

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-2024-0046 - Severed 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
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

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

1. To permit a lot area of 405.89 square meters, whereas the by-law requires a minimum lot area of 450 square metres.;
2. To permit a lot depth of 26.36 metres, whereas the by-law requires a minimum lot depth of 30 metres;
3. To permit a rear yard setback of 6.12 metres to a proposed dwelling, whereas the by-law requires a minimum rear yard setback of 7.50 metres; and
4. To permit a lot coverage of 37.08%, whereas the by-law permits a maximum lot coverage of 30%.

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 **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 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.

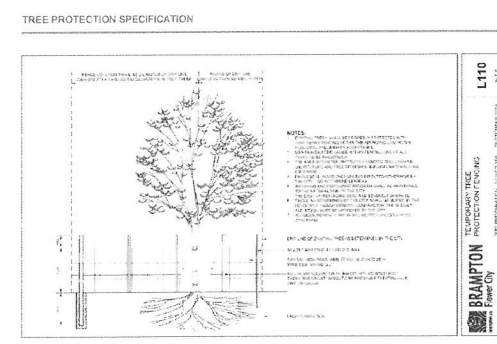
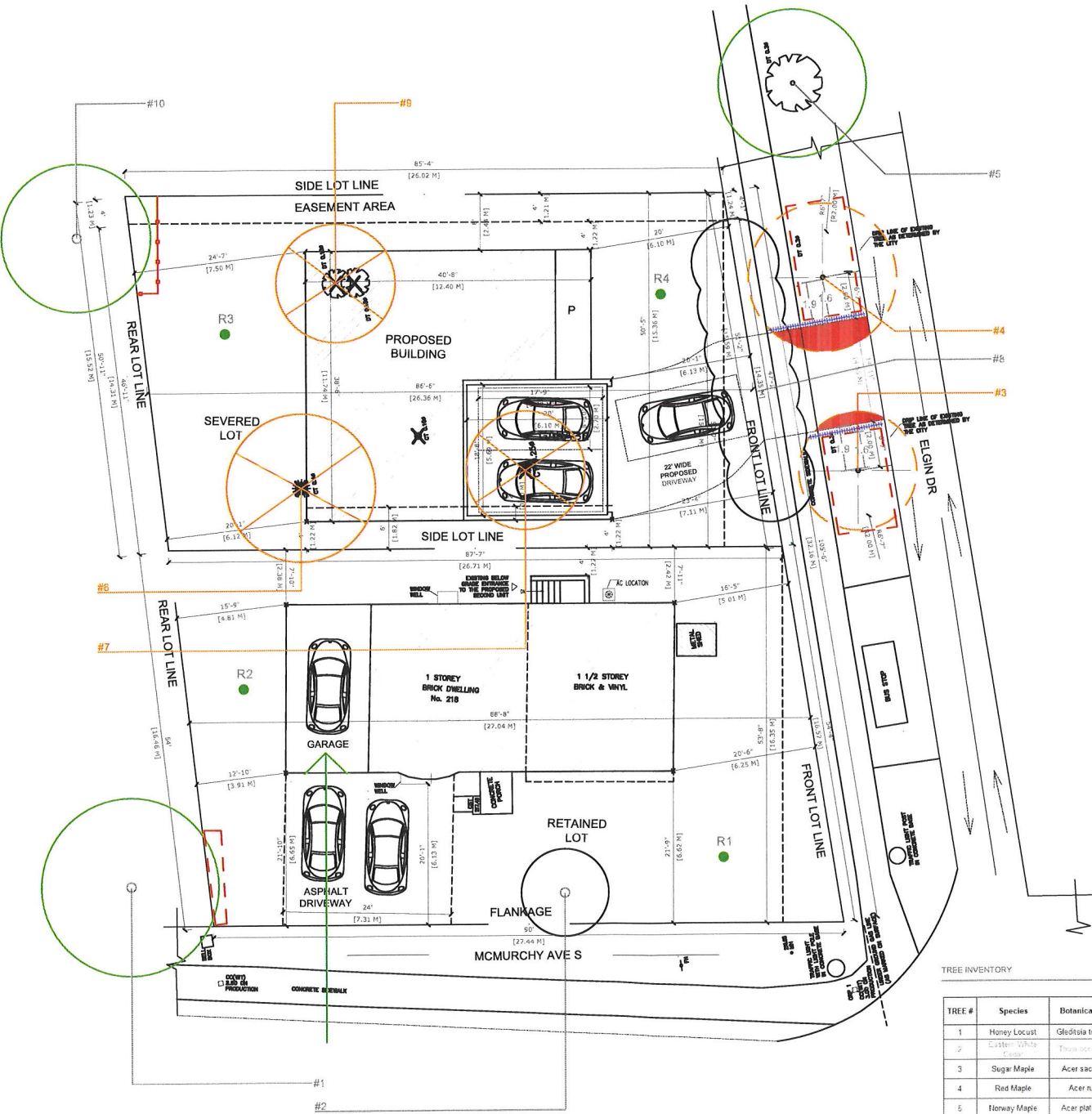
Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

