

APPLICATION # A-2021-0122
WARD 1

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **SUHKDIP VIRK AND SUKHPREET KAUR** 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 106, Plan 43M-524 municipally known as **45 ALABASTER DRIVE**, Brampton;

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

1. To permit an existing above grade door located on the side wall having a setback of 1.1m (3.61 ft.) whereas the by-law requires a minimum setback of 1.2m (3.94 ft.) to an above grade door located on the side wall of a dwelling;
2. To permit the existing above grade door located in the side yard having a width of 1.1m (3.61 ft.) to be used as the primary entrance for a second unit whereas the by-law requires a minimum side yard width of 1.2m (3.94 ft.) leading from the front of the dwelling to a door used as the primary entrance for a second unit.;
3. To permit an existing accessory structure (shed) having a setback of 0.0m to the side lot line and 0.45m (1.48 ft.) to a rear 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 22, 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.

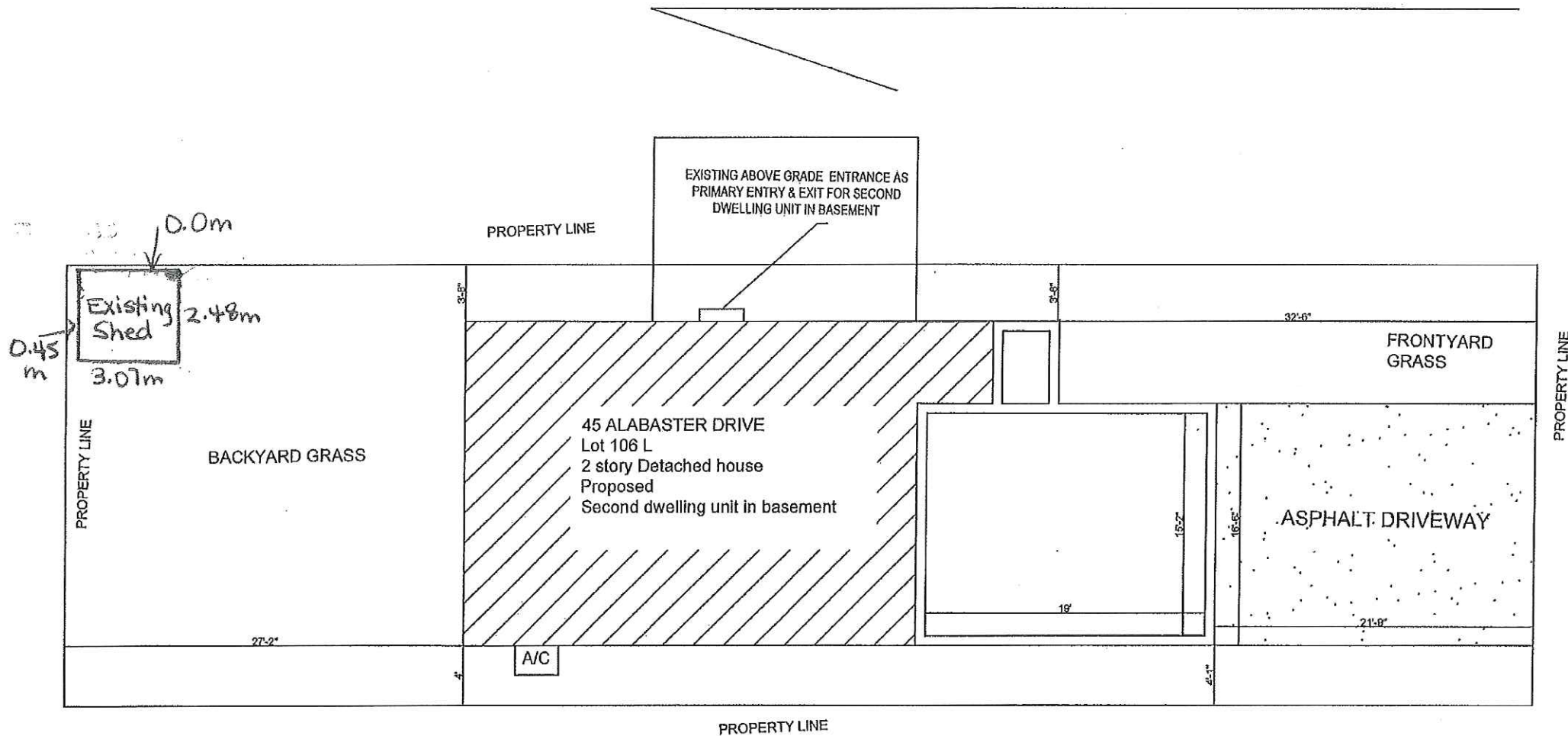
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

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

DATED at Brampton Ontario, this 10th day of June, 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



NOTE:
TOTAL HOUSE AREA 1562
PROPOSED SECOND UNIT AREA 592 SF

THE CITY
RESPONSE
CONOTIC
DESIGNED
SUPPLIER
CONSTR
CODES AT
JURISDI

SITE

SCA
NTS

DESIG
SUKH
BCIN
647-9
SUKH

PROJ
82021

DATE

ADDRE
45 ALA
RDR

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, June 17, 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, June 18, 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, June 18, 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

June 9, 2021

To: Committee of Adjustment

**RE: APPLICATION FOR MINOR VARIANCE
SUKHDIP VIRK AND SUKHPREET KAUR
LOT 106, PLAN 43M-524
A-2021-0122- 45 ALABASTER DRIVE**

Please **amend** application **A-2021-0122** to reflect the following:

1. To permit an existing above grade door located on the side wall having a setback of 1.1m (3.61 ft.) whereas the by-law requires a minimum setback of 1.2m (3.94 ft.) to an above grade door located on the side wall of a dwelling;
2. To permit the existing above grade door located in the side yard having a width of 1.1m (3.61 ft.) to be used as the primary entrance for a second unit whereas the by-law requires a minimum side yard width of 1.2m (3.94 ft.) leading from the front of the dwelling to a door used as the primary entrance for a second unit.;
3. To permit an existing accessory structure (shed) having a setback of 0.0m to the side lot line and 0.45m (1.48 ft.) to a rear lot line whereas the by-law requires a minimum setback of 0.6m (1.97 ft.) to the nearest lot line.



Applicant/Authorized Agent

Flower City



brampton.ca

For Office Use Only
(to be inserted by the Secretary-Treasurer
after application is deemed complete)

FILE NUMBER: A-2021-0122

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)** SUKHDIP VIRK and SUKHPREET KAUR
Address 45 Alabaster Dr, Brampton Ontario L6V 4G8

Phone # 647-218-5100 **Fax #** _____
Email sukhdip2404@hotmail.com
2. **Name of Agent** _____
Address _____

Phone # _____ **Fax #** _____
Email _____
3. **Nature and extent of relief applied for (variances requested):**

The interior side yard set back on the legal survey is only 1.10 m and 1.18 m, where the principal second unit entrance is proposed. Minimum 1.2m unobstructed path of travel to the principal second unit is required. Please allow us to make entrance from side yard to basement apartment.
4. **Why is it not possible to comply with the provisions of the by-law?**

On the otherside yard (other side of house) we do have 1.2 m but we have fireplace wall projecting out on the path and we have no other option to make entrance to the basement.
5. **Legal Description of the subject land:**
Lot Number 106 L
Plan Number/Concession Number M 524 PT
Municipal Address 45 Alabaster Dr, Brampton Ontario L6V 4G8
6. **Dimension of subject land (in metric units)**
Frontage 9.154
Depth 30.50
Area 279.197
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 story detached house
ground floor: 87 sm
total sf of house 145 sm
ceiling height ground floor 8'
ceiling height 2nd floor 8'

PROPOSED BUILDINGS/STRUCTURES on the subject land:

2 unit dwelling in the 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	6.7 m
Rear yard setback	8.29 m
Side yard setback	1.24 m on left
Side yard setback	1.10 and 1.18 from right

PROPOSED

Front yard setback	
Rear yard setback	
Side yard setback	
Side yard setback	

10. Date of Acquisition of subject land: 2021
11. Existing uses of subject property: Single family dwelling
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: 1994
15. Length of time the existing uses of the subject property have been continued: Since Constructed
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 _____

Sukh Sukhpreet
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON
THIS 28 DAY OF May, 20 21.

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, SUKHDIP VIRK, 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 21 DAY OF
May, 20 21

Jeanie Cecilia Myers
a Commissioner, etc.,
Province of Ontario
for the Corporation of the
City of Brampton
Expires April 8, 2024.

