

Application for Minor VarianceSection 45 of the *Planning Act*, R.S.O. 1990 c.P.13**Please Note:** You are receiving this notice as you are within 60 meters of the subject property.

Application Number:	A-2024-0008
Property Address:	95 Lloyd Sanderson Dr.
Legal Description:	Plan 43M1885 Lot 42, Ward 4
Agent:	weDesignbuild Inc. (Haroon Malik)
Owner(s):	Sukhvinder Jammu, Nirmal Jammu
Other applications: under the <i>Planning Act</i>	nil
Meeting Date and Time:	Tuesday, February 20, 2024 at 9:30 am
Meeting Location:	Hybrid in-person and virtual meeting – Council Chambers, 4th Floor Brampton City Hall, 2 Wellington Street West

Purpose of the Application:

1. To permit a proposed exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard; and
2. To permit an interior side yard setback of 0.06 metres to a proposed exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum setback of 0.3 metres to an exterior stairway leading to a below grade entrance in the interior side yard provided that a continuous side yard width of no less than 1.2 metres (3.94 ft.) is provided on the opposite side of the dwelling.

Participate in the Meeting:

- Send an email with your written comments to coa@brampton.ca. Written submissions must include your name and mailing address, the application number or property address you are commenting on, along with authorization to post your correspondence on the agenda and must be received no later than **4:00 pm on Thursday, February 15, 2024**.
- Participate in person by attending the meeting on the date and time noted above. You are encouraged to register for in person attendance by emailing coa@brampton.ca and indicating if you plan to address Committee.
- Participate virtually (computer, tablet or smartphone). To participate virtually via WebEx, you must register in advance, no later than **4:00 pm on Thursday, February 15, 2024**, by emailing coa@brampton.ca, and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

Note: Information provided in your correspondence, virtual or in-person delegation will become part of the public meeting record and will be posted on the City's website. If you do not participate in the public meeting, Committee may make a decision in your absence, and you will not be entitled to any further notice in the proceedings.

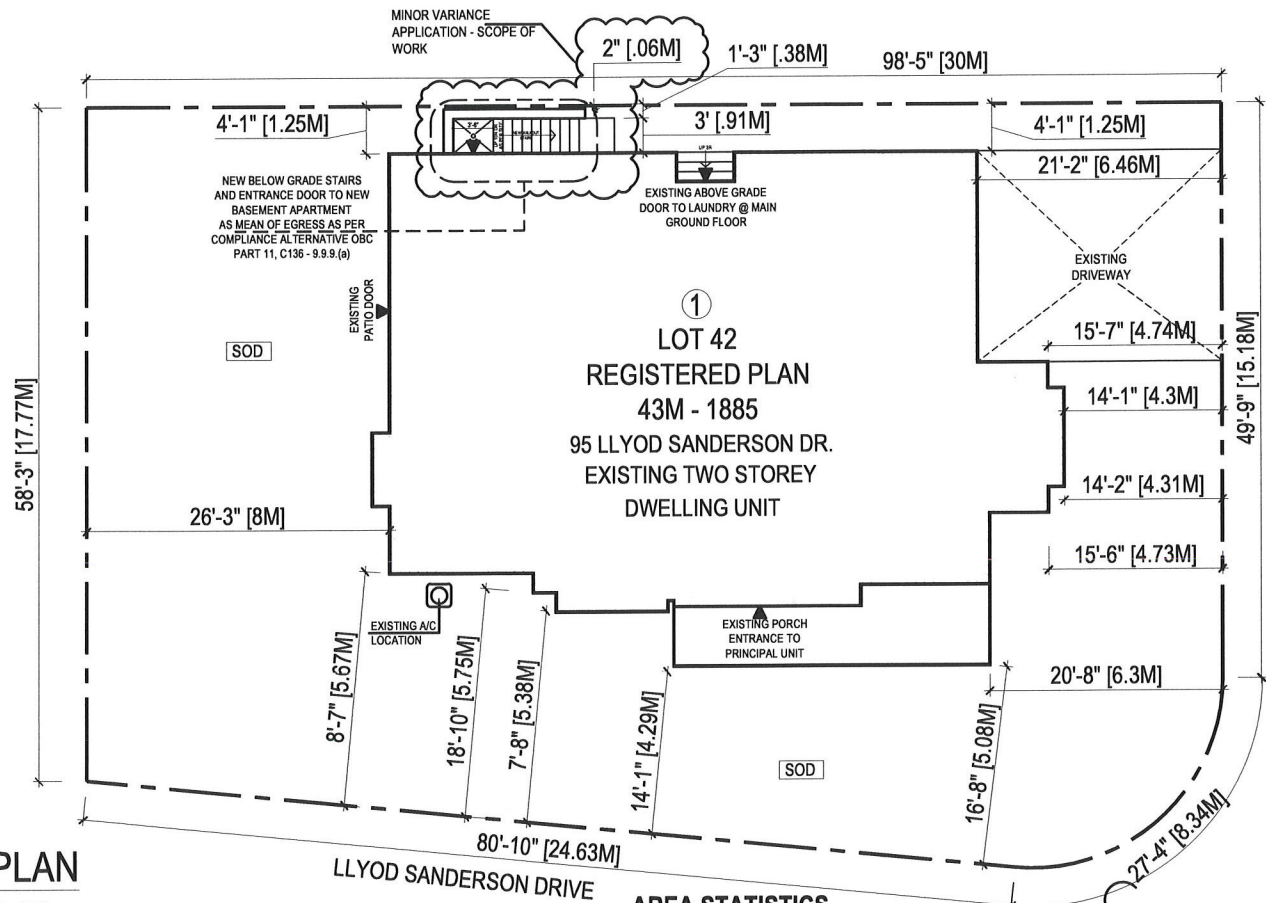
Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

