

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **RAJDEEP BRAR** 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 332, Plan 43M-1714 municipally known as **18 LONETREE COURT**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s):

1. To permit an accessory structure (proposed cabana) having a gross floor area of 67.8 sq. m (729.80 sq. ft.) whereas the by-law permits a maximum gross floor area of 15 sq. m (161.46 sq. ft.) for an individual accessory structure;
2. To permit a combined gross floor area of 77 sq. m. (828.82 sq. ft.) for two accessory structures (proposed cabana and existing shed) whereas the by-law permits a maximum combined gross floor area of 20 sq. m (215.28 sq. ft.);
3. To permit an accessory structure (proposed cabana) to be used for habitable purposes (installation of washroom) whereas the by-law does not permit accessory structures to be used for human habitation.

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.

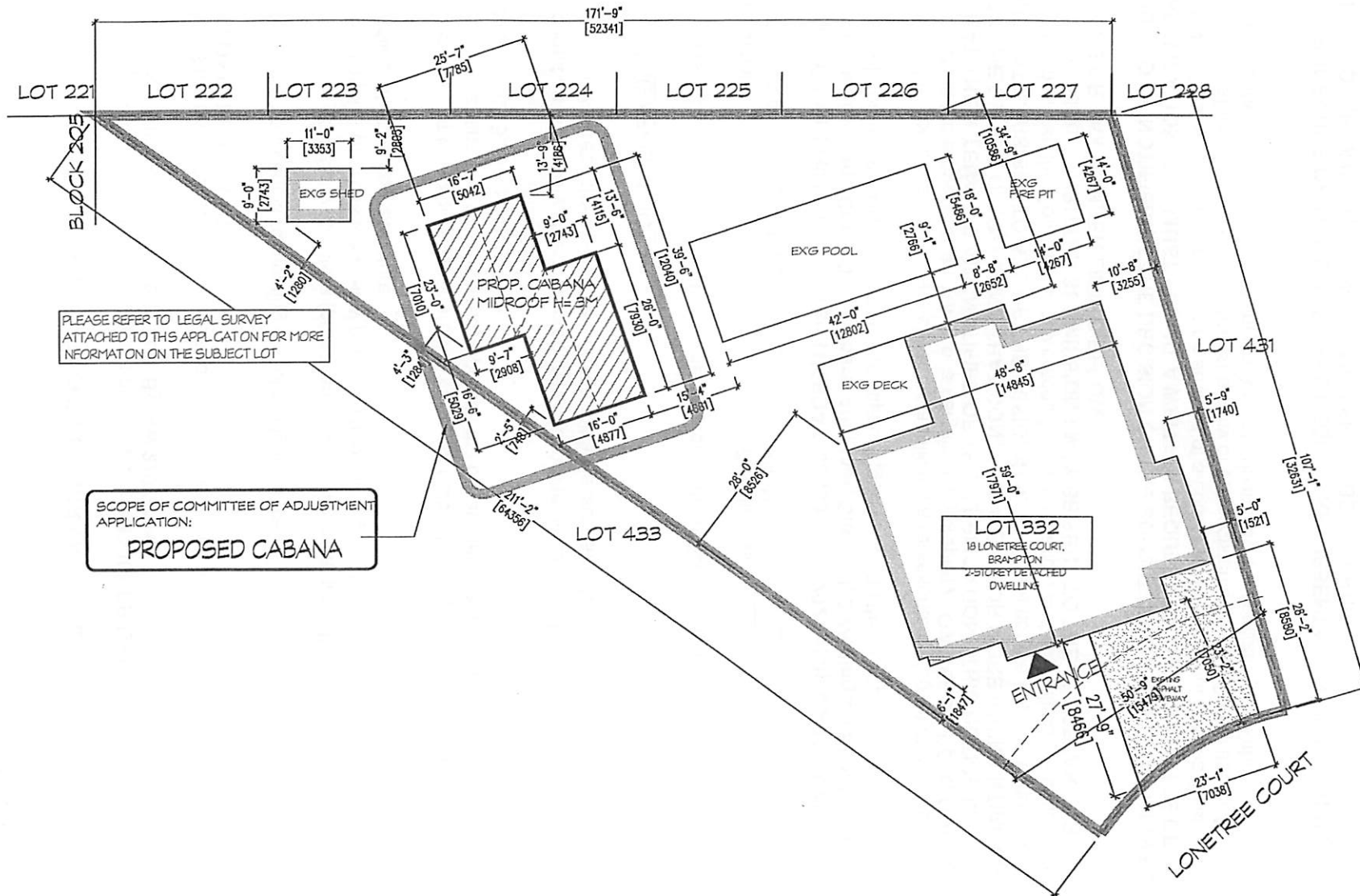
PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

