



APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **SHAILESH PATEL AND PRANALIKA PATEL** 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 26, Plan 43M-1899 municipally known as **123 LEADERSHIP DRIVE**; Brampton;

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

1. To permit a rear yard setback of 4.79m (15.72 ft.) to a proposed building addition whereas the by-law requires a minimum rear yard setback of 7.5m (24.60 ft.).

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.

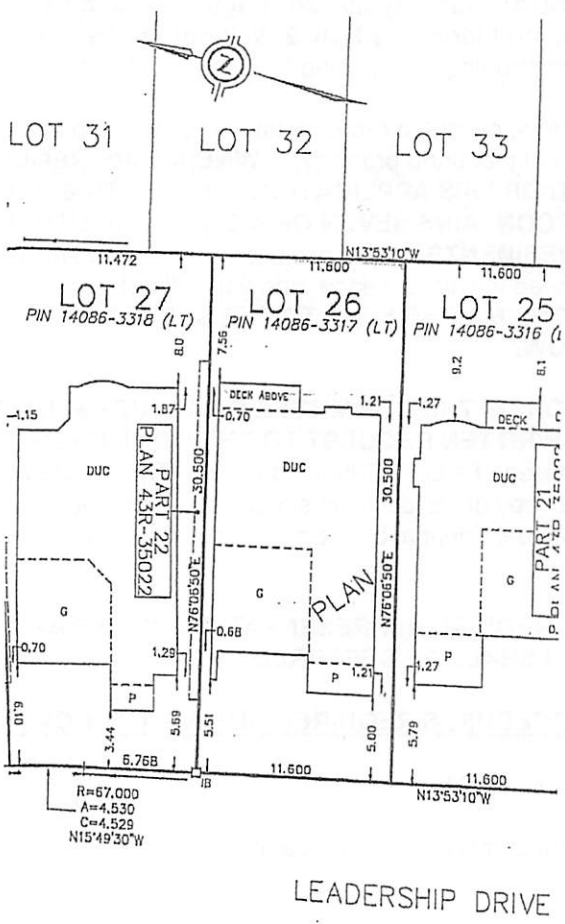
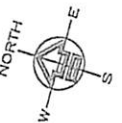
PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

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

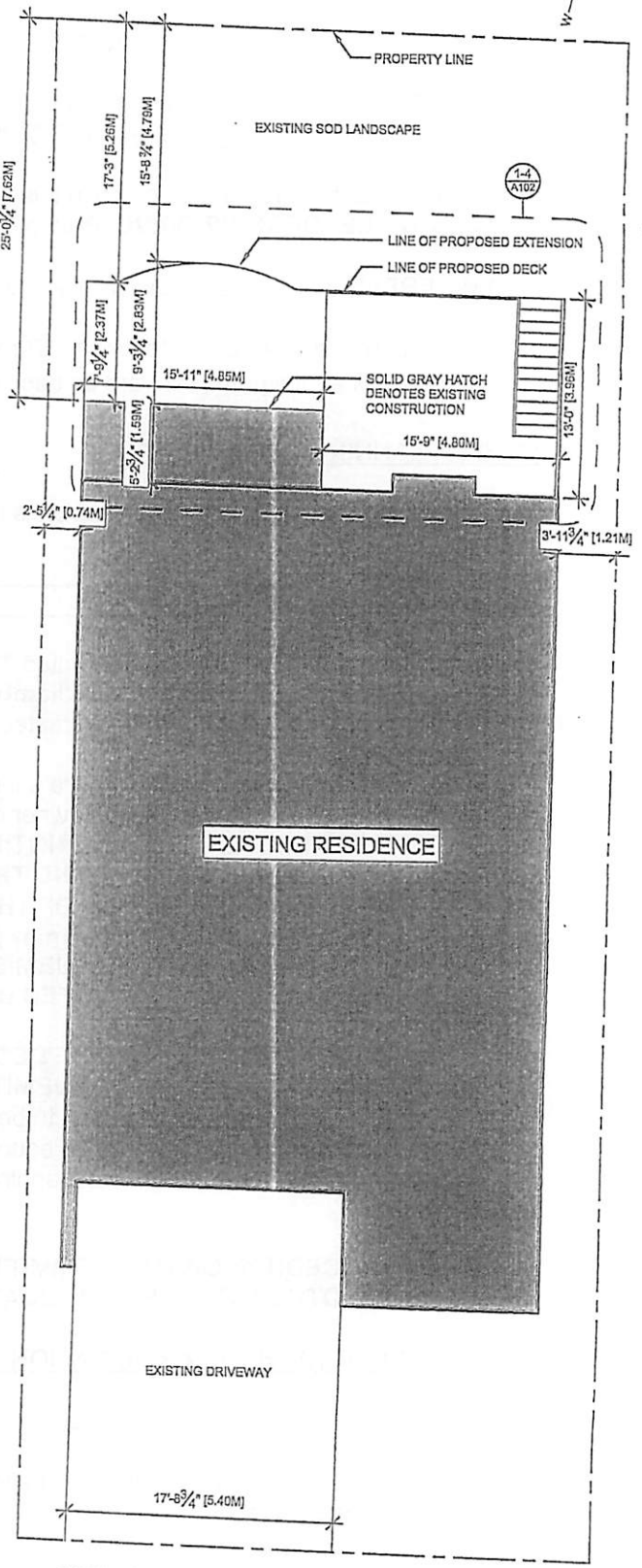
Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

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

TOTAL AREA STATISTICS	
EXISTING BASEMENT FLOOR AREA	: 109.72 SQ.M - 1180.60 SQ.FT
EXISTING GROUND FLOOR AREA	: 145.21 SQ.M - 1562.46 SQ.FT
EXISTING SECOND FLOOR AREA	: 145.21 SQ.M - 1562.46 SQ.FT
EXISTING GFA (GROUND+SECOND)	: 290.43 SQ.M - 3125 SQ.FT
PROPOSED BASEMENT FLOOR AREA	: 130.08 SQ.M - 1399.50 SQ.FT
PROPOSED GROUND FLOOR AREA	: 165.55 SQ.M - 1781.38 SQ.FT
PROPOSED SECOND FLOOR AREA	: 145.21 SQ.M - 1562.46 SQ.FT
PROPOSED GFA (GROUND+SECOND)	: 310.79 SQ.M - 3343.82 SQ.FT



① SURVEY PLAN
SCALE : N.T.S.



② SITE PLAN
SCALE : 3/32" = 1'-0"

SURVEY PLAN & SITE PLAN		ARCHITECT RAVI DOLPHORE		
SCALE: AS SHOWN		DRAWN BY: A.G.		
PROPOSED REAR EXTENSION 123 LEADERSHIP DRIVE BRAMPTON, ON L6Y 5T2 FOR: SHAILESH & PRANALIKA PATEL		CHECKED BY: R.D.		PROJECT NO. 20142
NO. REVISIONS		DATE	BY	ISSUED
3 SUBMITTED FOR MINOR VARIANCE		25 NOV 2020	AD	
1 ISSUED FOR OWNER REVIEW		11 NOV 2020	AD	
		DATE	NOVEMBER 2020	
		ISSUED	NOVEMBER 2020	
				DWG. NO. A10

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 and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, 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)** Shailesh Patel and Pranalika Patel
Address 123 Leadership Drive, Brampton, ON L6Y5T2
Phone # 647-203-2168; 647-274-1154 **Fax #** _____
Email pranalika@yahoo.com
2. **Name of Agent** Aravind Gopi
Address 1508, 755 Yorkmills Road, North York, ON M3B 1X4
Phone # 647-936-5104 **Fax #** _____
Email aravindgopi89@gmail.com
3. **Nature and extent of relief applied for (variances requested):**

1) Proposed rear yard depth is 4.8m; minimum permitted rear yard is 7.5m
4. **Why is it not possible to comply with the provisions of the by-law?**

Require additional space in the house and to extend at the rear side is the best option.
5. **Legal Description of the subject land:**
Lot Number 26
Plan Number/Concession Number 43M-1899 / CON.3 W.H.S.
Municipal Address 123 Leadership Drive, Brampton, ON L6Y5T2
6. **Dimension of subject land (in metric units)**
Frontage 11.6 m
Depth 30.5 m
Area 353.8 sq.m
7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>

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 Dwelling
Gross Floor Area = 290.43 sq.m (3125 sq.ft)

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Rear side extension of existing dwelling (Addition of 20.33 sq.m GFA)
Gross Floor Area = 310.76 sq.m (3343.82 sq.ft)

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 5 m
Rear yard setback 7.56 m
Side yard setback 0.68 m
Side yard setback 1.21 m

PROPOSED

Front yard setback 5 m
Rear yard setback 4.8 m
Side yard setback 0.68 m
Side yard setback 1.21 m

10. Date of Acquisition of subject land: May 2013
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: 2011
15. Length of time the existing uses of the subject property have been continued: 7+ 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 _____

P. Spal
Signature of Applicant(s) or Authorized Agent

DATED AT THE city OF Brampton

THIS 23 15 DAY OF November 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, Pranalika Patel, 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 15th DAY OF
December, 2020.

