



# G-force Urban Planners

To,  
Secretary Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, ON  
L6Y 4R2

May 13, 2024

Regarding: 12 JANETVILLE STREET, BRAMPTON - Application for Minor variance.

Hello,

G-Force Urban Planners is pleased to apply for a Minor Variance for the property municipally addressed as 12 JANETVILLE STREET, BRAMPTON, Brampton, ON, L6S 2A3.

The owner wishes to extend his garage to accommodate additional cars in the garage. The decision for additional garage space is to accommodate all his vehicles as an added precaution against theft. He also wishes to make provision for an additional F-150 Ford truck to be parked in the garage along with the other cars that he owns. The owner intends to purchase the truck after his application for Minor Variance is successful.

The angle of the lot lines is acute in front and broad at the rear lot line. Extending the garage towards the front yard affects the side yard setback and reduces it to 0.92m. The other interior side yard setback of 3.72m is sufficient for fire access to the rear.

**The following Minor variance is requested:**

1. TO PERMIT A REDUCED SIDE YARD (INTERIOR) SETBACK OF 0.92M WHEREAS THE ZONING BYLAW 270-2004 AS AMENDED REQUIRES AN INTERIOR SETBACK OF 1.80M

The subject lands are designated 'Residential' in the Official Plan and are zoned as 'Residential (R1A-Special Section 1806) according to By-law 270-2004, as amended. No change in the permitted use is required.

In our opinion, the Minor variance is in alignment with the general intent and purpose of the Zoning By-law and the Official Plan. The proposal is also desirable and the variance is minor in nature.

The requested variance meets the four tests of a minor variance and represents a balanced approach to the development of the site.

Should you need further clarification or information, please feel free to contact us via email or phone. We appreciate your attention to this matter and trust you'll consider favorably.

With warm regards,



Manni Chauhan,  
MCIP RPP Principal,  
G-force Urban Planners & Consultants,  
Suite 401, 2800 Skymark Ave, Mississauga, ON L4W 5A6.



The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, City of Brampton.

**APPLICATION**

**Minor Variance or Special Permission**

(Please read Instructions)

**NOTE:** It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law **270-2004**.

1. **Name of Owner(s)** PUSHAP JINDAL  
**Address** 12 JANETVILLE STREET, BRAMPTON, L6P 2A3  
**Phone #** 4164508242 **Fax #** \_\_\_\_\_  
**Email** PUSHAPJINDAL@GMAIL.COM

2. **Name of Agent** MANNI CHAUHAN, MCIP, RPP, FITP(I)  
**Address** SUITE #401, 2800 SKYMARK AVENUE, MISSISSAUGA, ON, L4W 5A6  
**Phone #** 6472969175 **Fax #** \_\_\_\_\_  
**Email** MANNI@GFORCEPLANNERS.CA

3. **Nature and extent of relief applied for (variances requested):**  
TO PERMIT REDUCED SIDE YARD (INTERIOR) SETBACK OF 0.92M WHEREAS THE ZONING BYLAW 270-2004 AS AMENDED REQUIRES A INTERIO SETBACK OF 1.80M

4. **Why is it not possible to comply with the provisions of the by-law?**  
THE OWNER WISHES TO EXTEND HIS GARAGE TO ACCOMMODATE 2 MORE CARS IN THE GARAGE  
THE DECISION FOR ADDITIONAL GARAGE SPACE IS TO ACCOMMODATE ALL HIS VEHICLES AS AN ADDED PRECAUTION AGAINST THE  
HE ALSO WISHES TO MAKE PROVISION FOR A F-150 TRUCK HE INTEND PURCHASING AFTER THE CONSTRUCTION OF THE GARAGE  
PROVIDE HIS APPLICATION FOR MINOR VARIANCE IS SUCCESSFUL. THE ANGLE OF THE LOT LINES IS ACUTE IN FRONT AND  
BRODENAT THE REAR LOT LINE. BY EXTENDING THE GARAGE THE SIDE YARD SETBACK IS AFFECTED AND REDUCED TO 0.92M  
THE OTHER INTERIOR SIDE YARD IS 3.72M WHICH IS SUFFICIENT FOR FIRE ACCESS TO THE REAR

5. **Legal Description of the subject land:**  
**Lot Number** PART 1, PLAN OF LOT 1  
**Plan Number/Concession Number** PLAN 43M-1633  
**Municipal Address** 12 JANETVILLE STREET, BRAMPTON, L6P 2A3

6. **Dimension of subject land (in metric units)**  
**Frontage** 30M  
**Depth** \_\_\_\_\_  
**Area** 56M  
1240 MTS SQR

7. **Access to the subject land is by:**  
 Provincial Highway  
 Municipal Road Maintained All Year  
 Seasonal Road  
 Other Public Road

0. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land:

2 STOREY RESIDENTIAL BUILDING

Horizontal lines for details of existing buildings.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

GARAGE EXTENSION TOWARDS FRONT YARD

Horizontal lines for details of proposed buildings.

1. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

EXISTING

Front yard setback 6.84m
Rear yard setback 12.6m
Side yard setback 2.07M
Side yard setback 2ND INTERIOR 3.72M

PROPOSED

Front yard setback 6.84M
Rear yard setback 12.06M
Side yard setback INTERIOR 0.92 (PROPOSED)
Side yard setback 2ND INTERIOR 3.72M

0. Date of Acquisition of subject land: OCTOBER 2014

1. Existing uses of subject property: 2 STOREY RESIDENTIAL BUILDING

2. Proposed uses of subject property: RESIDENTIAL

3. Existing uses of abutting properties: RESIDENTIAL

4. Date of construction of all buildings & structures on subject land: 2009

5. Length of time the existing uses of the subject property have been continued: 15 YEARS

16. (a) What water supply is existing/proposed?

Municipal [X]
Well [ ]
Other (specify)

(b) What sewage disposal is/will be provided?

Municipal [X]
Septic [ ]
Other (specify)

(c) What storm drainage system is existing/proposed?

Sewers [X]
Ditches [ ]
Swales [ ]
Other (specify)

MAHARAJA JAIWANT CHAUHAN

Joint Commissioner

Revenue Department

Government of Punjab

Amritsar

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes No

If answer is yes, provide details: File # \_\_\_\_\_ Status \_\_\_\_\_

18. Has a pre-consultation application been filed?

Yes No

19. Has the subject property ever been the subject of an application for minor variance?

Yes No  Unknown

If answer is yes, provide details:

File # \_\_\_\_\_ Decision \_\_\_\_\_ Relief \_\_\_\_\_  
File # \_\_\_\_\_ Decision \_\_\_\_\_ Relief \_\_\_\_\_  
File # \_\_\_\_\_ Decision \_\_\_\_\_ Relief \_\_\_\_\_

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF MISSISSAUGA  
THIS 13<sup>th</sup> DAY OF May, 2024.

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, Nannj Chankhan, OF THE City OF Mississauga  
IN THE Region OF Peel SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE  
City OF Mississauga  
IN THE Region OF  
Peel THIS 13 DAY OF  
May, 2024.

Signature of Applicant or Authorized Agent

**JAIVEER CHAUNAN**  
A Commissioner, etc.,  
Province of Ontario,  
While a Barrister and Solicitor

LSO#75409F

FOR OFFICE USE ONLY

Present Official Plan Designation:

RESIDENTIAL

Present Zoning By-law Classification:

RESIDENTIAL (R1A)-1806

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

Connor Cowan  
Zoning Officer

2024-05-17  
Date

**PERMISSION TO ENTER**

To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 12 JANETVILLE STREET, BRAMPTON, L6P 2A3

I/We, PUSHAP JINDAL

please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject land, hereby authorize the Members of the City of Brampton Committee of Adjustment and City of Brampton staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to the attached application for Minor Variance and/or consent.

Dated this 13TH day of MAY

, 2024 May 13, 2024

*Pushap Jindal*

Pushap Jindal (May 13, 2024 11:54 EDT)

(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(where the owner is a firm or corporation, please print or type the full name of the person signing.)

**NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.**

**NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION**

**APPOINTMENT AND AUTHORIZATION OF AGENT**

To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 12 JANETVILLE STREET, BRAMPTON, L6P 2A3

I/We, PUSHAP JINDAL

please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject lands, hereby authorize

MANNI CHAUHAN, MCIP, RPP. FITP(I)

please print/type the full name of the agent(s)

to make application to the **City of Brampton Committee of Adjustment** in the matter of an application for **minor variance** with respect to the subject land.