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

18 LONETREE COURT, BRAMPTON



PLEASE REFER TO LEGAL SURVEY
ATTACHED TO THIS APPLICATION FOR MORE
INFORMATION ON THE SUBJECT LOT

SCOPE OF COMMITTEE OF ADJUSTMENT
APPLICATION:
PROPOSED CABANA

1 SITE PLAN
5/128" = 1'-0"



No.	Description	Date

18 LONETREE
COURT, BRAMPTON

Drawing by:

NESTA DESIGN CO.
48 COVEBANK CRESCENT
BRAMPTON, ON, L6P 2Y1
PHONE: 647-741-4552
EMAIL: amiri@nestadesign.ca

Checked by:

Drawn by _____
Date 14/01/2021
DRAWING NAME
SITE PLAN
SHEET NUMBER _____

40

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.

AMENDMENT LETTER

January 13, 2021

To: Committee of Adjustment

**RE: APPLICATION FOR MINOR VARIANCE
RAJDEEP BRAR
LOT 332, PLAN 43M-1714
A-2020-0147 – 18 LONETREE COURT
WARD 8**

Please **amend** application **A-2020-0147** to reflect the following:

1. To permit an accessory structure (proposed cabana) having a gross floor area of 67.8 sq. m (729.80 sq. ft.) whereas the by-law permits a maximum gross floor area of 15 sq. m (161.46 sq. ft.) for an individual accessory structure;
2. To permit a combined gross floor area of 77 sq. m. (828.82 sq. ft.) for two accessory structures (proposed cabana and existing shed) whereas the by-law permits a maximum combined gross floor area of 20 sq. m (215.28 sq. ft.);
3. To permit an accessory structure (proposed cabana) to be used for habitable purposes (installation of washroom) whereas the by-law does not permit accessory structures to be used for human habitation.



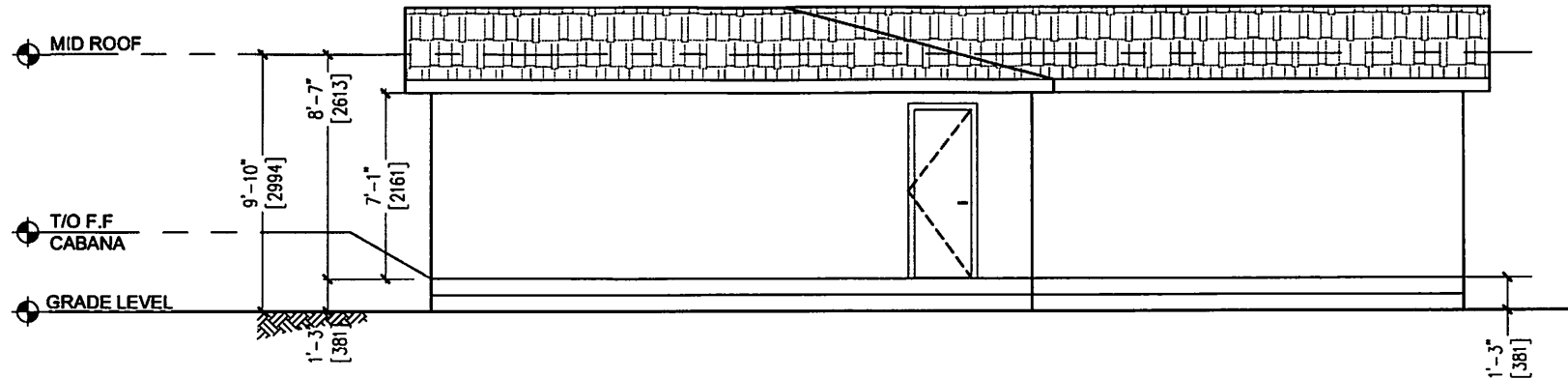
ISMATULLAH AMIRI
Applicant/Authorized Agent

