



BRAMPTON

Flower City

Public Notice

Committee of Adjustment

APPLICATION # **A-2020-0148**
WARD #6

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **HARISH CHANDRU AND AKSHATHA GUNASHEKAR** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Lot 52, Plan 43M-1812 municipally known as **16 DULVERTON DRIVE**, Brampton;

AND WHEREAS the applicants are requesting the following variance(s):

1. To permit a below grade exterior stairway in the required side yard having a setback of 0.06m (0.20 ft.) to the side lot line and where a side yard width of 0.65m (2.14 ft.) is provided on the opposite side of the dwelling, whereas the by-law only permits a below grade exterior stair in the required interior side yard where a minimum 0.3m (0.98 ft.) setback to the side lot line is maintained and where a minimum 1.2m (3.94 ft.) continuous side yard width is provided on the opposite side of the dwelling.

OTHER PLANNING APPLICATIONS:

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: NO
Application for Consent: NO

File Number: _____
File Number: _____

The Committee of Adjustment has appointed **TUESDAY, January 26, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. 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.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. This will also entitle you to be advised of a Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.

RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 14th day of January, 2021.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall
2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca

RELEASED FOR BUILDING PERMIT		
* CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BUILDING ACT AND REGULATIONS AND THE ZONING BY-LAW AND THE CHESAPEAKE OFFICE OF CONSTRUCTION.		
* ALL DIMENSIONS SPECIFIED HEREON ARE THE PROPERTY OF CHESAPEAKE AND SHALL BE RETURNED TO THE CHESAPEAKE OFFICE OF CONSTRUCTION, LATEST SHOWED BY THE ARCHITECT'S SEAL.		
* IF THE SCALE IS NOT 1/8" = 1'-0" IT IS REDUCED TO 1/8" = 1'-0" FOR THE PURPOSE OF THE CHESAPEAKE OFFICE OF CONSTRUCTION.		
No	Date	Revision/Issued
00	2020.07.25	Schematic Design
01	2020.10.01	Permit Application

Consultants
SHAFIE
 BUILDING FOR FUTURE
 Design | Construction |
 Project Management |
 Developments
 801 Ferguson Dr
 Milton, ON L9T 6L5
 Tel: 647.74.7441
 cshafe@icloud.com
 www.shafieinc.com

Seal

BASEMENT APARTMENT

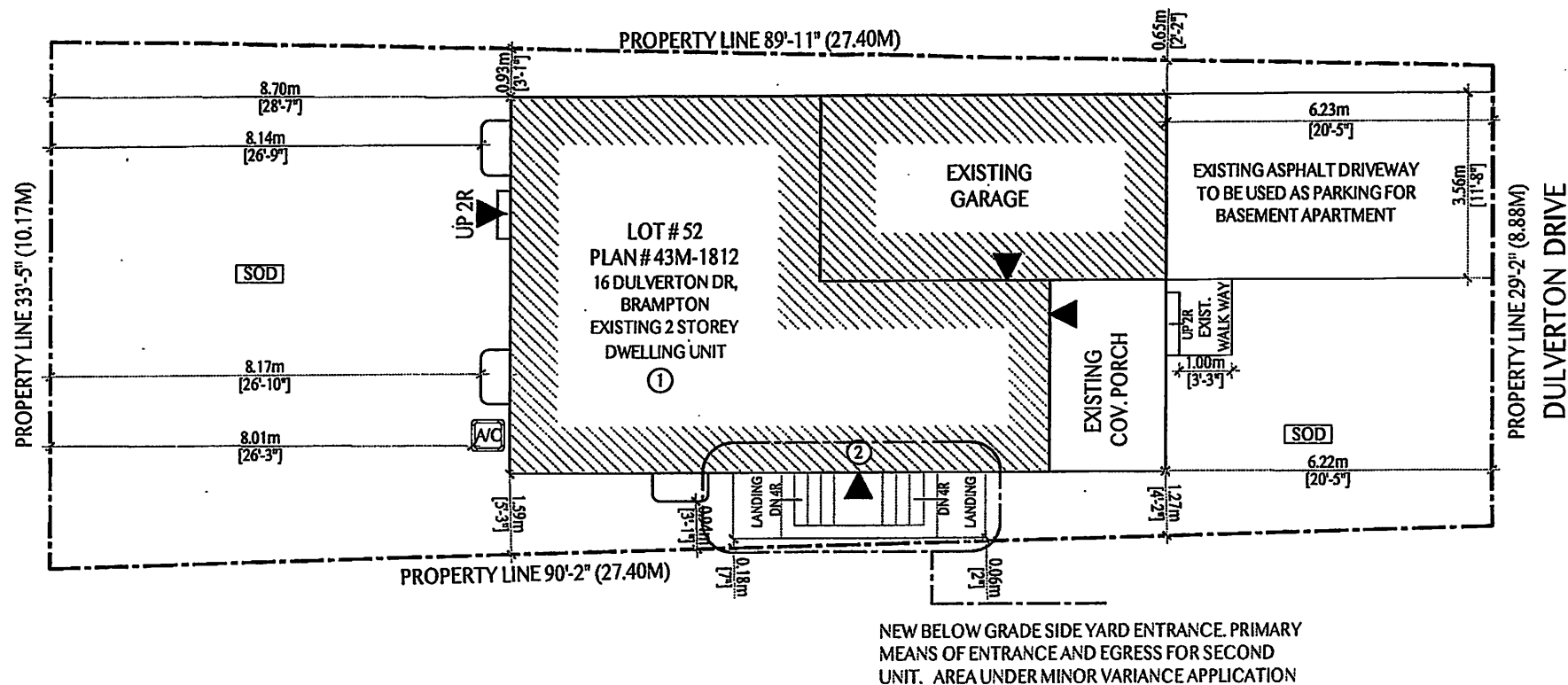
16 Dulverton Dr,
 Brampton

SITE PLAN

scale: 1/8" = 1'-0"
 date: 2020.10.01
 project: 20-180
 drawing number:

A-01

Revision: 00



AREA STATISTICS

GROSS FLOOR AREA CALCULATIONS

A - EXISTING PRINCIPAL RESIDENCE

EXISTING MAIN FLOOR AREA	= 669.81 SFT / 62.25 M ²
EXISTING SECOND FLOOR AREA	= 815.15 SFT / 75.75 M ²
TOTAL GFA	= 1484.96 SFT / 138.00 M ²

B - BASEMENT

NEW BASEMENT APARTMENT GFA	= 447.14 SFT / 41.54 M ²
PRINCIPAL RESIDENCE AREA GFA	= 0.0 SFT / 0.0 M ²
UTILITY AND FURNACE AREA	= 82.60.74 SFT / 7.67 M ²
TOTAL GFA	= 529.74 SFT / 49.21 M ²
BASEMENT APARTMENT GFA IS 35.67 % OF PRINCIPAL RESIDENCE GFA	

SCOPE OF WORK

- ① BASEMENT APARTMENT
- ② NEW BELOW GRADE SIDE YARD ENTRANCE, PRIMARY MEANS OF ENTRANCE AND EGRESS FOR SECOND UNIT AREA UNDER THIS MINOR VARIANCE APPLICATION

▲ ENTRANCE & EGRESS

Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically during the COVID-19 Emergency

Electronic Hearing Procedures
How to get involved in the Virtual Hearing

Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committees are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

How to Participate in the Hearing:

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, January 21, 2021**.
- Advance registration for applicants, agents and other interested persons is required to participate in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm, Friday, January 22, 2021**.
 - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Friday, January 22, 2021**. City staff will contact you and provide you with further details.
- All Hearings will be livestreamed on the City of Brampton YouTube account at:
<https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or
<http://video.isilive.ca/brampton/live.html>.

If holding an electronic rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.