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 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



TREE INVENTORY

| TREE # | Species | Botanical Name | DBH (cm) | Condition Rating | Ownership Category | Comments | TPZ (m) | Direction | Permit Requirement |
|--------|---------------------|-----------------------|----------|------------------|--------------------|--|-----------|-----------|--------------------|
| 1 | Honey Locust | Gleditsia triacanthos | 62 | Good | Neighbour | Tree has good health and structure, no visible defects | 3.6 | Protect | No |
| 2 | White Birch | Betula occidentalis | 25.21 | Good | Private | Codominant stems, leaning overhanging minor dead branches | Under 2.0 | - | Yes |
| 3 | Sugar Maple | Acer saccharum | 39 | Fair | City | Moderate dieback, dead branches ~10% declining health | 2.4 | Injury | Yes |
| 4 | Red Maple | Acer rubrum | 42 | Good | City | Tree has good health and structure, minor dead branches | 3 | Injury | Yes |
| 5 | Norway Maple | Acer platanoides | 50 | Good | City | Tree has good health and structure, minor dead branches | 3 | Retain | No |
| 6 | Blue Spruce | Picea pungens | 42 | Good | Private | Pruning wounds, good health and structure | N/A | Remove | Yes |
| 7 | Eastern White Cedar | Thuja occidentalis | 30.16 | Good | Private | Codominant stems, pruning wounds, minor dead branches | N/A | Remove | Yes |
| 8 | White Birch | Betula occidentalis | 3.16 cm | Good | Private | Single stem 12.15' tall, leaning good health and structure | Under 2.0 | - | No |
| 9 | Fear Tree | Pyrus species | 27.15 | Fair | Private | Codominant stems, minor dead branches, good health | N/A | Remove | Yes |
| 10 | Blue spruce | Picea pungens | 46 | Good | Neighbour | Tree has good health and structure, minor dead branches | 3 | Protect | No |

TREE DOCTORS
PROFESSIONAL TREE CARE

Tree Doctors Inc.
343 Olivewood Road, Toronto ON, M8Z 2Z6
info@treedoctors.ca | (416) 201-8000

ADDRESS OF PROPERTY:
218 McMurphy Avenue South, Brampton

CLIENT: Ambee Engineering & Consultancy services, Inc

KEY PLAN

LEGEND

- TREES TO REMAIN TREE PROTECTION ZONE (TPZ) [Green circle]
- TREES TO BE REMOVED [Orange X]
- TREES TO BE INJURED [Orange dashed circle]
- SNOW FENCE HOARDING [Red dashed line]
- PLYWOOD FENCE HOARDING [Red solid line]
- HORIZONTAL TREE PROTECTION [Red and white striped box]
- ROOTS SENSITIVE EXCAVATION (R.S.E.) [Cross-hatched box]
- TREE REPLANTING LOCATION [Green dot]
- PRIMARY ACCESS ROUTE [Green arrow]

Detailed Tree Inventory Table

- Tree to be removed/injured [Orange X]
- Tree to be preserved [Green circle]

Tree Protection Plan TP1

Note: TO BE READ IN CONJUNCTION WITH REPORT PREPARED BY TREE DOCTORS INC. DATED: JUNE 28/24

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DRAWN BY: Serg Litvinov, ISA #ON-2281A

SCALE: 1:200

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REVISION NAME DATE

1 SL Jun 2024

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED