

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-2024-0447
Property Address: 155 Richvale Drive South
Legal Description: Plan M929, Lot 31, Ward 2
Agent: Dhwani Pathak
Owner(s): Prabhdeep Lubana, Avinash Kaur
Other applications: nil
under the *Planning Act*
Meeting Date and Time: Tuesday, January 28, 2025, 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 existing above grade entrance in a side yard having a minimum width of 0.94 metres extending from the front wall of the dwelling up to the door, whereas the by-law permits an above grade entrance when the side yard within which the door is located has a minimum width of 1.2 metres (3.94 feet) extending from the front wall of the dwelling up to and including the door;
2. To permit a 0.94 metres wide pedestrian path of travel leading to the principal entrance of a additional residential unit, whereas the by-law requires an unobstructed pedestrian path of travel having a minimum width of 1.2 metres leading to the principal entrance of an additional residential unit; and
3. To permit a below grade window in a side yard having a width of 0.94 metres, whereas the by-law does not permit a below grade window in a side yard having a width less than 1.2 metres.

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, January 23, 2025**.
- 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, January 23, 2025**, 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.

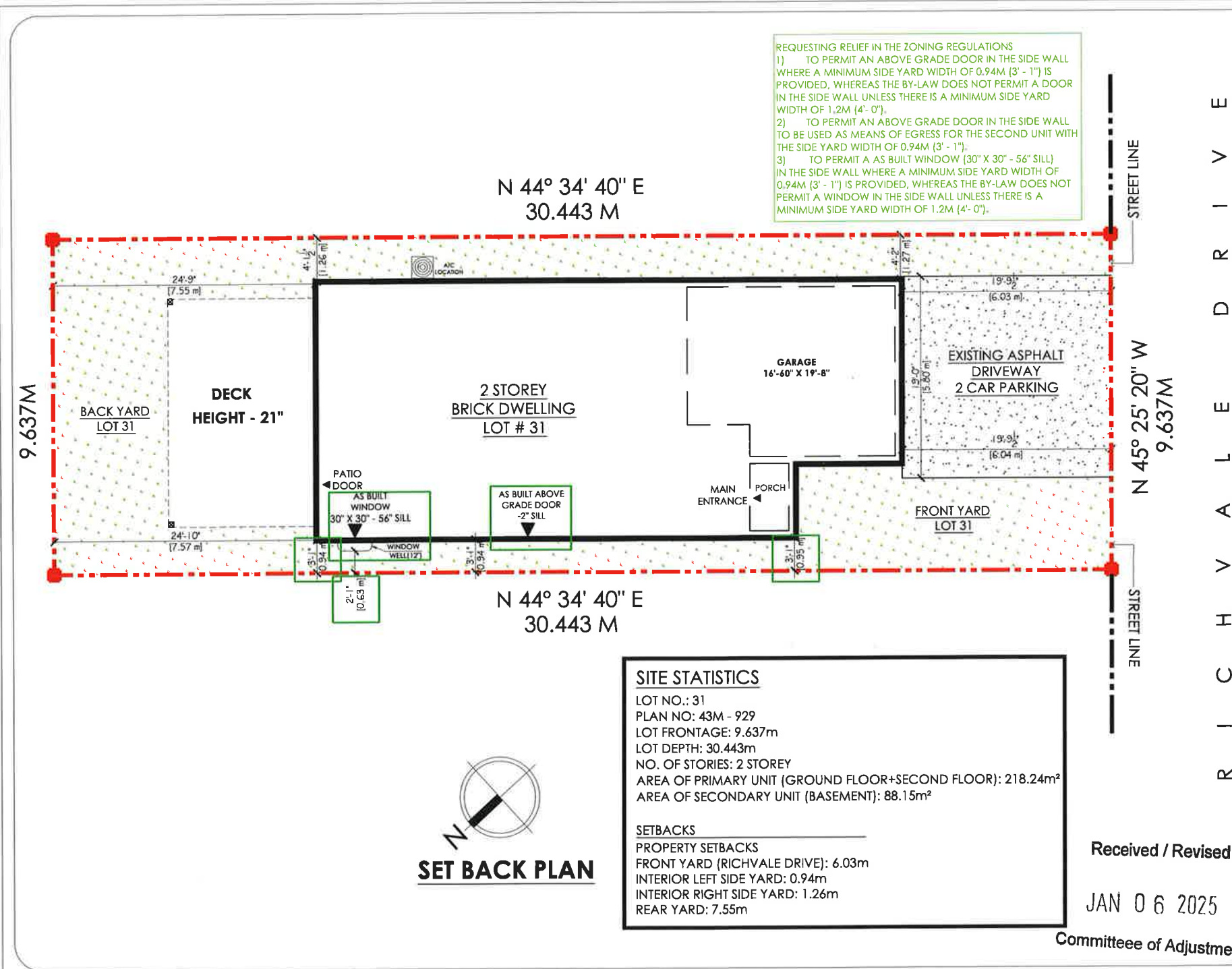
Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