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) <u>Harish Chandru & Akshatha Gunashekar</u>
Address <u>16 Dulverton Dr, Brampton ON L7A 0P3</u>

Phone # <u>416.418.1777</u> Fax # _____
Email <u>harish.chandru@gmail.com</u> |
| 2. | Name of Agent <u>Salman Ellahi</u>
Address <u>801 Ferguson Dr, Milton, ON L9T 6L5</u>

Phone # <u>647 471 7441</u> Fax # _____
Email <u>shaf.e@icloud.com</u> |
| 3. | Nature and extent of relief applied for (variances requested):
<u>To create a below grade entrance in left side yard of the property.</u>
<u>To get relief from side yard set back from 1.2 to 0.06m.</u>

 |
| 4. | Why is it not possible to comply with the provisions of the by-law?
<u>In current zoning by laws below grade entrance from side yard is not allowed.</u>
<u>minimum distance of below grade stairs from side yard to property line should be 1.2m.</u>

 |
| 5. | Legal Description of the subject land:
Lot Number <u>52</u>
Plan Number/Concession Number <u>43M - 1812</u>
Municipal Address <u>16 Dulverton Dr, Brampton ON L7A 0P3</u> |
| 6. | Dimension of subject land (in metric units)
Frontage <u>8.8M</u>
Depth <u>27.48 M</u>
Area <u>262.63 SM</u> |
| 7. | Access to the subject land is by:
<div style="display: flex; justify-content: space-between;"> <div> Provincial Highway <input type="checkbox"/>
 Municipal Road Maintained All Year <input checked="" type="checkbox"/>
 Private Right-of-Way <input type="checkbox"/> </div> <div> Seasonal Road <input type="checkbox"/>
 Other Public Road <input type="checkbox"/>
 Water <input type="checkbox"/> </div> </div> |

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: List all structures (dwelling, shed, gazebo, etc.)

2 Storey Single Dwelling unit with attached garage

Basement Area: 49.21SM

Main Floor Area: 62.25SM

Second Floor Area: 75.75 SM

Total for Floors Above Grade: 138.0 SM

PROPOSED BUILDINGS/STRUCTURES on the subject land:

- Two-Unit Dwelling Unit with attached garage

- Below grade entrance in side yard , primary means of entrance and exit for second unit

-

-

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 8.88 M

Rear yard setback 7.8 M

Side yard setback 1.59 M - 1.27 M (left side)

Side yard setback 0.93 M - 0.65 M (right side)

PROPOSED

Front yard setback No Change in setback. ~~creation of below-grade in existing front porch.~~ *Sc*

Rear yard setback No Change

Side yard setback 0.06m (left side)

Side yard setback No Change

10. Date of Acquisition of subject land: year 2010
11. Existing uses of subject property: Residential
12. Proposed uses of subject property: Residential
13. Existing uses of abutting properties: Residential
14. Date of construction of all buildings & structures on subject land: 2010
15. Length of time the existing uses of the subject property have been continued: 10 years
16. (a) What water supply is existing/proposed?
Municipal ☒ Other (specify) _____
Well ☐
- (b) What sewage disposal is/will be provided?
Municipal ☒ Other (specify) _____
Septic ☐
- (c) What storm drainage system is existing/proposed?
Sewers ☒ Other (specify) _____
Ditches ☐
Swales ☐

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 _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE _____ City _____ OF _____ Brampton _____
THIS 14 DAY OF December, 2020.

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, Salman Ellahi, 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 14 DAY OF
December, 2020.

April Dela Cerna
A Commissioner etc.

Salman Ellahi
Signature of Applicant or Authorized Agent

April Dela Cerna,
a Commissioner, etc.
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires May 8, 2021.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1D - 2014

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

HOTHI S.

Zoning Officer

DEC. 14. 2020

Date

DATE RECEIVED December 14, 2020



B - BASEMENT

NEW BASEMENT APARTMENT GFA	=	447.14 SFT / 41.54 M ²
PRINCIPAL RESIDENCE AREA GFA	=	0.0 SFT / 0.0 M ²
UTILITY AND FURNACE AREA	=	82.60.74 SFT / 7.67 M ²
TOTAL GFA	=	529.74 SFT / 49.21 M ²

BASEMENT APARTMENT GFA IS 35.67 % OF PRINCIPAL RESIDENCE GFA

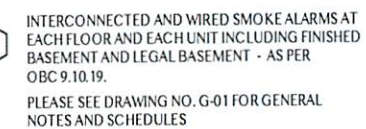
② NEW BELOW GRADE SIDE YARD ENTRANCE, PRIMARY MEANS OF ENTRANCE AND EGRESS FOR SECOND UNIT AREA UNDER THIS MINOR VARIANCE APPLICATION