18 LONETREE COURT, BRAMPTON

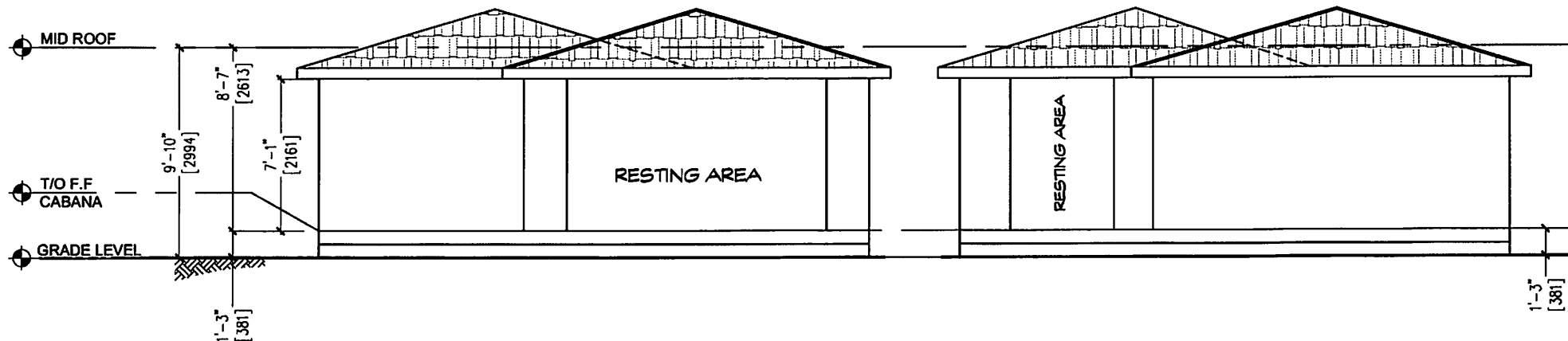


Checked by:

Drawn by	
Date	14/01/2021
DRAWING NAME	
SITE PLAN	
SHEET NUMBER	A0



1 REAR ELEVATION
31'-0" x 1'-0"



2 LEFT SIDE ELEVATION
31'-0" x 1'-0"

4 RIGHT SIDE ELEVATION
31'-0" x 1'-0"

No.	Description	Date

**PROPOSED
CABANA w/
WASHROOM**

18 LONETREE
COURT, BRAMPTON

Drawing by:
NESTA DESIGN CO.
48 COVEBANK CRESCENT
BRAMPTON, ON, L6P 2Y1
PHONE: 647-741-4552
EMAIL: amiri@nestadesign.ca

Checked by:

Drawn by	14/01/2021
Date	
DRAWING NAME	ELEVATIONS
SHEET NUMBER	A2



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)** Rajdeep Brar
Address 18 LONETREE COURT, BRAMPTON, ON L6P 2V9
Phone # 416 804 0641 **Fax #** _____
Email TONY@LETSWORKLABOURFORCE.COM

2. **Name of Agent** NESTA DESIGN CO (ISMATULLAH AMIRI)
Address 48 COVEBANK CRES, BRAMPTON ON, L6P 2Y1
Phone # 647-741-4552 **Fax #** _____
Email amiri@nestadesign.ca

3. **Nature and extent of relief applied for (variances requested):**

- 3.1. To permit an individual accessory structure that is 67.8 square metres in size
 3.2. To permit combined total of the two accessory structures total area=77.0 M2
 3.3. To permit an accessory structure (proposed cabana) to be used as none-habitable space

4. **Why is it not possible to comply with the provisions of the by-law?**
THE ZONING BY LAW DOES NOT PERMIT COMBINED ACCESSORY STRUCTURES TO BE MORE THAN 20 M2.

