

APPLICATION # A-2022-0373
WARD #8

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **SRADHANANDA MISHRA** under Section 45 of the Planning Act, (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 Part of Lots 9 and 10, Concession 6 E.H.S. municipally known as **9893 TORBRAM ROAD**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s) in conjunction with the proposed retained lot under Consent Application B-2022-0025:

1. To permit a minimum lot area of 4,500 square metres whereas the by-law requires a minimum lot area of 6500 square metres;
2. To permit a minimum interior side yard setback of 2.4m (7.87 ft.) to an existing building whereas the by-law requires a minimum interior side yard setback of 7.5m (24.60 ft.) or half of the height of the building, whichever is less.

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: NO
Application for Consent: YES

File Number: _____
File Number: B-2022-0025

The Committee of Adjustment has appointed **TUESDAY, March 28, 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.

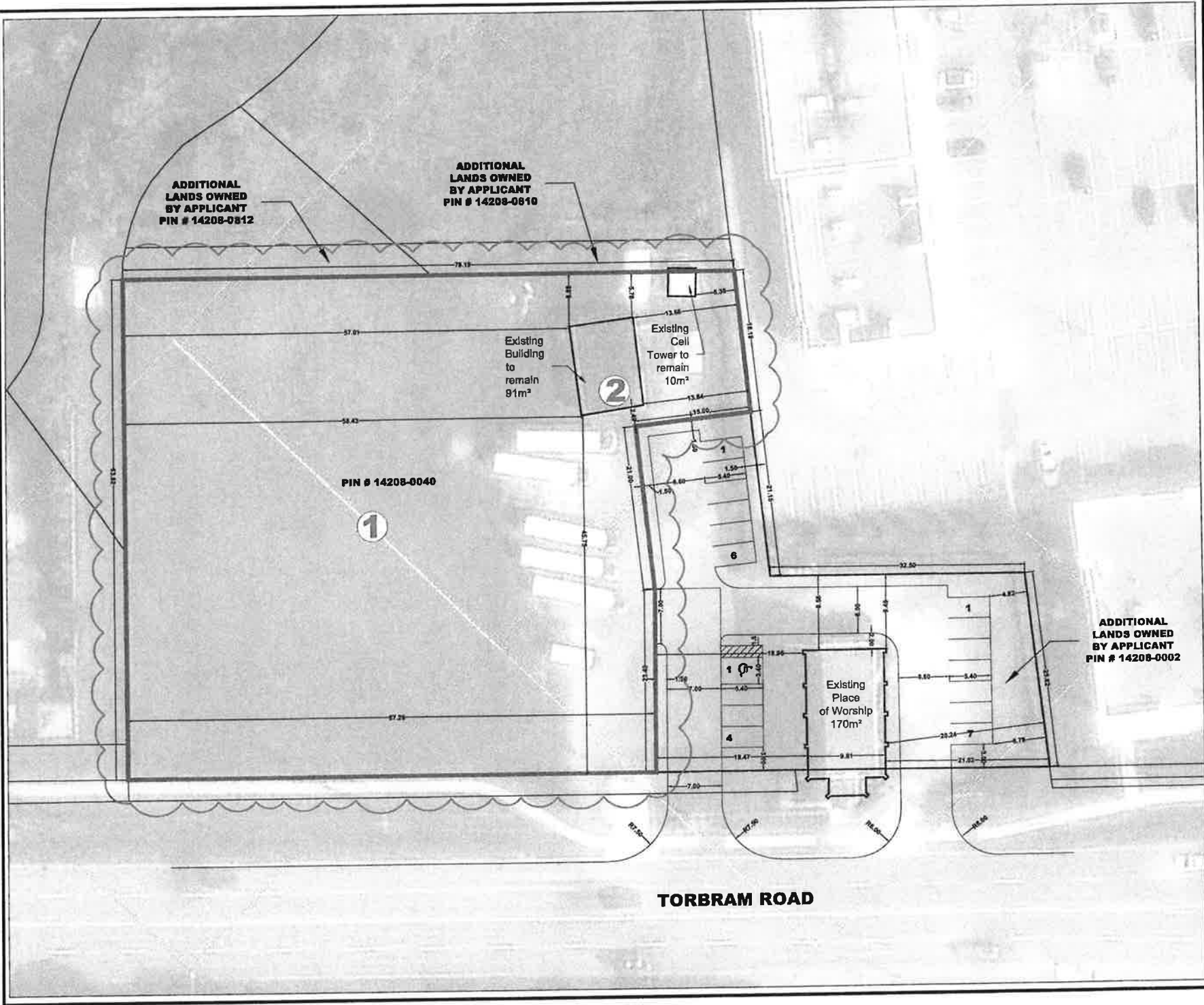
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

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

DATED at Brampton Ontario, this 9th Day of March, 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



