



APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **MUNIR FAHAD** 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 Part of Lot 5, Plan 43M-1924, Part 6, Plan 43R-1924 municipally known as **253 ROBERT PARKINSON DRIVE**, Brampton;

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

1. To permit an exterior stairway leading to a below grade entrance in the required interior side yard whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard;
2. To permit an interior side yard setback of 0.10m (0.33 ft.) to an exterior stairway leading to a below grade entrance whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.);
3. To permit an existing accessory structure (shed) having a setback of 0.52m (1.70 ft.) to the side lot line whereas the by-law requires a minimum setback of 0.6m (1.97 ft.) to the nearest lot line.

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, June 1, 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.

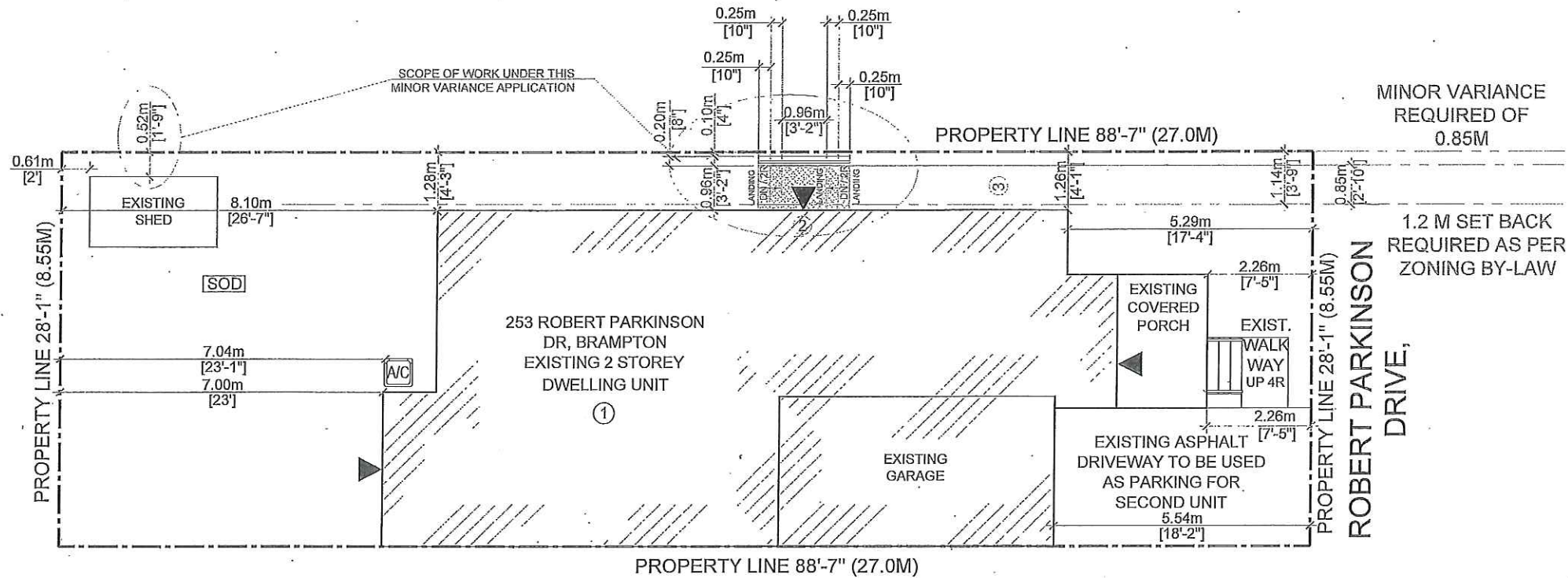
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

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


DATED at Brampton Ontario, this 20th day of May, 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 BASEMENT APARTMENT
- ② NEW BELOW GRADE SIDE YARD ENTRANCE, PRIMARY MEANS OF ENTRANCE AND EGRESS FOR SECOND UNIT
- ③  MINOR VARIANCE FOR PROPOSED BELOW GRADE ENTRANCE IN SIDE YARD TO ACCOMMODATE SECOND UNIT IN BASEMENT.

