

Severed Lot

Flower City



brampton.ca

FILE NUMBER: A-2024-0046

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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, 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)** BHUPINDER TURNA, AMANDEEP TURNA GURMEHAK TURNA
Address 218 MCMURCHY AVE S
BRAMPTON, ON, L6Y 1Z3
Phone # 416-818-9194 **Fax #** _____
Email TURNASVILLA@GMAIL.COM

2. **Name of Agent** ARPANA SAINI
Address 6 COLES COURT, ACTON, ON, L7J 2L8
Phone # 647-545-9091 **Fax #** _____
Email PERMITS.AECS@GMAIL.COM

3. **Nature and extent of relief applied for (variances requested):**
REAR SET BACK - 6.12 M, 7.50 M
FRONT SET BACK - 6.19M, 6.10 M
SIDE SETBACK (BUILDING) - 1.22 M
SIDE SET BACK (GARAGE) - 2.44 M
LOT WIDTH -15.59 M
LOT DEPTH -26.71 M, 26.02 M
LOT AREA - 405.89 SQ.M
LANDSCAPE PROVIDED - 60.12%

4. **Why is it not possible to comply with the provisions of the by-law?**
THE PROPOSED SEVERED LOT WILL NOT MEET THE MINIMUM ZONING BY LAW REQUIREMENTS.

5. **Legal Description of the subject land:**
Lot Number 15
Plan Number/Concession Number CON. 1 W.H.S.
Municipal Address 218 MCMURCHY AVE S, BRAMPTON, ON, L6Y 1Z3

6. **Dimension of subject land (in metric units)**
Frontage 15.59 M
Depth 26.71 M, 26.02 M
Area 405.89 SQ.M

7. **Access to the subject land is by:**
Provincial Highway Seasonal Road
Municipal Road Maintained All Year Other Public Road
Private Right-of-Way 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:

N/A

PROPOSED BUILDINGS/STRUCTURES on the subject land:

PROPOSED BUILDING AREA - 151.57 SQ.M

NUMBER OF SORIES - 2

WIDTH OF THE BUILDING - 11.74 M

DEPTH OF THE BUILDING - 13.29 M

HEIGHT OF THE BUILDING - 10.60 M

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 6.10 M, 6.19M, 7.11 M

Rear yard setback 6.12 M, 7.50 M

Side yard setback 1.22 M

Side yard setback 2.44 M

10. Date of Acquisition of subject land: Oct 26, 2022

11. Existing uses of subject property: RESIDENTIAL

12. Proposed uses of subject property: RESIDENTIAL

13. Existing uses of abutting properties: RESIDENCIAL

14. Date of construction of all buildings & structures on subject land: PROPOSED 2024

15. Length of time the existing uses of the subject property have been continued: 0

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 # _____ Status _____

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 _____

~~ARPANA SAINI~~ Bhupinder Singh
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON
THIS 16 DAY OF JANUARY ~~JANUARY~~ Feb, 2024.

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, Bhupinder Jerna OF THE CITY OF BRAMPTON
IN THE Region OF Peel 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
City OF Brampton
IN THE Region OF
Peel THIS 16th DAY OF
February, 2024

Bhupinder Singh
ARPANA SAINI
Signature of Applicant or Authorized Agent

Clara Vani
A Commissioner etc.
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton

Expires September 20, 2026

FOR OFFICE USE ONLY	
Present Official Plan Designation:	_____
Present Zoning By-law Classification:	<u>R1B</u>
This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.	
<u>Connor Cowan</u> Zoning Officer	<u>2024-01-26</u> Date

DATE RECEIVED Feb 16, 2024
Clara

PERMISSION TO ENTER

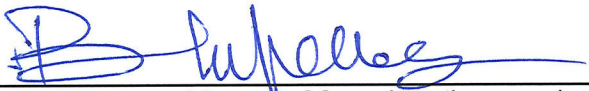
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 218 MCMURCHY AVE S , BRAMPTON, ON , L6Y 1Z3

I/We, BHUPINDER TURNA, AMANDEEP TURNA
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject land, hereby authorize the Members of the City of Brampton Committee of Adjustment and City of Brampton staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to the attached application for Minor Variance and/or consent.

Dated this 22 day of JANUARY Feb, 2024.



(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)



(where the owner is a firm or corporation, please print or type the full name of the person signing.)

NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION

APPOINTMENT AND AUTHORIZATION OF AGENT

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 218 MCMURCHY AVE S , BRAMPTON, ON , L6Y 1Z3


I/We, BHUPINDER TURNA, AMANDEEP TURNA
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject lands, hereby authorize

ARPANA SAINI
please print/type the full name of the agent(s)

to make application to the **City of Brampton Committee of Adjustment** in the matter of an application for **minor variance** with respect to the subject land.

Dated this 22 day of JANUARY Feb, 2024.


(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(where the owner is a firm or corporation, please print or type the full name of the person signing.)

NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

- 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

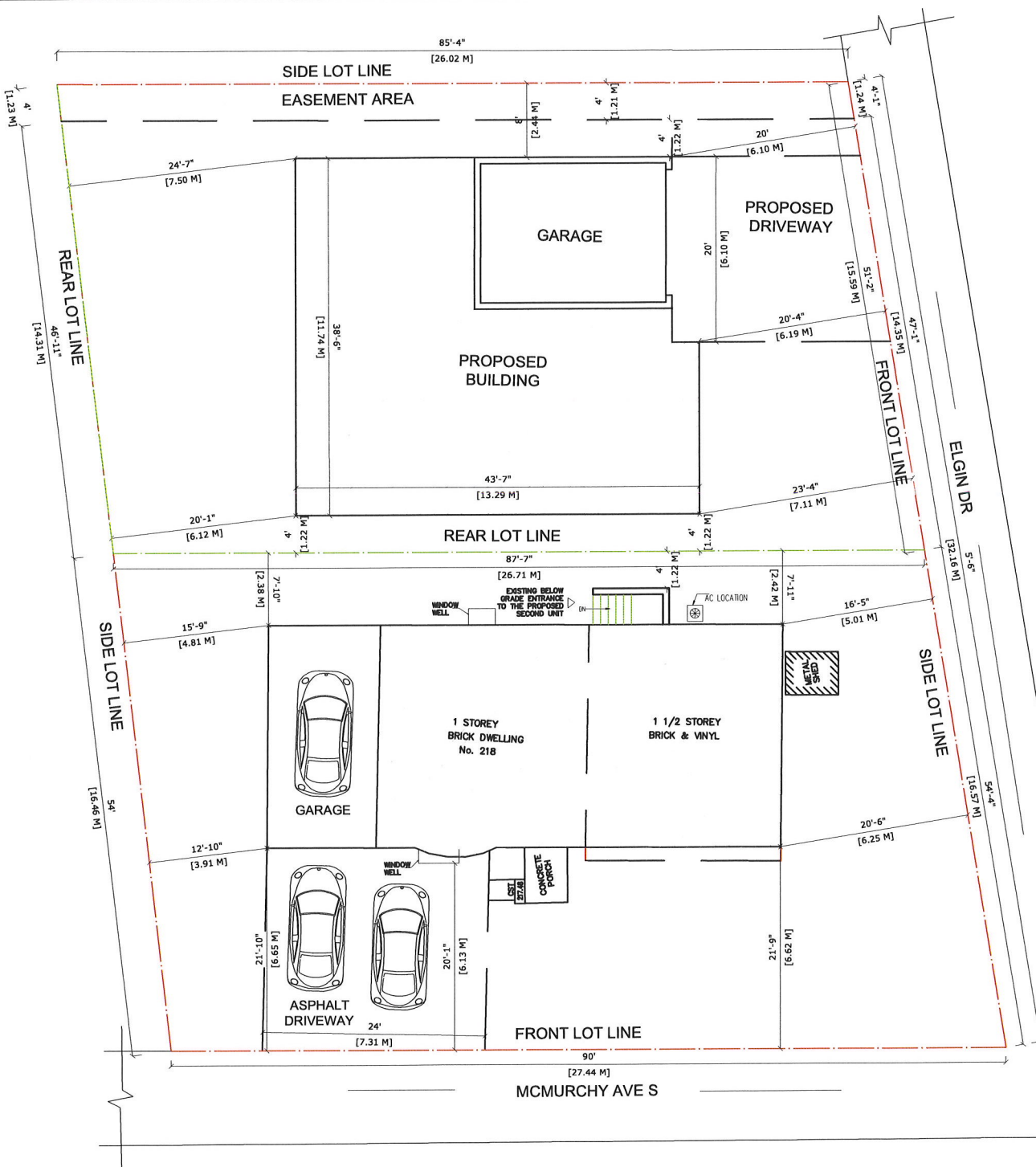
DATE	DESCRIPTION

SCALE: 1/4" = 1'-0"
 PROJECT NUMBER: 2022-1004
 DRAWN BY: DONT MARIYA
 CHECKED BY:

SEAL

SHEET NAME
SITE PLAN
SHEET NUMBER

A1.0



	REQUIRED	RETAINED LOT	SEVERED LOT
BUILDING AREA		1329.49 SQ.FT	1620.13 SQ.FT
REAR SETBACK	7.5 M	1.22M, 2.38 M	7.50 M, 6.12 M
FRONT SETBACK	6 M	6.62 M	6.19M, 6.10M
SIDE SETBACK	1.2 M	5.01 M ,3.91 M	1.22 M,2.44 M
LOT WIDTH (INTERIOR)	15 M	-	15.59 M
LOT WIDTH (CORNER)	18 M	27.44 M	-
LOT DEPTH	30 M	16.46 M,16.57 M	26.02 M, 26.71M
LOT AREA(INTERIOR)	450 SQ.M	-	405.89 SQ.M
LOT AREA(CORNER)	540 SQ.M	442.51 SQ.M	-

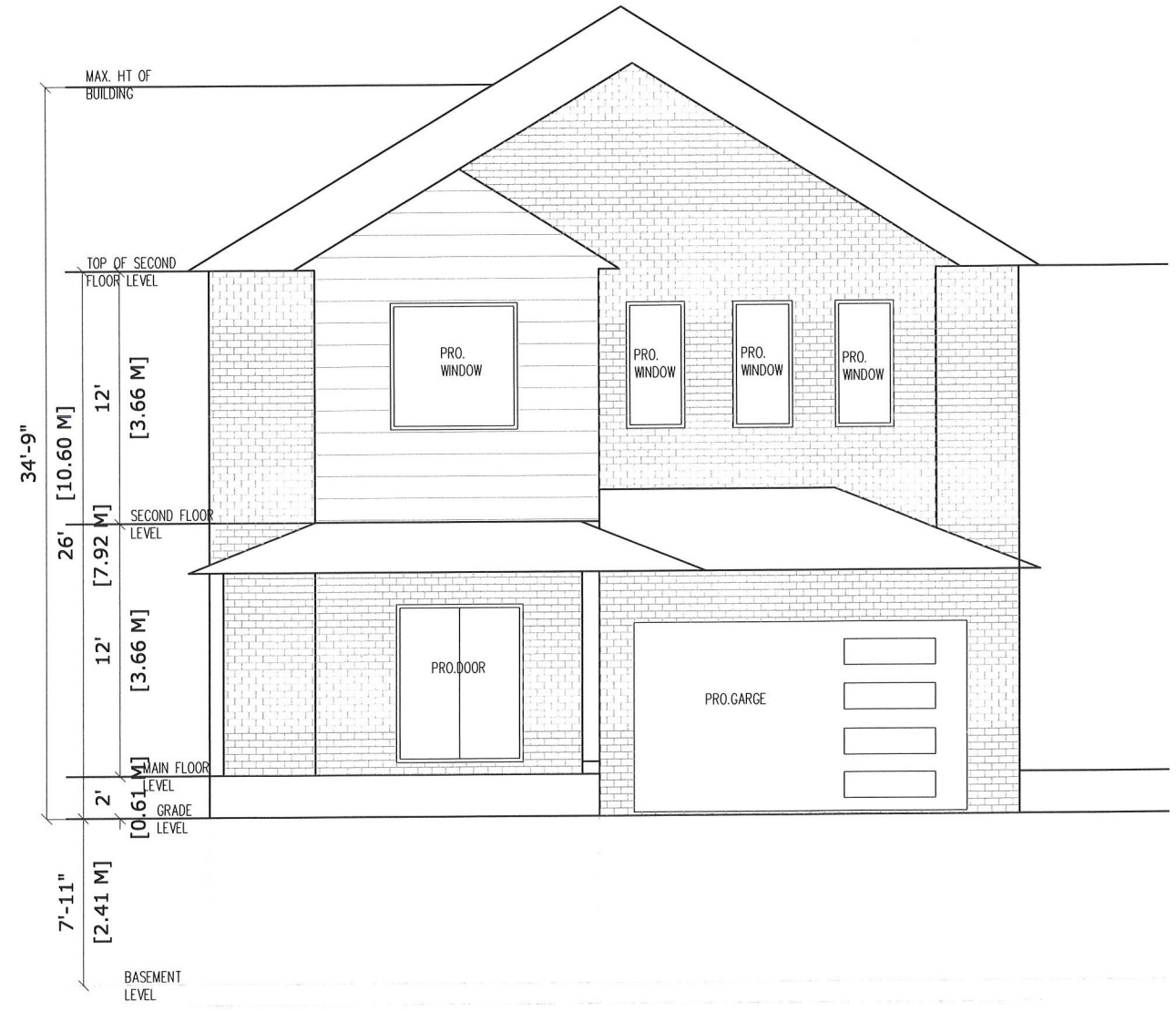
SEVERED LOT

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

RETAINED LOT

FRONT LOT AREA = 1919.90 SQ.FT
 PROPOSED LANDSCAPING AREA = 1402.53 SQ.FT
 LANDSCAPE PROVIDED = 73.05%

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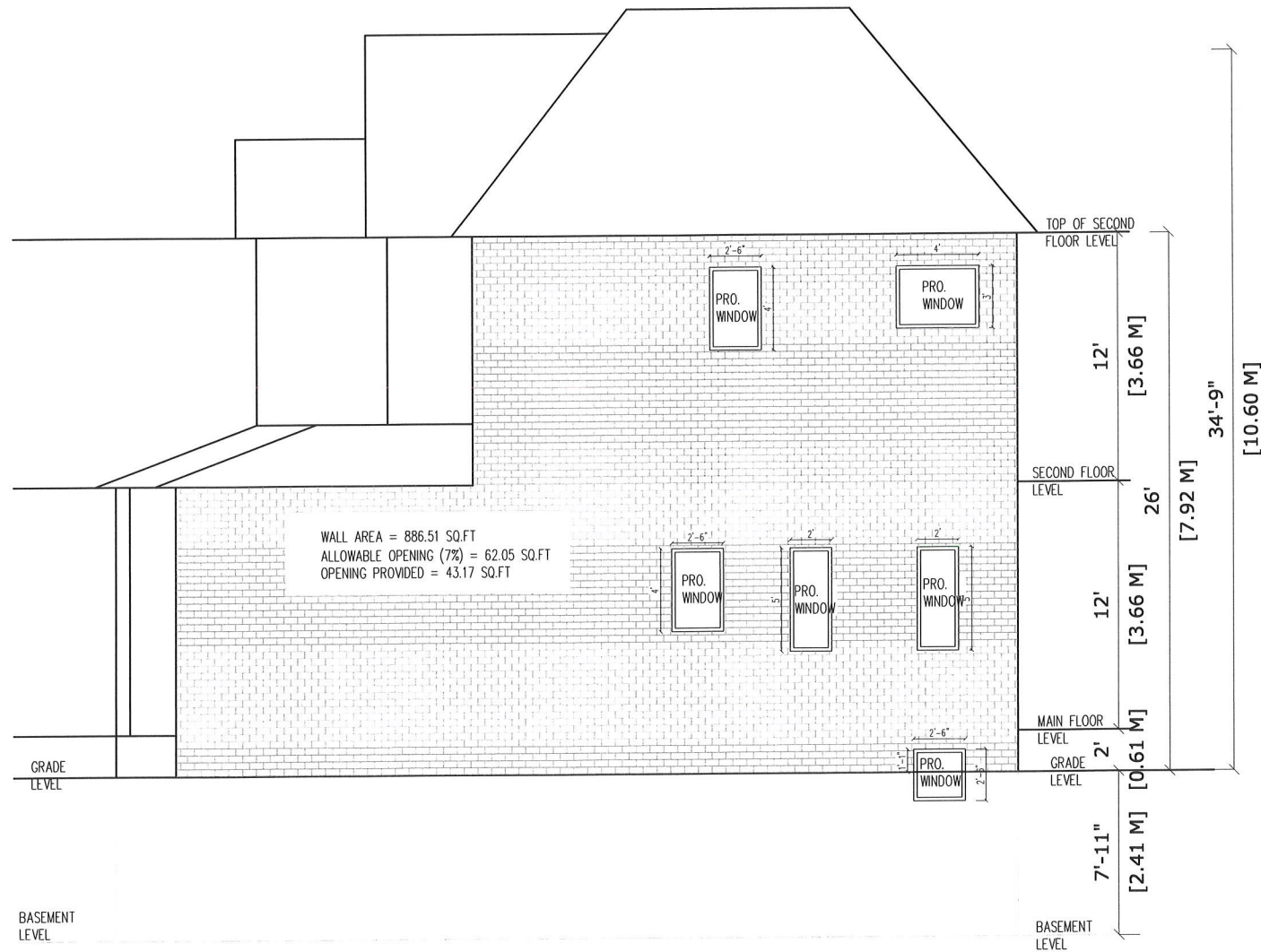
SCALE: 1/8" = 1'-0"
 PROJECT NUMBER: 2022-1064
 DRAWN BY: DONY MARIYA
 CHECKED BY:

SEAL

SHEET NAME:
FRONT ELEVATION

SHEET NUMBER:
A1.1

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PROJECT NAME
 218 McMurchy Ave
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DATE	DESCRIPTION

SCALE: 1/8" = 1'-0"
 PROJECT NUMBER: 2022-1064
 DRAWN BY: DONNY MARIYA
 CHECKED BY:

SEAL

SHEET NAME
 SIDE ELEVATION

SHEET NUMBER
A1.2

GENERAL NOTES:
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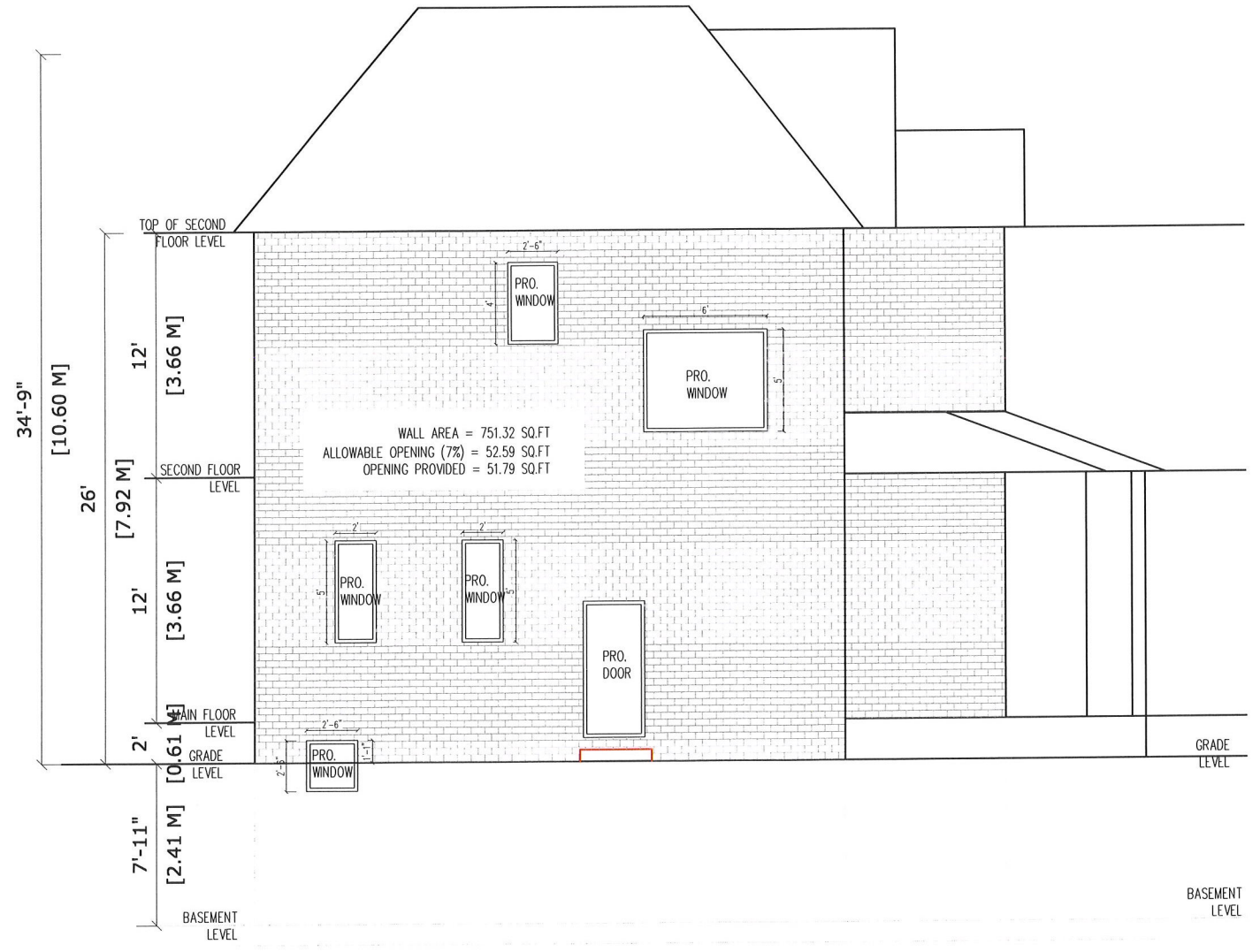
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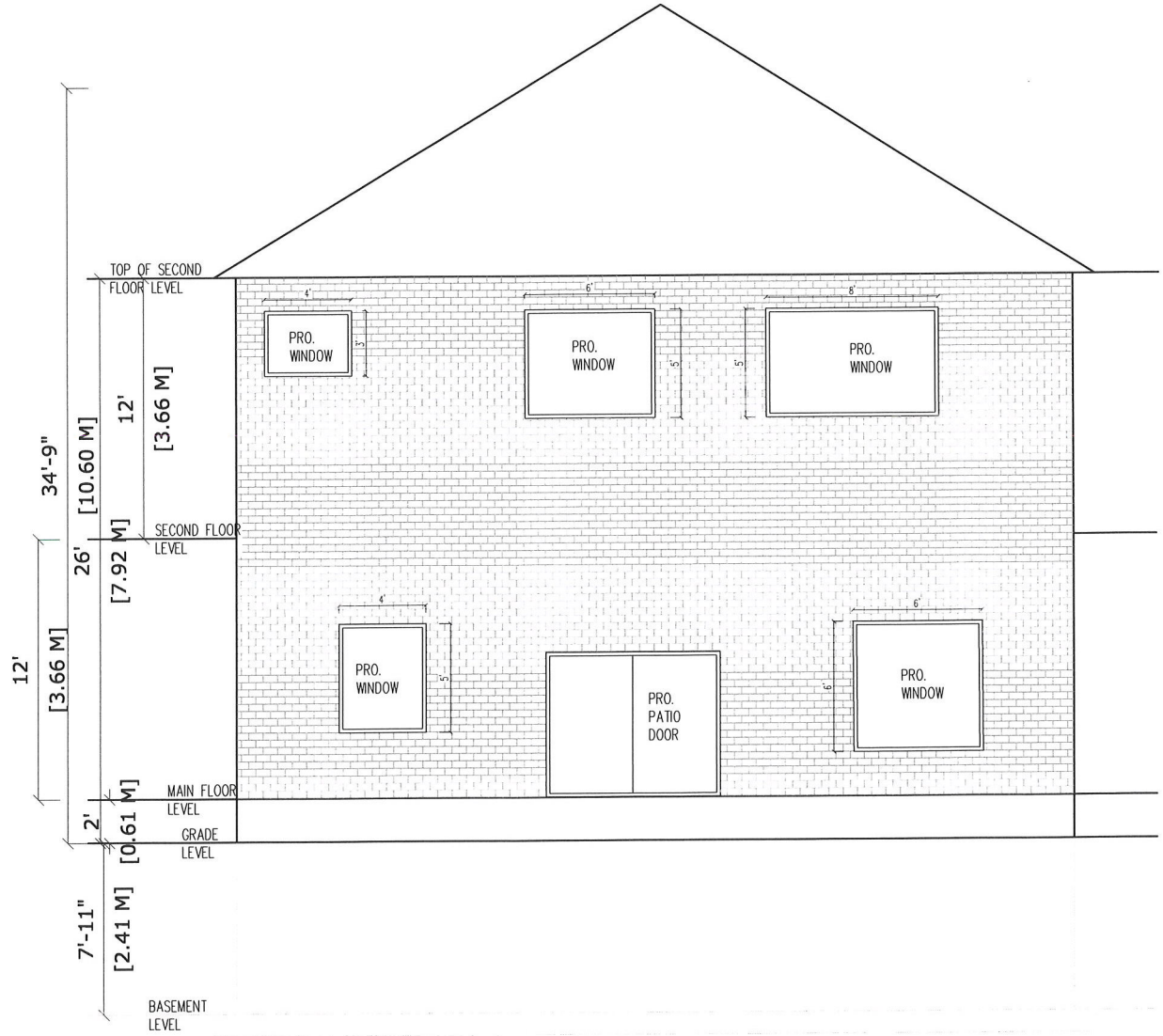
SEAL