Dated this 13TH day of MAY

, 2024May 13, 2024

*Pushap Jindal*

Pushap Jindal (May 13, 2024 11:54 EDT)

(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(where the owner is a firm or corporation, please print or type the full name of the person signing.)

**NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.**








# Application Form (Minor Variance-FOR SIGN)\_2024

Final Audit Report

2024-05-13

Created:	2024-05-13
By:	Manni Chauhan (manni@gforceplanners.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAA_hGyP6fgH1KW9dXIDpEvmnHZQwLcSvls

## "Application Form (Minor Variance-FOR SIGN)\_2024" History

-  Document created by Manni Chauhan (manni@gforceplanners.ca)  
2024-05-13 - 3:50:27 PM GMT
-  Document emailed to Pushap Jindal (pushapjindal@gmail.com) for signature  
2024-05-13 - 3:53:15 PM GMT
-  Email viewed by Pushap Jindal (pushapjindal@gmail.com)  
2024-05-13 - 3:54:07 PM GMT
-  Document e-signed by Pushap Jindal (pushapjindal@gmail.com)  
Signature Date: 2024-05-13 - 3:54:48 PM GMT - Time Source: server
-  Agreement completed.  
2024-05-13 - 3:54:48 PM GMT





JINDAL HOUSE

# GARAGE EXTENSION

12 JANETVILLE STREET - BRAMPTON, ONTARIO



EXISTING HOME



PROPOSED GARAGE EXTENSION

**PRECISE**  
DESIGN VISUALIZATION STUDIO

info@byprecise.com  
www.byprecise.com

**MARTINELLO**  
DESIGNS

martinellodesign@gmail.com  
www.martinello.biz

No.	Description	Date
1	ISSUED FOR MINOR VARIANCE	MAY 15/24

Jindal House  
**Garage Extension**  
12 Janetville Street, Brampton, Ont.

## COVER

Project number 24-120  
Date MARCH 2024  
Drawn by FM  
Checked by PJ

A000

Scale

**SURVEYOR'S REAL PROPERTY REPORT  
PART 1  
PLAN OF LOTS 1 AND 2  
PLAN 43M-1633**

**CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEELE**

SCALE 1:300

1.0m 5m 10m 20metres

RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DOCUMENTS RELEASED PURSUANT TO A REQUEST UNDER THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT R.S.O. 1996: 164