ENTRANCE & EGRESS

S|H|A|F|E

801 Ferguson Dr
Milton, ON L9T 6L5
m: 647.74.7441
e: shafe@icloud.com
www.shafeinc.com

Revision: 00



No	Date	Revision/Issued
00	2020.07.23	Schematic Design
01	2020.10.00	Permit Application

Consultants
SHAFI
 BUILDING FOR FUTURE
 Design | Construction |
 Project Management |
 Developments
 801 Ferguson Dr
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 m: 647.74.7441
 eshafi@icloud.com
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Seal

BASEMENT APARTMENT

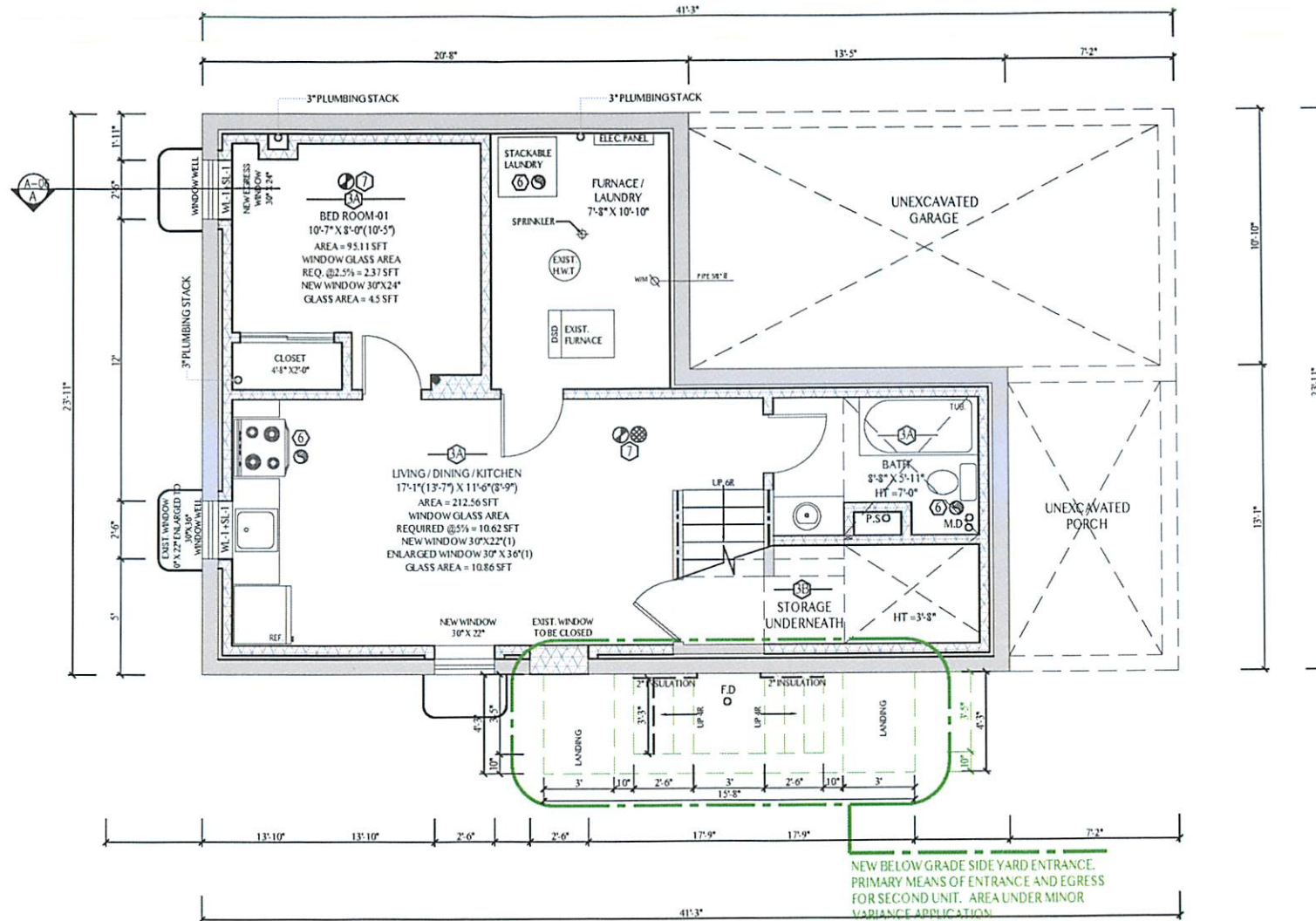
16 Dulverton Dr,
 Brampton

BASEMENT - PLAN

scale: $\frac{3}{16}" = 1'-0"$
 date: 2020.10.01
 project: 20-180
 drawing number:

A-03

Revision: 00



BASEMENT PLAN

GROSS FLOOR AREA CALCULATIONS

A - BASEMENT AREA PART OF PRINCIPAL RESIDENCE GFA = 0.0 SFT / 0.0 M²
 B - NEW BASEMENT APARTMENT GFA = 447.14 SFT / 41.54 M²
 C - UTILITY / FURNACE AREA = 82.60 SFT / 7.67 M²
 TOTAL BASEMENT GFA = 529.74 SFT / 49.21 M²
 CEILING HEIGHT = 7'-7"

LEGEND:

- EXISTING WALLS
- NEW WALLS
- FIRE RATED WALL REFER TO G-01 FOR DETAILS
- EXISTING TO BE REMOVED
- EXISTING COLUMNS

SL1: STEEL LINTEL 31/2" X 3 1/2" X 3/8"
 WL1: WOOD LINTEL 2 - 2 X 8 SPF NO.1 OR 2

7 INTERCONNECTED AND WIRED SMOKE ALARMS AT EACH FLOOR AND EACH UNIT INCLUDING FINISHED BASEMENT AND LEGAL BASEMENT - AS PER OBC 9.10.19.

PLEASE SEE DRAWING NO. G-01 FOR GENERAL NOTES AND SCHEDULES

WALL AREA:= 611.17 SFT / 56.80 M²

LIMITING DISTANCE: 1.27 M

LIMITING DISTANCE: 1.27 M

WINDOW AREA PROVIDED: 35.16 SFT / 5.74 M² (5.13%)

WINDOW AREA ALLOWED: 7%



RELEASED FOR BUILDING PERMIT

- ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK.
- THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT/ENGINEER.
- IF THIS SHEET IS NOT 11" x 17", IT IS A REDUCED OR ENLARGED PRINT. READ DRAWINGS ACCORDINGLY.

No	Date	Revision/Issued
----	------	-----------------

00	2020 07 25	Schematic Design
----	------------	------------------

01	2020.10.00	Permit Application
----	------------	--------------------

Consultants

S|H|A|F|E

BUILDING FOR FUTURE

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Project Management |
Developments

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Milton, ON L9T 6L5
m: 647.74.7441
e: shafe@icloud.com
www.shafeinc.com

Seal

BASEMENT
APARTMENT

16 Dulverton Dr,
Brampton

SOUTH
ELEVATION

scale: $\frac{3}{16}" = 1'-0"$

date: 2020.10.01

project: 20-180

drawing number:

A-05

Revision:00

SURVEYOR'S REAL PROPERTY REPORT

PART 1

PLAN OF LOTS 33, 34, 35, 36, 37, 38, 39, 50, 51, 52, 53, 54 AND 55

PLAN 43M-1812

CITY OF BRAMPTON

REGIONAL MUNICIPALITY OF PEEL

SCALE 1:300

10m 5m 0 10m 20metres

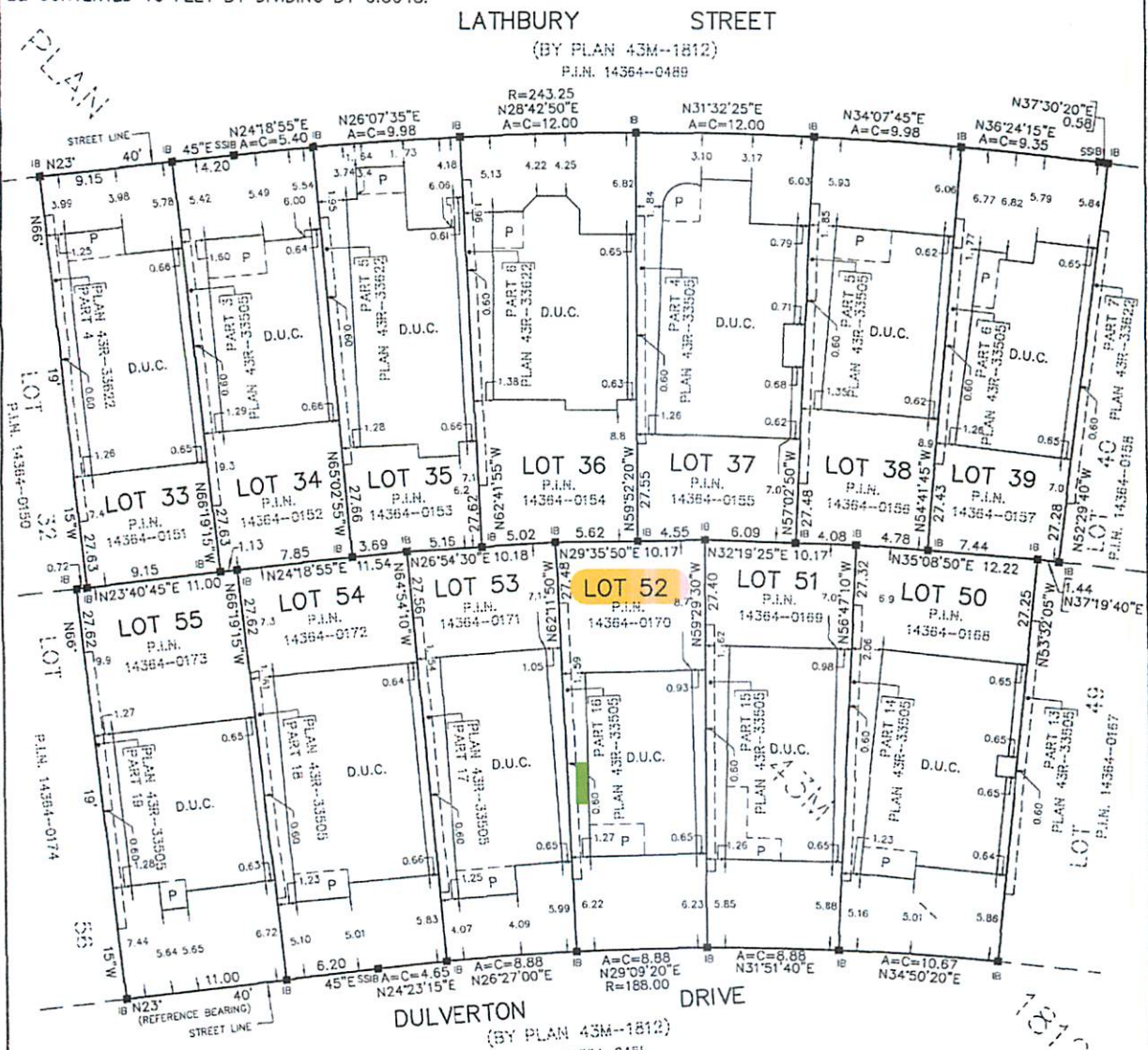
RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PART 2 (SURVEY REPORT)

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS. NONE
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS



NOTES

- DENOTES MONUMENT FOUND
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- P DENOTES PORCH

ALL FOUND MONUMENTS BY RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.

ALL TIES TO CONCRETE FOUNDATIONS.

BEARINGS ARE GRID AND ARE REFERRED TO THE NORTHWEST LIMIT OF DULVERTON DRIVE AS SHOWN ON PLAN 43M-1812 HAVING A BEARING OF N23°40'45"E

THIS REPORT WAS PREPARED FOR
MATTAMY HOMES
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY OTHER PARTIES.