Appeal Process: If you wish to be notified of the decision of Committee, you must submit a written request to coa@brampton.ca. This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, municipality, certain public bodies and the Minister can appeal a decision to the OLT. If a decision is appealed, you may request participant status by contacting olt.clo@ontario.ca.

Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. 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.

Dated this 5th day of January 2024

Secretary Treasurer
Committee of Adjustment, City Clerk's Office
2 Wellington Street West, Brampton, L6Y 4R2
P: 905.874.2117
E: coa@brampton.ca



SITE PLAN

SCALE : $\frac{1}{16}'' = 1'-0''$

SCOPE OF WORK

CHANGE OF USE TO NEW BASEMENT APARTMENT INCLUDING THREE ENLARGED BASEMENT WINDOWS. A NEW BELOW GRADE WALKOUT STAIRS FROM THE SIDE YARD.

AREA STATISTICS

GROSS FLOOR AREA CALCULATIONS

A- PRINCIPAL RESIDENCE

BASEMENT FINISHED AREA (SHARED AREA + OWNER'S PERSONAL USE AREA):	59.55 M ²
EXISTING GROUND FLOOR AREA:	152.73 M ²
EXISTING SECOND FLOOR AREA:	186.46 M ²
TOTAL AREA:	398.74 M ²

B- BASEMENT

OWNER'S PERSONAL USE BASEMENT FINISH AREA:	52.12 M ²
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NEW BASEMENT APARTMENT AREA:	95.23 M ²
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BASEMENT APARTMENT GFA IS 23.8 % OF PRINCIPAL RESIDENCE GFA

▲ ENTRANCE / EGRESS

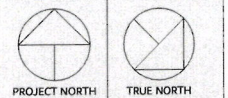
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THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THE INFORMATION PROVIDED IN THESE DRAWINGS BEFORE START OF ANY JOB AT SITE. WORK NOT SPECIFICALLY DETAILED HEREWITH SHALL BE EXECUTED TO THE SAME QUALITY & SAME STANDARDS THAT ARE MENTIONED FOR SIMILAR WORK. ALL WORKS SHALL BE DONE IN ACCORDANCE WITH CURRENT ONTARIO BUILDING CODE & RESPECTIVE CITY'S ZONING BY-LAWS AND STANDARDS.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE DESIGNER SHALL BE CONSULTED FOR CLARIFICATION. IF THE SITE CONDITIONS ENCOUNTERED ARE DIFFERENT THAN SHOWN IN THE DRAWINGS, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES, CONTRACTOR SHALL VERIFY AND SHALL BE RESPONSIBLE FOR ALL DIMENSIONS INCLUDING ROUGH OPENINGS ETC. CONSTRUCTION SHALL ONLY COMMENCE AFTER PERMIT APPROVAL HAS BEEN OBTAINED FROM ALL RESPECTIVE AUTHORITIES.

REV	DATE	DESCRIPTION
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THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATION AND MEET THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS.

REQUIRED UNLESS DESIGN IN DESKPT UNDER REG. C-33.3.1 OF THE BUILDING CODE

Planner Mark 100742

weDesignBuild Inc. 111001

100742



weDesignBuild Inc.

MAKE IDEAS HAPPEN

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(647) 770 3230 info@weDesignBuild.ca
www.weDesignBuild.ca

PROJECT TITLE
BASEMENT APARTMENT
AS 2ND UNIT

PROJECT ADDRESS
95 LLYOD SANDERSON
DRIVE - BRAMPTON

DRAWING TITLE
SITE PLAN

PROJECT NO.
20231205

DRAWN M.N.	CHECKED H.M.
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DRAWING NO.

A102

DATE MODIFIED

DEC 21, 2023