

Public Notice

Committee of Adjustment APPLICATION # A-2023-0058 WARD #9

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **HARJINDER NAHAR** under Section 45 of the <u>Planning Act</u>, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Lot 96, Plan 43M-1340 municipally known as **10 NEEDLEWOOD LANE,** Brampton;

AND WHEREAS the applicant is requesting the following variance(s):

- 1. To permit an exterior stairway leading to a below grade entrance in the required interior side yard whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard;
- To permit an interior side yard setback of 0.06m (0.20 ft.) to the exterior stairway leading to a below grade entrance whereas the by-law requires a minimum interior side yard setback 0.30m (0.98 ft.) to a below grade entrance in a required side yard where a continuous side yard width of not less than 1.2m (3.94 ft.) is provided on the opposite side of the dwelling;
- 3. To permit a driveway width of 6.97m (22.87 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.);
- 4. To permit 0.0m of permeable landscaping abutting the side lot line whereas the by-law requires a minimum 0.6m (1.97 ft.) wide permeable landscape strip abutting the side lot line.

OTHER PLANNING APPLICATIONS:

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: <u>NO</u> F Application for Consent: <u>NO</u> F

File Number: ______ File Number: _____

The Committee of Adjustment has appointed **TUESDAY**, **May 30**, **2023** at **9:00 A.M.** by electronic meeting **broadcast from the Council Chambers**, **4th Floor**, **City Hall**, **2 Wellington Street West**, **Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. THIS NOTICE IS TO BE POSTED BY THE OWNER OF ANY LAND THAT CONTAINS SEVEN OR MORE RESIDENTIAL UNITS IN A LOCATION THAT IS VISIBLE TO ALL OF THE RESIDENTS. If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. This will also entitle you to be advised of an Ontario Land Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body.

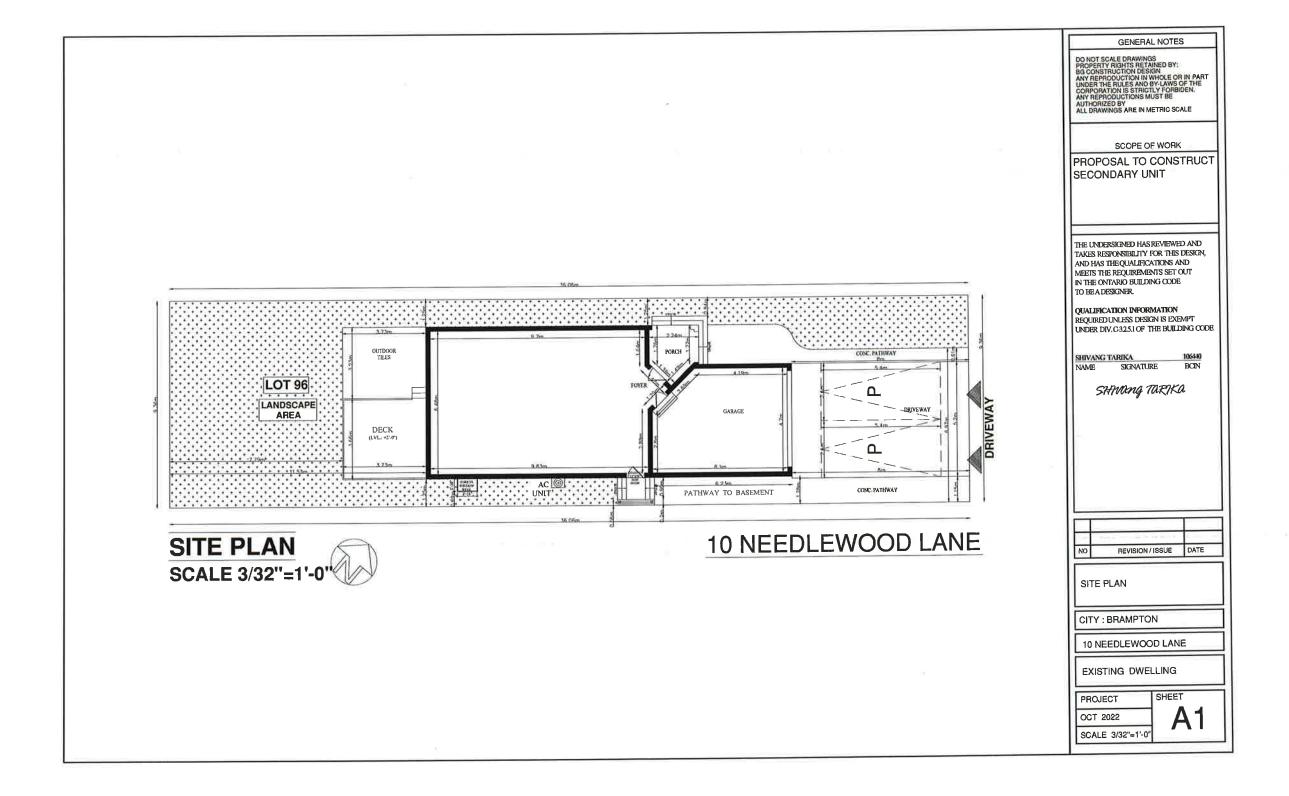
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this this 18th Day of May, 2023.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