COPYRIGHT ACT R.S. 1985, c. C-42 APPLIES TO THE USE AND REPRODUCTION OF THESE DOCUMENTS

**PART 2 (SURVEY REPORT)**

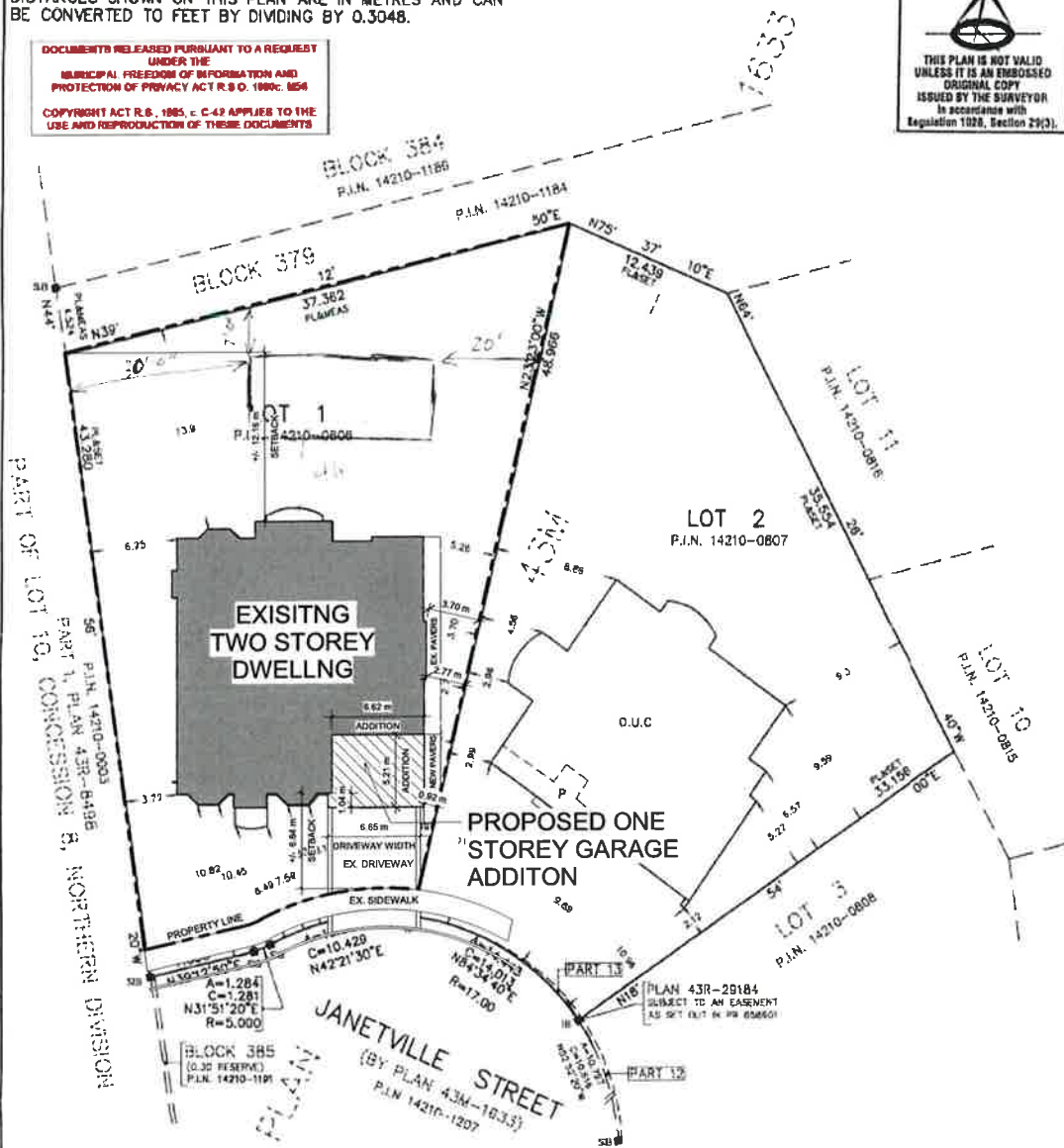
REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: PART OF LOT 2 DESIGNATED AS PART 13, PLAN 43R-20184 SUBJECT TO AN EASEMENT AS SET OUT IN PR 658901  
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS



ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
1531511



THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1028, Section 29(3).



**NOTES**

- Q DENOTES MONUMENT SET
- R DENOTES MONUMENT FOUND
- S DENOTES STANDARD IRON BAR
- B DENOTES IRON BAR
- Z.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P DENOTES PLAN 43M-1633
- P.I.A. DENOTES PROPERTY IDENTIFIER NUMBER
- P DENOTES PORCH

ALL FOUND MONUMENTS BY J. D. BARNES LIMITED, O.L.S.  
ALL RES TO CONCRETE FOUNDATIONS

BEARINGS ARE GRID AND ARE REFERRED TO THE NORTHWEST CORNER OF JANETVILLE STREET AS SHOWN ON PLAN 43M-1633 HAVING A BEARING OF N39°12'50"

THIS REPORT WAS PREPARED FOR INDICATED HOMES AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.  
SEARCH: PLAN 43M-1633 & 12040 BEARING 1:10,000

**SURVEYOR'S CERTIFICATE**

1. I CERTIFY THAT:
  1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
  2. THE SURVEY WAS COMPLETED ON THE 27<sup>TH</sup> DAY OF Aug., 2004

DATE Sept. 24<sup>th</sup> 2004

*J. D. Barnes*  
J. D. BARNES  
ONTARIO LAND SURVEYOR

**rpe RADY-PENTEK & EDWARD SURVEYING LTD.**  
ONTARIO LAND SURVEYORS  
465 WILSON AVENUE, DOWNSVIEW, ONTARIO  
Tel: (416) 635-5000 Fax: (416) 632-5001  
Website: www.rpe.com  
DRAWN: V.K. CHECKED: T.S.  
CAD FILE: No.1633-1 JOB No: 04-136

