



APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **RAVNEET GILL AND SAMANDEEP GILL** 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 43, Plan 43M-877, municipally known as **192 TORRANCE WOODS**, Brampton;

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

1. To permit a below grade entrance to be located between the main wall of a dwelling and a flankage lot line whereas the by-law does not permit a below grade entrance between the main wall of the dwelling and a flankage lot line;
2. To permit an exterior side yard setback of 2.5m (8.20 ft.) to a below grade stairway leading to a below grade entrance in the required exterior side yard whereas the by-law requires a minimum exterior side yard setback of 3.0m (9.84 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, February 16, 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.

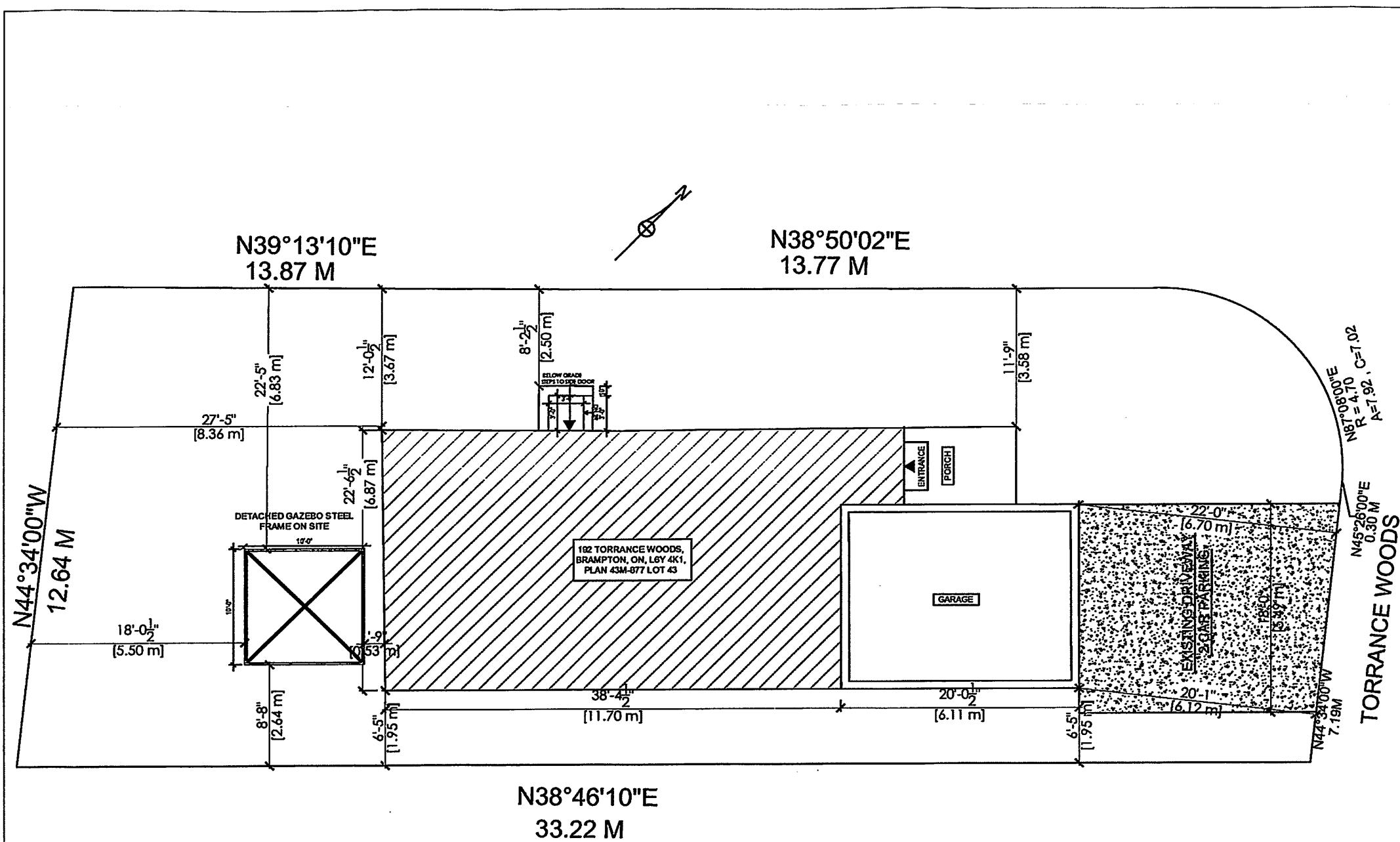
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

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

DATED at Brampton Ontario, this 4th day of February, 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



General Notes

* CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING.
 * ALL DIMENSIONS 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 APPROVED BY THE CONSULTANT.
 * DRAWINGS ARE NOT TO BE SCALED.

LEGENDS:-

REVISION NO	DATE	DESCRIPTION	BY

Firm Name and Address

MEM ENGINEERING INC
 3365 LEHIGH CRES.
 MISSISSAUGA, ON, L4T1W9
 416-658-6755
 Email: harry@memengineering.ca

PROJECT TITLE:

192 TORRANCE WOODS, BRAMPTON, ON, L6Y 4K1,

SHEET TITLE:

SITE PLAN

CLIENT EMAIL:

CLIENT CONTACT:

SCALE: 1/8" = 1'-0"

PLOT DATE: 19-04-2020

DRAWN BY: RK

CHECKED BY: HS

DRAWING NO: **A100**

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, February 11, 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 Thursday, February 11, 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 **Thursday, February 11, 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.

2020-12-18

COVERING LETTER

To
The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

A-2020-0163

Subject: Minor Variance application for 192 Torrance Woods, Brampton, ON L6Y 4K1

Sir/ Madam,

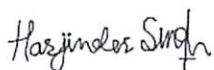
We hope this letter finds you well. Please accept our minor variance application for our client at 192 Torrance Woods, Brampton, ON L6Y 4K1

A side entrance door (less than 24" below grade) exists on the exterior side yard of the lot. The client wants to change from existing Single family dwelling to Twin Unit Dwelling. However, it does not meet zoning requirements due to side entrance door being on exterior side.

So we request you to kindly consider our application for minor variance and allow for the existing side entrance to remain so owner can easily continue the process of registering basement as Twin Unit Dwelling.

We appreciate your cooperation in this matter.

Thank You



Harjinder Singh

P Eng. PMP, CET, RCJI



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) RAVNEET GILL SAMANDEEP GILL
Address 192 Torrance Woods Brampton,
ON L6Y 4K1

Phone # 647-771-6533 Fax # _____
Email RAVNEET_GILL@OUTLOOK.COM

2. Name of Agent HARJINDER SINGH
Address 2355 DERRY ROAD EAST, MISSISSAUGA
ON L5S 1V6

Phone # 416-558-6755 Fax # _____
Email HARRYCIVIL@HOTMAIL.COM

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

SIDE ENTRANCE DOOR (LESS THAN 24" BELOW GRADE) OPENING FROM EXTERIOR SIDE
YARD AS THE LOT IS A CORNER LOT.

4. Why is it not possible to comply with the provisions of the by-law?

SINCE THIS IS A CORNER LOT, SIDE ENTRANCE FALLS ON EXTERIOR SIDE AND IT DOES
NOT MEET ZONING BY-LAW. HOWEVER, THE OWNER WOULD LIKE TO GET IT APPROVED
AS T.U.D. SINCE THE DOOR ALREADY EXISTS LONG BEFORE. IT IS DIFFICULT TO MOVE
THE DOOR ON THE OTHER SIDES DUE TO THE CURRENT FINANCIAL SITUATION BECAUSE
OF PANDEMIC.

5. Legal Description of the subject land:

Lot Number 43
Plan Number/Concession Number PLAN 43M-877
Municipal Address 192 Torrance Woods Brampton, ON L6Y 4K1

6. Dimension of subject land (in metric units)

Frontage 7.19 M
Depth 33.22 M
Area 407.85 sq m

7. Access to the subject land is by:

Provincial Highway ☐
Municipal Road Maintained All Year ☒
Private Right-of-Way ☐

Seasonal Road ☐
Other Public Road ☐
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: List all structures (dwelling, shed, gazebo, etc.)

EXISTING 2 STOREY DETACHED BRICK DWELLING WITH 1 CAR GARAGE + 2 CAR DRIVEWAY	
SINGLE FAMILY DWELLING	
Ground floor area : 83.7 sq m	Gross floor area : 197.4 sq m

PROPOSED BUILDINGS/STRUCTURES on the subject land:

PROPOSED TWIN UNIT DWELLING WITH SIDE ENTRANCE (AS BUILT SIDE ENTRANCE LESS THAN 24" BELOW GRADE, ON EXTERIOR SIDE YARD OF THE LOT)	
Ground floor area : 83.7 sq m	Gross floor area : 197.4 sq m

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	6.12 m	
Rear yard setback	8.36 m	
Side yard setback	1.95 m	
Side yard setback	3.58 m	EXTERIOR SIDE YARD

PROPOSED

Front yard setback	6.12 m	
Rear yard setback	8.36 m	
Side yard setback	1.95 m	
Side yard setback	3.58 m	EXTERIOR SIDE YARD

10. Date of Acquisition of subject land: 2015

11. Existing uses of subject property: SFD

12. Proposed uses of subject property: TUD

13. Existing uses of abutting properties: RESIDENTIAL

14. Date of construction of all buildings & structures on subject land: 1989

15. Length of time the existing uses of the subject property have been continued: 31 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 _____

Harjinder Singh
Signature of Applicant(s) or Authorized Agent

DATED AT THE _____ CITY _____ OF _____ BRAMPTON
THIS 22nd 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, HARJINDER SINGH, OF THE CITY OF BRAMPTON

IN THE PROVINCE OF ONTARIO 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
Reel THIS 22nd DAY OF
December, 2020

Jeanie Cecilia Myers,
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires April 8, 2021.

Harjinder Singh
Signature of Applicant or Authorized Agent

Jeanie Myers
A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1D, Mature Neighbourhood

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

J. Chau
Zoning Officer

Dec 22, 2020
Date

DATE RECEIVED December 22, 2020

- CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
- ALL DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF CONPLAN INC. AND MUST BE FOLLOWED EXACTLY.
- THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION OF ANY OTHER PROJECT.
- DRAWING NOT TO BE REPRODUCED.

LEGENDS:-

REVISION	NO.	DATE	DESCRIPTION	BY

Firm Name and Address

MEM ENGINEERING INC

3355 LEHIGH CIRCLE

MISSISSAUGA, ON, L4T1W9

416-559-6755

Email: herry@memengineering.ca



PROJECT TITLE:

192 TORRANCE WOODS,
BRAMPTON, ON, L6Y 4K1,

SHEET TITLE:

SITE PLAN

CLIENT EMAIL:

CLIENT CONTACT:

SCALE: 1/4" = 10' DRAWING NO.:

PLOT DATE:

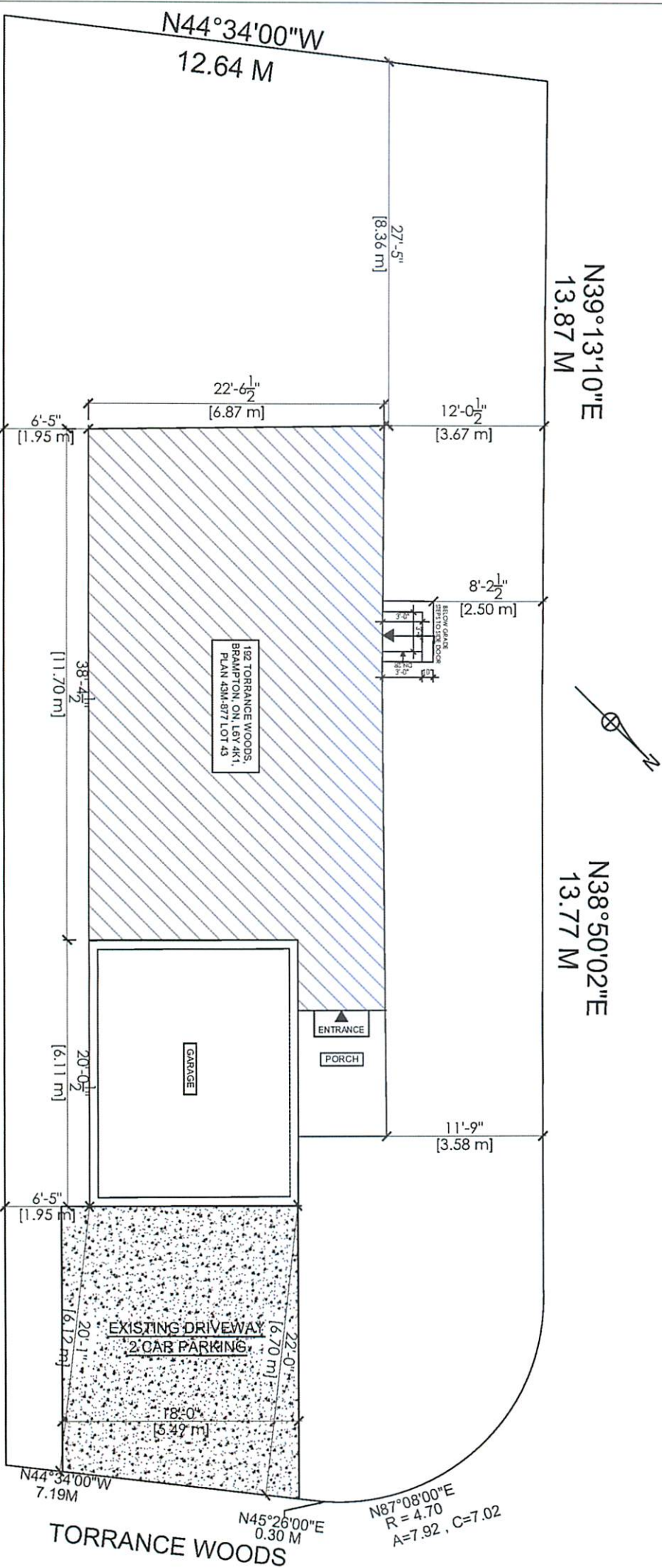
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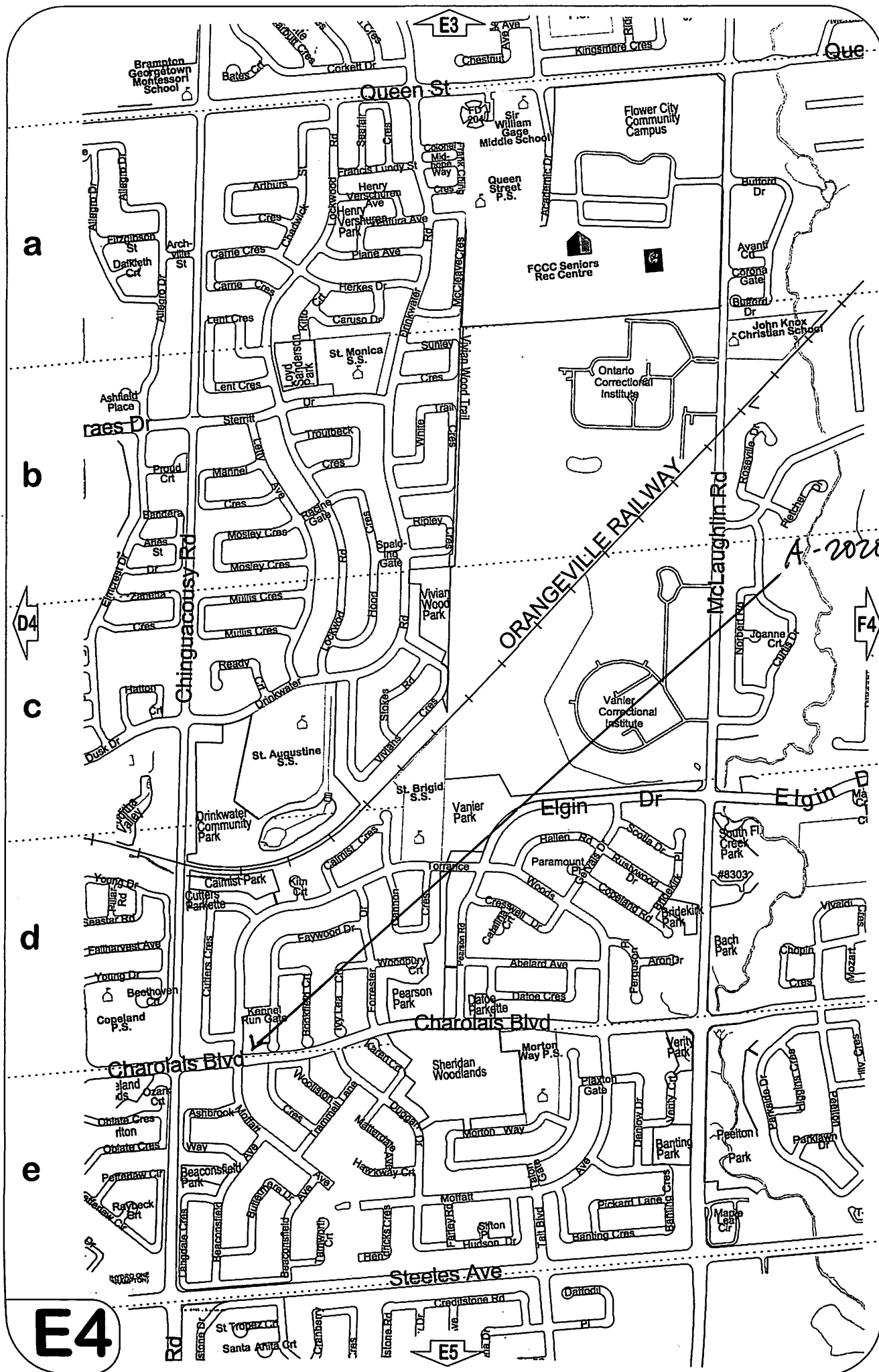
RK

CHECKED BY:

NS

A100





A-2020-0163