Jeanie Myers, Secretary-Treasurer Committee of Adjustment, City Clerk's Office, Brampton City Hall, 2 Wellington Street West, Brampton, Ontario L6Y 4R2 Phone: (905)874-2117 Fax: (905)874-2119 jeanie.myers@brampton.ca





Under the authority of the Emergency Management and Civil Protection Act and the Municipal Act, 2001, City Council approved Committee Meetings to be held electronically and/or as a hybrid meeting (both inperson and electronically).

Electronic/Hybrid Hearing Procedures How to get involved in the Hybrid Hearing

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **May 30, 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

How to Participate in the Hearing:

All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm**, **Thursday**, **May 25**, **2023**.

- Advance registration for applicants, agents and other interested persons is required by one or two options:
- Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary–Treasurer at <u>cityclerksoffice@brampton.ca</u> or <u>jeanje.myers@brampton.ca</u> by 4:30 pm Thursday, May 25, 2023.
- 2. To participate in-person, please email the Secretary–Treasurer at <u>cityclerksoffice@brampton.ca</u> or <u>jeanie.myers@brampton.ca</u> by 4:30 pm Thursday, May 25, 2023.
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or inperson. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Thursday, May 25, 2023.** City staff will contact you and provide you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

 All Hearings will be livestreamed on the City of Brampton YouTube account at: https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx or http://video.isilive.ca/brampton/live.html.

If holding an electronic/hybrid rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to <u>cityclerksoffice@brampton.ca</u> or <u>jeanie.myers@brampton.ca</u>. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act* (*MFIPPA*), collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.



2.

For Office Use Only (to be inserted by the Secretary-Treasurer after application is deemed complete)

-2023-0058

FILE NUMBER:

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 <u>Planning Act</u>, 1990, for relief as described in this application from By-Law **270-2004**.

1. Name of Owner(s) Harjinder Nahar

ame of Agent Shiavng Tarika ddress <u>106 Morningside Drive, Geogetown, ON, L0P 1K0</u>	hone #	905-599-7859	Fax #
ddress 106 Morningside Drive, Geogetown, ON, LOP 1K0	mail	hnahar21@gmail.com	-
Address 106 Morningside Drive, Geogetown, ON, LOP 1K0			
	Name of A	Agent Shiavng Tarika	
Phone # 416-821-2630 Fax #			
Phone # 416-821-2630 Fax #			
Email shivang@relysolution.com	Address	106 Morningside Drive, Geogetown, ON, LOP 1K0	Fay #

3. Nature and extent of relief applied for (variances requested):

 To permit a below grade entrance within a required interior side yard, whereas the by-law does not permit a below grade entrance within a required interior side yard.
To permit an interior side yard depth of 0.06m, whereas the by-law requires a minimum interior side yard depth of 1.21 m.

3) To Permit driveway with 6.97 meter

4) To permit a 0.00 m of permeable landscaping between the side lot line and the driveway, whereas the by-law requires a minimum 0.6m permeable landscaping between the side lot line and the driveway.