5. **Legal Description of the subject land:**
Lot Number LOT 332
Plan Number/Concession Number PLAN M1714 LOT 332
Municipal Address 18 LONETREE COURT, BRAMPTON, ON L6P 2V9

6. **Dimension of subject land (in metric units)**
Frontage 15.48 M
Depth 64.34 M
Area 1159.4 M2

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: <small>List all structures (dwelling, shed, gazebo, etc.)</small>	
SINGLE FAMILY DWELLING 17.97 M X 14.84 M	2 STOREY (DETACHED) - GROSS FLR AREA =414.92 M2
SHED 2.74 M X 3.35 M	AREA=9.2 M2
POOL 12.8 M X 5.49 M	AREA=70.23 M2
FIRE PIT 4.27 M X 4.27 M	AREA=18.23 M2

PROPOSED BUILDINGS/STRUCTURES on the subject land:	
CABANA = 7.79 M X 12.04 M	AREA= 67.8 M2 (IRREGULAR SHAPE. REFER TO SITE PLAN)

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	7.05 M
Rear yard setback	10.59 M
Side yard setback	RS (INTERIOR) 1.52 M
Side yard setback	LS (INTERIOR) 1.85 M

PROPOSED	
Front yard setback	N/A
Rear yard setback	N/A
Side yard setback	RS (INTERIOR) N/A
Side yard setback	LS (INTERIOR) 0.75 M - PLEASE REFER TO SITE PLAN

10. Date of Acquisition of subject land: 2007

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: 2007

15. Length of time the existing uses of the subject property have been continued: RESIDENTIAL SINCE CONSTRUCTION

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 _____


Signature of Applicant(s) or Authorized Agent

DATED AT THE _____ CITY _____ OF _____ BRAMPTON _____

THIS 3th 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, ISMATULLAH AMIRI, 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 30 3rd DAY OF

December, 2020.


A Commissioner etc.


Signature of Applicant or Authorized Agent

April Dela Cerna, *ad.*
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: _____

R1B – SECTION 1882

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


Zoning Officer

December 4, 2020
Date

DATE RECEIVED DECEMBER 3, 2020

18 LONETREE COURT, BRAMPTON



No.	Description	Date

PROPOSED
CABANA w/
WASHROOM &
WETBAR

18 LONETREE
COURT, BRAMPTON

Drawing by:

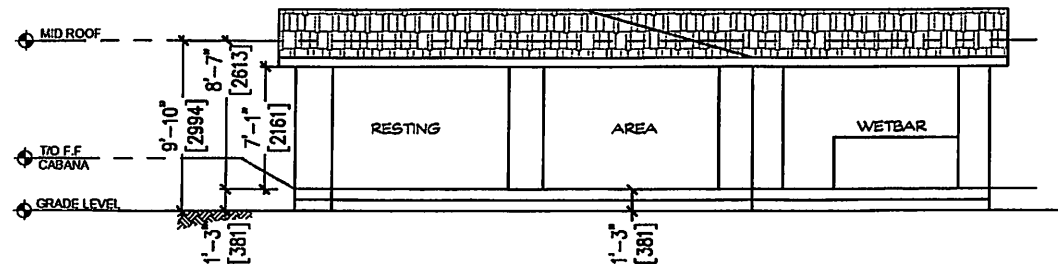
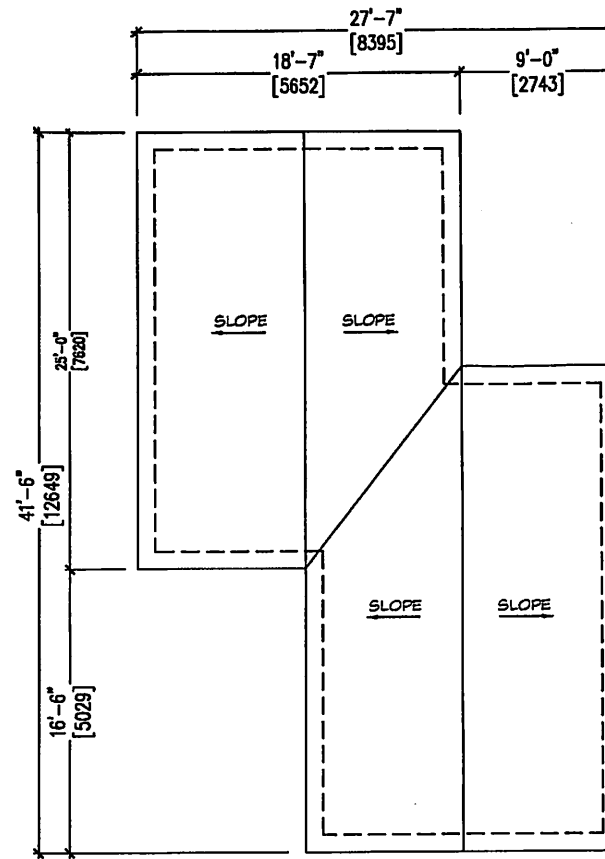
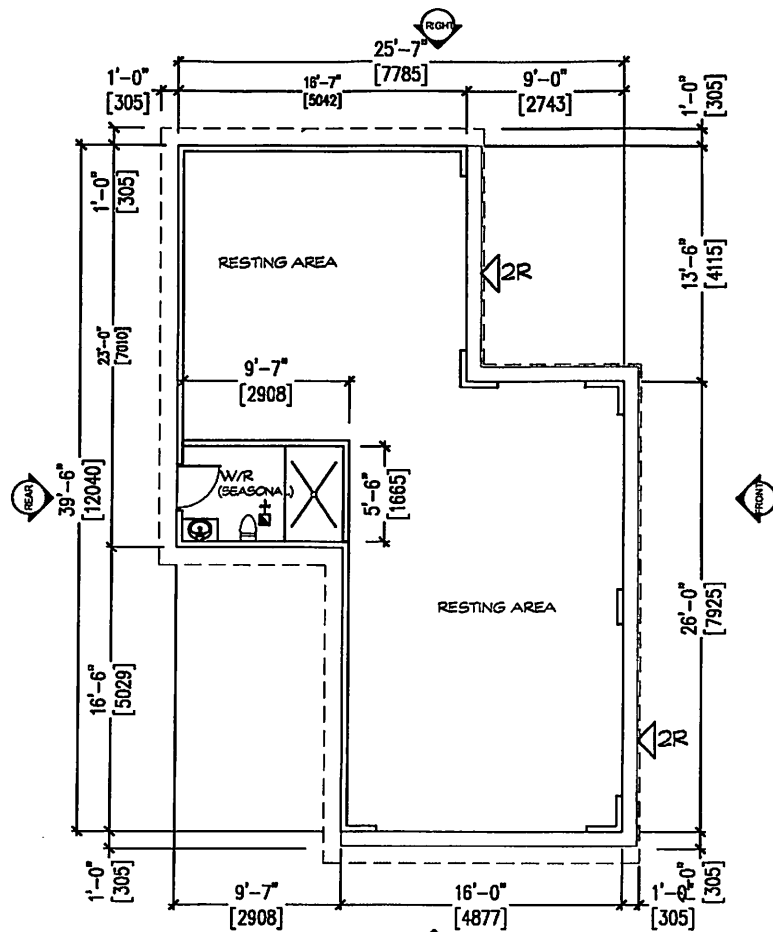
NESTA DESIGN CO.
48 COVEBANK CRESCENT
BRAMPTON, ON, L6P 2Y1
PHONE: 647-741-4552
EMAIL: amir@nestadesign.ca

Checked by:

Drawn by	
Date	11/12/2020
DRAWING NAME	SITE PLAN
SHEET NUMBER	

COA

1 SITE PLAN
5/128" = 1'-0"



No.	Description	Date

AS-BUILT GAZEBO AT REAR YARD

82
SUTHERLAND
AVE.

BRAMPTON

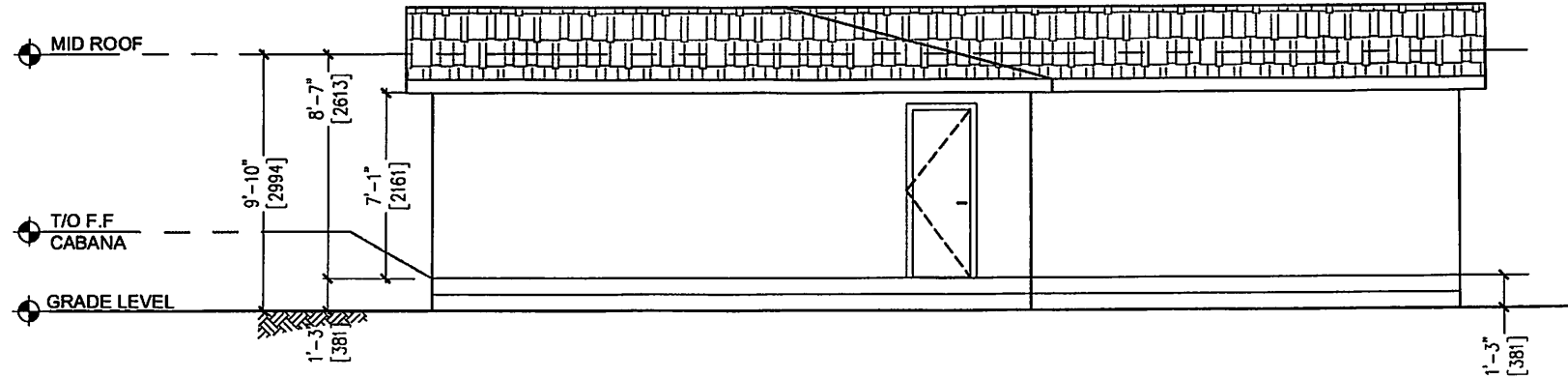
Drawing by:
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48 COVEBANK CRESCENT
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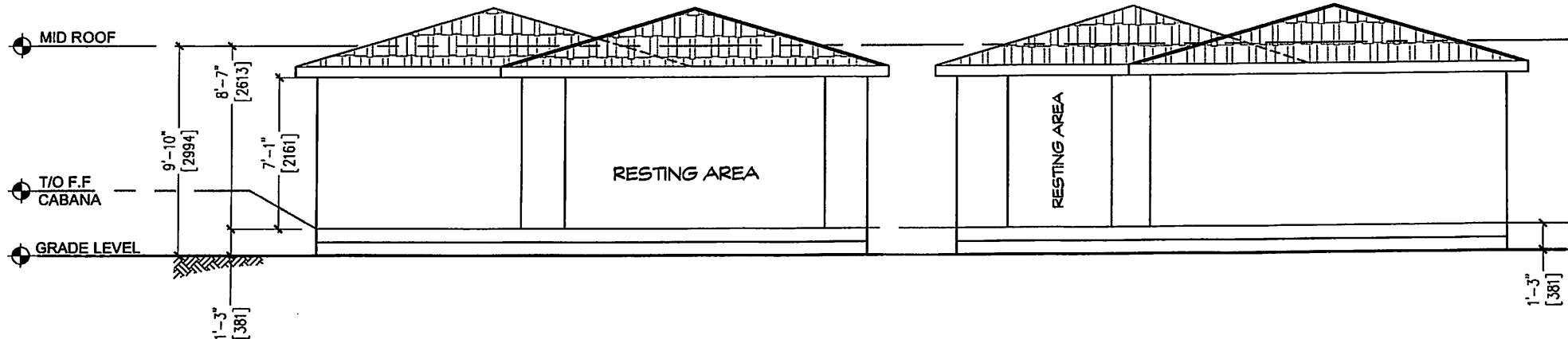
Drawn by
Date 11/12/2020

DRAWING NAME
**PLANS &
ELEVATIONS**

SHEET NUMBER
A1



1 REAR ELEVATION
3/16" = 1'-0"



2 LEFT SIDE ELEVATION
3/16" = 1'-0"

4 RIGHT SIDE ELEVATION
3/16" = 1'-0"

No.	Description	Date

**PROPOSED
CABANA w/
WASHROOM &
WETBAR**

18 LONETREE
COURT, BRAMPTON

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PHONE: 647-741-4552
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Checked by:

Drawn by	11/12/2020
Date	
DRAWING NAME	ELEVATIONS
SHEET NUMBER	A2

SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF LOTS 331 AND 332
PLAN 43M-1714
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:500
 RADY-PENTEX & EDWARD SURVEYING LTD., O.L.S.

