

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **IRENE RAMSAMMY AND RON RAMSAMMY** 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 Block 4, Plan M-312, municipally known as **11467 GOREWAY DRIVE**, Brampton;

AND WHEREAS the applicants are requesting the following variance(s) associated with the proposed "severed" lot under Consent Application B-2023-0004:

1. To permit a lot area of 0.13 hectares whereas the by-law requires a minimum lot area of 0.8 hectares;
2. To permit a lot width of 21.42m (70.28 ft.) whereas the by-law requires a minimum lot width of 45m (147.64 ft.);
3. To permit an interior side yard setback of 1.2m (3.94 ft.) whereas the by-law requires a minimum interior side yard setback of 7.5m (24.60 ft.);
4. To permit a rear yard setback of 7.5m (24.60 ft.) whereas the by-law requires a minimum rear yard setback of 15.0m (49.22 ft.);
5. To permit a front yard setback of 8.0m (26.25 ft.) whereas the by-law requires a minimum front yard setback of 12m (39.37 ft.).

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-2023-0004

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

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.

Flower City



brampton.ca

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

FILE NUMBER: A-2023-0048

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)** IRENE RAMSAMMY & RON RAMSAMMY

Address 11467 GOREWAY DRIVE - BRAMPTON
L6P-0M9

Phone # (647)-283-4700

Fax # _____

Email irene.ramsammy1@gmail.com

2. **Name of Agent** IDM(2005)CONSULTANTS INC.

Address 5325 HARVESTER Rd. - BURLINGTON - ON L7L 5K4

Phone # (905)-928-2542

Fax # _____

Email prem_tewari@hotmail.com

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

- 1- To permit a lot area of 0.13 hectares, whereas the by-law requires a minimum lot area of 0.8 hectares.
- 2- To permit an interior side yard setback of 1.2m, whereas the by-law requires an interior side yard setback of 7.5m.
- 3- To permit an rear yard setback of 7.5m, whereas the by-law requires an rear yard setback of 15m.
- 4- To permit an front yard setback of 8m, whereas the by-law requires an front yard setback of 12m.
- 5- To permit a lot width of 21.42m, whereas the by-law requires a lot width of 45m

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

DUE TO SITE RESTRICTIONS.

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

Lot Number _____

Plan Number/Concession Number M-312 - BLOCK 4

Municipal Address 11467 GOREWAY DRIVE - BRAMPTON - ON

6. **Dimension of subject land (In metric units)**

Frontage 21.42m

Depth 40.70m

Area 1334.90 Sq.m

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 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.)

NONE (NO EXISTING BUILDING)

PROPOSED BUILDINGS/STRUCTURES on the subject land:

297.3 SQ.M (3200 SQ. FT.) - 2 STOREY - ONE SINGLE FAMILY DWELLING.

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 N/A

Rear yard setback N/A

Side yard setback N/A

Side yard setback N/A

PROPOSED

Front yard setback 8.0m

Rear yard setback 7.50m

Side yard setback 1.20m

Side yard setback 1.20m

10. Date of Acquisition of subject land: DECEMBER 1996
11. Existing uses of subject property: RESIDENTIAL
12. Proposed uses of subject property: RESIDENTIAL
13. Existing uses of abutting properties: RESIDENTIAL
14. Date of construction of all buildings & structures on subject land: JUNE 2023
15. Length of time the existing uses of the subject property have been continued: 40+ YEARS

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-2023-0004 Status CONCURRENT

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

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BURLINGTON

THIS 07 DAY OF FEBRUARY, 2023

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, PREM TEWARI, OF THE CITY OF BURLINGTON

IN THE 07 OF FEBRUARY 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

Town OF Oakville

IN THE Province OF

Ontario THIS 8th DAY OF

February, 2023

A Commissioner etc.

Signature

Signature of Applicant or Authorized Agent
Salma Nseir, a Commissioner, etc.,

Province of Ontario, for

Nachia Law Office Professional Corporation.

