

Flower City



brampton.ca

FILE NUMBER: A-2023-0349

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 and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, 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)** Raman Grewal

Address 78 LANEWOOD ST. BRAMPTON ON, L6R 2C4

Phone # 647 981 2810 **Fax #** _____

Email besouful.raman@gmail.com
2. **Name of Agent** Imran Hyat

Address 240 Viceroy Rd. Unit# 6 Vaughan, ON L4K 3N9

Phone # 905 404 2789 ext. 509 **Fax #** _____

Email Imran@fourseasons-sunrooms.com
3. **Nature and extent of relief applied for (variances requested):**

Request for rearyard setback of 2.4m... whereas the bylaws requires a minimum rearyard setback of 7.5m

4. **Why is it not possible to comply with the provisions of the by-law?**

Compromised usable living space

5. **Legal Description of the subject land:**

Lot Number 25

Plan Number/Concession Number 43M-1271

Municipal Address 78 LANEWOOD ST. BRAMPTON ON, L6R 2C4
6. **Dimension of subject land (in metric units)**

Frontage 11.450m

Depth 33.99 m

Area 389.29 s.m
7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>

8. 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: List all structures (dwelling, shed, gazebo, etc.)

Two Storey existing dwelling with 103.86 sm on ground floor and 119.93 sm on second floor with height 7m +/-

PROPOSED BUILDINGS/STRUCTURES on the subject land:

1 Storey Sunroom Addition 3.91m x 3.30m and 3.32 m height

9. 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	9.30m
Rear yard setback	9.30 m
Side yard setback	1.44 m
Side yard setback	1.48 m

PROPOSED

Front yard setback	9.30 m
Rear yard setback	2.14 m
Side yard setback	6.67 m
Side yard setback	1.48 m

10. Date of Acquisition of subject land: 2007
11. Existing uses of subject property: Residence/ single family residence
12. Proposed uses of subject property: Residence/ single family residence
13. Existing uses of abutting properties: Residential
14. Date of construction of all buildings & structures on subject land:
15. Length of time the existing uses of the subject property have been continued: 2007-2023 (16 years)

16. (a) What water supply is existing/proposed?

Municipal ☒ Other (specify) _____
Well ☐

- (b) What sewage disposal is/will be provided?

Municipal ☒ Other (specify) _____
Septic ☐

- (c) What storm drainage system is existing/proposed?

Sewers ☒ Other (specify) _____
Ditches ☐
Swales ☐

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 _____

DATED AT THE CITY OF BRAMPTON
THIS 3rd DAY OF NOV, 2023
Signature of Applicant(s) or Authorized Agent _____

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, IKRAN HYAT OF THE TOWN OF STOUFFVILLE
IN THE REGION OF YORK 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 Brampton
IN THE Region OF _____
Peel THIS 3rd DAY OF
November, 2023

[Signature]
A Commissioner, etc.

Gagandeep Jaswal
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton
Expires September 20, 2026

[Signature]
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1C-785

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

[Signature]
Zoning Officer

2023-10-31

Date

DATE RECEIVED NOV 3rd, 2023

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: 78 Lanewood St Brampton, ON L6R 2C4

I/We,

Raman Grewal
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject lands, hereby authorize

Imran Hyat of Four Seasons Sunrooms GTA

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 11th day of October, 2023.

R. Grewal

(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.

NOTE: Unit owners within a Peel Standard Condominium Corporation are to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to submission of an application. Signatures from all Members of the Board of Directors are required.

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: 78 Lanewood St Brampton, ON L6R 2C4

I/We,

Ramon Grewal
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 15th day of October, 2023

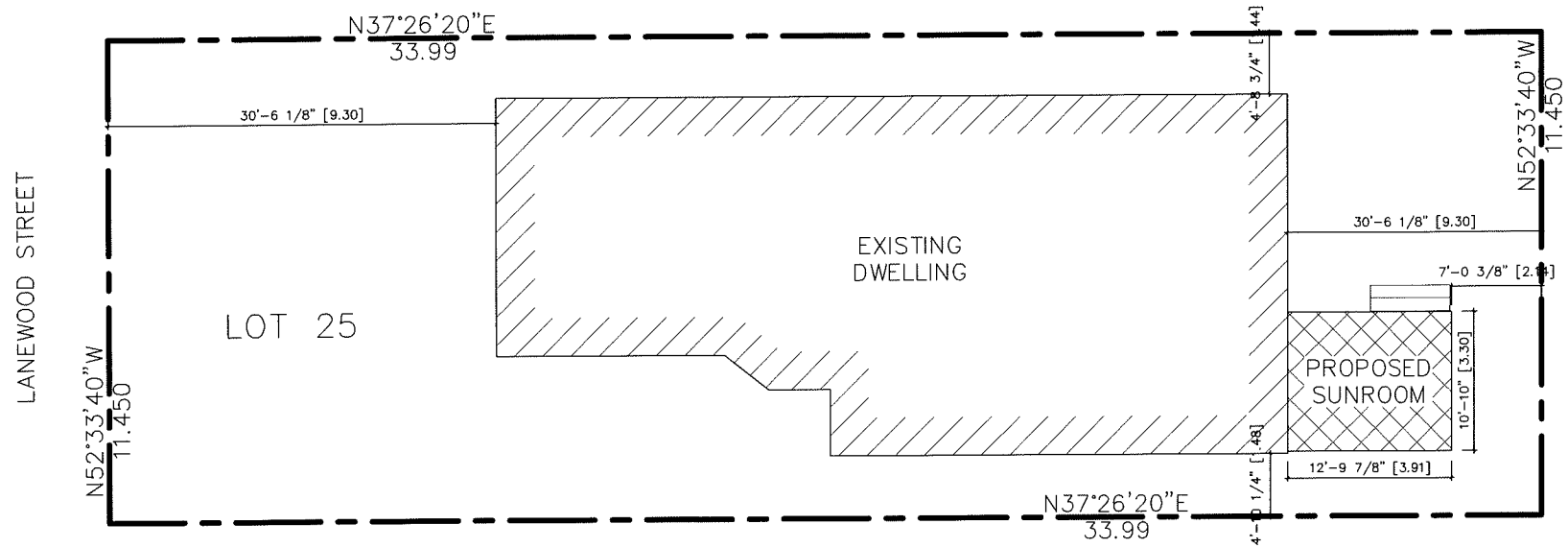
R Grewal

(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



SITE STATISTICS

LOT AREA=	4,190.27SF (389.29SM)
EXISTING HOUSE=	1,534.73SF (142.58SM)
PROPOSED ADDITION=	138.91SF (12.91SM)
LOT COVERAGE	
(HOUSE/ADDITION)=	39.95%
LOT COVERAGE (HOUSE)=	36.63%
LOT COVERAGE (ADDITION)=	3.32%

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

NAME	SIGNATURE	BCIN
Alexandra Aodesh		101509



Raman Grewal
78 Lanewood St, Brampton ON L6R 2C4

Scale
3/32" = 1'-0"

Date
2023-07-02

Revision #
001

Revision Date

SITE PLAN

Sheet No.

SP-1

GLAZED OPENING
CALCULATIONS

PER O.B.C. TABLE 9.10.15.4

Rear Elevation

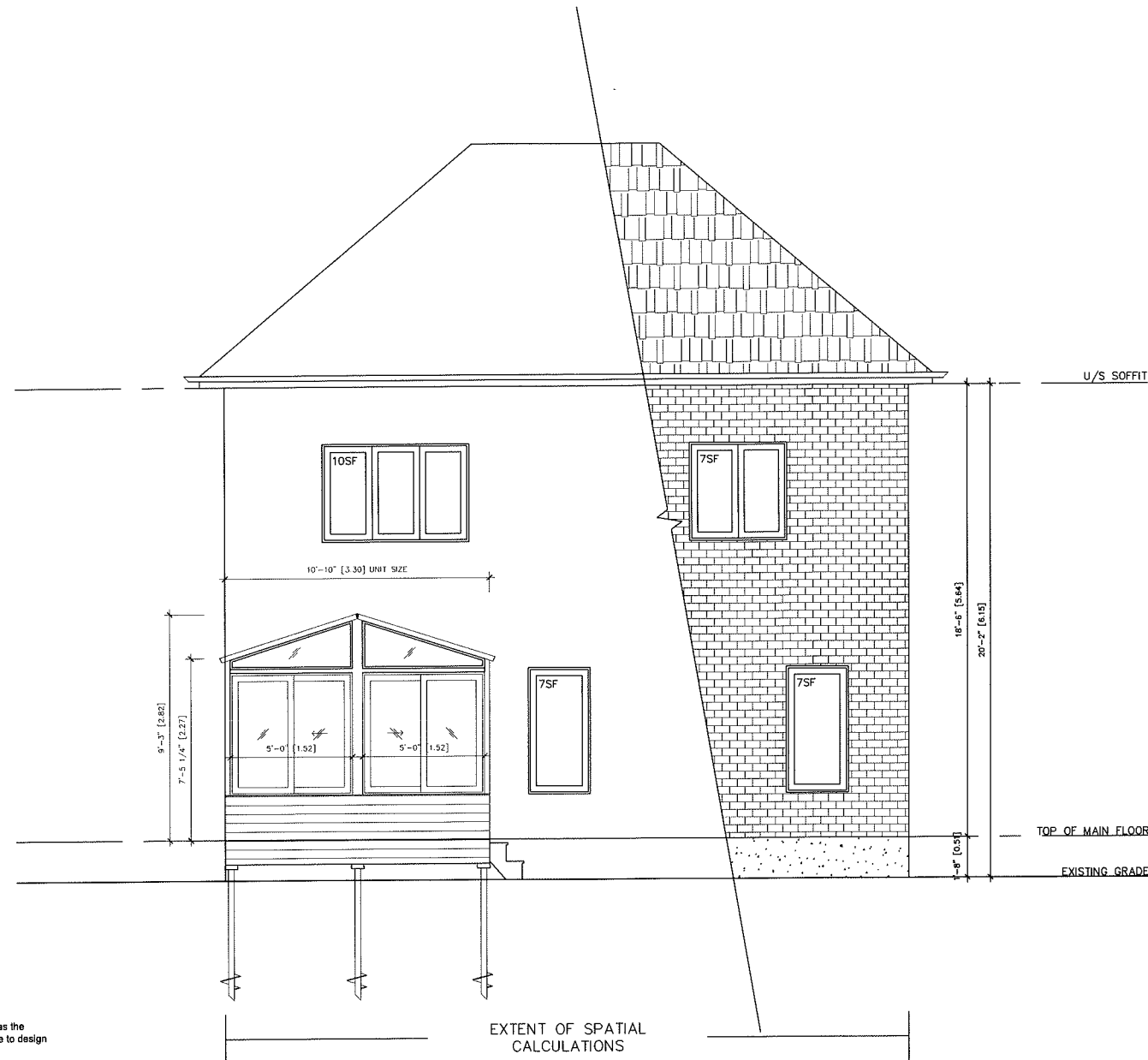
#	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F)
1	Existing		31
1	New		32

Spatial Calculations

Exposing Building	563.83	S.F.
Face	52.38	S.M.

Portion Wall Area

Limiting Distance	2.14m	
Max. % Openings	10%	
Openings Allowed	56.38	S.F.
Openings Provided	63	S.F.



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

NAME SIGNATURE BCIN
Alexandra Aodesh 101509



REAR ELEVATION

78 Lanewood St, Brampton ON L6R 2C4

Sheet No.

Scale
1/5" = 1'-0"

Date
2023-07-02

Revision #
001

Revision Date

A5

GLAZED OPENING
CALCULATIONS

PER O.B.C. TABLE 9.10.15.4

Right Elevation

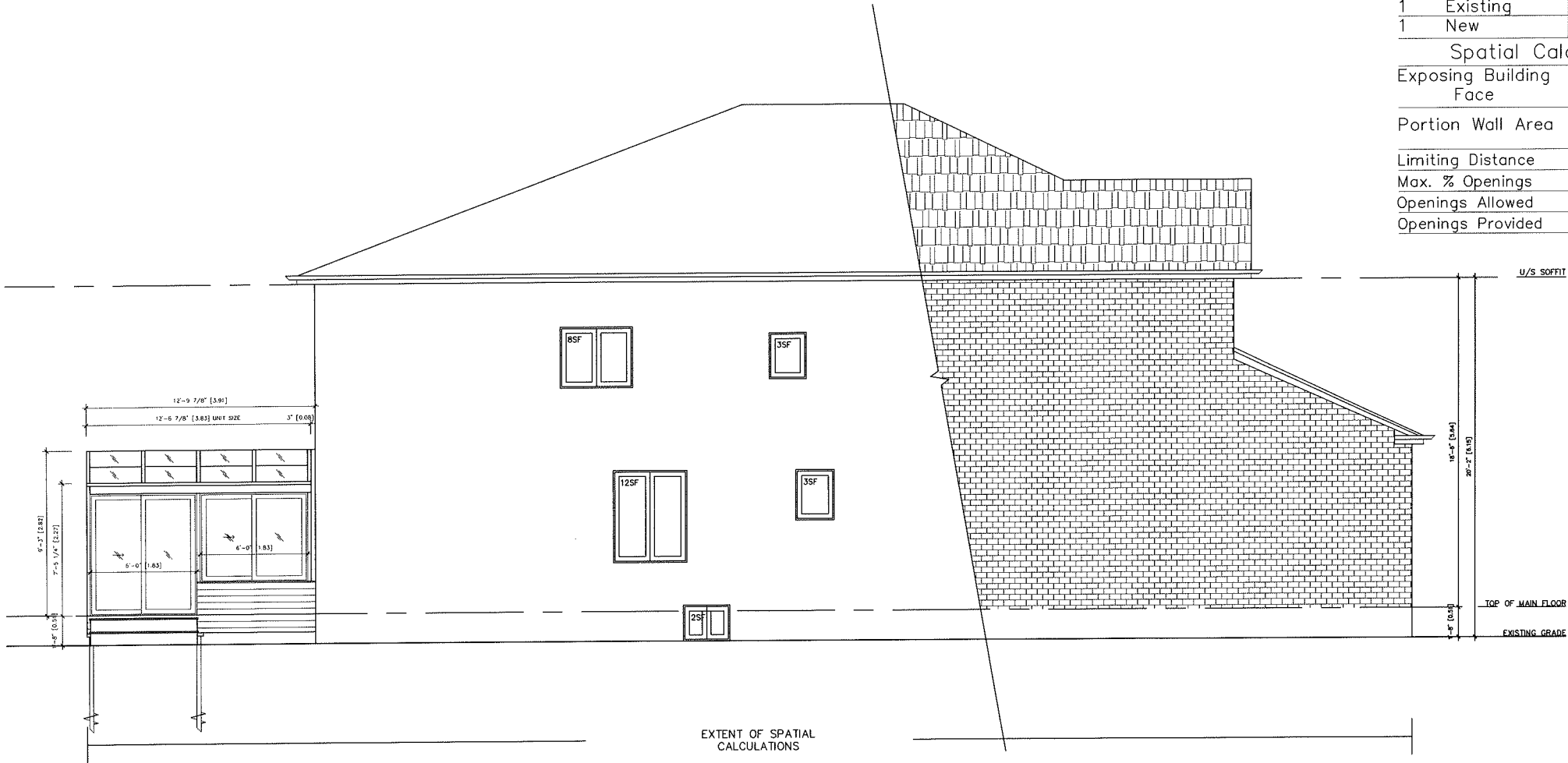
#	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)
1	Existing		34
1	New		53.34

Spatial Calculations

Exposing Building Face	1,285.20	S.F.
	119.39	S.M.

Portion Wall Area

Limiting Distance	1.44m	
Max. % Openings	7%	
Openings Allowed	89.96	S.F.
Openings Provided	87.34	S.F.



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

NAME
Alexandra Aodesh

SIGNATURE

BCIN
101509



RIGHT ELEVATION

78 Lanewood St, Brampton ON L6R 2C4

Sheet No.

Scale
1/8" = 1'-0"

Date
2023-07-02

Revision #
001

Revision Date

A6

GLAZED OPENING
CALCULATIONS

PER O.B.C. TABLE 9.10.15.4

Left Elevation

#	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)
1	Existing		30
1	New		22

Spatial Calculations

Exposing Building Face	1,294.37	S.F.
	120.25	S.M.

Portion Wall Area

Limiting Distance	1.48m	
Max. % Openings	7%	
Openings Allowed	90.61	S.F.
Openings Provided	52	S.F.



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

NAME
Alexandra Aodesh

SIGNATURE

BCIN
101509



LEFT ELEVATION

78 Lanewood St, Brampton ON L6R 2C4

Sheet No.

Scale
1/8" = 1'-0"

Date
2023-07-02

Revision #
001

Revision Date

A7

BLOCK

114.

PLAN

43M

1125

PIN. 14307 - 0089

LIMIT BETWEEN PLANS 43M-1271 AND 43M-1125

WIRE FENCE
N52° 33' 40"W

11.450 PL&MEAS

LOT 25

PIN

11.4307--0281

PL&SET
33.999

N37°

FENCE
0.10 NORTHEAST

0.08 NORTHEAST
FENCE
N37°26'20"E

33.999 PL&SET
0.3

LOT 26

D.U.C

1.43
(RPE)&SET

(RPE)&MEAS

1.43

5.17
(RPE)&MEAS

D.U.C

1.43
(RPE)&SET

26'

20"E

1.40

1.40

6.08

PL&SET
11.450

33'

40"W

55.558 PL&MEAS

54.786 PL & SET

N52°

STREET LINE

LANEWOOD STREET

STREET

(BY PLAN

43M - 1271)

PLAN

LOT

24

LOT
20
SIB

LOT
20
SIB

Zoning Non-compliance Checklist

File No.
A-2023-0349

Applicant: Imran Hyat
Address: 78 Lanewood St
Zoning: R1C-785
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS - REAR	To permit a rear yard setback of 2.14m to a proposed sunroom addition	whereas the by-law requires a minimum rear yard setback of 7.6m	785.2(9)
BUILDING SIZE			
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			

Garnet Gandy

Reviewed by Zoning

2023-10-31

Date