SHEET NAME
 LEFT SIDE ELEVATION

SHEET NUMBER
A1.3



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 CHECKED BY:

SEAL

SHEET NAME
 REAR SIDE ELEVATION

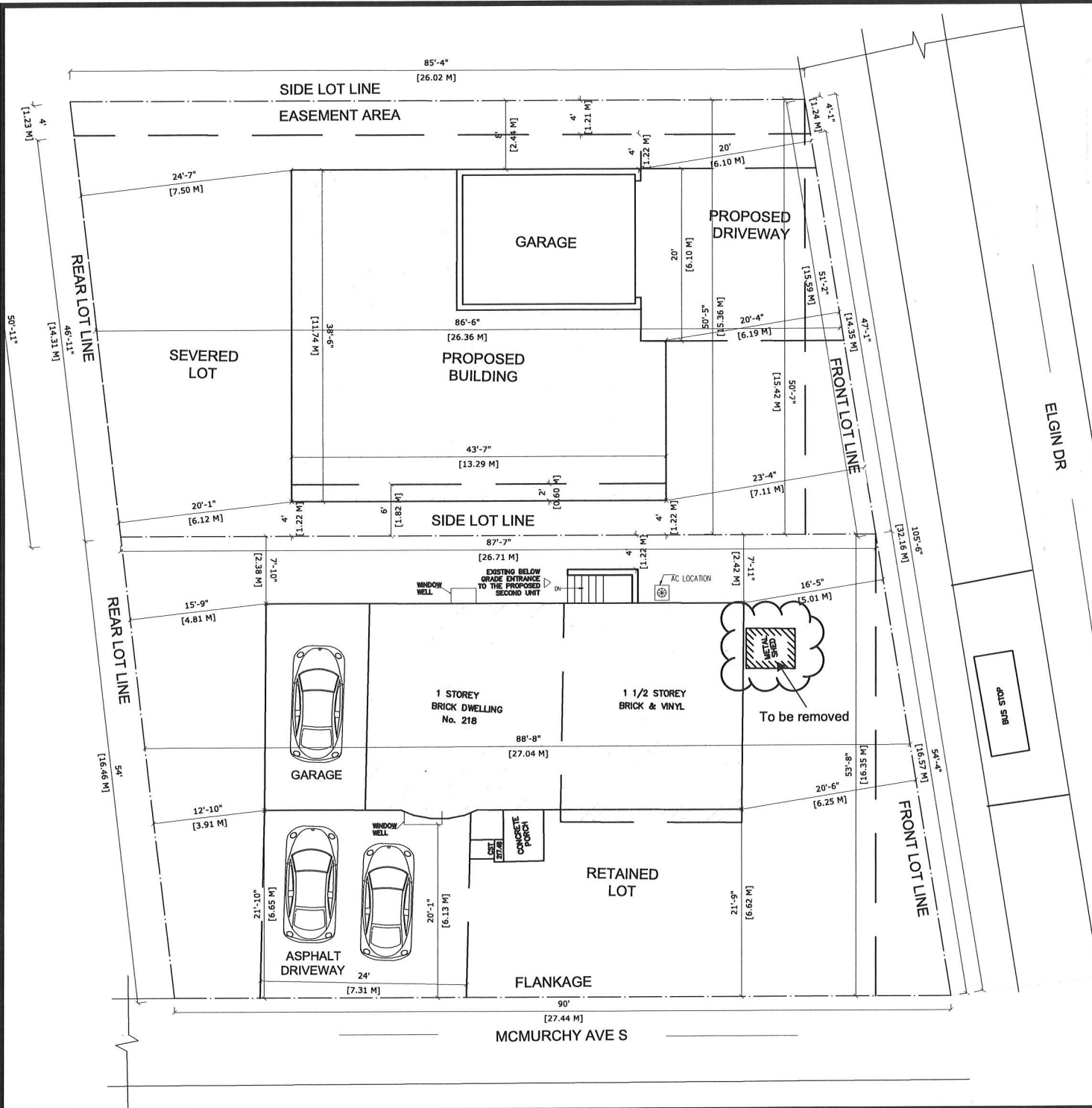
SHEET NUMBER
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RECEIVED
 MAR 20 2024
 CITY CLERK'S OFFICE

