

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-2024-0219
Property Address: 20 Epsom Downs Drive
Legal Description: Plan 765, Lot 302, Ward 7
Agent: Kishor Bhattarai
Owner(s): Raman Murugappan, Kannaathal Murugappan
Other applications: nil
under the *Planning Act*

Meeting Date and Time: Tuesday, July 16, 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 lot coverage of 37.42%, whereas the by-law permits a maximum lot coverage of 30%; and
2. To permit 2 parking spaces on a lot that contains two Additional Residential Units (a second unit and a garden suite), whereas the by-law requires 3 parking spaces when a residential lot contains two Additional Residential Units.

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, July 11, 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, July 11, 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.

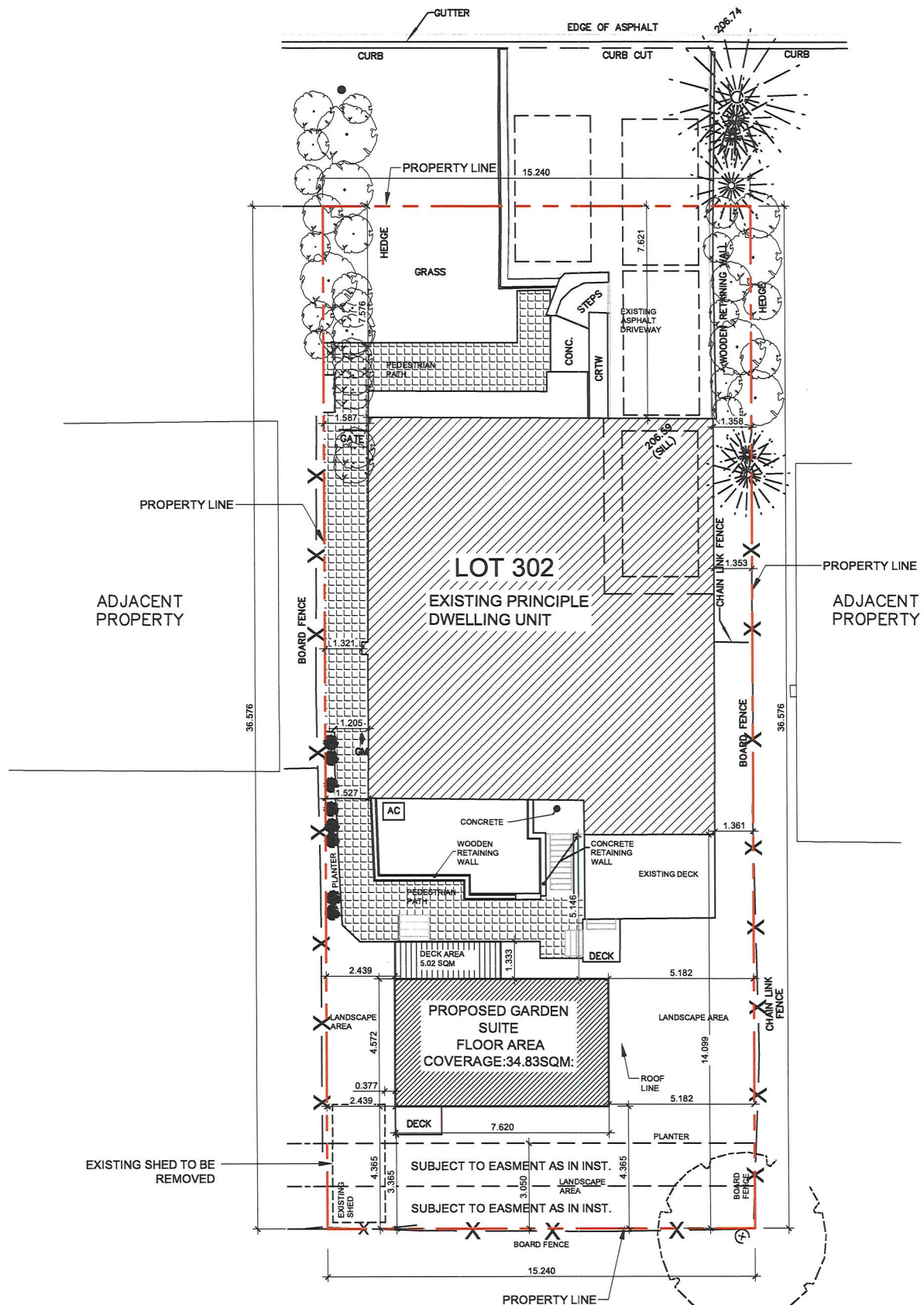
Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

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 2nd day of July 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



1 Site Plan
1 : 250

GARDEN SUITE		
LOT AREA	557.41 SQM(MAX)	
GROSS FLOOR AREA	EXISTING	REQUIRED
EXISTING PRINCIPLE RESIDENCE	34.83 SQM	35 SQM(MAX)
TOTAL LOT COVERAGE	173.78 SQM	
MIN. SETBACK-PRINCIPLE DWELLING UNIT	5.14 M	3 M(MIN)
MIN AVERAGE REAR YARD	4.36 M	2.5 M(MIN)
SIDE YARD (EAST SIDE)	5.18 M	1.8 M(MIN)
SIDE YARD (WEST SIDE)	2.44 M	1.8 M(MIN)
BUILDING HEIGHT	4.2 M	4.5 M(MAX)
UNENCLOSED ROOFED PORCH/DECK	1.33 M	1.5 M(MAX)
PATHWAY	1.2 M	1.2 M(MIN)

LANDSCAPING STATISTIC	
DECK AREA	14.08 SQM
SOFT LANDSCAPE AREA	182.3 SQM



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www.kba-architect.ca
NOTE: DRAWINGS NOT TO BE SCALED

GARDEN SUITE
Project Title
20 Epsom Downs Dr, Brampton, ON L6T 1Y8

SITE PLAN
Drawing Title

2024-06-05
Scale: NTS
Date: APV, KB
Checked By: KB
Project #: 24-014
Drawing #: A-100