



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/structures.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

GARAGE EXTENSION TOWARDS FRONT YARD

Horizontal lines for details of proposed buildings/structures.

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 Development Project
Plot No. 10, Sector 10, Gurgaon

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 13th 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 Cherkhan, 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

2024-05-17

Zoning Officer

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

, 20~~24~~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.

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

martinellodeign@gmail.com
www.martinello.biz

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

| No. | Description | Date |
|-----|---------------------------|-----------|
| 1 | ISSUED FOR MINOR VARIANCE | MAY 10/24 |
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**Jindal House
Garage Extension**

12 Janetville Street, Brampton, Ont.

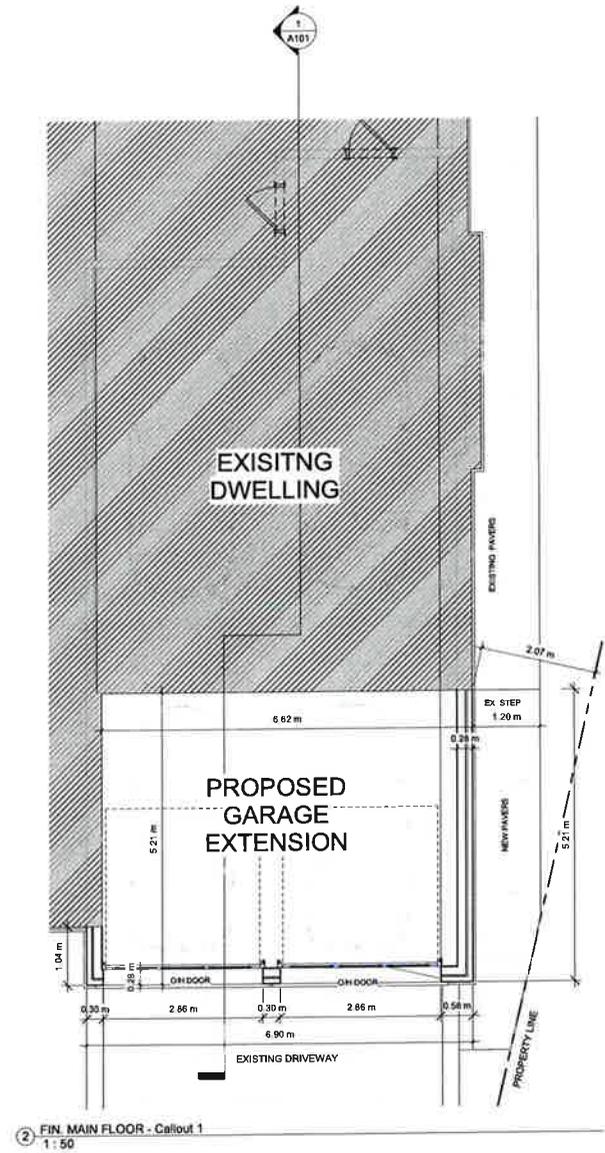
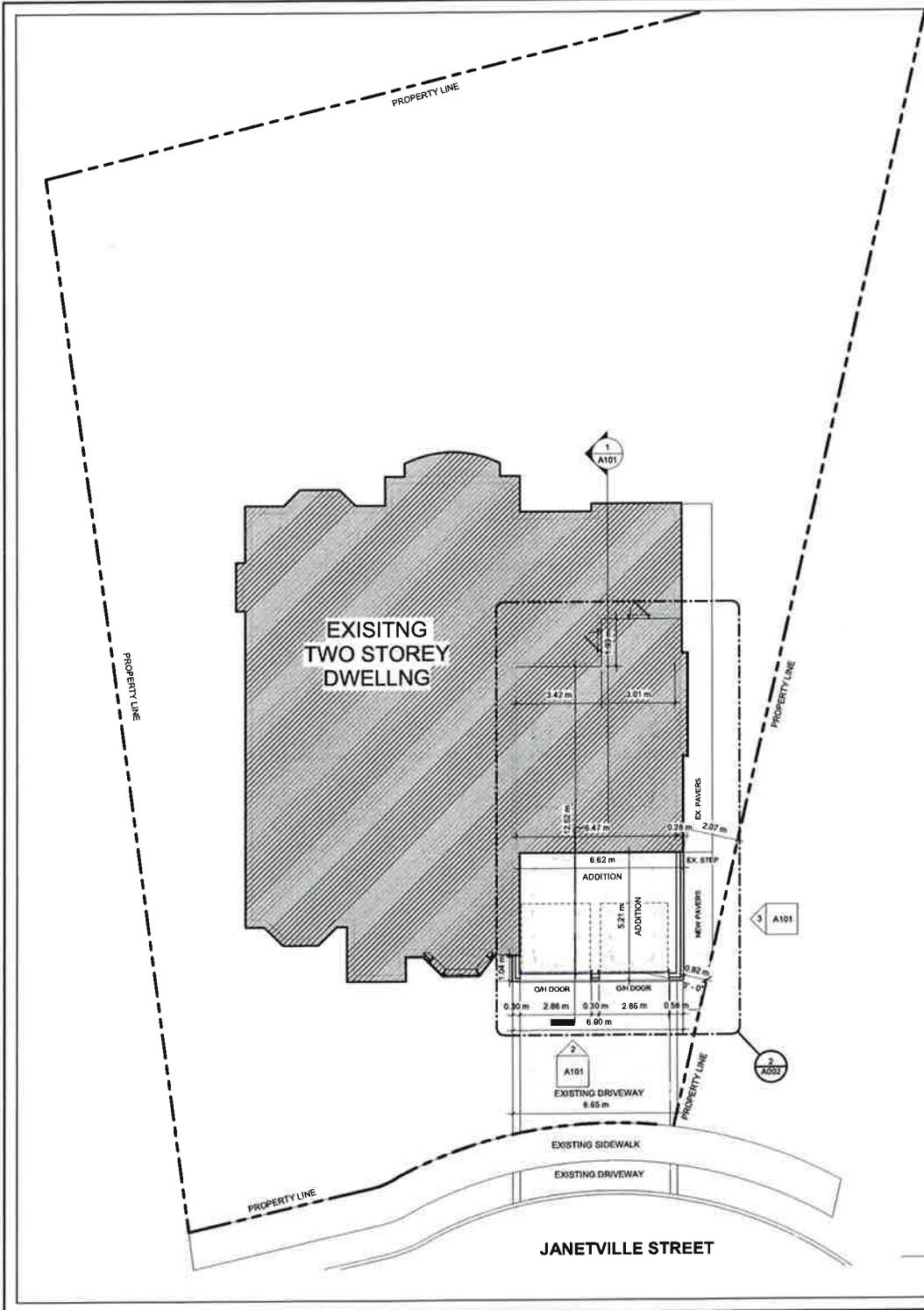
Site Plan