SURVEY
 1. THIS SURVEY
 WITH THE
 2. THE SURVEY
 DATE 3

IR'S CERTIFICATE

AND PLAN ARE CORRECT AND IN ACCORDANCE
 WITH THE SURVEYORS ACT AND THE LAND
 IS THE REGULATIVE MADE UNDER THE
 AND COMPLETED ON THE 24 DAY OF 2007
 4 2007

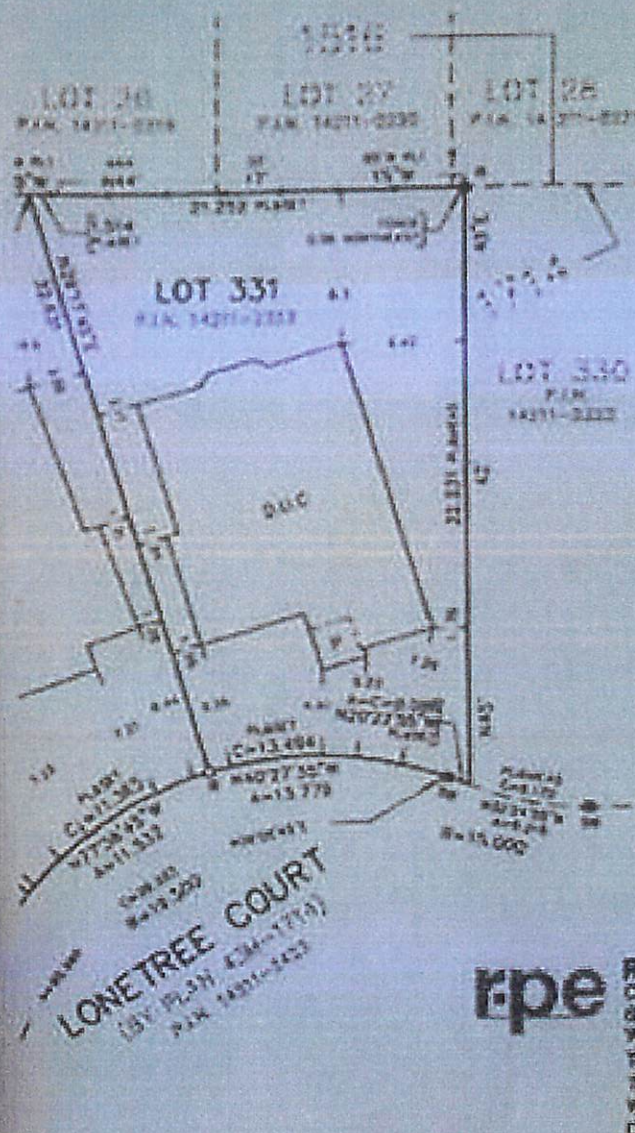
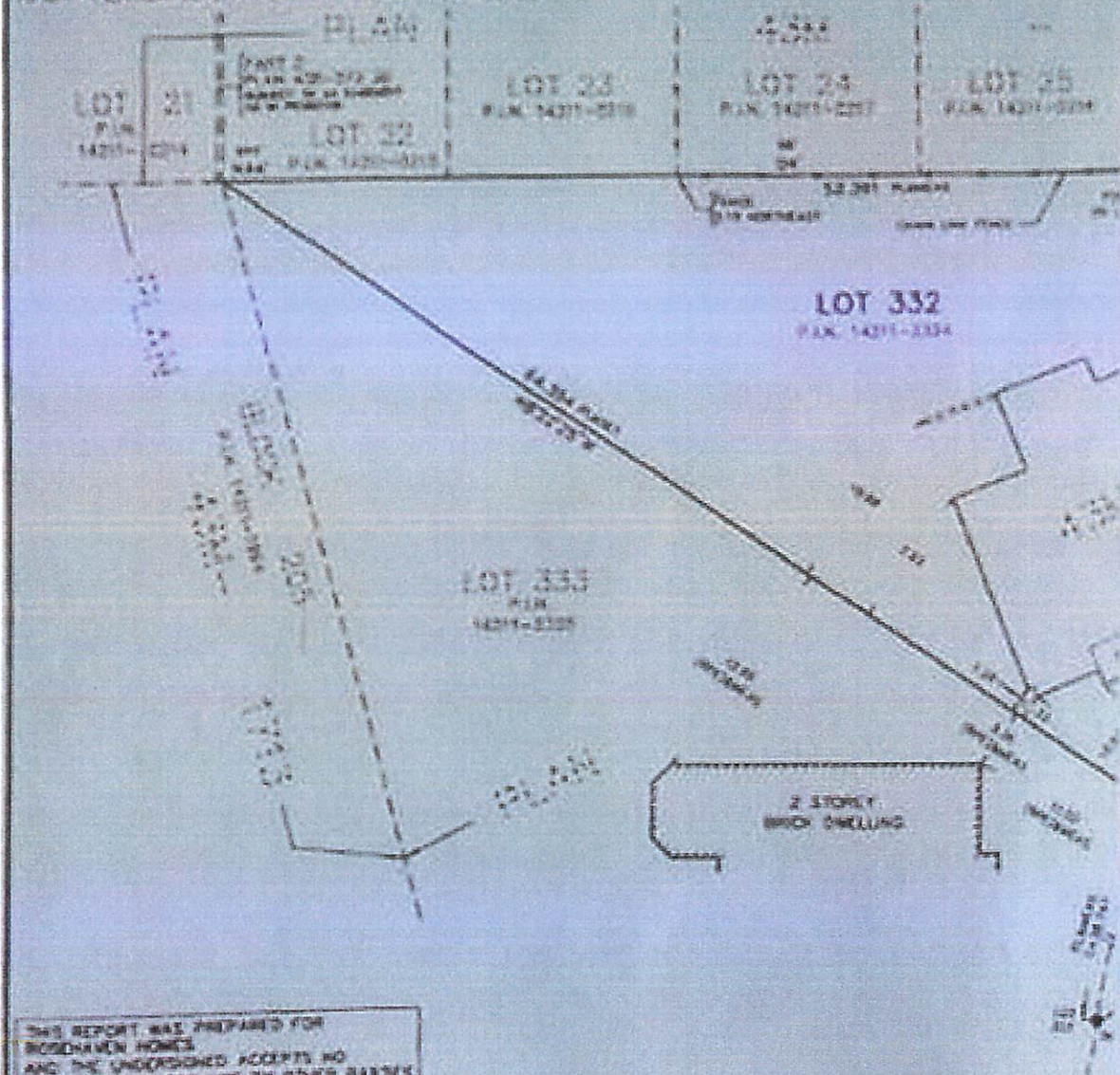
ONTARIO LAND SURVEYOR

