

APPLICATION # A-2021-0114
WARD 3

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **GAYATRI ANAND** 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 10, Plan 429 municipally known as **3 HAGGERT AVENUE SOUTH**, Brampton;

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

1. To permit a front yard setback of 3.08m (10.10 ft.) to a proposed single storey porch addition whereas the by-law requires a minimum front yard setback of 6.0m (19.68 ft.);
2. To permit lot coverage of 31.32% whereas the by-law permits a maximum lot coverage of 30%;
3. To permit an interior side yard setback of 0.65m (2.13 ft.) to an existing shed located within a required interior side yard whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 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 File Number: _____
Application for Consent: NO 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.

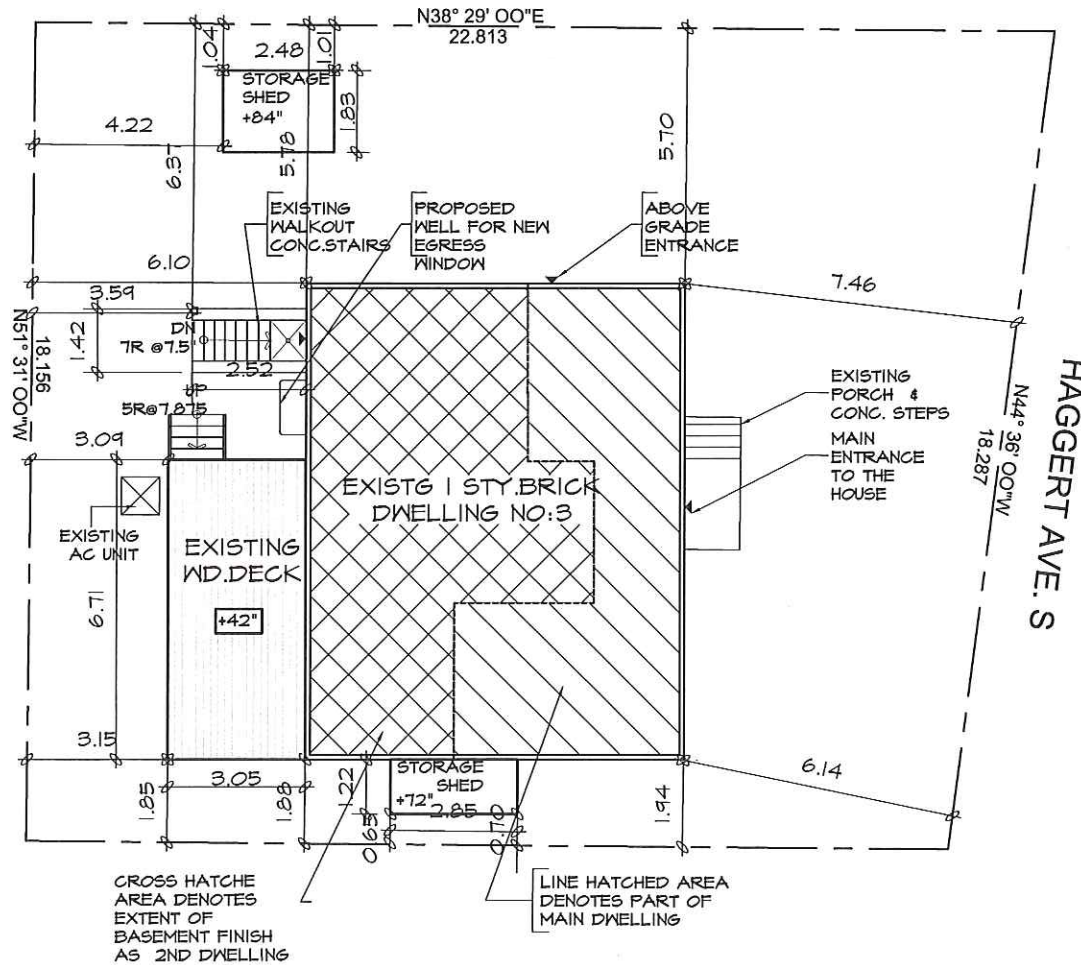
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