Zoning By-Law 270 - 2004 ZONE CODE: R1A-1806 (RESIDENTIAL)		
	REQUIRED:	PROVIDED:
MIN. LOT AREA:	892 SM	1,240 SM (EXISTING)
MIN. LOT WIDTH (INTERIOR LOT):	21.0 M	21.0 M (EXISTING)
MIN. LOT WIDTH (CORNER LOT):	22.8 M	N/A
MIN. LOT DEPTH:	42.5 M	43.28 M (EXISTING)
MIN. FRONT YARD DEPTH:	4.5 M	5.8 M (EXISTING)
MIN. REAR YARD DEPTH:	7.5 M	12.16 M (EXISTING)
MIN. EXTERIOR SIDE YARD WIDTH:	3.0 M	3.72 M (EXISTING)
MIN. INTERIOR SIDE YARD WIDTH:	1.5 M (1ST STOREY) 1.8 M (2ND STOREY)	0.92 M (PROPOSED)* 4.0 M (EXISTING)
MAX. DRIVEWAY WIDTH:	9.0 M	6.65 M (EXISTING)
MAX. GARAGE PROJECTION:	1.5 M	1.04 M (PROPOSED)
MAX. PORCH ENCROACHMENT:	2.0 M	1.04 M (EXISTING)

**PRECISE**  
DESIGN VISUALIZATION STUDIO

info@byprecise.com  
www.byprecise.com

**MARTINELLO**  
DESIGNERS

martinellodesign@gmail.com  
www.martinello.biz

No.	Description	Date
1	ISSUED FOR MINOR VARIANCE	MAY 10/24

Jindal House  
Garage Extension  
12 Janetville Street, Brampton, Ont.