Expires April 14, 2025

Nachia Law Office Professional Corporation
242 Kerr Street, Unit 2
Oakville, Ontario L6K 3B2

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

RE2

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

L Barbuto
Zoning Officer

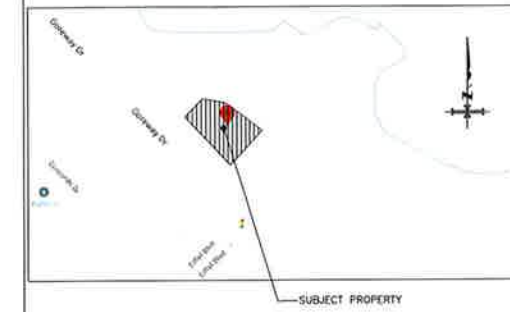
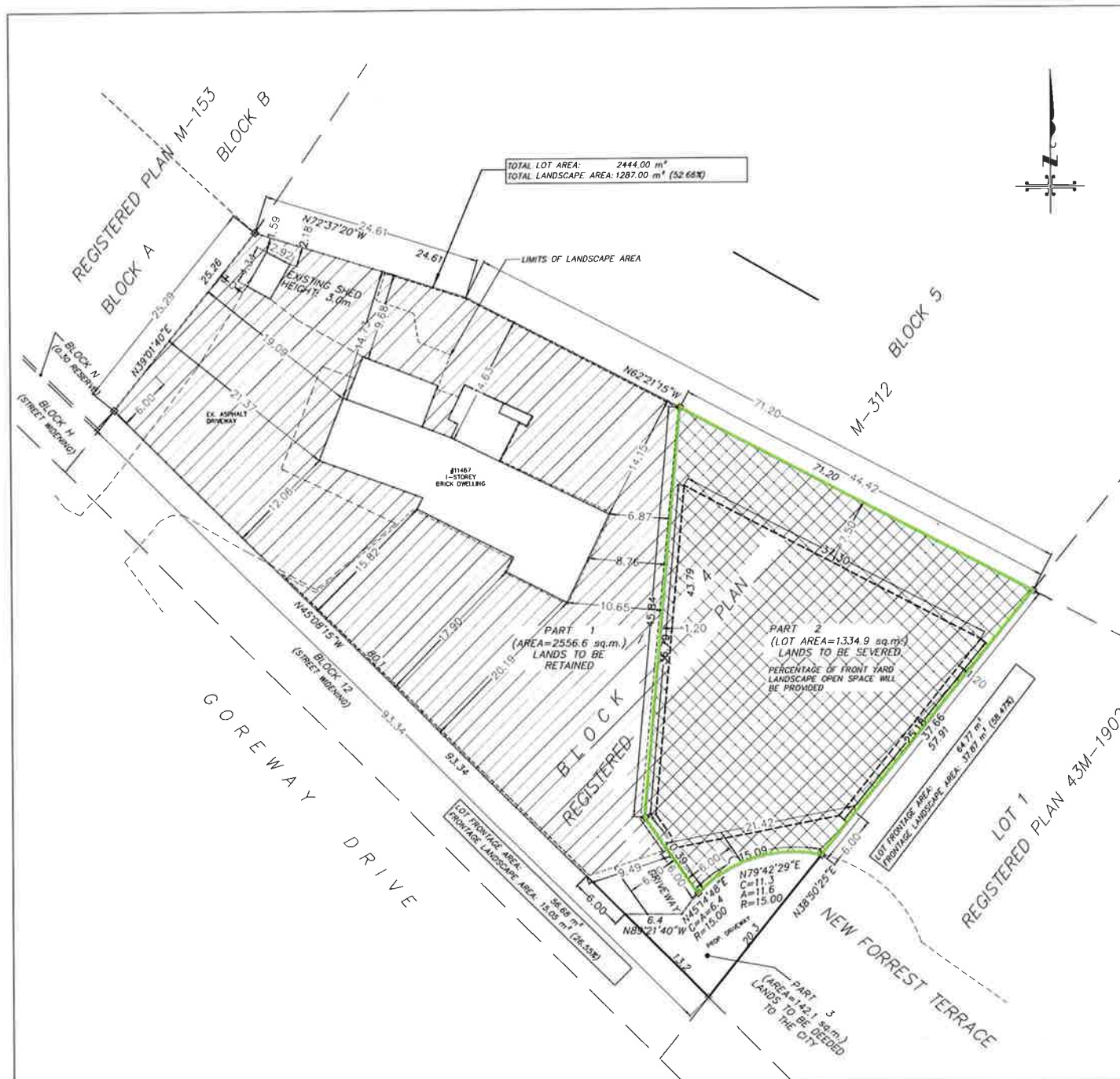
February 13, 2023
Date

DATE RECEIVED

February 16, 2023

Date Application Deemed
Complete by the Municipality

Revised 2022/02/17



KEY PLAN (N.T.S.)

