

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-2024-0047 - Retained Lot
Property Address: 218 McMurchy Avenue
Legal Description: Plan 872, Lot 15, Ward 3
Agent: Arpana Saini
Owner(s): Bhupinder Singh Turna, Gurmehak Kaur Turna
Other applications: nil
under the *Planning Act*
Meeting Date and Time: Tuesday, April 23, 2024 at 9:30 am
Meeting Location: Hybrid in-person and virtual meeting – Council Chambers,
4th Floor Brampton City Hall, 2 Wellington Street West

The applicant(s) are requesting the following variance(s) associated with the Consent Application(s):

1. To permit a lot area of 442.51 square metres, whereas the by-law requires a minimum lot area of 540 square metres for a corner lot;
2. To permit a lot width of 16.35 metres, whereas the by-law requires a minimum lot width of 18 metres for a corner lot;
3. To permit a lot depth of 27.04 metres, whereas the by-law requires a minimum lot depth of 30 metres;
4. To permit a front yard setback of 5.01 metres to an existing dwelling, whereas the by-law required a minimum front yard setback of 6.0 metres;
5. To permit a rear yard setback of 3.91 metres to an existing dwelling, whereas the by-law requires a minimum rear yard setback of 7.50 metres; and
6. To permit a driveway width of 7.31 metres, whereas the by-law permits a maximum driveway width of 6.71 metres.

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 comments on the agenda and must be received no later than **4:30 pm on Thursday, April 18, 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 **4:30 pm on Thursday, April 18, 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 3rd day of April, 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

GENERAL NOTES:

- RELEASED FOR BUILDING PERMIT
- CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING
- ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK
- THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE CONSULTANT
- DRAWINGS ARE NOT TO BE SCALED



PROJECT TYPE:
DETACHED HOUSE

PROJECT NAME
218 McMurphy Ave
Brampton, ON

DATE	DESCRIPTION

SCALE: 1/4" = 1'-0"
 PROJECT NUMBER: 2022-1014
 DRAWN BY: DORNY MARIYA
 CHECKED BY:

SEAL

SHEET NAME

SITE PLAN

SHEET NUMBER

A1.0

SEVERED LOT

FRONT LOT AREA = 1099.91 SQ.FT
 PROPOSED LANDSCAPING AREA = 661.28 SQ.FT
 LANDSCAPE PROVIDED = 60.12%

	REQUIRED	RETAINED LOT	SEVERED LOT
BUILDING AREA		1329.49 SQ.FT	1620.13 SQ.FT
REAR SETBACK	7.5 M	3.91M, 4.81 M	7.50 M, 6.12 M
FRONT SETBACK	6 M	5.01 M	6.19M, 6.10M
SIDE SETBACK	1.2 M	2.38 M, 6.62 M	1.22 M, 1.82M, 2.44M
LOT WIDTH (INTERIOR)	15 M	-	15.42 M
LOT WIDTH (CORNER)	18 M	16.35 M	-
LOT DEPTH	30 M	27.04 M	26.36 M
LOT AREA (INTERIOR)	450 SQ.M	-	405.89 SQ.M
LOT AREA (CORNER)	540 SQ.M	442.51 SQ.M	-
LOT COVERAGE	30%	28.45 %	37.08 %

RECEIVED

APR 02 2024

CITY CLERK'S OFFICE

