



## Report Committee of Adjustment

**Filing Date:** May 13, 2024  
**Hearing Date:** June 18, 2024  
**File:** A-2024-0185  
**Owner/  
Applicant:** PUSHAP JINDAL  
**Address:** 12 Janetville Street  
**Ward:** WARD 8  
**Contact:** Rajvi Patel, Planner I

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### **Recommendations:**

That application A-2024-0185 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:**

#### Existing Zoning:

The property is zoned 'Residential Single Detached A (R1A-1806)', according to By-law 270-2004, as amended.

#### Requested Variance:

The applicant is requesting the following variance:

1. 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.

### **Current Situation:**

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

The subject property is designated 'Residential' in the Official Plan and 'Low/ Medium Density Residential' in the Bram East Secondary Plan (Area 41).

As per the Regionally-Approved Brampton Plan the subject property is designated the following:

- Community Areas – Schedule 1A
- Neighbourhoods – Schedule 2

The requested variance is not considered to have significant impacts within the context of the Official Plan and Secondary Plan policies, and is 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 subject property is currently zoned 'Residential Single Detached A,' Special Section 1806 (R1A-1806), according to By-law 270-2004, as amended.

The variance is requested 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. The intent of the by-law in regulating the required side yard setback is to ensure that sufficient distance is maintained between dwellings and that the massing of the building does not impose upon the adjacent property.

The applicant is proposing to construct and extend the attached garage located on the southeast side of the dwelling. A 0.58m reduction to the side yard setback is requested from what the by-law permits. The location and configuration of the proposed garage addition extends the wall of the existing garage to the main entrance of the dwelling. Given the configuration of the garage and lot size, appropriate space remains for access to the rear yard on both sides of the dwelling. The proposed garage is similar to the neighbouring garages in height and size and is not anticipated to create negative massing impacts on the adjacent property. 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 facilitate the addition of a one storey garage on the southeast side of the dwelling. The proposed garage extends the existing garage to accommodate more vehicles. The use and function of the garage is not anticipated to create any adverse impacts on site or to adjacent property owners as it continues the previous use. Access to the rear yard will be provided on the eastern and western portion of the subject property. The garage is not anticipated to create negative massing impacts to the neighbouring property or the streetscape as it is similar to the neighbouring garage and will be designed so that the design and character of the garage align with the listed property.

## 4. Minor in Nature

A variance to the building setback is requested to facilitate a new garage addition which extends an existing garage. The proposed configuration of the garage addition is not anticipated to cause any

adverse massing impacts on the neighbouring property. As indicated by the applicant, the garage is intended to park additional vehicles. Traffic staff are satisfied that the garage design and remaining driveway area are functional. The variance is considered to be minor in nature.

Respectfully Submitted,

*Rajvi Patel*

Rajvi Patel, Planner I

Appendix A – Existing Site Conditions