PART 2 (SURVEY REPORT)

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAY ARE
 THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAW

METRIC

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



NOTES

- 1) DENOTES MONUMENT SET
- 2) DENOTES MONUMENT FOUND
- 3) DENOTES STANDARD IRON BAR
- 4) DENOTES IRON BAR
- 5) DENOTES CHILLING GREEN CONSTRUCTION
- 6) DENOTES PROPERTY IDENTIFICATION NUMBER
- 7) DENOTES PLAN 43M-1714
- 8) DENOTES PLAN 43M-1516
- 9) DENOTES FENCE
- 10) DENOTES RADY-PENTEX & EDWARD SURVEYING LTD., O.L.S.

ALL FOUND MONUMENTS BY SCHAEFFER & SZALADY LIMITED, O.L.S.
 ALL YES TO CONCRETE FOUNDATION
 BEARINGS ARE ASTROCHOMIC AND ARE REFERRED TO THE NORTHEAST CORNER OF LONE TREE COURT AS SHOWN ON PLAN 43M-1714 HAVING A CHORD BEARING OF N20°55'45"E

LONE TREE COURT
 (BY PLAN 43M-1714)
 PLAN 1877507

rpe RADY-PENTEX & EDWARD SURVEYING LTD.
 ONTARIO LAND SURVEYORS
 843 Christie Road, Suite 7
 Woodbridge, Ontario L4L 8A3
 Tel (416)635-5000 Fax (416)635-5001
 Tel (905)284-0881 Fax (905)284-2099
 Website: www.r-pe.ca
 DRANNE, C.Y. CHECKED: T.S.
 JOB No. 05-271 CAD FILE No. 1714-331

THIS REPORT WAS PREPARED FOR
 ROSENTHAL HOMES
 AND THE UNDERSIGNED ACCEPTS NO
 RESPONSIBILITY FOR USE BY OTHER PARTIES.
 RADY-PENTEX & EDWARD SURVEYING LTD. JUL 2 2007

