

Application for ConsentSection 53 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: B-2024-0013
Property Address: 20 Evergreen Avenue
Legal Description: Plan M3222 Lot 41
Agent: King Consultants Inc. c/o Gursewak Singh
Owner(s): Harinder Bains, Rupinder Bains, Jaswinder Kaur Bains
Meeting Date and Time: Tuesday, August 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 and Effect of the Application:

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 0.85 hectares. The proposed severed lot has a frontage of approximately 59.22 metres; a depth of approximately 67.54 metres and an area of approximately 0.42 hectares. It is proposed that 2 lots be established from the existing lot for future residential development of a single detached dwelling on the proposed severed lot.

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 **12:00 pm on Thursday, August 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 **12:00 pm on Thursday, August 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 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 a person or public body has the ability to appeal the decision of the Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary Treasurer. Contact details are provided below.

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 1st day of August, 2024

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

POLICY FRAMEWORK AND STANDARDS	
DESCRIPTION	EXISTING POLICY
BRAMPTON PLAN 2023 Sche. 1A & 2	Communities & Neighbourhood
OFFICIAL PLAN, 2020 Office Cons.	Estate Residential
SECONDARY PLAN (26)	Estate Residential
ZONING BY-LAW	RE2
LOT AREA, FRONTAGE, WIDTH & DEPTH 0.85Ha, 130.63M, 135.07M, 63.44M	
MINIMUM LOT AREA	0.8 Ha
MINIMUM LOT WIDTH	45M
MINIMUM FRONT YARD DEPTH	12M
MINIMUM INT. SIDE YARD WIDTH	7.5M
MINIMUM REAR YARD DEPTH	15M
MINIMUM BUILDING HEIGHT	10.6M
MINIMUM GROUND FLOOR AREA	170 for One storey 115 SQM for more than One storey
MINIMUM LANDSCAPED OPEN SPACE	70% of the front yard

32 GLENBROOK BLVD

17 EVERGREEN AVE

EVERGREEN AVENUE

DEDICATED BY REGISTERED PLAN M-322
PIN 14217-0164 (LT)

A= 30.70
C= 30.69
R=263.65
N36°30'40"W

A= 60.35
C= 60.25
R=301.75
N38°54'20"W

39 ESTATEVIEW CIRCLE

ESTATEVIEW CIRCLE (M-322&SET)
DEDICATED BY REGISTERED PLAN M-322

44 LEONE LANE

4 ESTATEVIEW CIRCLE



KEYMAP 1:10,000
20 EVERGREEN AVENUE

	Retained Lot
	Severed Lot
	Proposed Lot Standards

Existing Estate Home
288.84 SQM

Existing Brick Pool House
52.97 SQM

Existing driveway (hardscaping) represents 19% of the front yard and the landscaped open space is 81% of the front yard.

The retained lot will have a hardscaping of 623.18 SQM representing 25.4% of the front yard and a landscaped open space of 2452.32 SQM representing 74.6% of the front yard.

Parcel information, monuments and boundary information derived from Young & Young Surveying Inc. 2000 Surveyor's Real Property Report (Part 1), PLAN 43R-7819 dated March 25, 1980 by Ernest Blason OLS, and contained data from PLAN M322 & PLAN 43M440

Paper scale 1" = 750 Measurements in Metres

King Consultant Inc.
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No.	Description	Date
01	Drafted for submission	06/17/2024
02	Revisions	07/19/2024

CONCEPTUAL OVERLAY OF
RETAINED AND SEVERED
LOTS

CONCEPTUAL SEVERANCE
PLAN

Project number	0050
Date	07/19/2024
Drawn by	RK
Checked by	GS

A01

Scale 1:750

