

Kalpesh & Tejal Chauhan
10 Janetville Street,
Brampton, ON. L6P 2A3

Committee of Adjustments, City Clerk's Office
2 Wellington Street West
Brampton, ON. L6Y 4R2

June 12, 2024

Re: Application for variance # A-2024-0185. 12 Janetville Street. Legal description Plan 43M1633, Lot 1, Ward 8

Dear Committee of Adjustment,

Please accept this letter as our submission with regards to the request for variance #A-2024-0185. As the neighbouring house at 10 Janetville St, we ask the city to uphold the existing by-law requirements and maintain the minimum interior side yard setback of 1.8 meters instead and not allow the proposed renovation to allow the setback to be reduced to 0.92 meters. This reduction of the interior setback to almost half of that set in the by-law is absolutely unacceptable to us as it hinders our harmonious enjoyment of our property.

When looking at the plans, one must look at it with the proximity set placement of the neighbouring house plan. The current configuration aligns the existing 12 Janetville garage with the corner of our residence at 10 Janetville Street. By moving the garage forward by 5.2 meters will affect the streetscape and bring the properties too close together. See exhibit A below.

There is also concern with regards to the grading of the property and drainage. The landscaping at 12 Janetville has been done in such a way such that the slope that usually exists at the side of the yard is non-existent causing significant pooling of water at the side of our property. The area between the two properties already become like a river with significant rainfall. With a further decrease in the width of this area, the water will be forced to drain on our 10 Janetville property side and result in more ponding/pooling. Please refer to the attached video demonstrating the waterflow during heavy rainfall.

With the current setback of 2.07 meters, we find the landscaping contractor hired by the homeowner encroaching on our property with their ride-on mowers and other equipment. A setback of 0.92 meters will further aggravate this issue as they will be forced to use our lawn to access their property as the 0.92m will be covered with paving stones.

The other interior side yard setback may be 3.72m but is seldom used and is mostly blocked off making it unsuitable for a fire access to the rear. This is clearly visible from the Google Maps overhead view attached below and front views as below in exhibit A and B.

We firmly believe that by-laws are created by the city with the best interest of the cities residents as well as ensuring pleasant streetscapes for the neighbourhoods. Though the urban planner claims this to be a minor variance, we are of the belief that reducing the side yard variance to almost less than half at 0.92M is far from minor and will affect the streetscape and our enjoyment of our property. We kindly request the that committee ask for modifications to the plan such that the by-laws are respected and the request set-back requirements are met.

Best Regards,



Kal Chauhan

Tejal Chauhan

Exhibit A – overhead view of 2 adjacent properties and how they line up.

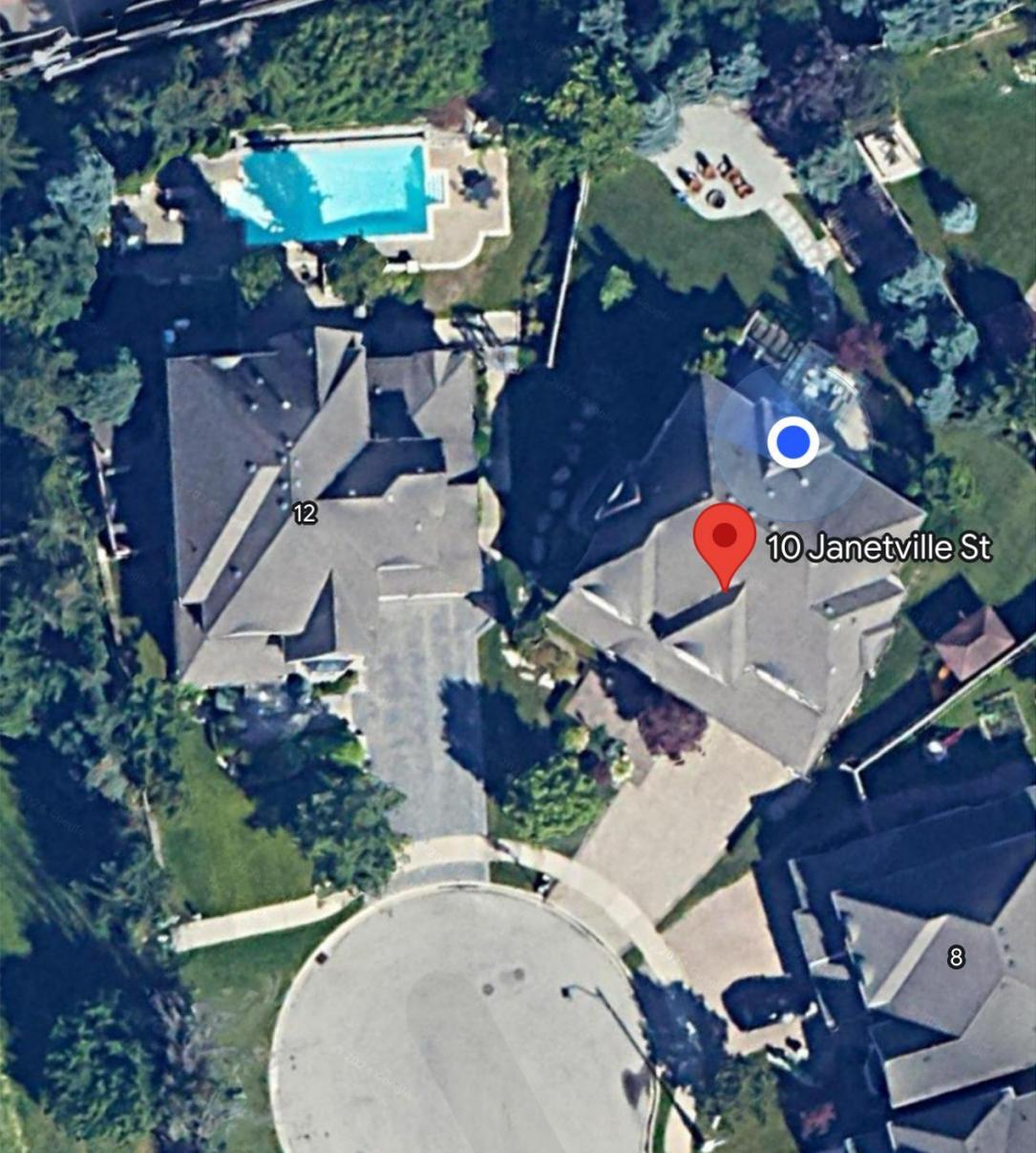


Exhibit B – demonstrates how the other interior side yard setback is hindered from fire access due to being significantly blocked off and therefore the residents and contractors rely on the side yard to the right of the property for access. This can also be seen in the overhead view in Exhibit A

