



Report Committee of Adjustment

Filing Date: June 10, 2024

Hearing Date: July 16, 2024

File: A-2024-0215

**Owner/
Applicant:** Swaran Singh
Pavneet Kaur

Address: 4 Maple Avenue

Ward: WARD 1

Contact: Emily Mailling, Planning Technician

Recommendations:

That application A-2024-0215 be deferred no later than the last hearing of August 2024.

Background:

Existing Zoning:

The property is zoned 'Residential (R1B)', according to By-law 270-2004, as amended.

Requested Variances:

The applicant is requesting the following variances:

1. To permit an accessory structure (existing shed 1), located in the rear yard having a setback of 0.56 metres to the side lot line, whereas, the by-law requires a minimum setback of 0.6 metres to the nearest lot line;
2. To permit an accessory structure (existing shed 2), located in the rear yard having a setback of 0.31 metres to the side lot line, whereas, the by-law requires a minimum setback of 0.6 metres to the nearest lot line;

3. To permit an accessory structure (existing shed 2), located in the rear yard having a setback of 0.32 metres to the rear lot line; whereas, the by-law requires a minimum setback of 0.6m to the nearest lot line;
4. To permit a combined gross floor area of 20.44 square metres (220 square feet) for two (2) accessory structures (existing sheds), whereas the by-law permits a maximum combined gross floor area of 20 square metres for two (2) accessory structures;
5. To permit a driveway width of 10.37 metres (34feet), whereas the by-law permits a maximum driveway width of 7.0 metres;
6. To permit 0.30 metres of permeable landscaping abutting both side lot line, whereas the by-law requires a minimum 0.6 metres of permeable landscaping abutting the side lot lines; and
7. To permit the rear yard to be paved for the purpose of parking whereas the by-law does not permit the rear yard to be paved for the purpose of parking (except on a driveway that leads to a garage).

Current Situation:

The applicant is requesting to permit the existing site conditions relating to driveway width, rear yard parking, and current structures erected on the property.

Following a review of the application, City Staff have concerns regarding the variances relating to the driveway and rear yard parking. These concerns relate to the current configuration of the driveway which occupies a portion of the neighboring property owned by the City of Brampton. The owner may be required to enter into parking and access encroachment agreements with the City of Brampton.

Staff are recommending a deferral of the application to a date no later than the last hearing of August 2024 to allow sufficient time for staff to further conversations surrounding the concerns and to provide the necessary feedback to the applicant. Staff have discussed the above noted matters with the applicant and will be working closely with them to resolve any concerns prior to presenting a recommendation to the Committee of Adjustment.

Respectfully Submitted,

EMailling

Emily Mailling, Planning Technician