

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-2024-0212
Property Address: 12 Bernard Avenue
Legal Description: Plan 43M1644, Part Block 25, RP 43R29768
Parts 361 and 362, Ward 4
Agent: Noble Prime Solutions
Owner(s): Sunil Kumar Bungay, Meenu Meenakshi Bungay
Other applications: nil
under the *Planning Act*

Meeting Date and Time: Tuesday, September 17, 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 an interior side yard setback of 1.42 metres to a proposed garden suite, whereas the by-law requires a minimum interior side yard setback of 1.8 metres to a garden suite;
2. To permit a separation distance from the principal dwelling of 2.79 metres to a proposed garden suite, whereas the by-law requires a minimum separation distance of 3.0 metres from the principal dwelling to a garden suite;
3. To permit a driveway width of 5.63 metres, whereas the by-law permits a maximum driveway width of 5.5 metres;
4. To permit a parking space depth of 4.9 metres, whereas the by-law requires a minimum parking space depth of 5.4 metres; and
5. To permit a minimum 2.5m metre wide portion of the rear yard, measured from the rear lot line, to be used as an unoccupied private area of land which is used for the growth, maintenance, conservation of grass, flowers, trees shrubs or similar visual amenities and private recreational purposes, whereas the by-law required a 5.0 metre wide portion of the rear yard, measured from the rear lot line, to be used as an unoccupied private area of land which is used for the growth, maintenance, conservation of grass, flowers, trees shrubs or similar visual amenities and private recreational purposes, and no buildings or structures, including swimming pools, decks, patios, sheds and gazebos, paved areas, excavations or grading shall be permitted.

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, September 12, 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, September 12, 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 5th day of September 2024

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

MINOR VARIANCE

- TO PERMIT A MINIMUM SIDE YARD SETBACK OF 1.42m TO A DETACHED GARDEN SUITE, WHEREAS ZONING BY LAW REQUIRES THE MINIMUM SIDE YARD SETBACK OF 1.8m FOR THE GARDEN SUITE IN THE REAR YARD;
- TO PERMIT A SEPARATION DISTANCE OF 2.79m TO THE MAIN DWELLING FROM A GARDEN SUITE, WHEREAS ZONING BY LAW REQUIRES A MINIMUM BUILDING SEPARATION DISTANCE OF 3.0m FOR A GARDEN SUITE;
- TO PERMIT A DRIVEWAY WIDTH OF 5.63m, WHERE AS ZONING BY LAW PERMITS A MAXIMUM DRIVEWAY WIDTH OF 5.5m;
- TO PERMIT A REDUCED PARKING SIZE OF 2.6m X 4.9m ON DRIVEWAY, WHEREAS ZONING BY LAW REQUIRES MINIMUM PARKING SIZE OF 2.6m X 5.4m;
- TO PERMIT A GARDEN SUITE WITH A REAR YARD SETBACK OF 2.5m, WHEREAS THE PLANNING DOES NOT ALLOW ANY BUILDING OR STRUCTURE WITHIN 5.0m FROM REAR PROPERTY LINE.



SITE PLAN/ GRADING PLAN

STAM

Received / Revised

SEP 04 2024

Committee of Adjustment

01	ISSUED FOR PERMIT	MAY 10/24
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ADDRESS:
12 BERNARD AVE,
BRAMPTON, ON

<u>DRAWN BY:</u> SHK	<u>CHECKED BY:</u> JB
<u>PROJECT NUMBER:</u> 24R-30041	

**NOBLE PRIME
SOLUTIONS LTD**
2131 WILLIAMS PARKWAY
UNIT 19,
BRAMPTON, ON
info@nobleltd.ca
(437) 888 1800

DATE: MAY 10/24

DWG No:

SCALE: 1 : 90

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