**SITE SURVEY**

Project number 24-120  
Date MARCH 2024  
Drawn by FM  
Checked by PJ

**A001**  
Scale As indicated

1 Site Survey  
1:200



No.	Description	Date
1	ISSUED FOR MINOR VARIANCE	MAY 10/24

**Jindal House  
Garage Extension**

12 Janetville Street, Brampton, Ont.

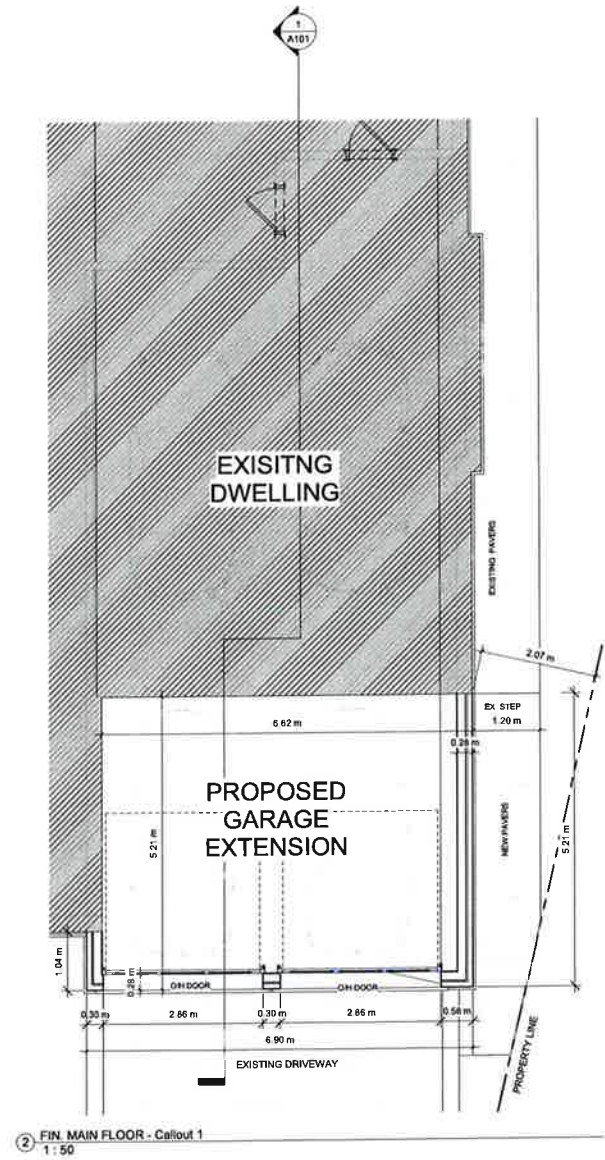
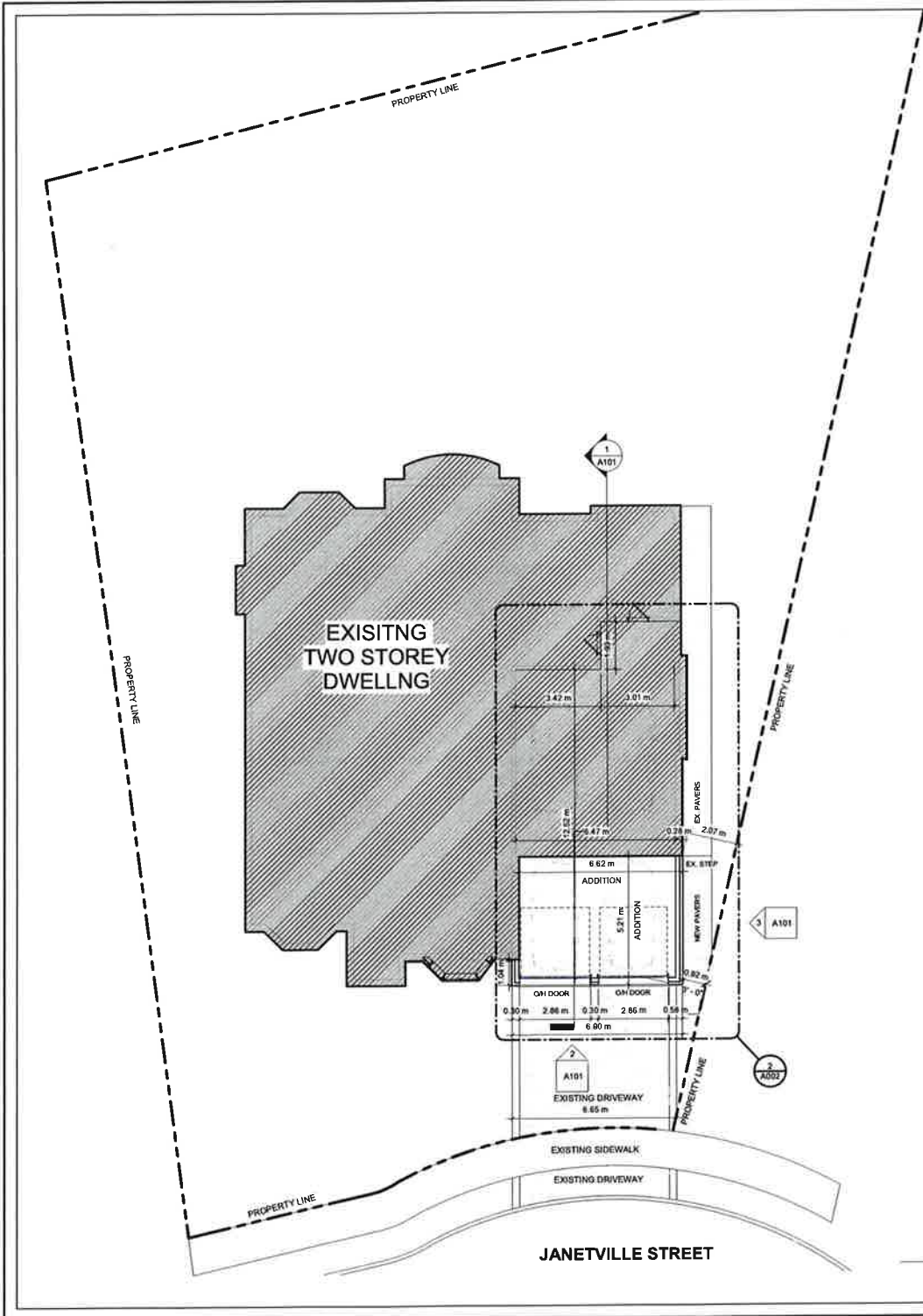
**Site Plan**

Project number 24-120  
Date MARCH 2024  
Drawn by FM  
Checked by PJ

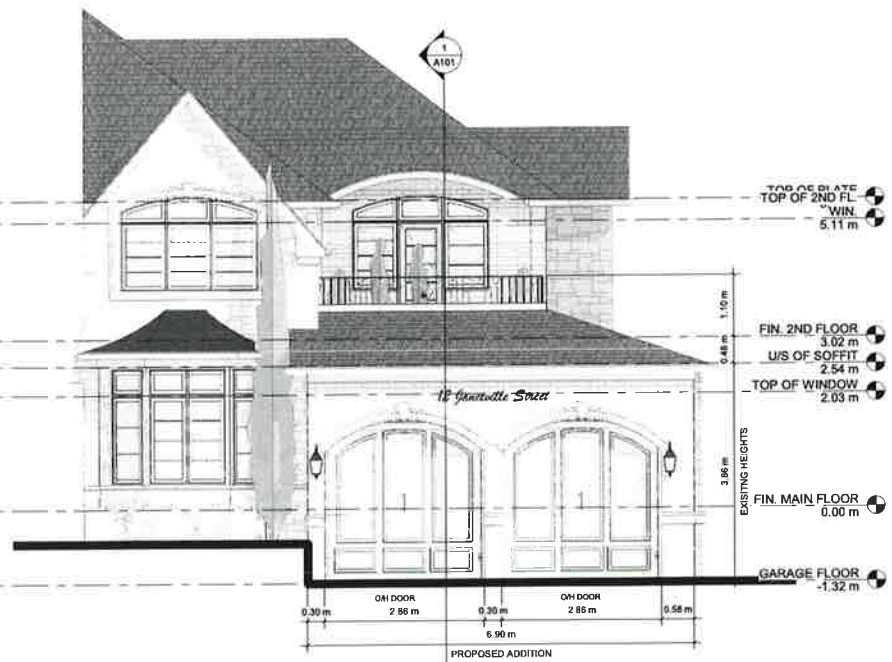
**A002**

Scale As indicated

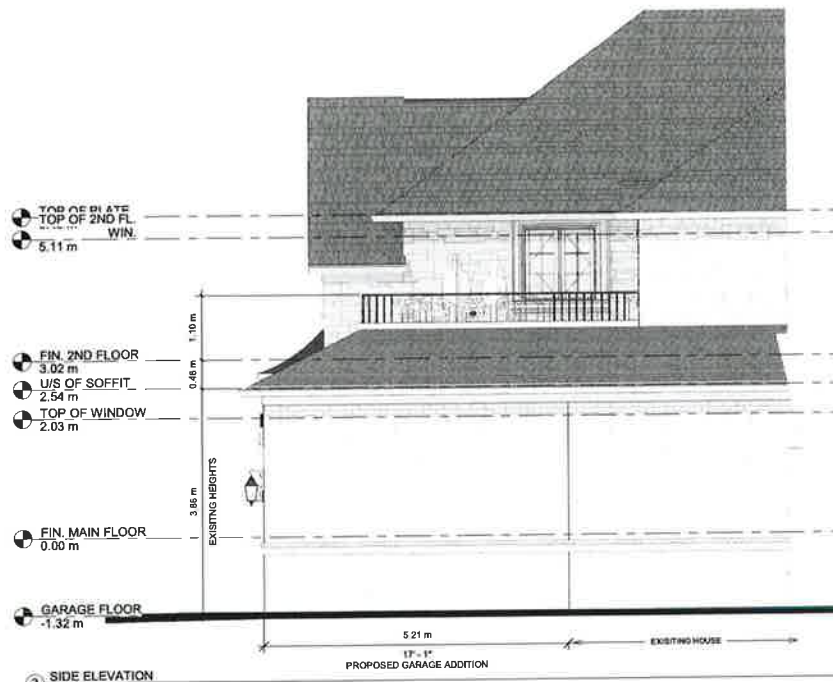
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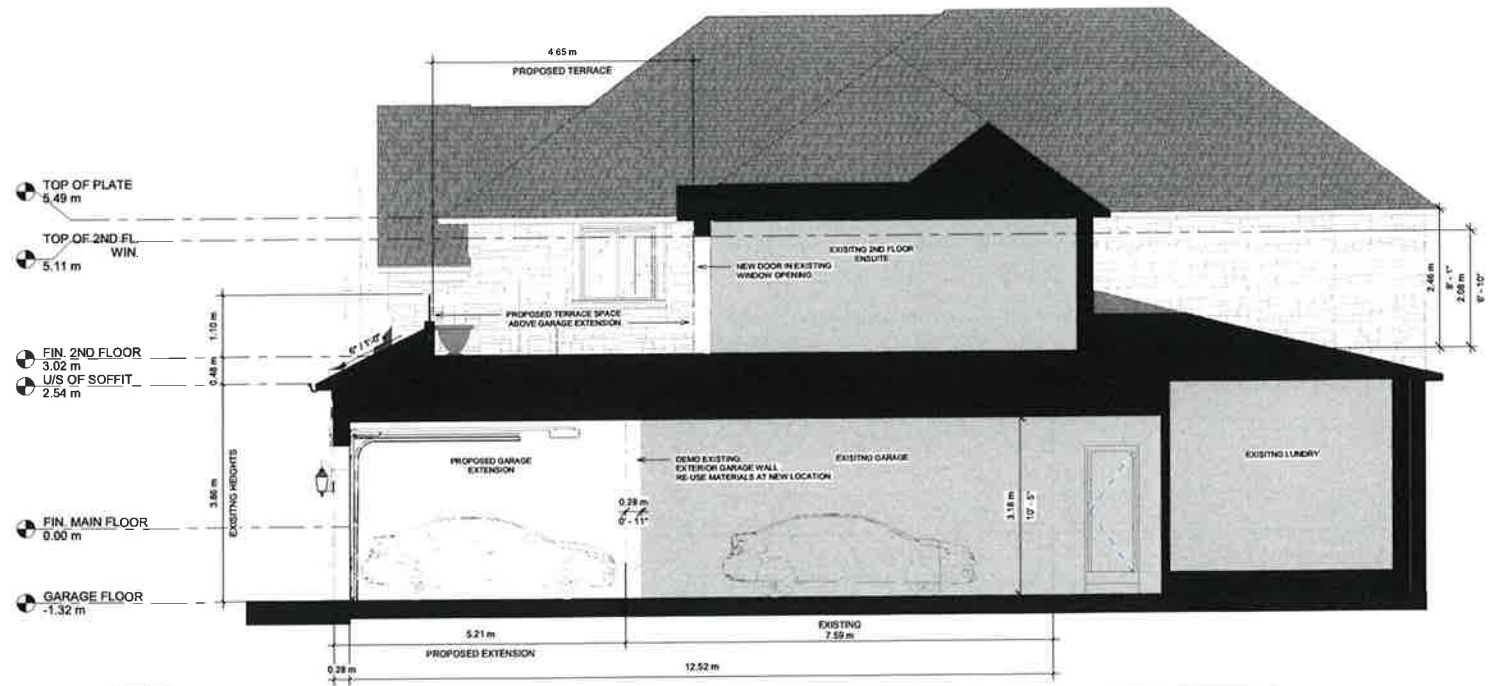
FIN. MAIN FLOOR  
1:100



2 Front Elevation  
1:50



3 SIDE ELEVATION  
1:48



1 Section 1  
1:50

**PRECISE**  
DESIGN VISUALIZATION STUDIO

info@byprecise.com  
www.byprecise.com

**MARTINELLO**  
DESIGNS

martinelloesign@gmail.com  
www.martinello.biz

No.	Description	Date
1	ISSUED FOR MINOR VARIANCE	MAY 10/24

Jindal House  
Garage Extension  
12 Janetville Street, Brampton, Ont.

**ELEVATIONS**

Project number 24-120  
Date MARCH 2024  
Drawn by FM  
Checked by PJ

**A101**

Scale As indicated

# Zoning Non-compliance Checklist

File No.

A-2024-0185

Applicant: Manni Chauhan

Address: 12 Janetville St

Zoning: R1A-1806

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS SIDE	To permit an interior side yard setback of 0.92m to a proposed attached garage addition	whereas the by-law requires a minimum interior side yard setback of 1.5m .	1806.2(7)
BUILDING SETBACKS FRONT			
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Connor Cowan

Reviewed by Zoning

2024-05-17

Date