MINOR VARIANCE FOR PROPOSED BELOW GRADE ENTRANCE IN SIDE YARD TO ACCOMMODATE SECOND UNIT IN BASEMENT.

▲ ENTRANCE & EGRESS

RELEASED FOR BUILDING PERMIT

- CONTRACTOR SHALL SITE VERIFY ALL DIMENSIONS AND REPORT ERRORS/OMISSIONS TO THE CONSULTANT BEFORE COMMENCEMENT.
- ALL DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK.
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NO	DATE	REVISION / ISSUED
02	2021.03.17	SCHEMATIC DESIGN
01	2021.03.18	NO APPLICATION

OWNER

FAHAD MUNIR

ARCHITECT

C Architecture

C ARCHITECTURE
10388 WINSTON CHURCHILL
BLVD, HALTON HILLS
ON L7G 4S7
t: 647.741.5917
e: info@c-archi.com

SEAL



FINISHED
BASEMENT

253 ROBERT
PARKINSON DR,
BRAMPTON

SITE PLAN

SCALE: 1/8"=1'-0"
DATE: 2021.03.17
PROJECT: 21-059
DRAWING NO:

A-01

REVISION: 00



BRAMPTON

Flower City

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 27, 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 28, 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 28, 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.

FILE NUMBER: A-2021-0105

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) FAHAD MUNIR

Address 253 ROBERT PARKINSON DR., BRAMPTON L7A3Y1

Phone # 905.517.0139

Fax # _____

Email fmsulari@hotmail.com

2. Name of Agent M. ARSHAD SIDDIQUI

Address 10368 WINSTON CHURCHILL BLVD. HALTON HILLS L7G4S7

Phone # 647.741.5917

Fax # _____

Email arshad@c-archi.com

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

TO CONSTRUCT A FINISHED BASEMENT FOR OWNER'S USE WITH A SIDE YARD ENTRANCE AS A DIRECT ENTRY FOR BASEMENT. REQUIRED RIGHT SIDE-YARD SET-BACK IS 1.2M. ON THIS PROPERTY PRESENT SET BACK IS 1.28M ON RIGHT SIDE-YARD AND 0M ON LEFT SIDE-YARD. MINOR VARIANCE REQUESTED FOR 0.85M RELIEFING RIGHTSIDE-YARD SETBACK TO ACCOMMODATE THE 0.96M LANDING. TO COMPENSATE FOR THE SET BACK TWO ADDITIONAL RISERS OF 0.25M ARE PROPOSED TO KEEP THE CONTINUITY OF SIDE-YARD. EXISTING SHED IS AT 0.52 M FROM THE PROPERTY AS OPPOSE TO REQUIRED 0.60 M.

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

SINCE IT IS NOT A COMPLETE BELOW GRADE 10 RISER STAIRS AND IT HAS 2 RISERS DOWN AND UP AS PER DRAWINGS, IT PARTIALLY COMPLIES WITH CITY BY-LAWS. PROPERTY OWNERS WILL APPLY FOR FINISHED BASEMENT PERMIT AFTER GETTING MINOR VARIANCE APPLICATION APPROVED FOR PARTIAL BELOW GRADE SIDE-YARD ENTRANCE. EXISTING SHED IS A PERMANENT STRUCTURE AND WILL BE DIFFICULT TO MOVE IT 0.8 M WITHOUT DAMAGING IT. THUS INCLUDING THAT IN THIS MINOR VARIANCE.

5. Legal Description of the subject land:

Lot Number 5 - PART 6

Plan Number/Concession Number 43M-1924

Municipal Address 253 ROBERT PARKINSON DR., BRAMPTON ON L7A3Y1

6. Dimension of subject land (in metric units)

Frontage 8.55 M

Depth 27.0M

Area 230.85 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.)

BASEMENT AREA: 68.35 SM

MAIN FLOOR AREA: 86.20 SM

SECOND FLOOR AREA: 85.13 SM

TOTAL AREA FOR FLOORS ABOVE GRADE: 171.33 SM

PROPOSED BUILDINGS/STRUCTURES on the subject land:

- 2 STOREY SINGLE FAMILY SEMI-DETACHED WITH ATTACHED GARAGE

- FINISHED BASEMENT FOR OWNER'S USE WITH A SIDE YARD ENTRANCE AS A DIRECT ENTRY FOR BASEMENT

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 5.29M

Rear yard setback 8.10M

Side yard setback 0M (LEFT SIDE)

Side yard setback 1.28M (RIGHT SIDE)

PROPOSED

Front yard setback NO CHANGE

Rear yard setback NO CHANGE

Side yard setback NO CHANGE

Side yard setback ADDITION OF BELOW GRADE STEPS WITH TWO RISERS ON RIGHT SIDE-YARD (0.96M)

10. Date of Acquisition of subject land: 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 _____

M. Arshad Siddiqui

Signature of Applicant(s) or Authorized Agent

DATED AT THE _____ CITY _____ OF _____ BRAMPTON _____

THIS 28 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, M. ARSHAD SIDDIQUI, OF THE CITY OF HALTON HILLS

IN THE REGION OF HALTON 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 28th ad DAY OF 15

APRIL, 2021.

April Dela Cerna
A Commissioner etc.

M. Arshad Siddiqui

Signature of Applicant or Authorized Agent

ad: 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: _____

R3E - 2230

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

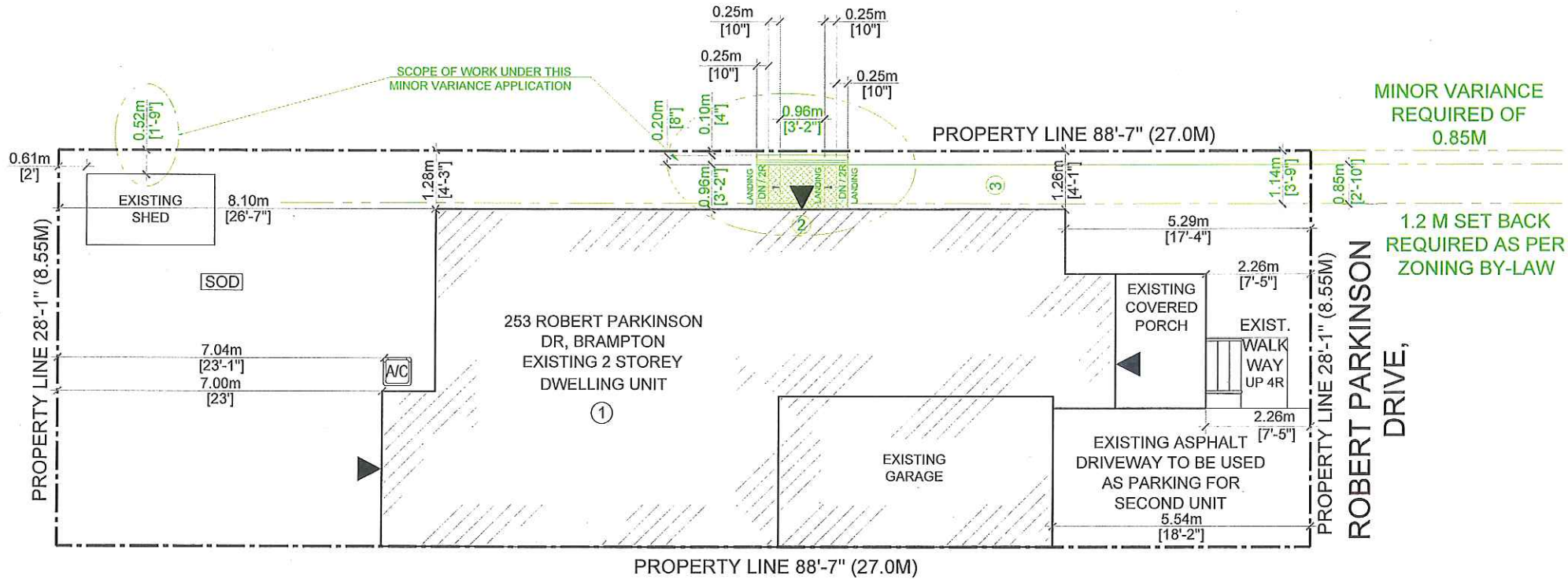
HOTHI S.

Zoning Officer

APRIL 30TH 2021

Date

DATE RECEIVED April 28, 2021



SCOPE OF WORK

- ① BASEMENT APARTMENT
- ② NEW BELOW GRADE SIDE YARD ENTRANCE, PRIMARY MEANS OF ENTRANCE AND EGRESS FOR SECOND UNIT
- ③ MINOR VARIANCE FOR PROPOSED BELOW GRADE ENTRANCE IN SIDE YARD TO ACCOMMODATE SECOND UNIT IN BASEMENT.



RELEASED FOR BUILDING PERMIT
 - CONTRACTOR SHALL SITE VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES (IF ANY) TO THE CONSULTANTS BEFORE CONSTRUCTION.
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NO	DATE	REVISION / ISSUED
02	2021.03.17	SCHEMATIC DESIGN
01	2021.05.18	MP APPLICATION

OWNER

FAHAD MUNIR

ARCHITECT

carchitecture

C ARCHITECTURE
 10368 WINSTON CHURCHILL
 BLVD, HALTON HILLS
 ON L7G 4S7
 c: 647.741.5917
 e: info@ca-archi.com

SEAL



FINISHED
 BASEMENT

253 ROBERT
 PARKINSON DR,
 BRAMPTON

SITE PLAN

SCALE: 1/8"=1'-0"
 DATE: 2021.03.17
 PROJECT: 21-059
 DRAWING NO:

A-01

REVISION: 00

RELEASED FOR BUILDING PERMIT

CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE CONSTRUCTION.
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NO	DATE	REVISION / ISSUED
01	2021.03.17	SCHEMATIC DESIGN
01	2021.03.09	PLANT APPLICATION

OWNER

FAHAD MUNIR

ARCHITECT

CArchitecture

C ARCHITECTURE
10368 WINSTON CHURCHILL
BLVD, HALTON HILLS
ON L7G 4S7
c: 647.741.5917
e: info@c-archi.com

