintained. Furthermore, as per site visit by staff, the existing driveway appears to be able to accommodate at least two (2) parking spaces (see Appendix A). Subject to the recommended conditions of approval, 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

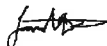
The variance is requested to allow one (1) parking space for a principal unit, whereas the by-law requires two (2) parking spaces for a principal unit. While the subject property does not maintain the full parking requirements of the Zoning By-law, the existing driveway allows for provided parking spaces sufficient for the principal dwelling unit, as the applicant has confirmed that only a total of two (2) vehicles will be parked on the property. The parking located on the driveway would also not be out of character for the area, as site visit by staff determined that neighboring properties with similar driveway sizes also provide two (2) or more parking spaces located in the driveway. Moreover, as the proposed storage use will be located within the garage and not visible to the public there are no anticipated negative visual impacts to neighboring properties.

4. Minor in Nature

The requested variance is to accommodate existing site conditions for reduced parking requirements. The proposed one (1) parking space for a principal unit maintains intent of the Zoning By-law and the existing driveway provides sufficient parking for the principal unit. Furthermore, there is no visual impact to the subject property and/or the streetscape as a result of the proposed storage.

Subject to the recommended conditions of approval, the requested variance is considered to be minor in nature.

Respectfully Submitted,



Samantha Dela Pena, Assistant Development Planner

Appendix A:

