



Committee of Adjustment

APPLICATION FOR MINOR VARIANCE

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

- OTHER PLANNING APPLICATIONS:**

File Number: _____
File Number: _____

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.

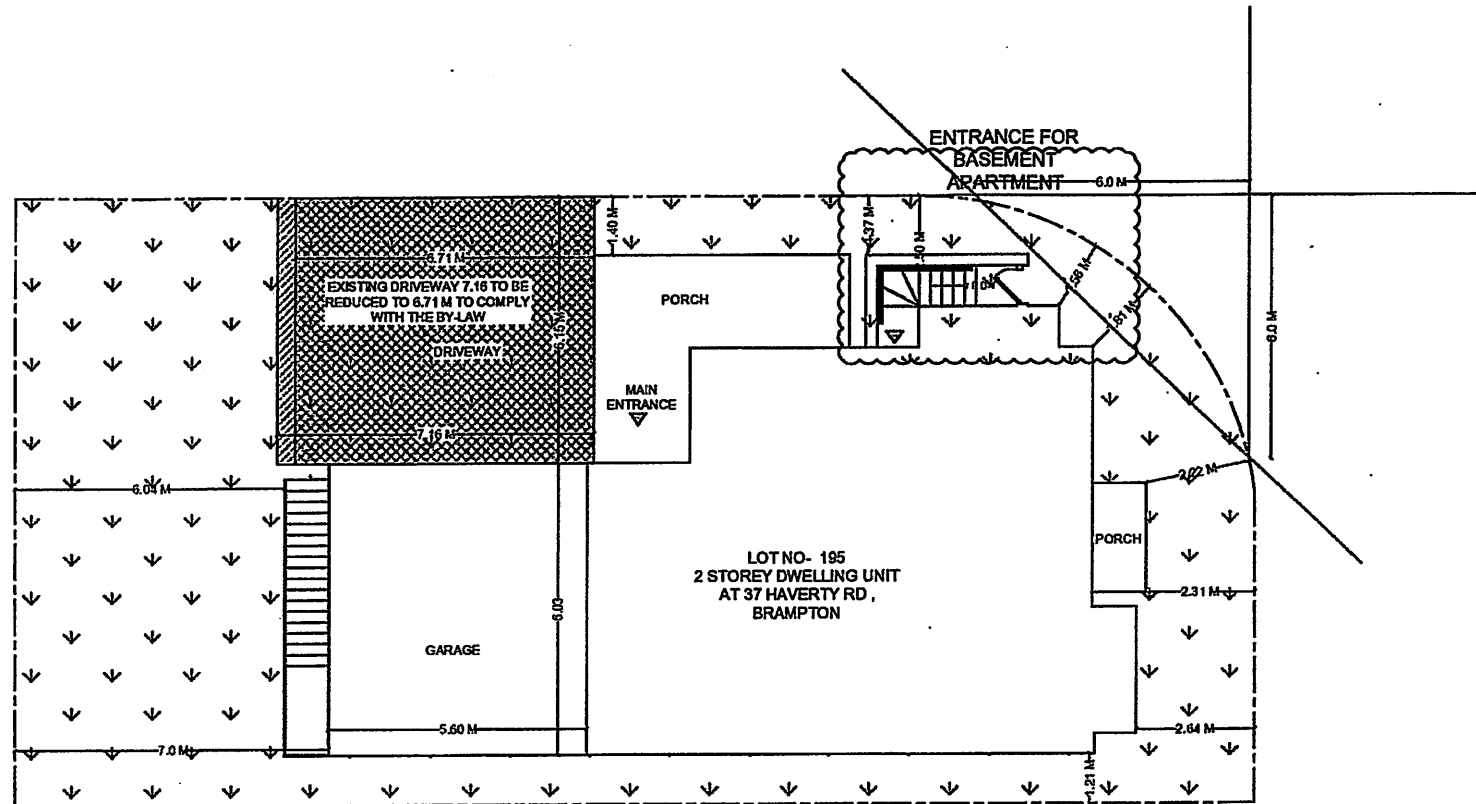
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

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

DATED at Brampton Ontario, this 29th day of April, 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



SCOPE OF WORK

- ① REVISION OF BUILDING PERMIT NO.19 45 4537P0100 RS
- ② PROPOSED BELOW GRADE ENTRANCE FROM EXTERNAL SIDE YARD
- ③ PROP. ONE NEW WINDOW

AREA STATISTICS:

GROSS FLOOR AREA CALCULATIONS

- A. PRINCIPAL RESIDENCE
 EXISTING GROUND FLOOR GFA = 109.20m²
 EXISTING SECOND FLOOR GFA = 94.75 m²
 TOTAL GFA = 203.95 m²
- B. BASEMENT
 BASEMENT APARTMENT GFA = 79.57 m²
- ▲ ENTRANCE / EGRESS



0	FOR BUILDING PERMIT	APR 28/2021
NO.	DESCRIPTION	DATE

ENGINEER:
Mechways Inc.
 2751 THAMESGATE DR.
 MISSISSAUGA, ON
 TEL: 905-678-7778
 mechways@gmail.com

PROJECT:
 37 HAVERTY RD,
 BRAMPTON, ON

TITLE:
 SITE PLAN

CHECKED: MS	DRAWING:
DRAWN: MA	
SCALE: 1/8"=1'	A0.1
DATE: APR 28/2021	

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, May 6, 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, May 7, 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, May 7, 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

April 28, 2021

To: Committee of Adjustment

**RE: APPLICATION FOR MINOR VARIANCE
DAVID SINGH
LOT 195, PLAN M-1812
A-2021-0090– 37 HAVERTY TRAIL
WARD 6**

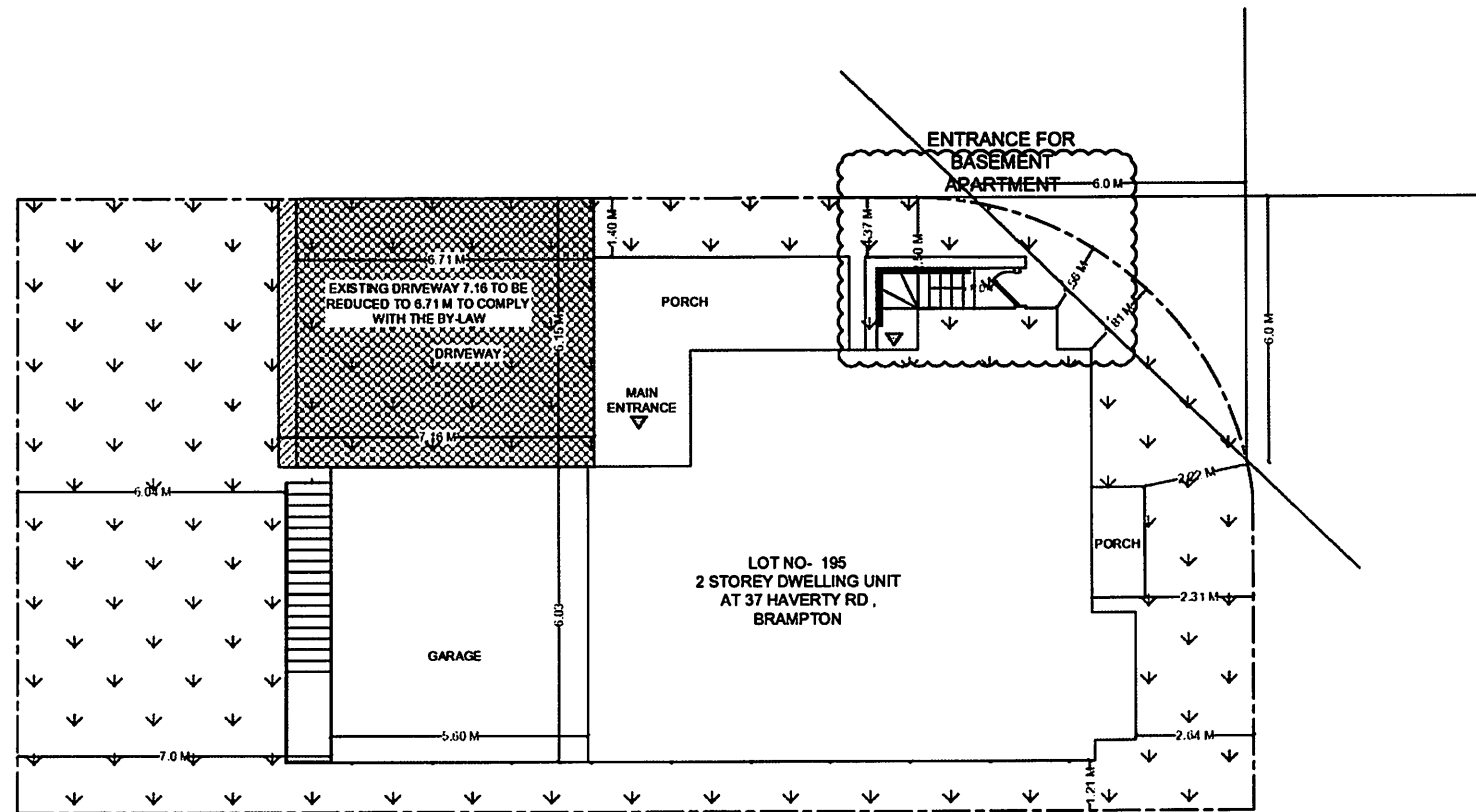
Please **amend** application **A-2021-0090** to reflect the following:

1. To permit an exterior side yard setback of 1.37m (4.50 ft.) to a proposed building addition (enclosed below grade entrance) whereas the by-law requires a minimum exterior side yard setback of 3.0m (9.84 ft.)

Valiuddin
Mohammed

Digitally signed by Valiuddin
Mohammed
DN: cn=Valiuddin Mohammed,
c=CA, o=Mechways Inc.,
email=info@mechways.com
Date: 2021.04.29 12:07:09 -
04'00'

Applicant/Authorized Agent



SCOPE OF WORK

- ① REVISION OF BUILDING PERMIT NO.19 45 4537P0100 RS
- ② PROPOSED BELOW GRADE ENTRANCE FROM EXTERNAL SIDE YARD
- ③ PROP. ONE NEW WINDOW

AREA STATISTICS:

GROSS FLOOR AREA CALCULATIONS

- A. PRINCIPAL RESIDENCE
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 EXISTING SECOND FLOOR GFA = 94.75 m²
 TOTAL GFA = 203.95 m²
- B. BASEMENT
 BASEMENT APARTMENT GFA = 79.57 m²
- ▲ ENTRANCE / EGRESS



0	FOR BUILDING PERMIT	APR 28/2021
NO.	DESCRIPTION	DATE

ENGINEER:

Mechways Inc.
 2751 THAMES GATE DR
 MISSISSAUGA, ON
 TEL: 905-678-7778
 mechways@gmail.com

PROJECT:

37 HAVERTY RD,
BRAMPTON, ON

TITLE:
SITE PLAN

CHECKED: MS
 DRAWN: MA
 SCALE: 3/4"=1'
 DATE: APR 28/2021

DRAWING:
A0.1



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)

DAVID SINGH

Address

37 Haverly Trail Brampton, ON L7A 0R7

Phone #

647-505-8077

Fax #

Email

DAVIDSINGH1977@GMAIL.COM
2.

Name of Agent

VALIUDDIN MOHAMMED

Address

2751 Thamesgate Dr Mississauga, ON L4T 1G

Phone #

647-786-5940

Fax #

Email

INFO@MECHWAYS.COM
3.

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

1.

To permit a front yard setback to an enclosed below grade entrance of 2.59m, whereas the by-law requires a minimum front yard setback of 3.0m

2.

To permit an exterior side yard setback to an enclosed below grade entrance of 2.13m, whereas the by-law requires a minimum exterior side yard setback of 3.0m
4.

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

Below grade entrances are not permitted within a front yard or exterior side yard. Thus, the proposed does not comply.
5.

Legal Description of the subject land:

Lot Number

195

Plan Number/Concession Number

PLAN M1812

Municipal Address

37 Haverly Trail Brampton, ON L7A 0R7
6.

Dimension of subject land (in metric units)

Frontage

26.60 m

Depth

13.99 m

Area

364.92 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.)

GROUND FLOOR AREA = 109.20 SQ. M
GROSS FLOOR AREA = 203.95 SQ. M
NO. OF STOREYS = 2
WIDTH = 17.40 M
LENGTH = 9.57 M
HEIGHT = 10.78 M

PROPOSED BUILDINGS/STRUCTURES on the subject land:

GROUND FLOOR AREA = 109.20 SQ. M
GROSS FLOOR AREA = 203.95 SQ. M
NO. OF STOREYS = 2
WIDTH = 17.40 M
LENGTH = 9.57 M
HEIGHT = 10.78 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	3.04 M
Rear yard setback	1.12 M
Side yard setback	LEFT- 2.22 M
Side yard setback	RIGHT- 6.89 M

PROPOSED

Front yard setback	2.59 M
Rear yard setback	1.12 M
Side yard setback	EXTERIOR SIDE YARD- 2.13 M
Side yard setback	LEFT- 6.89 M

10. Date of Acquisition of subject land: 2012
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: since 2011

16. (a) What water supply is existing/proposed?

Municipal	<input checked="" type="checkbox"/>	Other (specify) _____
Well	<input type="checkbox"/>	

- (b) What sewage disposal is/will be provided?

Municipal	<input checked="" type="checkbox"/>	Other (specify) _____
Septic	<input type="checkbox"/>	

- (c) What storm drainage system is existing/proposed?

Sewers	<input checked="" type="checkbox"/>	Other (specify) _____
Ditches	<input type="checkbox"/>	
Swales	<input type="checkbox"/>	

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 _____

Valiuddin Mohammed

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Mississauga
THIS 3rd DAY OF April, 2021

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, Valiuddin Mohammed OF THE City OF Mississauga
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 Toronto

IN THE Province OF

Ontario THIS 6th DAY OF

April, 2021

A Commissioner, etc.

Signature of Applicant or Authorized Agent

RAMESHBHAI S. PATEL
Barrister, Solicitor & Notary
127 Westmore Dr, I
Toronto, ON M6K 1G5
Ph: (416) 742-2209

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.

Zoning Officer

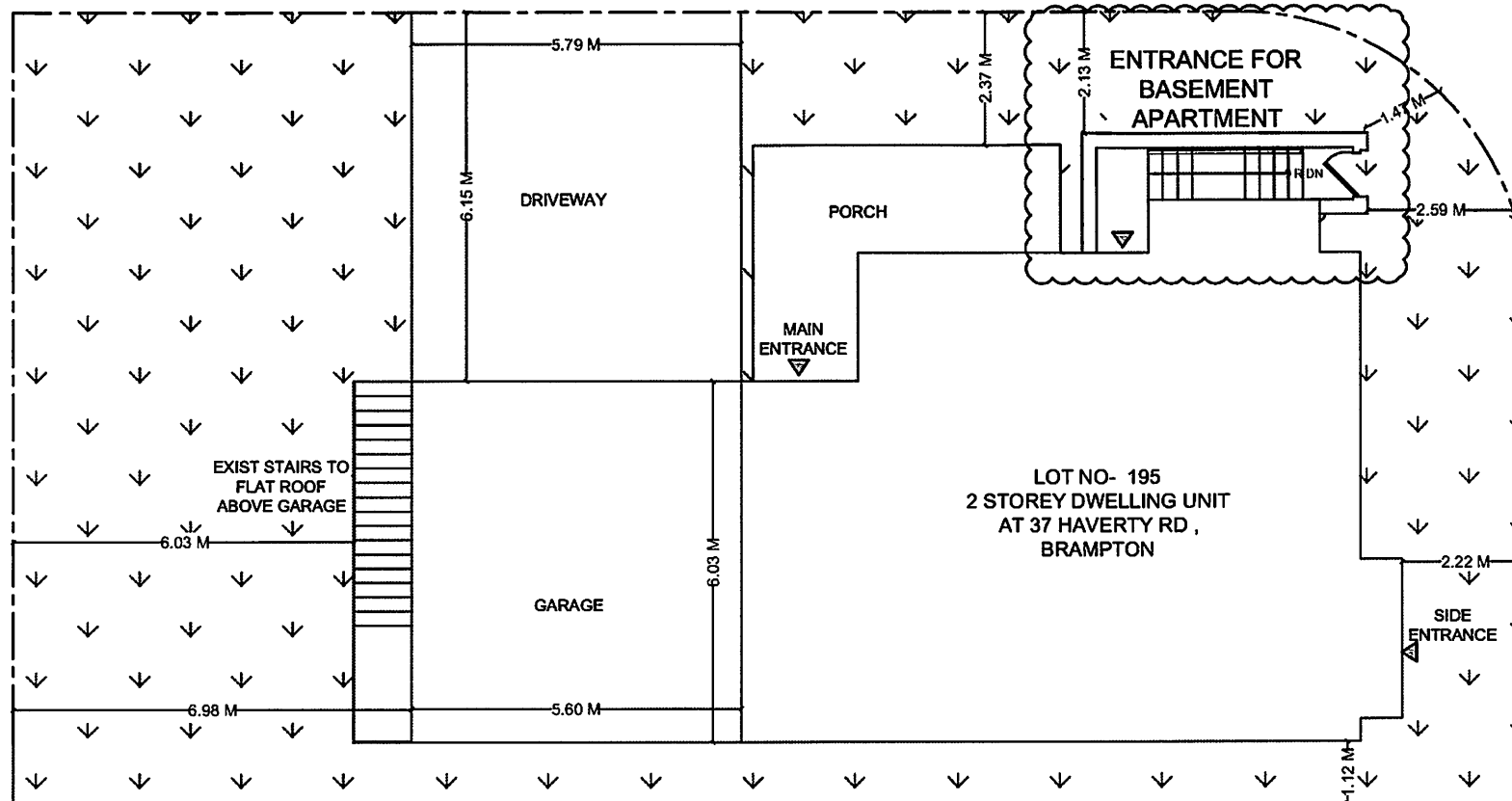
April 13, 2021

Date

DATE RECEIVED

April 13, 2021

Use red ink only



SCOPE OF WORK

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▲ ENTRANCE / EGRESS



0	FOR BUILDING PERMIT	MAR 16/2021
NO.	DESCRIPTION	DATE

ENGINEER:

Mechways Inc.
 2751 THAMESGATE DR.
 MISSISSAUGA, ON
 TEL: 905-678-7778
 mechways@gmail.com

PROJECT:

37 HAVERTY RD,
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TITLE:

SITE PLAN

CHECKED: MS

DRAWN: MA

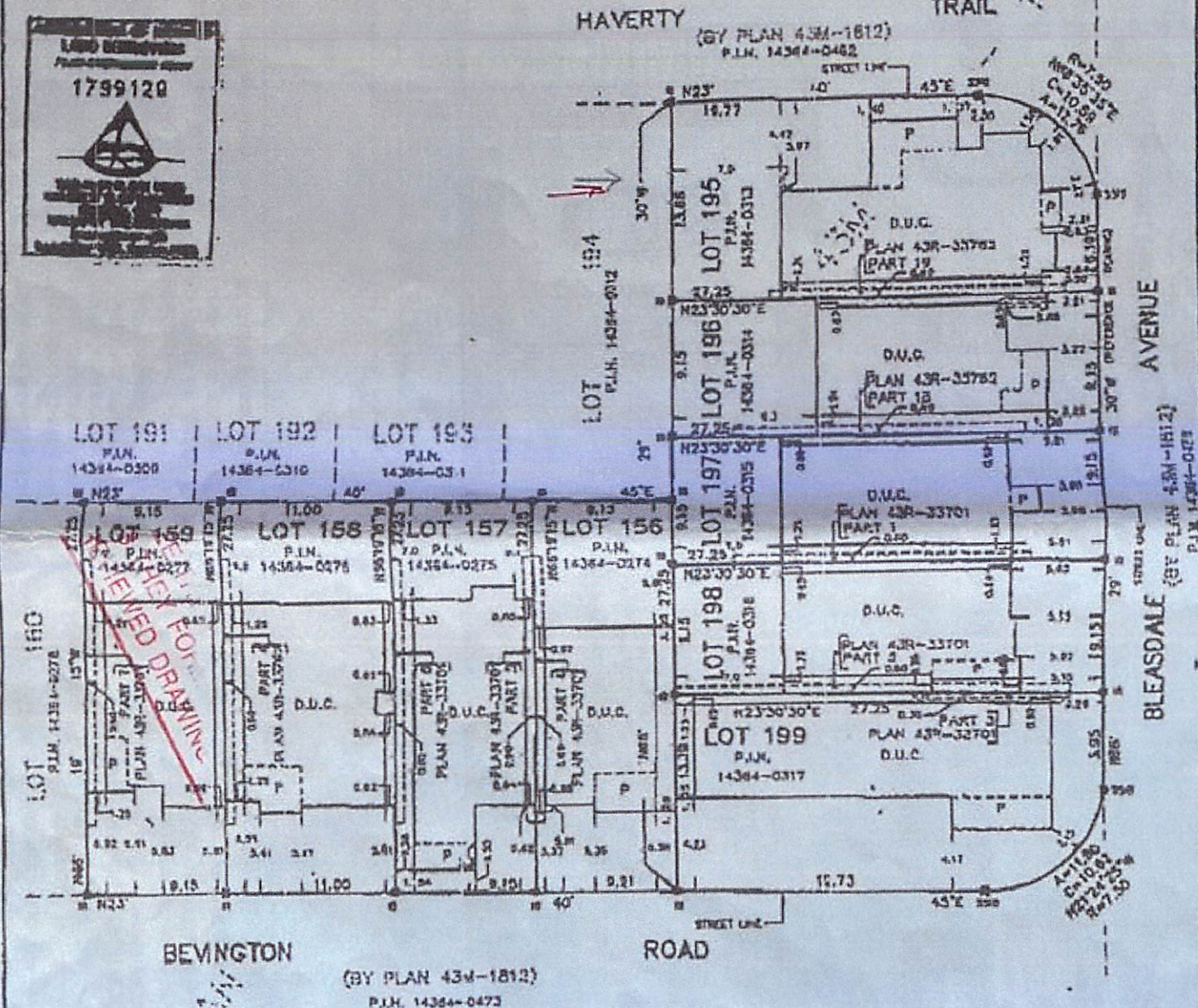
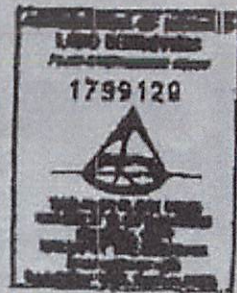
SCALE: 1/8"=1'

DATE: MAR 16/2021

DRAWING:

A0.1

RADY-PENYK & 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.



NOTES

- DENOTES MONUMENTAL POINT
- SSB DENOTES SHORT STANDARD IRON BAR
- DENOTES IRON BAR
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P.L.N. DENOTES PROPERTY IDENTIFIER NUMBER
- P DENOTES PORCH

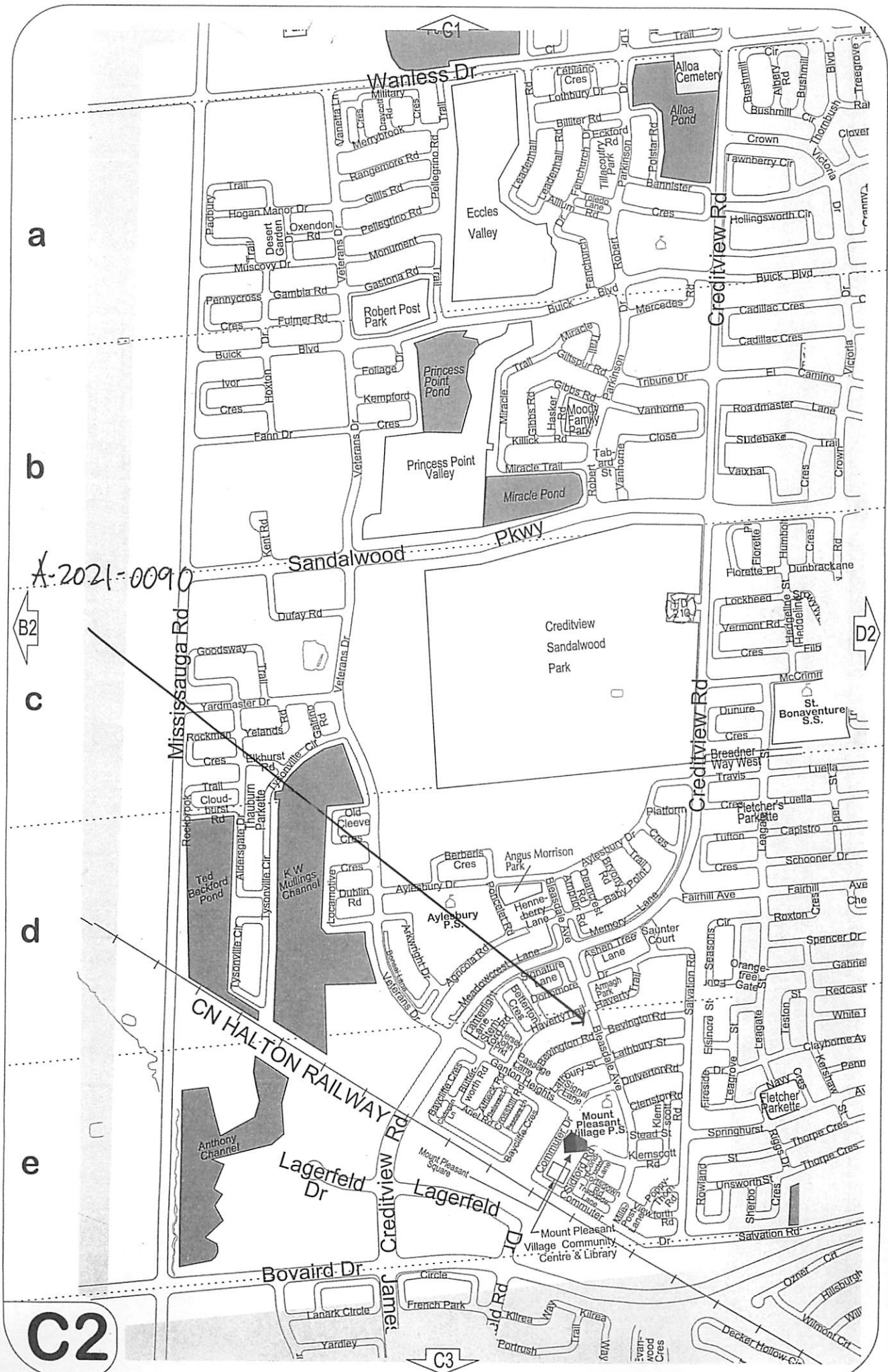
ALL FOUND MONUMENTS BY RADY-PENYK & EDWARD SURVEYING LTD., O.L.S.

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 3RD DAY OF FEBRUARY, 2011

DATE Feb 15, 2011

Radnyk



a

b

c

d

e

C2

C3

A-2021-0090

B2

D2