ZONING BY-LAW MATRIX - INSTITUTIONAL ONE ZONE - (I1) and SPECIAL SECTION 676 (I1-676)		
Description	Required	Provided
Minimum Lot Area	0.65 ha (1.60ac)	0.45 ha (1.11 ac)
Lot Area	6,500m²	4,504m²
Minimum Lot Width	n/a	67.23m
Minimum Front Yard Depth	7.5m	45.75m
Minimum Interior Side Yard Width	7.5m or half the height of the building, whichever is greater	2.49m
Minimum Rear Yard Depth	7.5m or half the height of the building, whichever is greater	0.0m - existing
Maximum Building Height	3 storeys	1 storey
Maximum Lot Coverage	none	2%
Minimum Landscaped Open Space	a minimum landscaped open space strip of 3m in width shall be provided along the site limits except at the location of the driveway	0.0m - existing

MINOR VARIANCE

- To permit a Minimum Lot Area of 4500m² whereas the Zoning By-law requires a Minimum Lot Area of 6,500m²; and
- To permit a Minimum Interior Side Yard Width to a new property line of 2.40m whereas the Zoning By-law requires a Minimum Interior Side Yard Width of 7.5m

LEGEND

PROPERTY BOUNDARY

1-2 MINOR VARIANCES

MINOR VARIANCE PLAN
RETAINED LANDS -
FUTURE DEVELOPMENT BLOCK
8993 TORBRAM ROAD, CITY OF BRAMPTON

P.N.: 22.3135.00	Date: November 10, 2022
Scale: N.T.S	Revised:
Drawn By: D.S.	File No.: PN 3135 Concept Plan



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 in-person 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 **March 28, 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, March 23, 2023.**

- Advance registration for applicants, agents and other interested persons is required by one or two options:
 1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary–Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, March 23, 2023.**
 2. To participate in-person, please email the Secretary–Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, March 23, 2023.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. 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, March 23, 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 cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. 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.



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

FILE NUMBER: A-2022-0373

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)** Sradhanada Mishra
Address 7 Grenville Street, Suite 6205, Toronto, Ontario, M4Y 0E9

Phone # 416-554-8384 **Fax #** _____
Email dan@4thwaves.com

2. **Name of Agent** Gagnon Walker Domes Ltd. (Andrew Walker / Anthony Sirianni)
Address 7685 Hurontario Street, Suite 501, Brampton, Ontario, L6W 0B4

Phone # 905-796-5790 **Fax #** _____
Email awalker@gwdplanners.com

3. **Nature and extent of relief applied for (variances requested):**
1) To permit a Minimum Lot Area of 4,500 square metres
2) To permit a Minimum Interior Side Yard Width to a new property line of 2.40 metres

4. **Why is it not possible to comply with the provisions of the by-law?**
1) Zoning By-Law requires a Minimum Lot Area of 6,500 square metres
2) Zoning By-Law requires a Minimum Interior Side Yard Width of 7.5 metres

5. **Legal Description of the subject land:**
Lot Number Part of Lots 9 and 10, Conc 6, E.H.S., Reg'd Plan 43M-1571, Part of Blocks 393 and 397, Reg'd Plan 43R-19972
Plan Number/Concession Number Parts 1, 2 and 4, and 43R-30902, Parts 1 and 2
Municipal Address 9893 Torbram Road

6. **Dimension of subject land (in metric units)**
Frontage 67.26 metres
Depth 63.92 metres
Area 0.45 hectares (1.11 acres) (4,504 square metres)

7. **Access to the subject land is by:**
Provincial Highway ☐ **Seasonal Road** ☐
Municipal Road Maintained All Year ☒ **Other Public Road** ☐
Private Right-of-Way ☐ **Water** ☐

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.)

One (1) existing structure (91 square metres) and one (1) cell tower and associated equipment structure

PROPOSED BUILDINGS/STRUCTURES on the subject land:

No Changes proposed

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 45.75 metres

Rear yard setback 0.00 metres

Side yard setback 13.64 / 2.49 metres

Side yard setback 57.01 metres

PROPOSED

Front yard setback 45.75 metres

Rear yard setback 0.00 metres

Side yard setback 13.64 / 2.49 metres

Side yard setback 57.01 metres

10. Date of Acquisition of subject land: February 2018
11. Existing uses of subject property: Vacant / Institutional (Place of Worship)
12. Proposed uses of subject property: No Change
13. Existing uses of abutting properties: Commercial (South), Residential (North, East and West)
14. Date of construction of all buildings & structures on subject land: 1876
15. Length of time the existing uses of the subject property have been continued: Continuous

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

Municipal ☒

Well ☐

Other (specify) _____

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

Municipal ☒

Septic ☐

Other (specify) _____

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

Sewers ☒

Ditches ☐

Swales ☐

Other (specify) _____

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 # B-2022-0025 Filed Concurrently

Status Under Review

18. Has a pre-consultation application been filed?

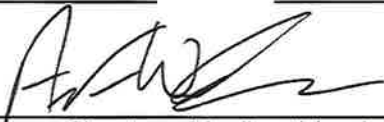
Yes ☒ No ☐

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


Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton

THIS 15th DAY OF November, 2022.