April Dela Cerna
A Commissioner etc.

P. Spal
Signature of Applicant or Authorized Agent
a Commissioner, etc.,
Province of Ontario, **Submit by Email**
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: _____

R1E-11.6-2263

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

T. M. M. M.
Zoning Officer

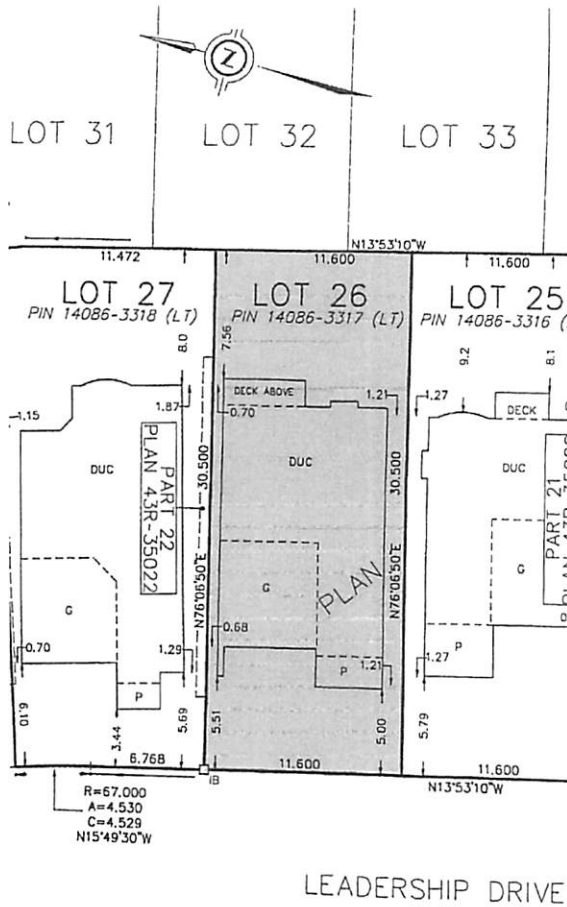
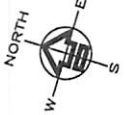
Dec. 15, 2020
Date

DATE RECEIVED December 15, 2020

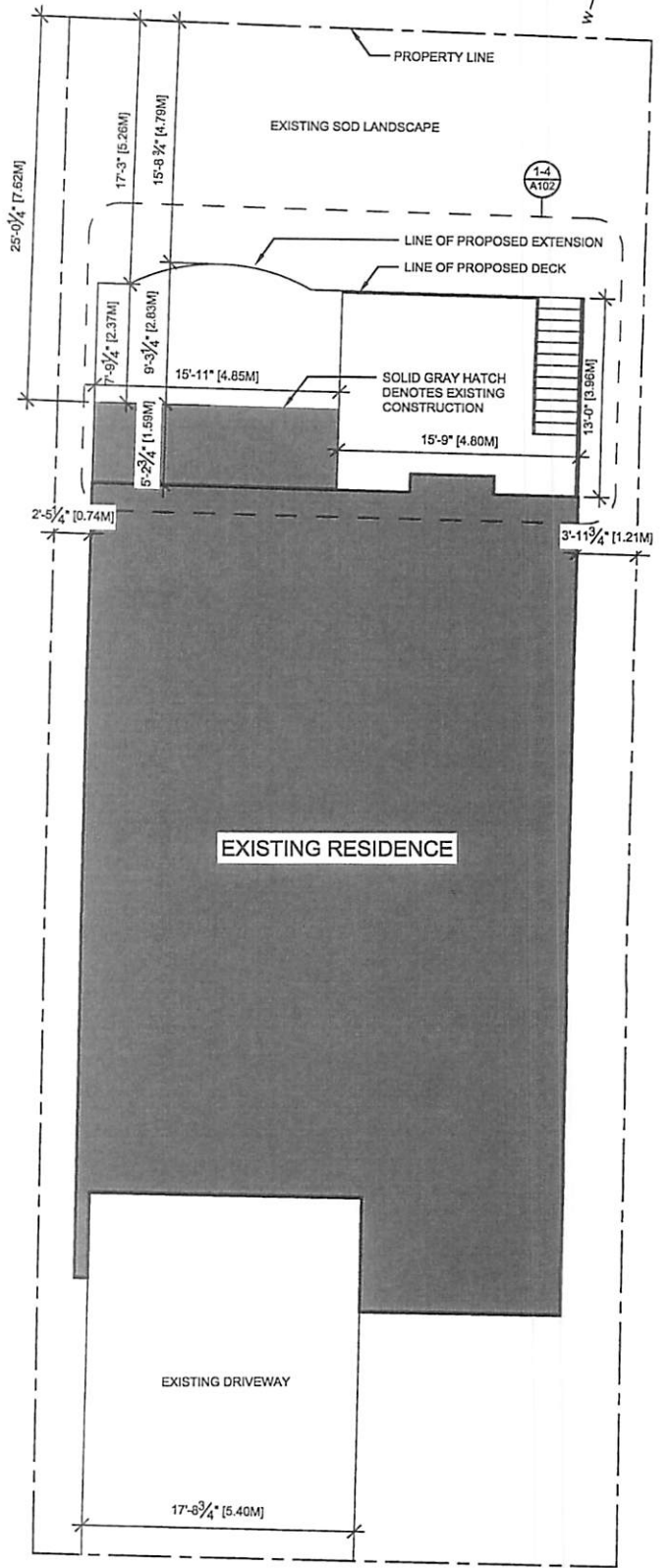
Date Application Deemed Complete by the Municipality December 15, 2020