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



SITE DATA		M/SM
ZONING		
PLAN NO:	429	
LOT NO:	PT 10	
LOT AREA	392.08 SQ.M.	
EXISTING		
BUILDING AREA (G.F)	=90.42 SQ.M [973.27278 SQ.FT]	
LOT COVERAGE	=23.06%	
FLOOR AREA GROUND FLOOR	=80.96 SQ.M. [871.44SQ.FT.]	
GROSS FLOOR AREA	=80.96 SQ.M. [871.44SQ.FT.]	
(GRD+1ST FL EXCL.GARAGE & PORCH)		
BASEMENT AREA	=82.71SQ.M [890.28SQ.FT.]	
(INCL. FURNACE AND CELLAR)		
PROPOSED		
PROPOSED BASEMENT FINISH AREA (EXCLUDING FURNACE)	=79.45SQ.M [855.28SQ.FT.]	
PROPOSED BASEMENT FINISH AREA FOR 2ND DWELLING	= 41.19 SQ.M [443.36SQ.FT.]	
PROPOSED BASEMENT FINISH AREA FOR PART OF MAIN DWELLING	= 38.26 SQ.M [411.91SQ.FT.]	
EXISTING LOT COVERAGE REMAIN UNCHANGED		

1 SITE PLAN
A1.0 SCALE= 1:125

ARCHISYSTEM INC.
ARCHITECTS, ENGINEERS & PLANNERS
CERTIFICATE OF PRACTICE # 5465

11 Queen St. South Mississauga, ON Canada L5M 1K2
Tel: 905-858-2565 Cell: 647-796-2565
www.thearchisystem.com
e-mail: archisystem@gmail.com



Project
PROPOSED BASEMENT
FINISH PLAN FOR SECOND
DWELLING AT 3 HAGGERT
AVENUE,
BRAMPTON, ONTARIO
L6T 2T1

Owners:
GAYATRI ANAND

Sheet title:
SITE PLAN

Revisions	Drawn By: DK	Checked By: SA
△	Scale: AS NOTED	Date: 12.03.2021
△		Dwg. no.
△		A1.0
△		REV. NO: -

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
GAYATRI ANAND
PART OF LOT 10, PLAN 429
A-2021-0114- 3 HAGGERT AVENUE SOUTH

Please **amend** application **A-2021-0114** to reflect the following:

1. To permit a front yard setback of 3.08m (10.10 ft.) to a proposed single storey porch addition whereas the by-law requires a minimum front yard setback of 6.0m (19.68 ft.);
2. To permit lot coverage of 31.32% whereas the by-law permits a maximum lot coverage of 30%;
3. To permit an interior side yard setback of 0.65m (2.13 ft.) to an existing shed located within a required interior side yard whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.).


T. ANAND
Applicant/Authorized Agent



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) GAYATRI ANAND
 Address 3, HAGGERT AVE S. BRAMPTON ON.
L6Y2C1
 Phone # 647.713.2211 Fax # _____
 Email canindians@gmail.com
2. Name of Agent TRIBHUWAN ANAND
 Address 3, HAGGERT AVE S.
BRAMPTON ON L6Y2C1
 Phone # 647.713.2211 Fax # _____
 Email canindians@gmail.com
3. Nature and extent of relief applied for (variances requested):
YOU ARE REQUESTED TO ALLOW A FRONT
YARD SETBACK OF 3 MTRS FOR A PROPOSED
SINGLE STORY PORCH ADDITION, WHERE AS THE
BY-LAW REQUIRES A MINIMUM FRONT YARD
SETBACK OF 6.00 MTRS.
31.32% LOT COVERAGE
4. Why is it not possible to comply with the provisions of the by-law?
THE CURRENT ZONING R2B(1) ALLOWS SETBACK
OF 6.00 MTRS, WHICH DOES NOT MEET THE
REQUIREMENT OF THE OWNER. THEREFORE
A VARIANCE OF 3.00 MTRS IS REQUESTED
5. Legal Description of the subject land:
 Lot Number 10
 Plan Number/Concession Number 429
 Municipal Address 3, HAGGERT AVE S. BRAMPTON ON
L6Y2C1
6. Dimension of subject land (in metric units)
 Frontage 18.28 MTRS
 Depth 21.71 MTRS
 Area 0.0392 HA.
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 ☐