©RADY-PENTEK & EDWARD SURVEYING LTD. O.L.S. 2010

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 15th DAY OF NOVEMBER, 2010

DATE Nov 29, 2010

R. Denbroeder

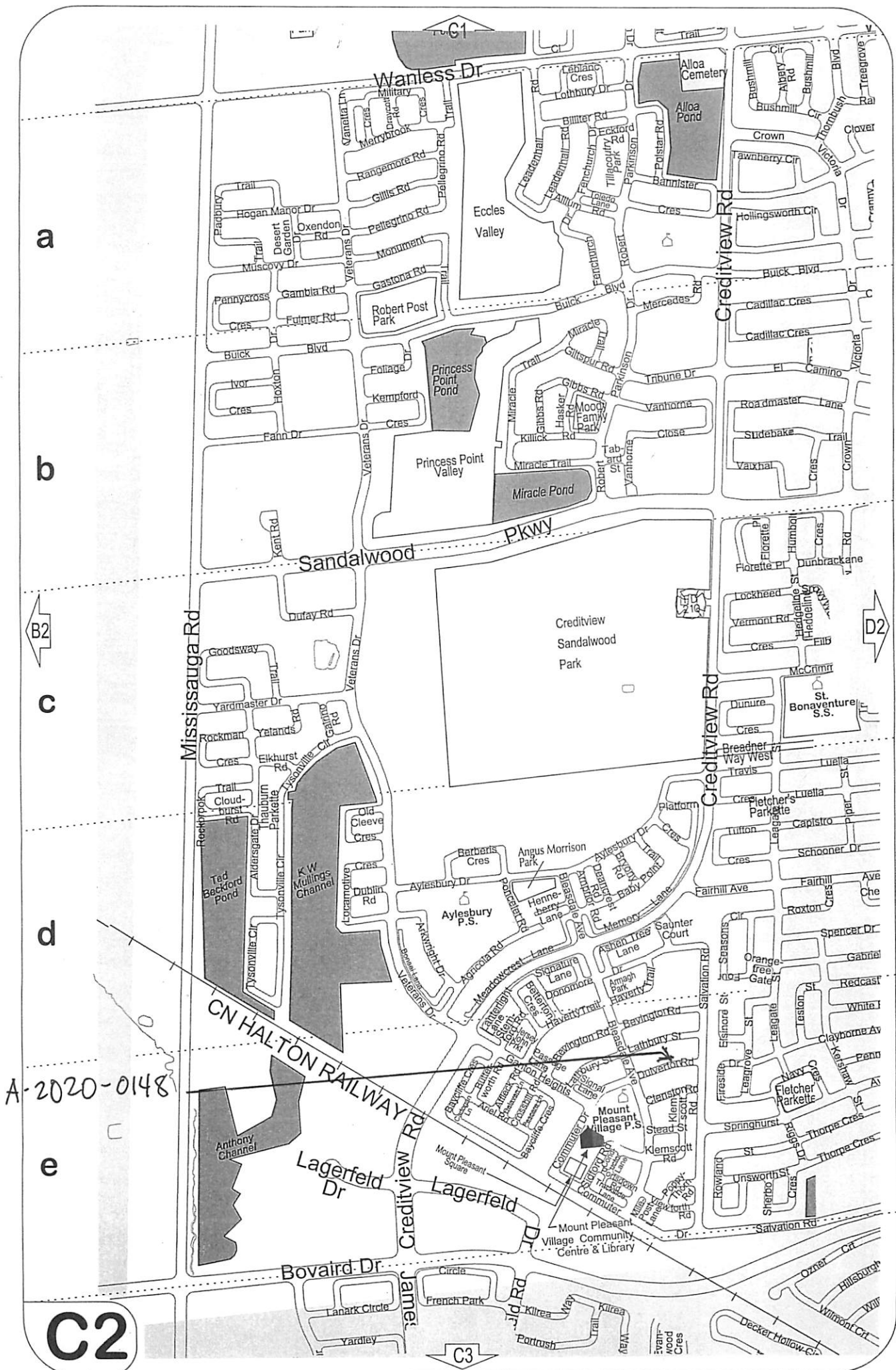
R. DENBROEDER
ONTARIO LAND SURVEYOR



RADY-PENTEK & EDWARD SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 Chrislea Road, Suite 7
Woodbridge, Ontario L4L 8A3
Tel. (416) 635-5000 Fax (416) 635-5001
Tel. (905) 264-0881 Fax (905) 264-2099
Website: www.r-pe.ca

DRAWN: V.K.
CAD FILE No. 1812-33

CHECKED: R.D.
JOB No. 10-076



a

b

c

d

e

A-2020-0148

C2

C3