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 %



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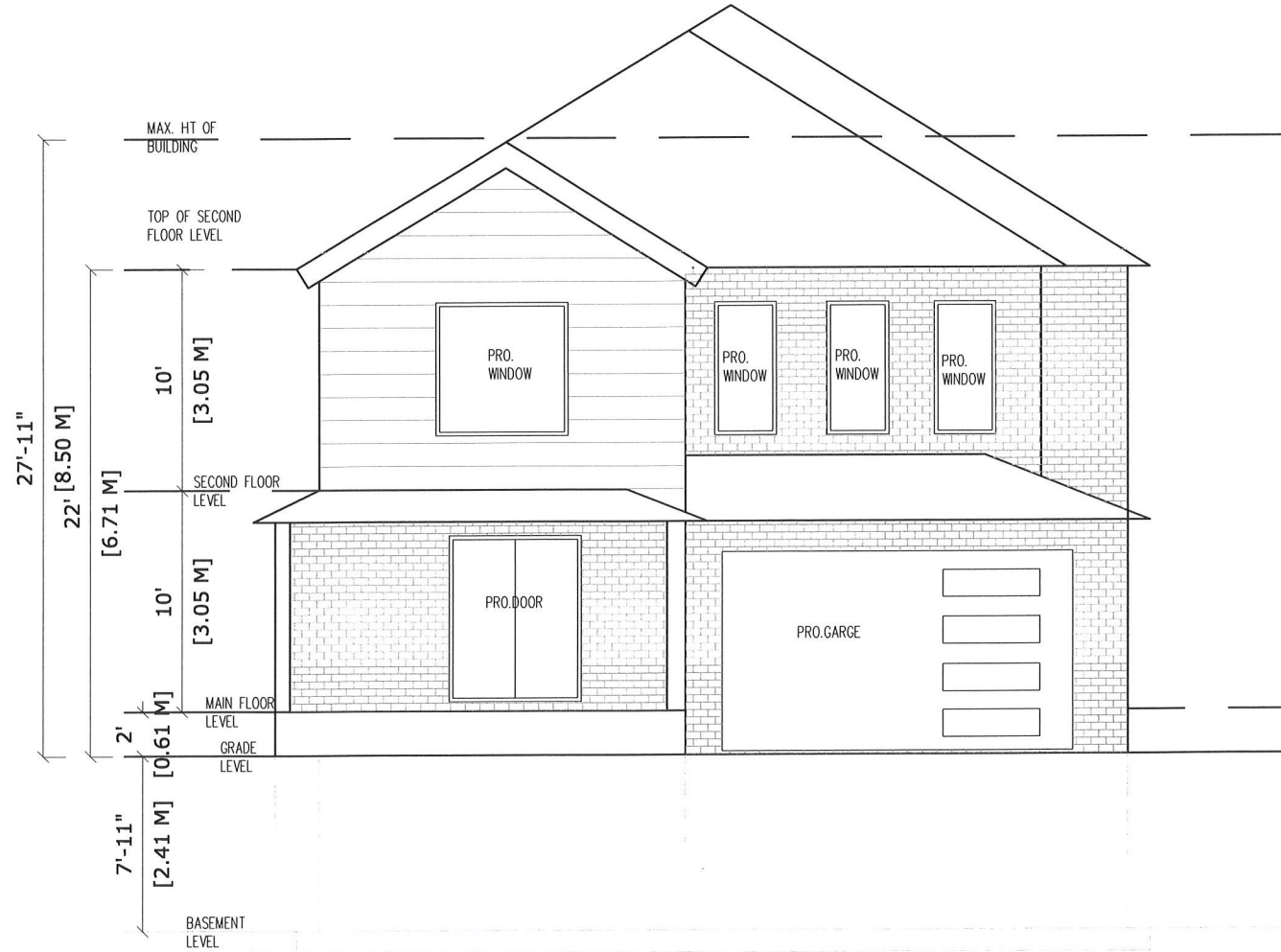
SCALE: 1/4" = 1'-0"
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 DRAWN BY: DONY MARIYA
 CHECKED BY:

SHEET NUMBER
 SITE PLAN
 SHEET NUMBER

A1.0

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PROJECT NAME
 218 McMurchy Ave
 Brampton, ON

DATE	DESCRIPTION
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-	-
-	-

SCALE: 1/8" = 1'-0"
 PROJECT NUMBER: 2022-1044
 DRAWN BY: DONY MARIYA
 CHECKED BY:

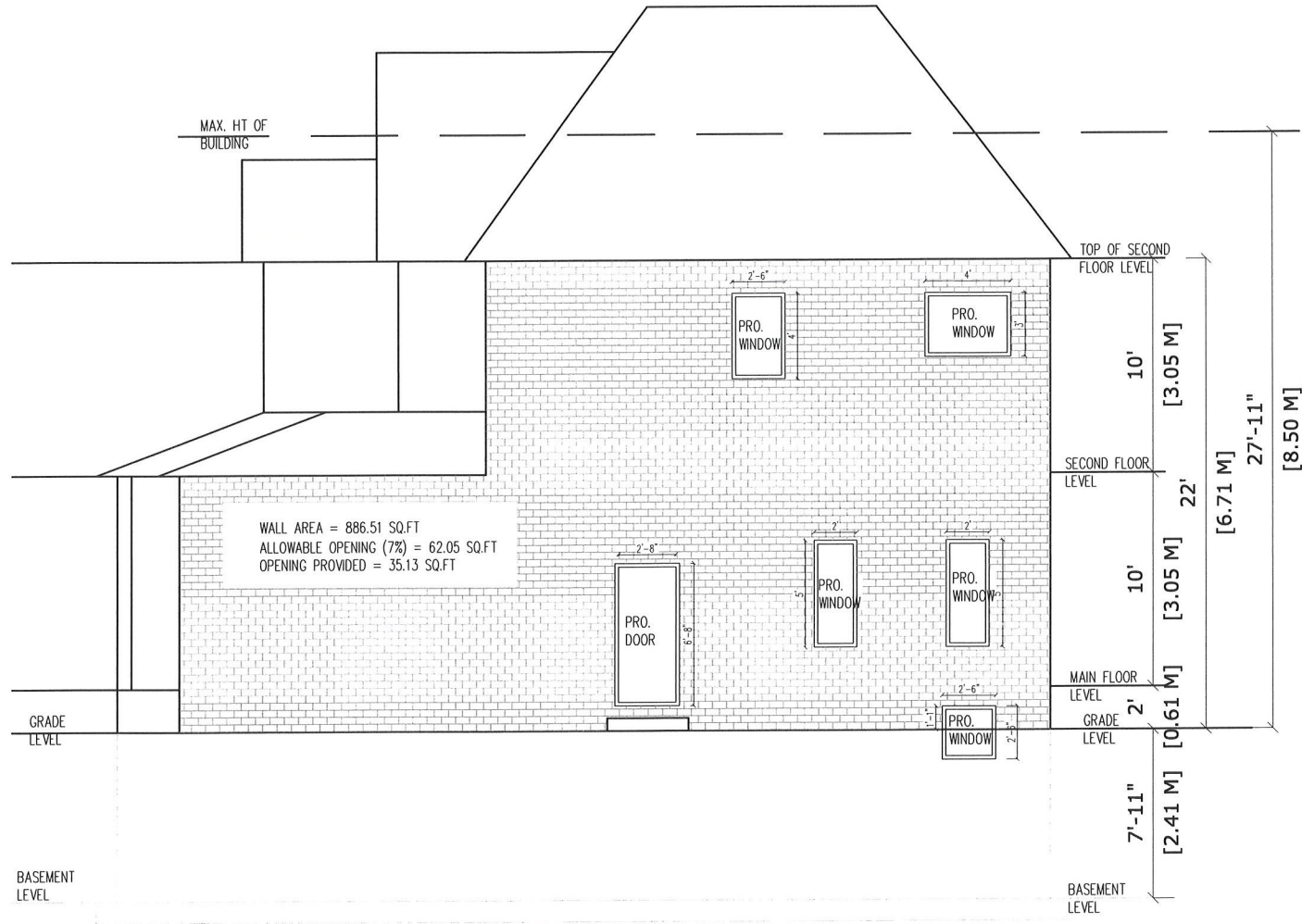
SEAL

SHEET NAME
 FRONT ELEVATION
 SHEET NUMBER

A1.1

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DATE	DESCRIPTION

SCALE: 1/8" = 1'-0"
 PROJECT NUMBER: 2022-1064
 DRAWN BY: DONTY MARIYA
 CHECKED BY:

SEAL

SHEET NAME
 SIDE ELEVATION
 SHEET NUMBER

A1.2

RECEIVED

MAR 20 2024

CITY CLERK'S OFFICE



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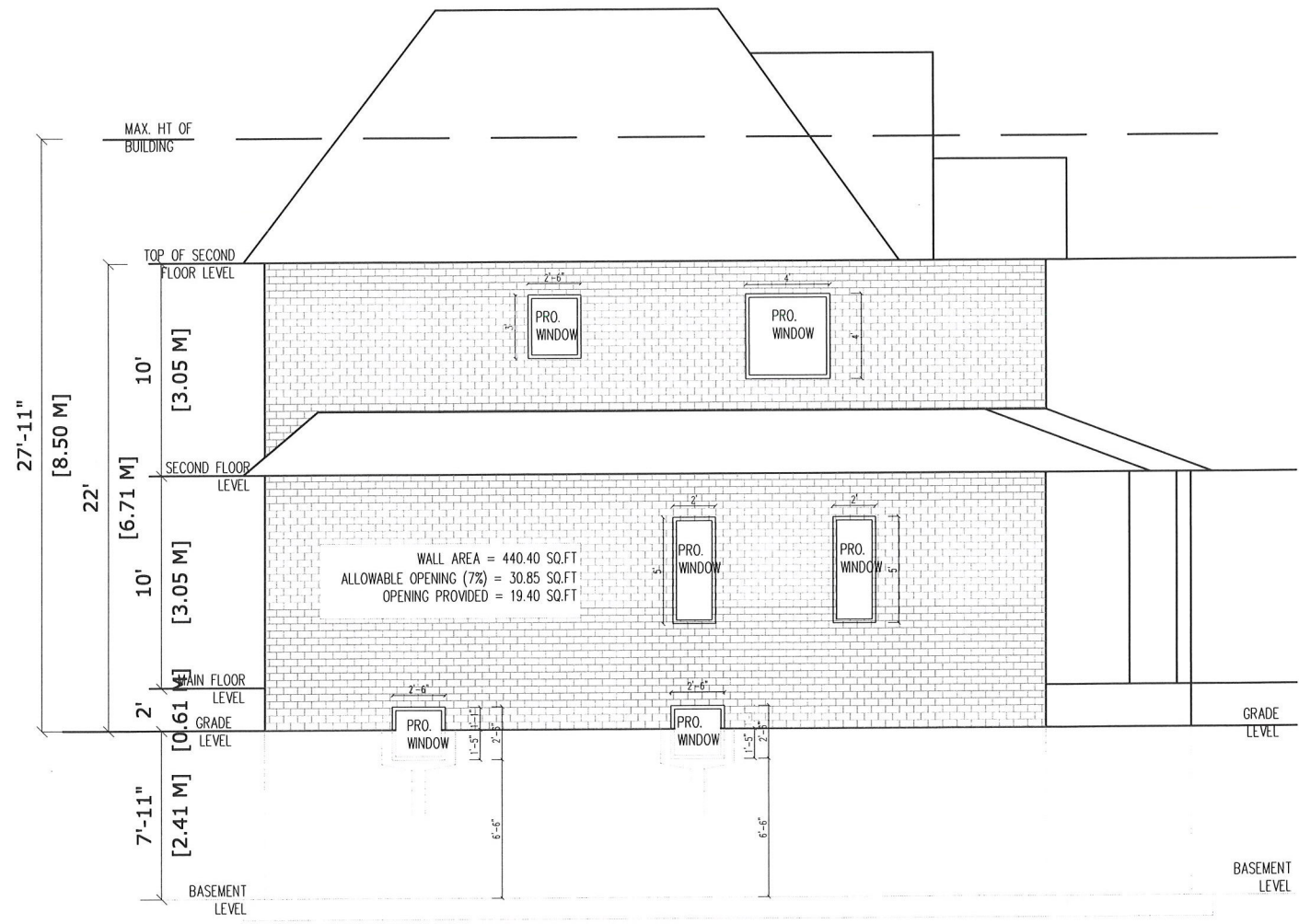
DATE	DESCRIPTION
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SCALE: 1/8" = 1'-0"
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 DRAWN BY: DONY MARIYA
 CHECKED BY:

SEAL

SHEET NAME
 LEFT SIDE ELEVATION

SHEET NUMBER
A1.3



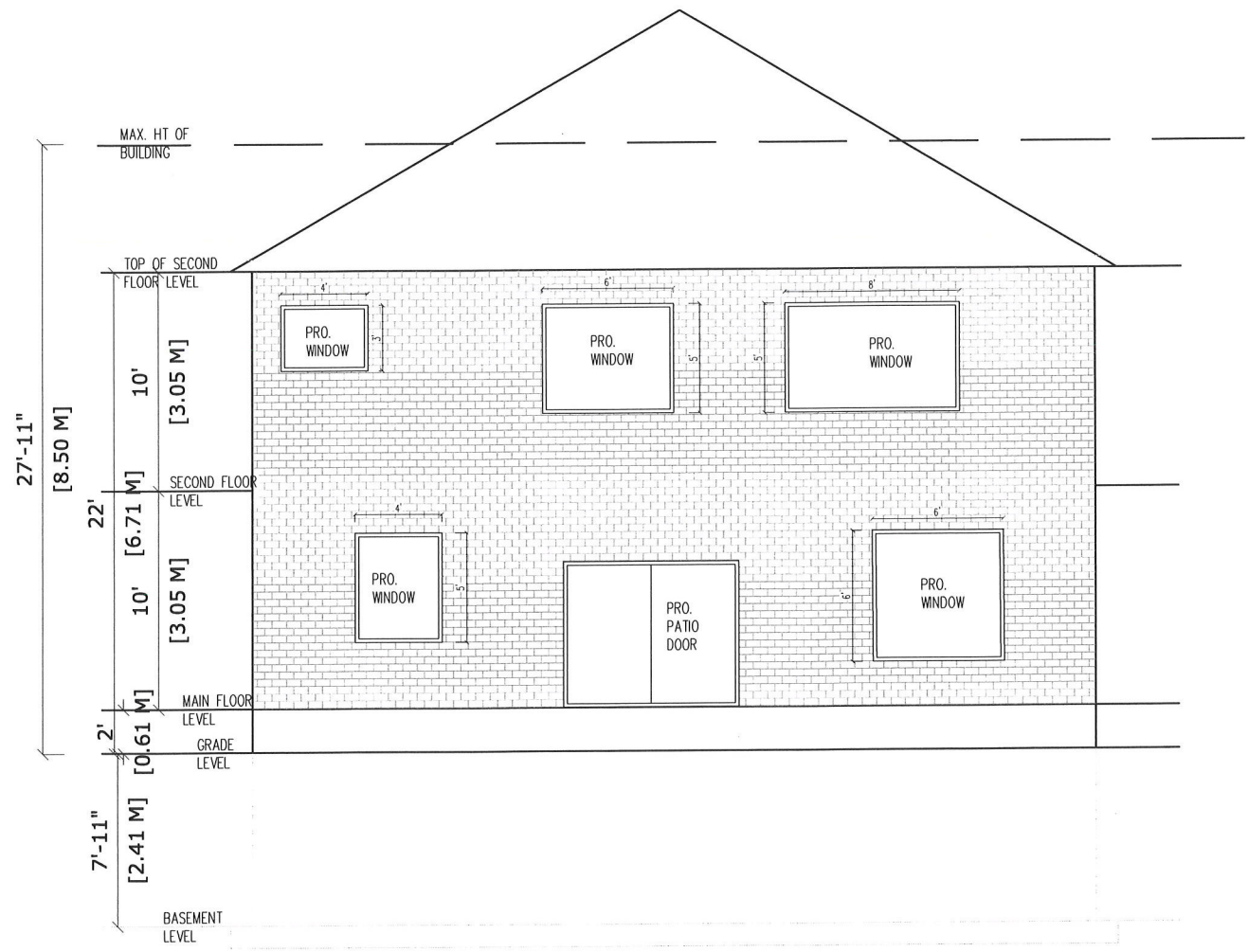
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PROJECT NAME
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-	-

SCALE: 1/8" = 1'-0"

PROJECT NUMBER: 2022-1064

DRAWN BY: DONY MARIYA

CHECKED BY:

SEAL

SHEET NAME
REAR SIDE ELEVATION

SHEET NUMBER

A1.4

GENERAL NOTES:
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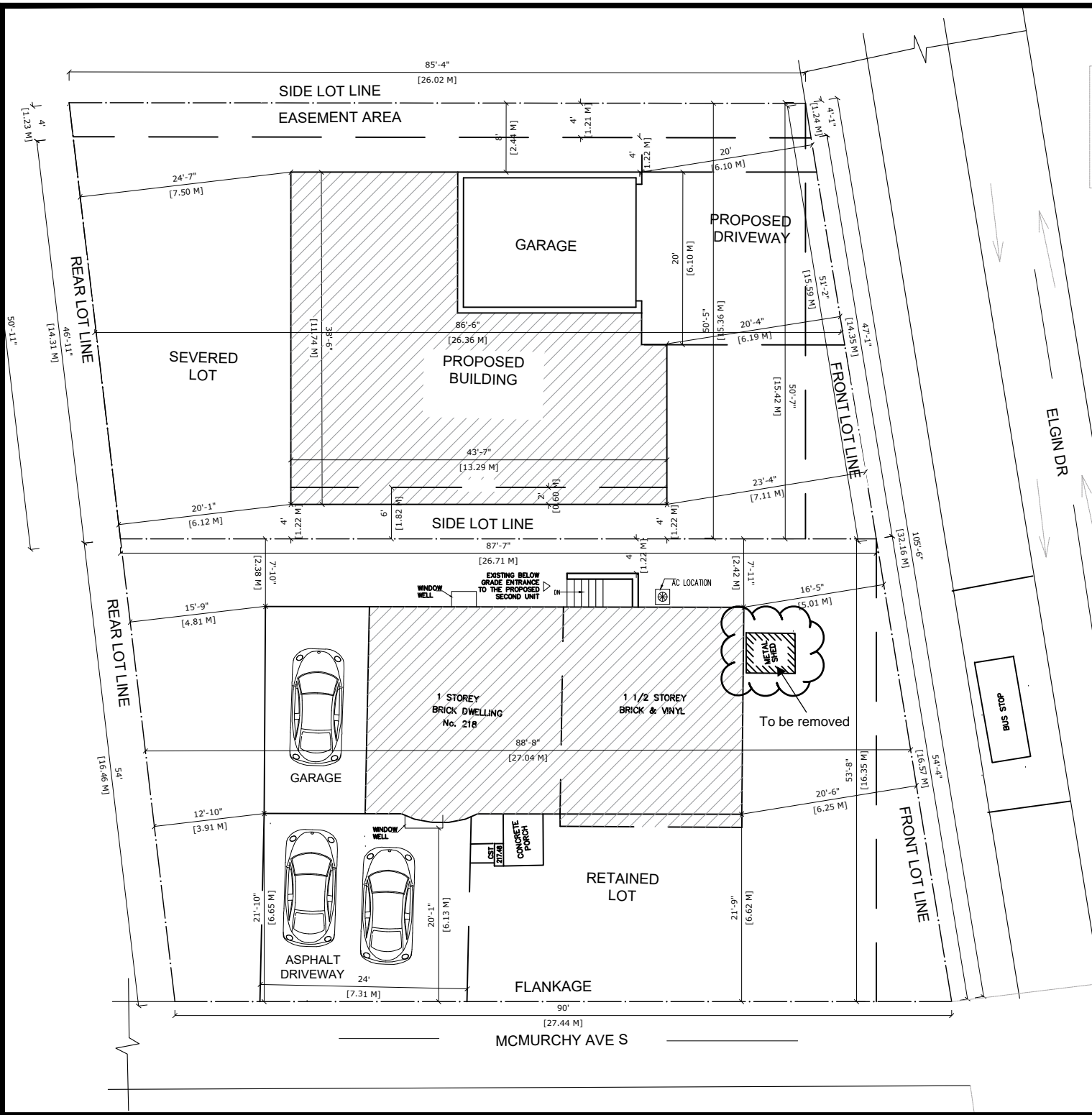
SEAL

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
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LOT WIDTH (CORNER)	18 M	16.35 M	-
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LOT AREA(CORNER)	540 SQ.M	442.51 SQ.M	-
LOT COVERAGE	30%	28.45 %	37.08 %

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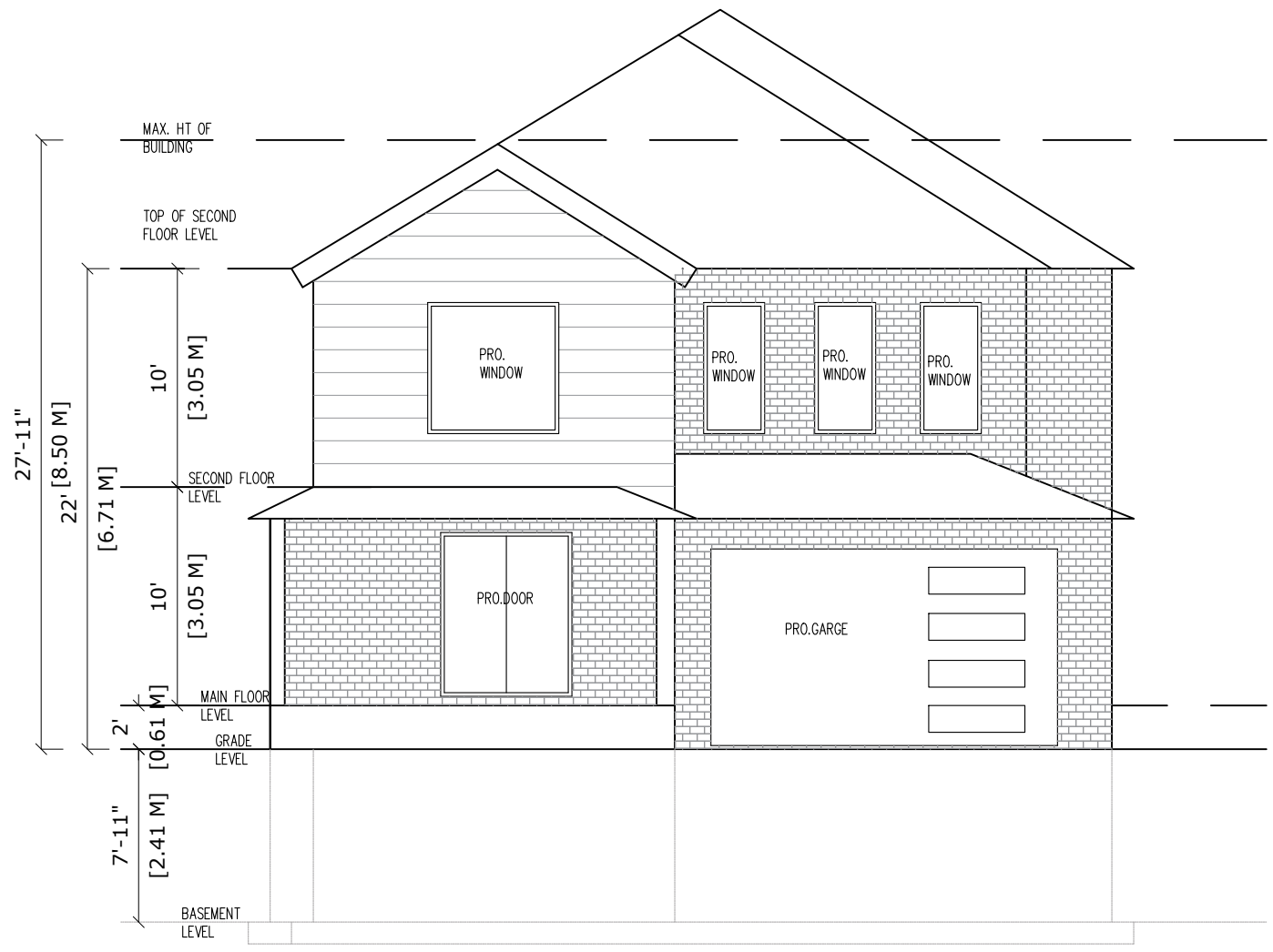
DATE	DESCRIPTION
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SCALE: 1/8" = 1'-0"
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 CHECKED BY:

SEAL

SHEET NAME
 FRONT ELEVATION

SHEET NUMBER
A1.1



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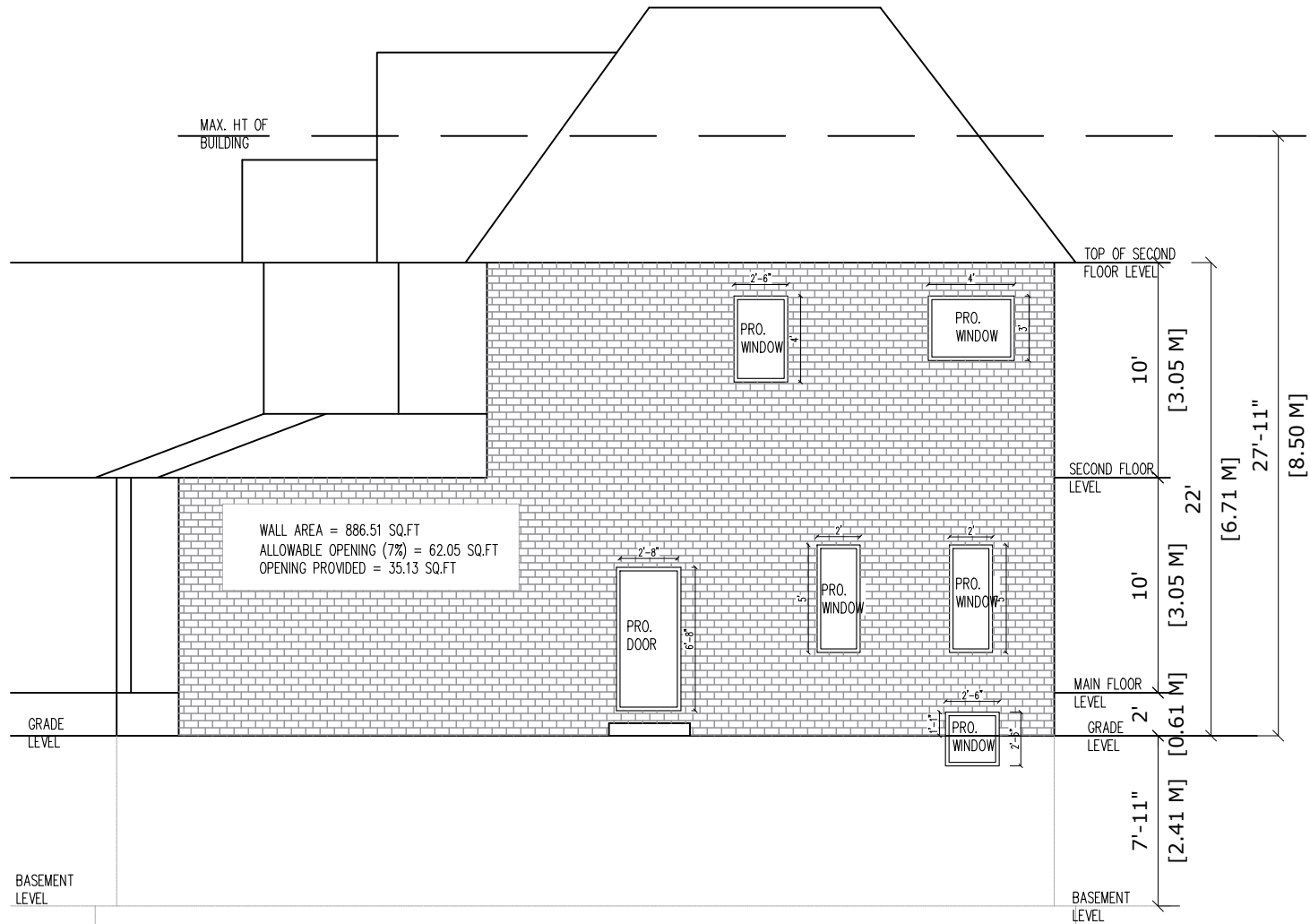
SEAL

SHEET NAME

SIDE ELEVATION

SHEET NUMBER

A1.2



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- 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
-	-

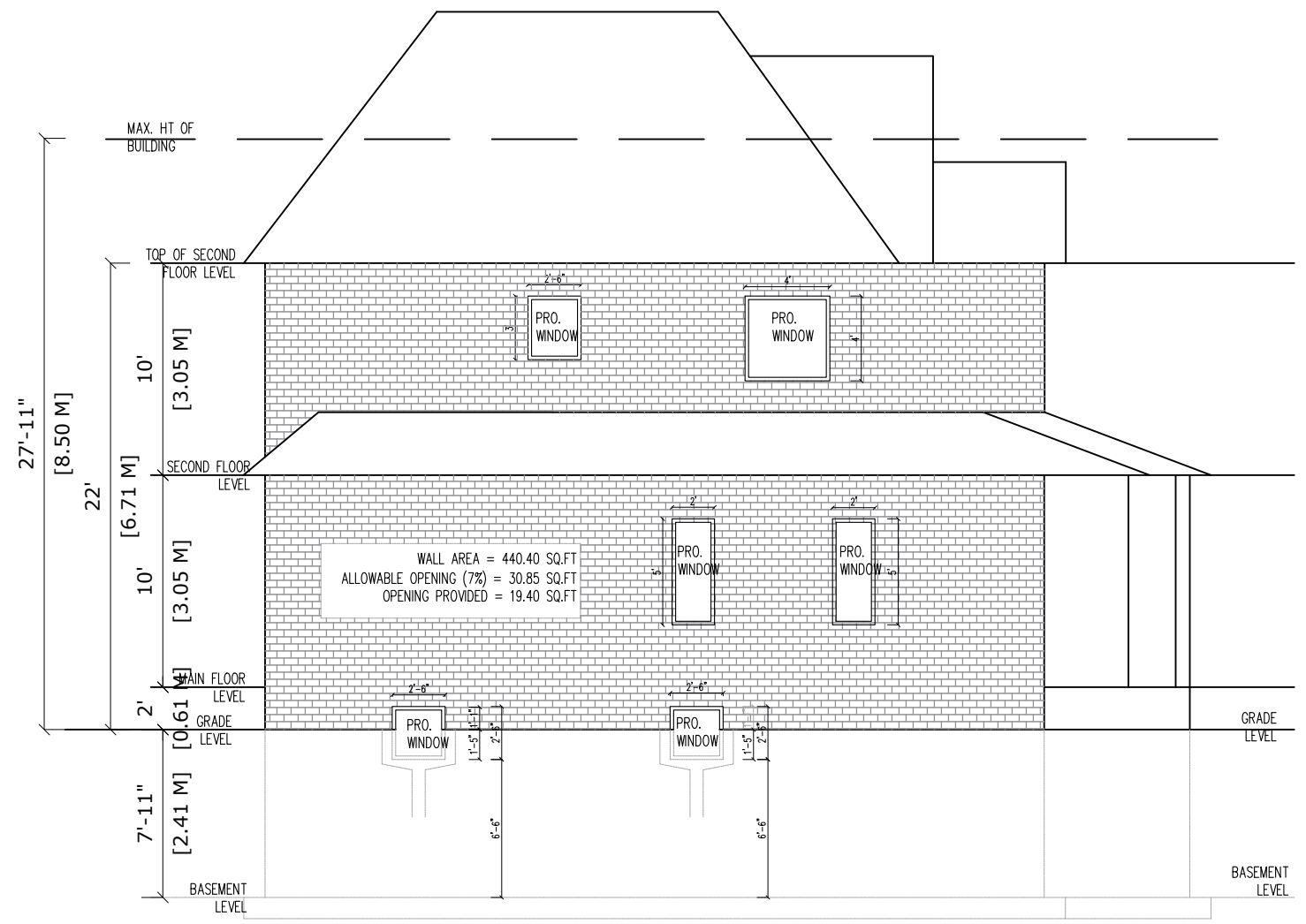
SCALE: 1/8" = 1'-0"
 PROJECT NUMBER: 2022-1064
 DRAWN BY: DONY MARIYA
 CHECKED BY:

SEAL

SHEET NAME
 LEFT SIDE ELEVATION

SHEET NUMBER

A1.3



GENERAL NOTES:
RELEASED FOR BUILDING PERMIT

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-	-

SCALE: 1/8" = 1'-0"
 PROJECT NUMBER: 2022-1064
 DRAWN BY: DONY MARIYA
 CHECKED BY:

SEAL

SHEET NAME
 REAR SIDE ELEVATION
 SHEET NUMBER

A1.4