TOTAL AREA STATISTICS

EXISTING BASEMENT FLOOR AREA	: 109.72 SQ.M - 1180.60 SQ.FT
EXISTING GROUND FLOOR AREA	: 145.21 SQ.M - 1562.46 SQ.FT
EXISTING SECOND FLOOR AREA	: 145.21 SQ.M - 1562.46 SQ.FT
EXISTING GFA (GROUND+SECOND)	: 290.43 SQ.M - 3125 SQ.FT
PROPOSED BASEMENT FLOOR AREA	: 130.08 SQ.M - 1399.50 SQ.FT
PROPOSED GROUND FLOOR AREA	: 165.55 SQ.M - 1781.38 SQ.FT
PROPOSED SECOND FLOOR AREA	: 145.21 SQ.M - 1562.46 SQ.FT
PROPOSED GFA (GROUND+SECOND)	: 310.76 SQ.M - 3343.82 SQ.FT



① **SURVEY PLAN**
SCALE : N.T.S.



② **SITE PLAN**
SCALE : $\frac{3}{32}" = 1'-0"$

SURVEY PLAN & SITE PLAN

SCALE: AS SHOWN

PROPOSED REAR EXTENSION
123 LEADERSHIP DRIVE
BRAMPTON, ON L6Y 5T2
FOR: SHAILESH & PRANALIKA PATEL

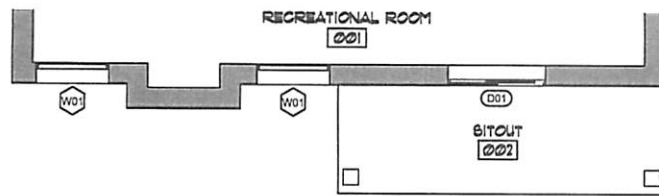
NL	REVISIONS	DATE	BY	ISSUED
2	SUBMITTED FOR MINOR VARIANCE	26 NOV 2020	AS	CHECKED BY
1	ISSUED FOR OWNER'S REVIEW	11 NOV 2020	AS	DATE