SEAL



FINISHED
BASEMENT

253 ROBERT
PARKINSON DR,
BRAMPTON

BASEMENT -
PROPOSED
PLAN

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

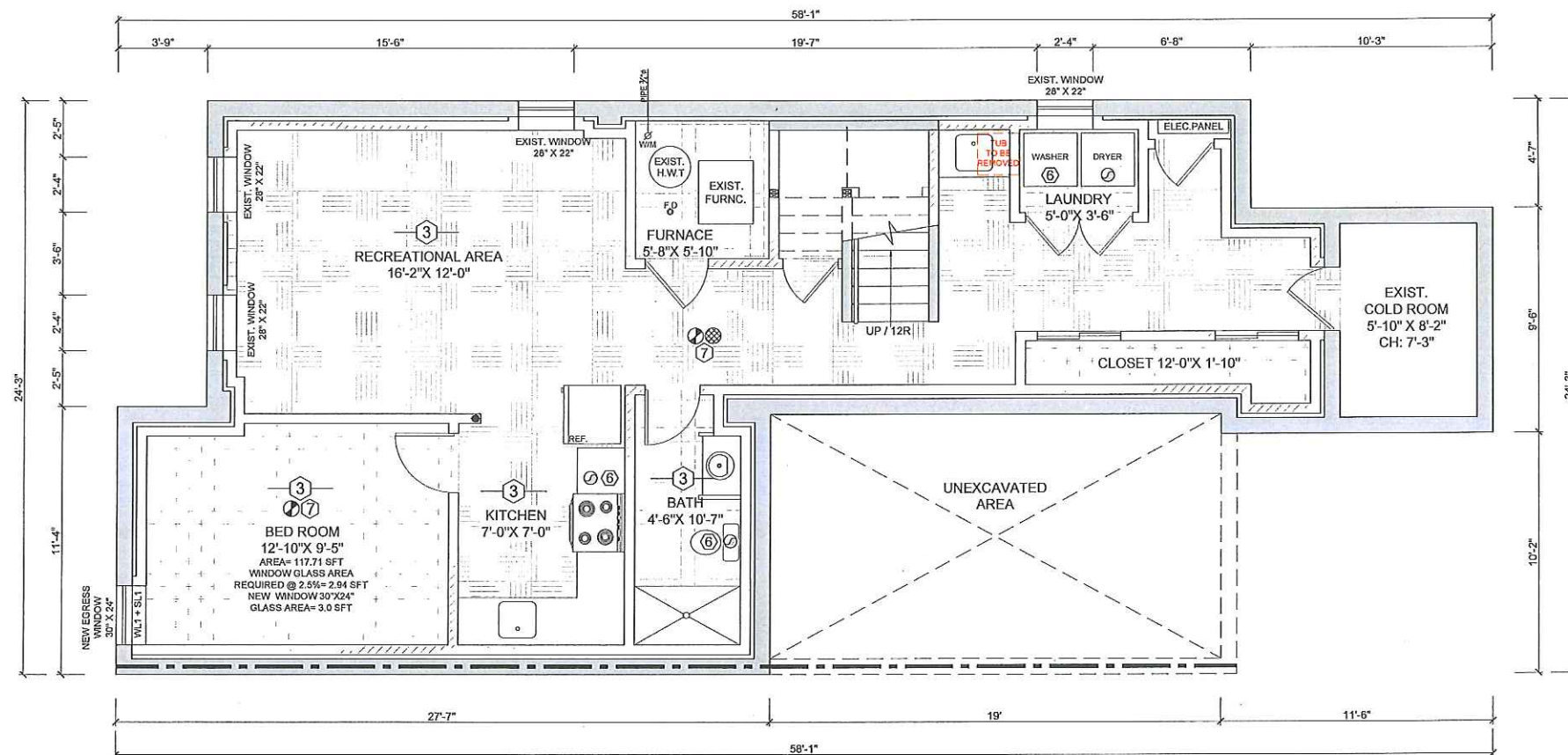
DATE: 2021.03.17

PROJECT: 21-059

DRAWING NO:

A-03

REVISION: 00



LEGEND :

- SD: SMOKE ALARM
W/ STROBE LIGHT
- CO: CARBON
MONOXIDE ALARM
- EXISTING WALLS
- NEW WALLS
- NEW CONCRETE WALLS
- FIRE RATED WALLS. REFER TO
G-01 FOR DETAILS
- EXISTING TO BE REMOVED
- EXISTING COLUMNS

BASEMENT - PROPOSED PLAN

GROSS FLOOR AREA CALCULATIONS

A- FINISHED BASEMENT AREA GFA = 702.35 SFT / 65.28 SM

B- UNFINISHED BASEMENT AREA GFA = 0.0 SFT / 0.0 SM

C - UTILITY AREA GFA = 33.06 SFT / 3.07 SM

TOTAL BASEMENT GFA = 735.41 SFT / 68.35 SM

CEILING HEIGHT = 7'-7"