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, Andrew Walker, OF THE City OF Brampton
IN THE Region OF Peel 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 15th DAY OF
November, 2022.


Signature of Applicant or Authorized Agent

ANDREW WALKER

Priya Kaushal | Notary Public
193 Main Street North, Suite 100
Brampton, Ontario CANADA L6X 1N2
Tel: (905) 452-7734 Fax: (905) 453-3560
LSO # P16387 No Legal Advice Given

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

11-676

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


Zoning Officer

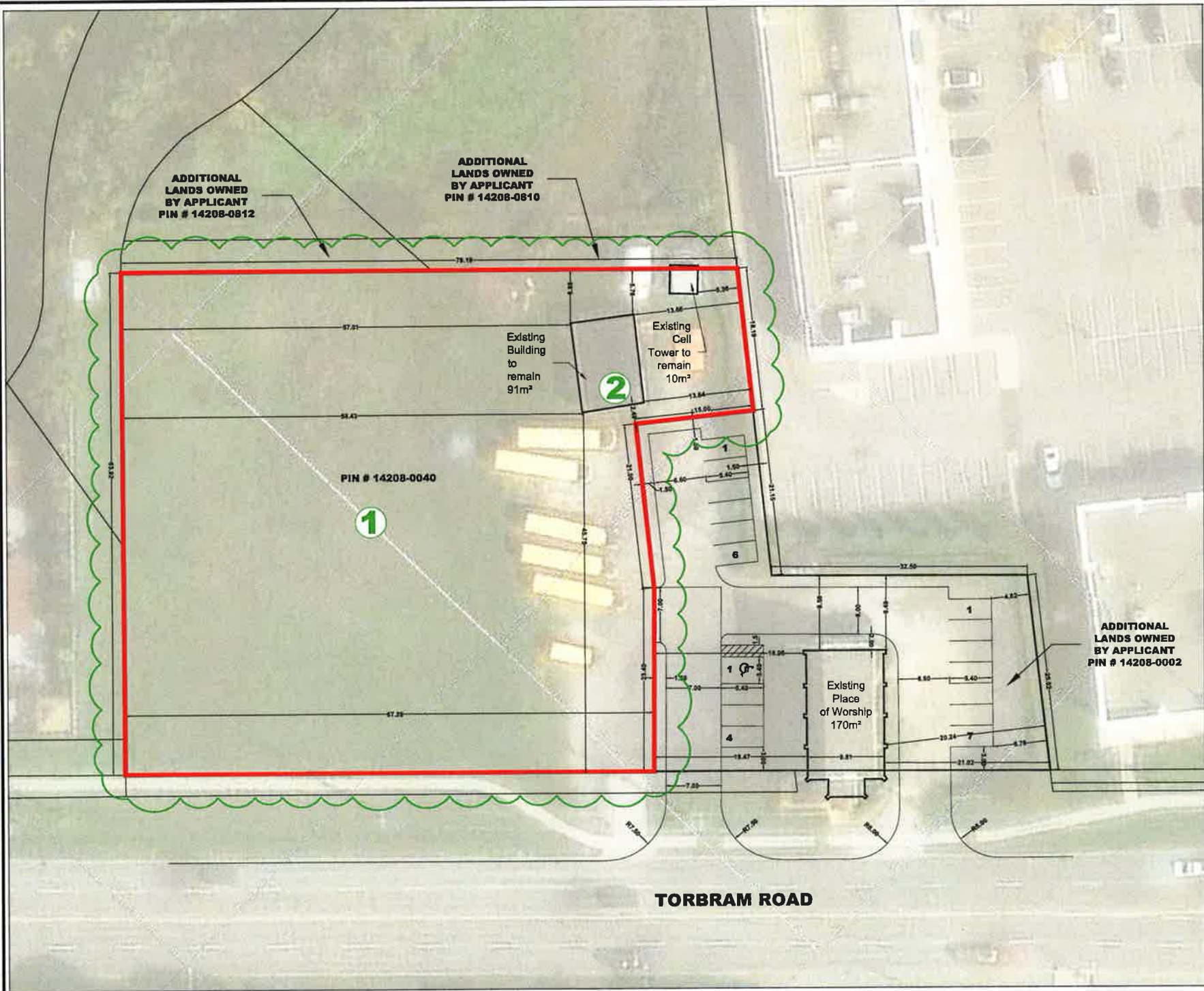
Nov 17, 2022

Date

DATE RECEIVED November 17, 2022

Date Application Deemed
Complete by the Municipality

Revised 2022/02/17



ZONING BY-LAW MATRIX - INSTITUTIONAL ONE ZONE - (I1) and SPECIAL SECTION 676 (I1-676)		
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MINOR VARIANCES

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RETAINED LANDS -
FUTURE DEVELOPMENT BLOCK
9893 TORBRAM ROAD, CITY of BRAMPTON

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Drawn By: D.S.	File No.: PN 3135 Concept Plan



B-2022-0025
A-2022-0372
A-2022-0373