ARCHITECT
RAVI
DANPHOSE

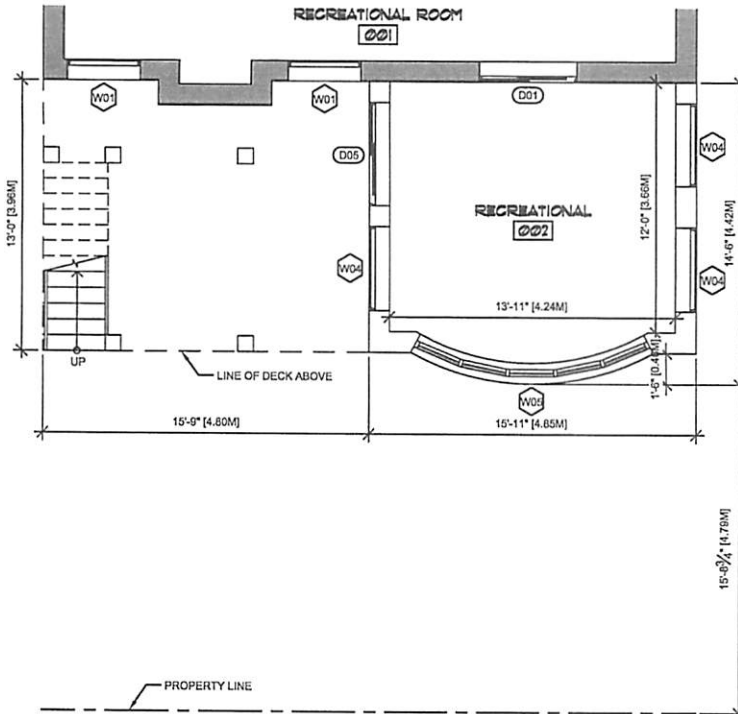
DRAWN BY	A.G.
CHECKED BY	R.D.
DATE	NOVEMBER 2020
ISSUED	NOVEMBER 2020



PROJECT NO. 20142
DWG. NO. **A101**



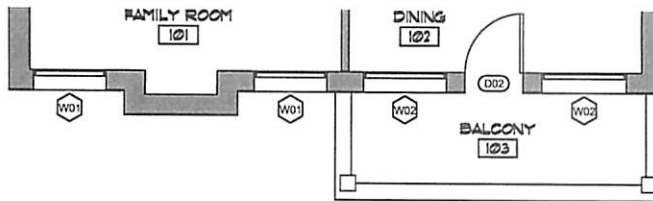
1 EXISTING LOWER GROUND FLOOR PLAN
SCALE : 1/4" = 1'-0"



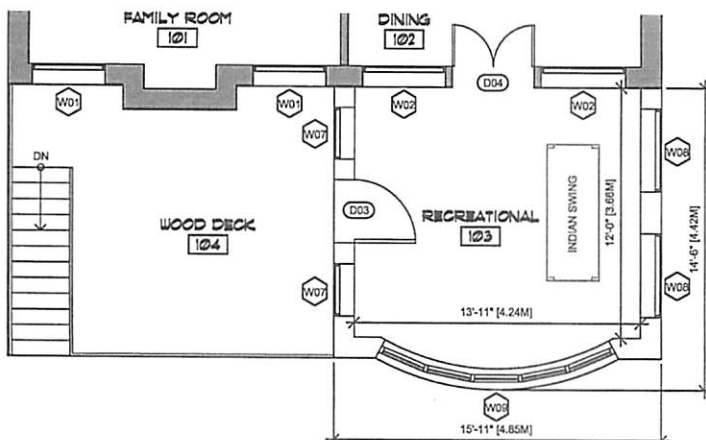
2 PROPOSED LOWER GROUND FLOOR PLAN
SCALE : 1/4" = 1'-0"

DOOR SCHEDULE				
Mark	Remarks	Width	Height	Total
D01	Existing	4' - 9"	7' - 0"	1
D02	Demo	2' - 10"	7' - 0"	1
D03	New	3' - 0"	7' - 0"	1
D04	New	4' - 0"	7' - 0"	1
D05	New	5' - 0"	7' - 0"	1

WINDOW SCHEDULE				
Mark	Remarks	Width	Height	Total
W01	Existing	3' - 6"	5' - 8"	4
W02	Existing	4' - 0"	5' - 8"	2
W03				
W04	New	4' - 0"	5' - 0"	3
W05	New	11' - 10"	5' - 0"	1
W06				
W07	New	2' - 6"	6' - 0"	2
W08	New	4' - 0"	6' - 0"	2
W09	New	11' - 10"	6' - 0"	1



3 EXISTING UPPER GROUND FLOOR PLAN
SCALE : 1/4" = 1'-0"



4 PROPOSED UPPER GROUND FLOOR PLAN
SCALE : 1/4" = 1'-0"

EXISTING AND PROPOSED FLOOR PLANS

SCALE: AS SHOWN

PROPOSED REAR EXTENSION
123 LEADERSHIP DRIVE
BRAMPTON, ON L6Y 5T2
FOR: SHAILESH & PRANALIKA PATEL

NO.	REVISIONS	DATE	BY
2	SUBMITTED FOR MINOR VARIANCE	26 NOV 2020	A.G.
1	ISSUED FOR CLIENT'S REVIEW	11 NOV 2020	A.G.

ARCHITECT
RAVI
BOOPHIDE

DRAWN BY	A.G.
CHECKED BY	R.D.
DATE	NOVEMBER 2020
ISSUED	NOVEMBER 2020



PROJECT NO. **20142**
DWG. NO. **A102**