3. 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, garage, etc.)

GROUND FLOOR AREA: 973.28 SQFT
GROSS FLOOR AREA: 871.44 SQFT
NUMBER OF STOREYS: SINGLE
WIDTH: 18.156 MTRS
LENGTH: 22.813 MTRS
HEIGHT: 20.00 FT

PROPOSED BUILDINGS/STRUCTURES on the subject land:

THE EXISTING GROUND FLOOR AREA IS 80.96 SQ. MTRS. WE PROPOSE TO ADD 31.89 SQ MTR IN THE SHAPE OF A PORCH. THE PROPOSED FLOOR AREA AFTER THIS EXTENSION SHALL BE 112.85 SQ MTRS

4. 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 7.45 MTRS - 6.12 MTRS
Rear yard setback 6.00 MTRS
Side yard setback 5.63 MTRS
Side yard setback 1.80 MTRS

PROPOSED

Front yard setback 4.44 - 3.09 MTRS
Rear yard setback 6.00 MTRS
Side yard setback 5.63 MTRS
Side yard setback 1.80 MTRS

10. Date of Acquisition of subject land: OCT. 2014
11. Existing uses of subject property: SINGLE FAMILY DWELING UNIT (RESIDENTIAL)
12. Proposed uses of subject property: RESIDENTIAL
13. Existing uses of abutting properties: PORCH
14. Date of construction of all buildings & structures on subject land: 1950
15. Length of time the existing uses of the subject property have been continued: 70 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 _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON
THIS 13th 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, TRIBHUWAN ANAND, OF THE CITY OF BRAMPTON

IN THE Office of 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 13th DAY OF

May, 20 21

Jeanie Myers
A Commissioner etc.

Signature of Applicant or Commissioner, etc.,

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

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

R2B(1), MATURE NEIGH

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

HOTHIS.