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

The owner of the property wants to build a second dwelling unit to manage his mortgage. However to provide a second dwelling unit the entrance has to be below the grade which is not possible on rear yard and the other side of the property due to insufficient space and privacy reason. So the only space where owner can construct the entrance is the side of the property. The entrance is designed in such a way that it doesn't block the passage to

5. Legal Description of the subject land:

Lot Number 96

Plan Number/Conces	sion Number	M1340
Municipal Address	10 Needlewood Ln, Brampton	n, ON L6R 2N2

6. Dimension of subject land (in metric units)

Frontage	9.36m
Depth	36.06m
Area	337.36

7.	Access to the subject land is by:
	Provincial Highway
	Municipal Road Maintained All Year
	Private Right-of-Way

Seasonal Road Other Public Road Water



8. Particulars of all buildings and structures on or proposed for the subject land: (specify <u>in metric units</u> 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.)

Ground Floor area= 71.22 sqm Gross floor area=268.95 sqm No. of storeys= 2 width= 6.88 m length= 16.53 m

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Ground Floor area= 71.22 sqm Gross floor area=268.95 sqm No. of storeys= 2 width= 6.88 m length= 16.53 m

 Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in <u>metric units</u>)

	EXISTING				
	Front yard setback	8			
	Rear yard setback	11.53			
	Side yard setback	1.25			
	Side yard setback	1.25			
	-				
	<u>PROPOSED</u>				
	Front yard setback				
	Rear yard setback	11.53			
	Side yard setback	1.25			
	Side yard setback	0.06			
10.	Date of Acquisition	of subject land:	2015		
10.	Date of Acquisition	or subject failu.	<u>):</u>		
11.	Existing uses of sub	piect property:	Single Dwelling Unit		
		J E E J.	A		
12.	Proposed uses of su	ubject property:	Two Dwelling Unit		
	•				
13.	Existing uses of abu	Itting properties:	Residential		
			4	2011	
14.	Date of constructior	n of all buildings & stru	ctures on subject land:		
15.	I ongth of time the e	victing uses of the sub	ject property have been con	tinued:	7 Years
15.	Lenger of time the e	xisting uses of the sub	dect property have been con	innucu.	<u> </u>
16. (a)	What water supply i	s existing/proposed?			
10. (a)	Municipal		Other (specify)		
	Well	i			
		-			
(b)	What sewage dispo	sal is/will be provided?			
(5)	Municipal	7	Other (specify)		
	Septic	5			
(c)	What storm drainag	e system is existing/pr	oposed?		
. /	Sewers 🗹				
	Ditches]	Other (specify)		
	Swales 🗌]			

17.	Is the subject property the subject of an application ι subdivision or consent?	under the Planning Act, for approval of a plan of
	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 a	application for minor variance?
	Yes No 🗹 Unknown	
	If answer is yes, provide details:	
	File # Decision	Relief
	File # Decision	Relief Relief
	*	Pradrop Gogna Shiry Pan't
	S	ignature of Applicant(s) or Authorized Agent
DA	TED AT THE Gerogetown OF Town of Hal	Iton Hills
ТН	IS 03 28 DAY OF November Feburary 2022 2	3
	APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OBJECT LANDS, WRITTEN AUTHORIZATION OF THE OW	OR ANY PERSON OTHER THAN THE OWNER OF
THE AP	PPLICANT IS A CORPORATION, THE APPLICATION	SHALL BE SIGNED BY AN OFFICER OF THE
CORPO	RATION AND THE CORPORATION'S SEAL SHALL BE AF	FFIXED.
	I, Pradeep Gogna Shi Jang Turira, OFT	THE Town OF Halton Hills
IN TH	HE Region OF Halton SOLEMNL	LY DECLARE THAT:
ALL OF	HE <u>Region</u> OF <u>Halton</u> SOLEMNL THE ABOVE STATEMENTS ARE TRUE AND I MAKE TH ING IT TO BE TRUE AND KNOWING THAT IT IS OF THE	HIS SOLEMN DECLARATION CONSCIENTIOUSLY
ALL OF BELIEVI OATH.	THE ABOVE STATEMENTS ARE TRUE AND I MAKE TH	HIS SOLEMN DECLARATION CONSCIENTIOUSLY SAME FORCE AND EFFECT AS IF MADE UNDER
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