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

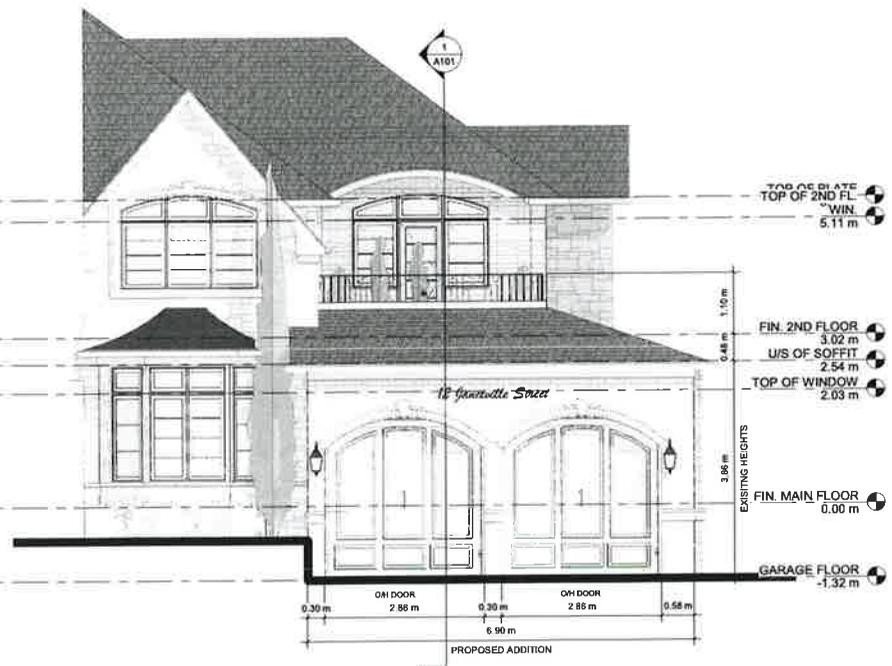
A002

Scale As indicated

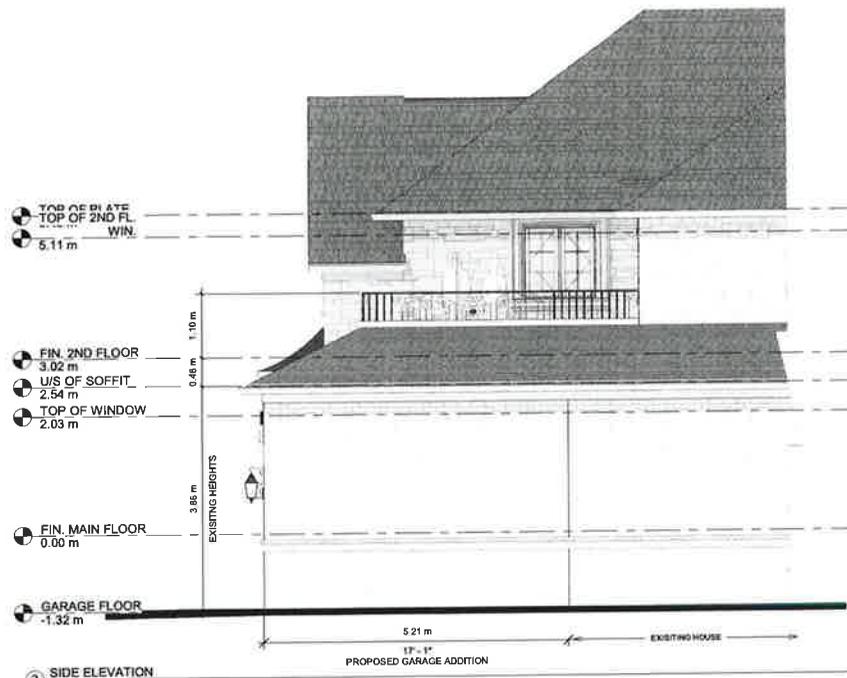
2024-05-08 8:04:24 PM



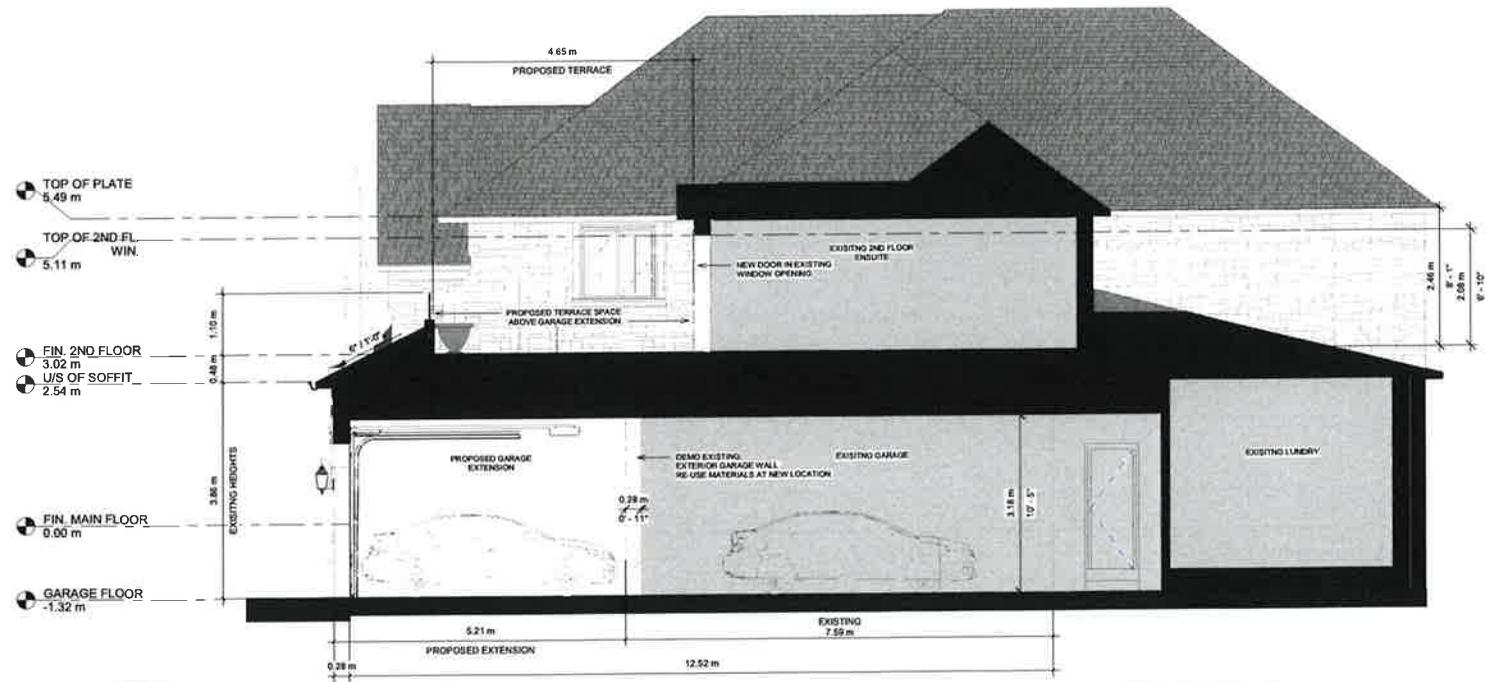
1 FIN. MAIN FLOOR
1:100



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 |
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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