Sukh
Signature of Applicant or Authorized Agent

Submit by Email

Jeanie Myers
A Commissioner etc.

FOR OFFICE USE ONLY

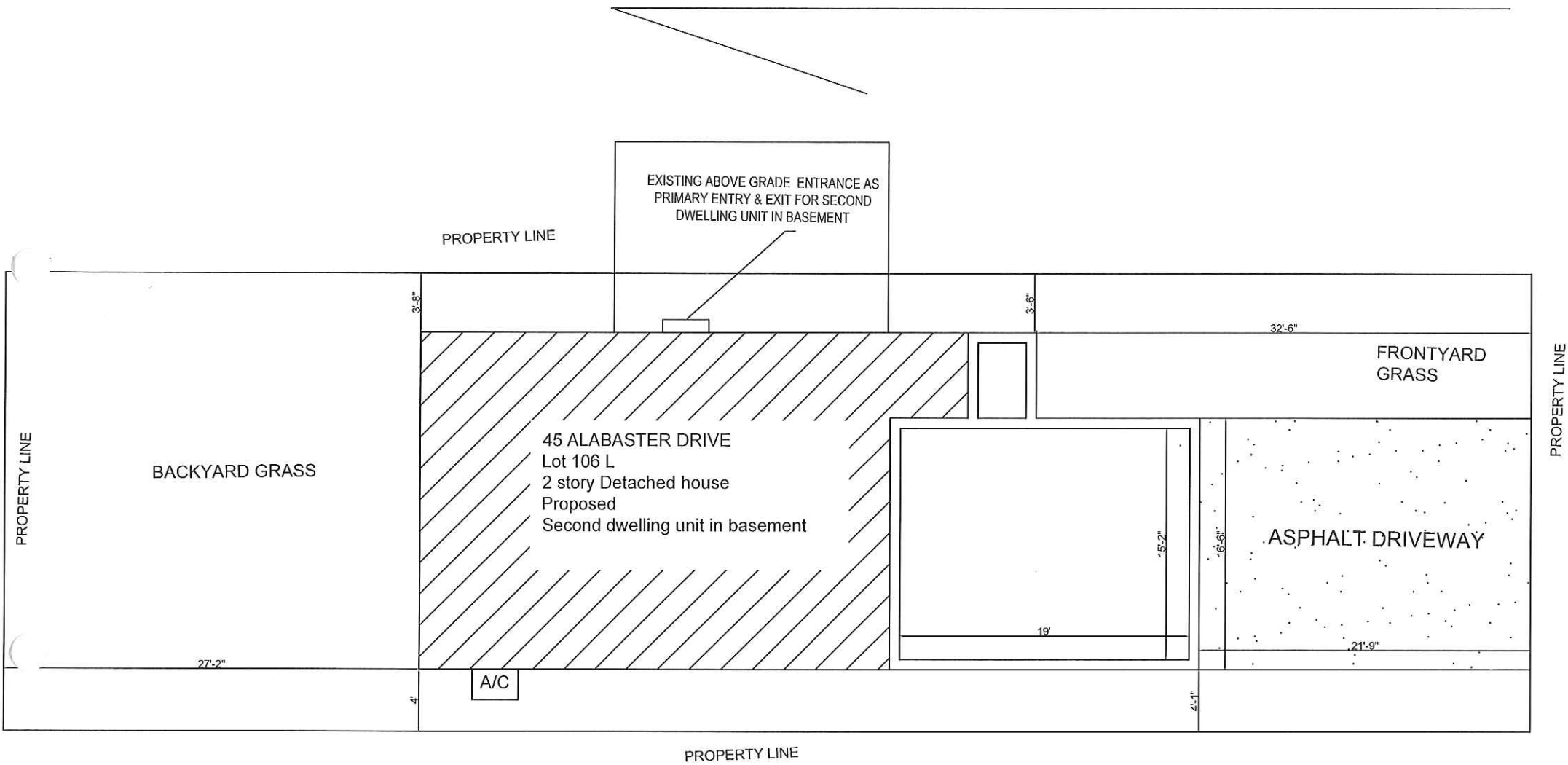
Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

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 Date

DATE RECEIVED MAY 21, 2021
Date Application Deemed Complete by the Municipality _____



NOTE:
TOTAL HOUSE AREA 1562
PROPOSED SECOND UNIT AREA 592 SF

A-2021-0122