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 14th day of January 2025

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



REQUESTING RELIEF IN THE ZONING REGULATIONS

- 1) TO PERMIT AN ABOVE GRADE DOOR IN THE SIDE WALL WHERE A MINIMUM SIDE YARD WIDTH OF 0.94M (3' - 1") IS PROVIDED, WHEREAS THE BY-LAW DOES NOT PERMIT A DOOR IN THE SIDE WALL UNLESS THERE IS A MINIMUM SIDE YARD WIDTH OF 1.2M (4' - 0").
- 2) TO PERMIT AN ABOVE GRADE DOOR IN THE SIDE WALL TO BE USED AS MEANS OF EGRESS FOR THE SECOND UNIT WITH THE SIDE YARD WIDTH OF 0.94M (3' - 1").
- 3) TO PERMIT A AS BUILT WINDOW (30" X 30" - 56" SILL) IN THE SIDE WALL WHERE A MINIMUM SIDE YARD WIDTH OF 0.94M (3' - 1") IS PROVIDED, WHEREAS THE BY-LAW DOES NOT PERMIT A WINDOW IN THE SIDE WALL UNLESS THERE IS A MINIMUM SIDE YARD WIDTH OF 1.2M (4' - 0").

N 44° 34' 40" E
30.443 M

N 44° 34' 40" E
30.443 M

STREET LINE

N 45° 25' 20" W
9.637M

STREET LINE

R I C H V A L E D R I V E

SITE STATISTICS

LOT NO.: 31
 PLAN NO: 43M - 929
 LOT FRONTAGE: 9.637m
 LOT DEPTH: 30.443m
 NO. OF STORIES: 2 STOREY
 AREA OF PRIMARY UNIT (GROUND FLOOR+SECOND FLOOR): 218.24m²
 AREA OF SECONDARY UNIT (BASEMENT): 88.15m²

SETBACKS

PROPERTY SETBACKS
 FRONT YARD (RICHVALE DRIVE): 6.03m
 INTERIOR LEFT SIDE YARD: 0.94m
 INTERIOR RIGHT SIDE YARD: 1.26m
 REAR YARD: 7.55m



General Notes

RELEASED FOR BUILDING PERMIT

- * CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING
- * ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANT 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.

LEGENDS:-

- ☐ AIR REGISTER
- ☒ EXHAUST FAN
- Ⓢ SMOKE ALARM
- Ⓢ CARBON MONOXIDE DETECTOR
- AFF ABOVE FINISHED FLOOR
- Ⓢ THREE WAY SWITCH
- ☐ DUPLEX OUTLET
- Ⓢ SINGLE POLE SWITCH
- ☐ LIGHT FIXTURE (WALL MOUNTED)
- ☐ EMERGENCY LIGHT FIXTURE
- ☐ SPRINKLER
- ☐ DUCT SMOKE DETECTOR
- ☐ RETURN AIR GRILL

NO.	REVISION/ISSUE	DATE

POLYGON ENGINEERING INC.
 30-A KENNEDY ROAD S #212
 BRAMPTON, ON, L6W 3E2
 projects@polygonengineering.ca
 www.polygonengineering.ca



PROJECT NAME AND ADDRESS:
**155 Richvale Dr
 S. Brampton, ON
 L6Z 4P6**

PROJECT ID: **BR/1258**
 SHEET TITLE:
SET BACK PLAN

CLIENT EMAIL:
 CHECKED CONTACT:

SCALE: 1:90 SHEET NO.:
 DATE: 04-JAN-2025
 DRAWN BY: DP A 100
 CHECKED BY: KP

Received / Revised
 JAN 06 2025
 Committee of Adjustment