



## Report Committee of Adjustment

**Filing Date:** June 10, 2024  
**Hearing Date:** February 25, 2025

**File:** A-2024-0215

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

**Address:** 4 Maple Avenue

**Ward:** WARD 1

**Contact:** Emily Mailling, Planning Technician

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### **Recommendations:**

That application A-2024-0215 be deferred no later than the last hearing of May, 2025.

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### **Background:**

The requested variances pertain to existing site conditions. While this application has been considered multiple times in the past, staff continue to work with the applicant toward a positive resolution. However, the required materials were submitted by the applicant only two days prior to the preparation of this report, which did not allow sufficient time for legal and realty divisions to be engaged. The deferral request will provide the necessary time for these internal teams to conduct a thorough review and communicate available options to the applicant.

### 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, and;
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.

**Current Situation:**

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

Following a review of the application, City Staff have concerns regarding the variances relating to the driveway. These concerns relate to the current configuration of the driveway relative to the property boundaries 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 May, 2025 to allow sufficient time for staff to further conversations surrounding the above noted 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