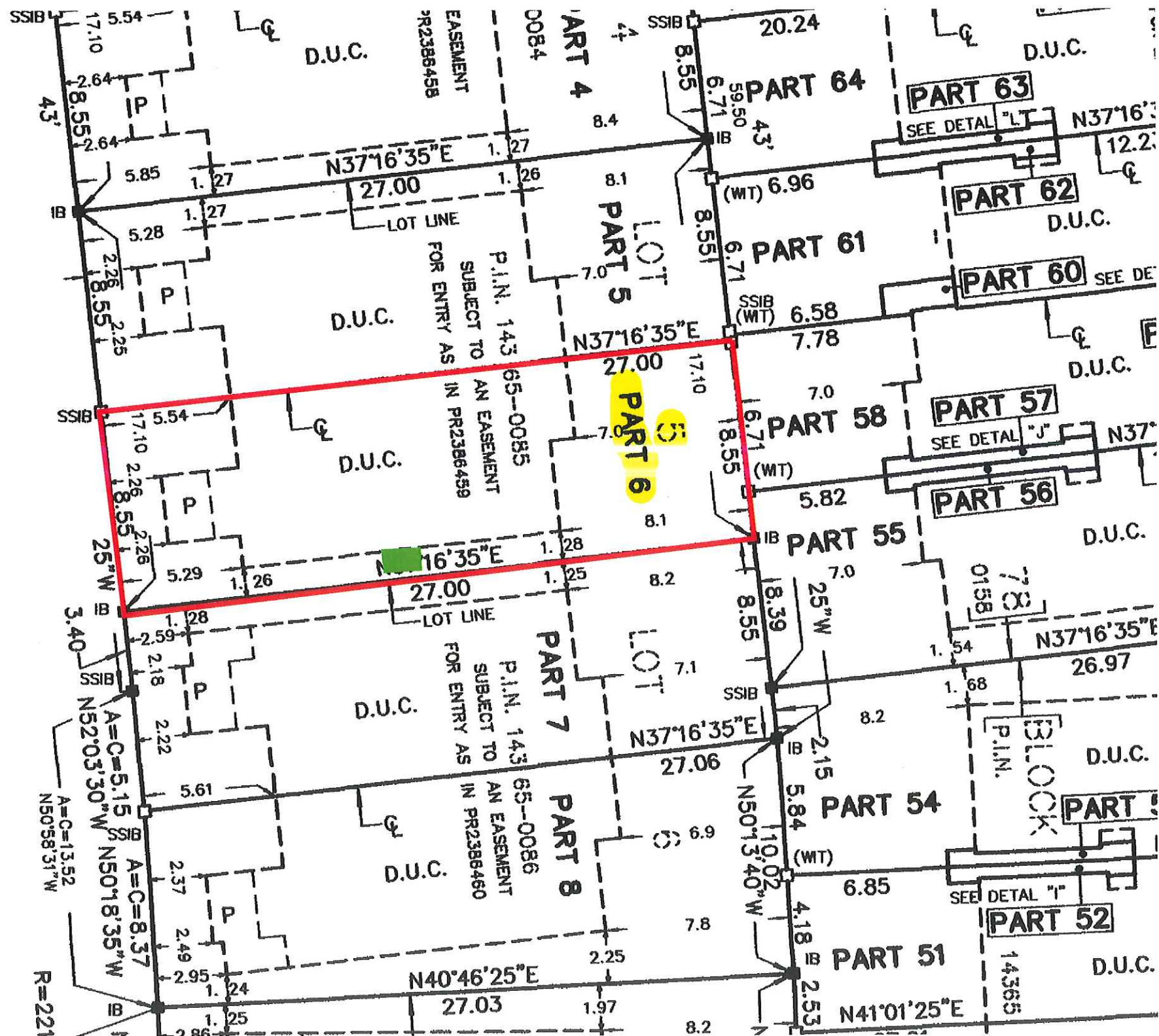
SL1: STEEL LINTEL 31/2" X 31/2" X 3/8"
WL1: WOOD LINTEL 2 - 2 X 8 SPF NO.1 OR 2

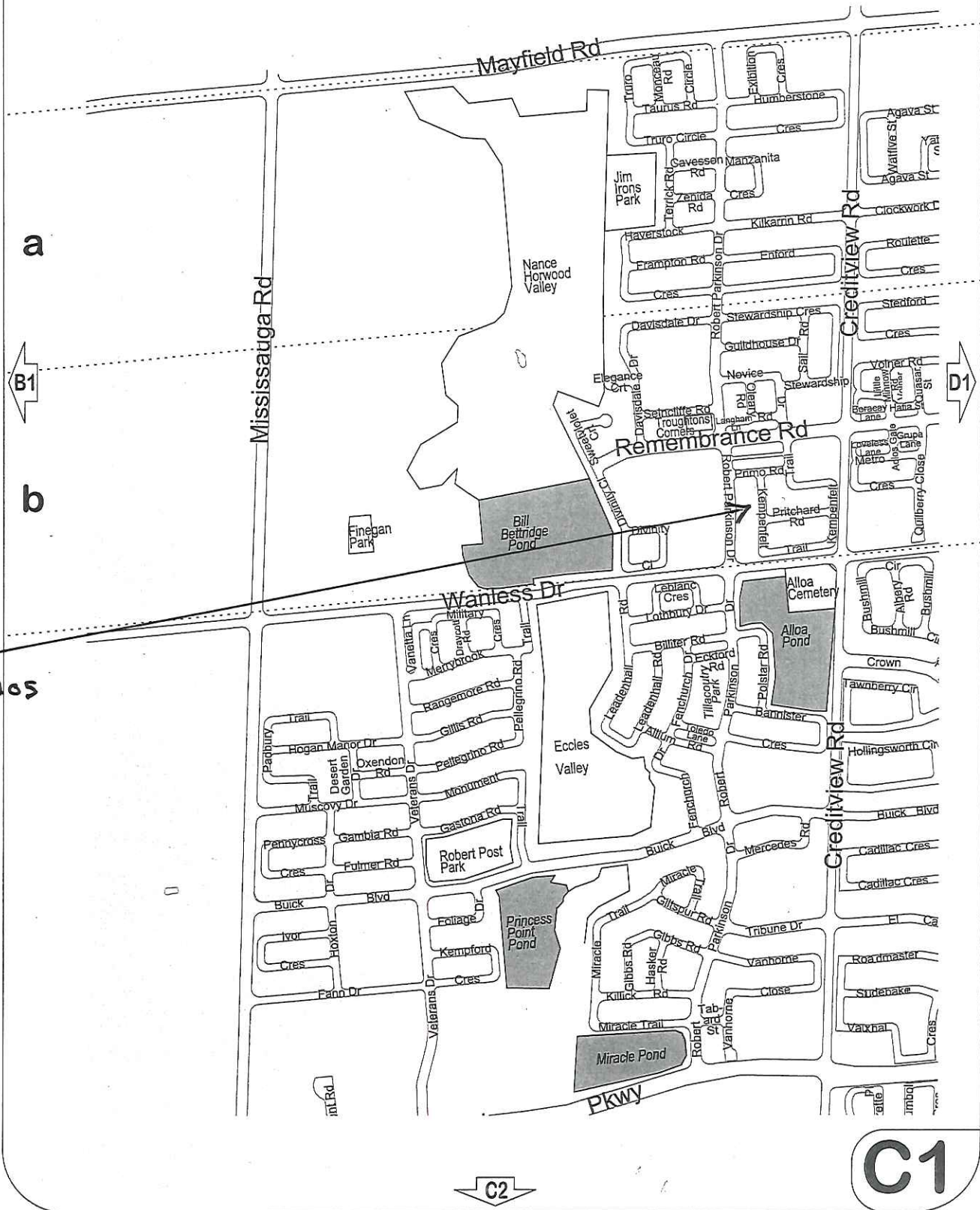
PLEASE SEE DRAWING NO. G-01 FOR
GENERAL NOTES AND SCHEDULES

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



四二五





A-2021-0105

a

b

Mayfield Rd

Mississauga Rd

Remembrance Rd

Wanless Dr

Creditview Rd

Creditview Rd

C2

C1