AREA TO BE SEVERED

AREA TO BE RETAINED

Scale 1 : 300

0 5 10 20 metres

REGISTERED PROFESSIONAL ENGINEER
FEB 10/2023
P.K. TEWAR
PROVINCE OF ONTARIO

IDM (2005) CONSULTANTS INC.

5325 HARVESTER RD.,
BURLINGTON, ONTARIO
L7L 5K4
TEL. 905-928-2542

Municipality

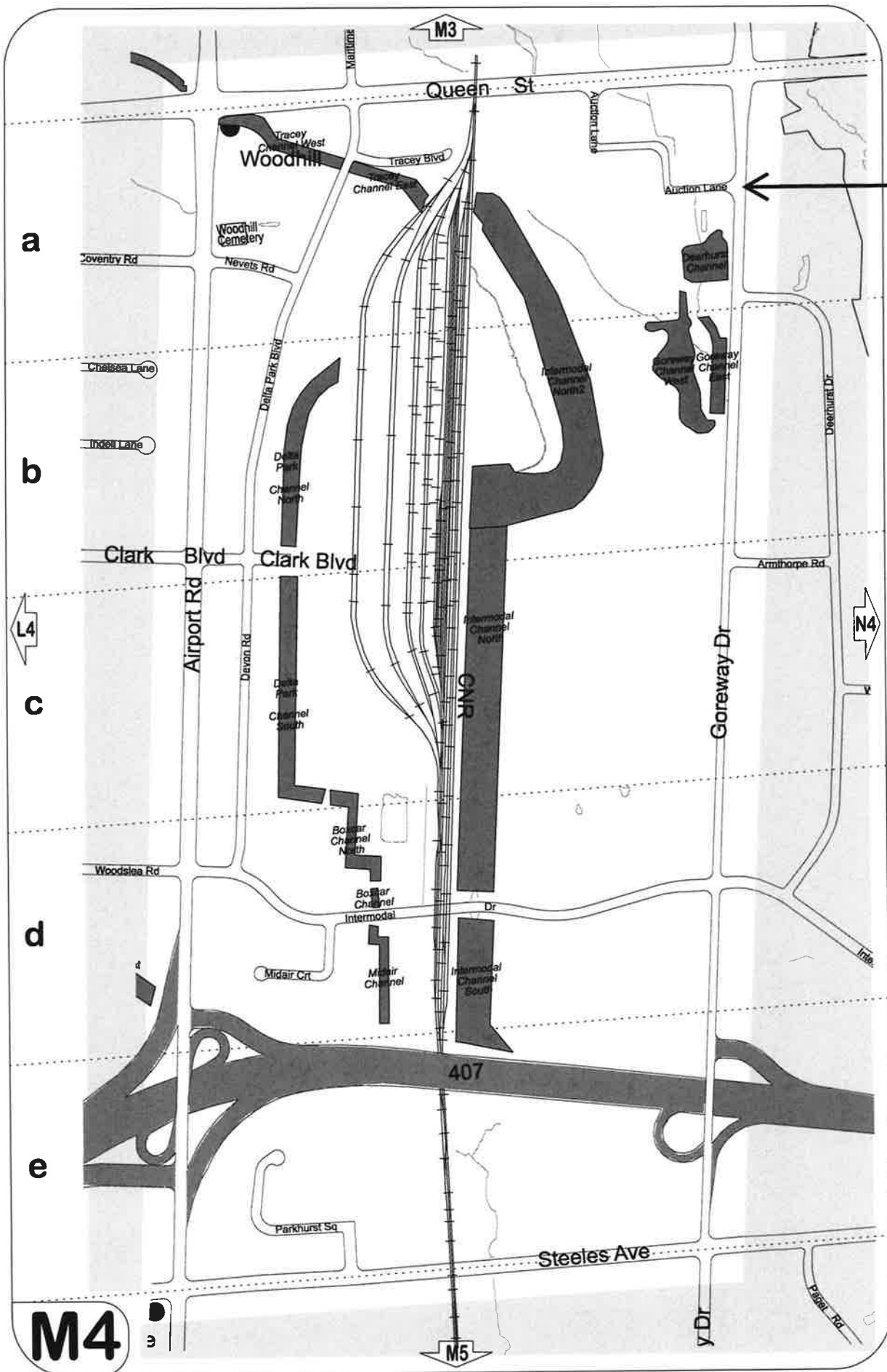
11467 GOREWAY DRIVE
BRAMPTON, ONTARIO

Title

SITE PLAN

Project No.

Sheet 1 of 1



B-2023-0004
A-2023-0047
A-2023-0048