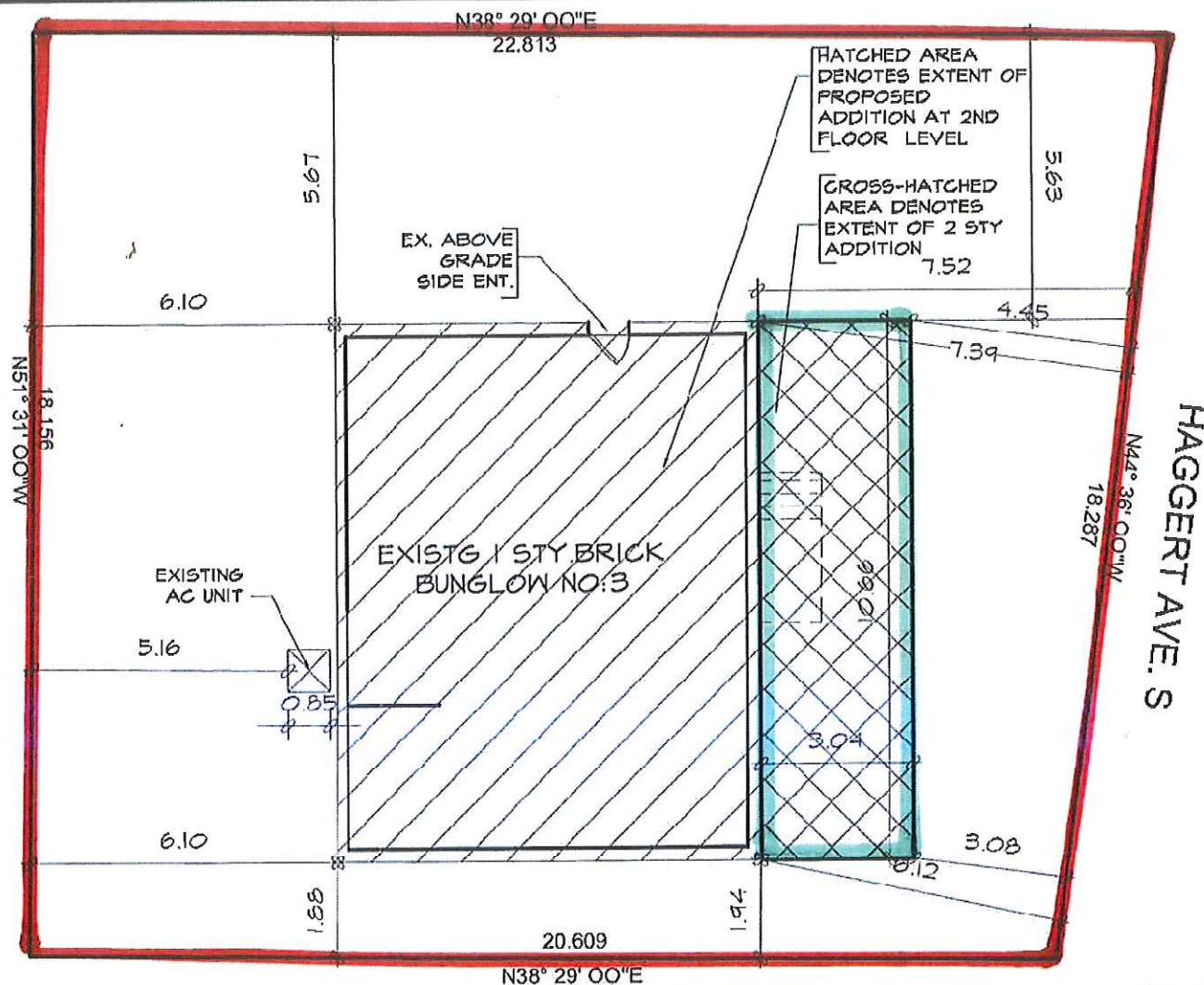
Zoning Officer

MAY 13 2021

Date

DATE RECEIVED

MAY 13, 2021

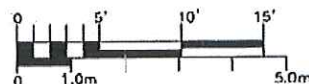


SITE DATA		M/SM
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FLOOR AREA GROUND FLOOR	=80.96 SQ. M. [871.44SQ.FT.]	
GROSS FLOOR AREA	=80.96 SQ. M. [871.44SQ.FT.]	
(GRD+1ST FL EXCL.GARAGE & PORCH)		
BASEMENT AREA	=82.71SQ.M [890.26SQ.FT.]	
(INCL. FURNACE AND CELLAR)		
PROPOSED		
ADDITION AT GROUND FLOOR AREA	=32.40 SQ.M [348.82 SQ.FT.]	
LOT COVERAGE WITH PROPOSED ADDITION	=122.82 SQ.M. [1,322.03 SQ.FT.] =31.32%	
PROPOSED ADDITION AT 2ND FLOOR	=122.82 SQ.M. [1,322.03 SQ.FT.]	
GROSS FLOOR AREA WITH PROPOSED ADDITION	=203.78 SQ.M. [2,193.48 SQ.FT.]	



SITE PLAN

SCALE= 1:125



ARCHISYSTEM INC.

CONSULTING ARCHITECTS
CERTIFICATE OF PRACTICE # 5465

80 Eastern Ave. Unit A-B, Brampton, ON, Canada L6W 0E5
Tel: 006 868 2665 Cell: 547 295 2665
www.archisystem.com
e-mail: archisystem@gmail.com

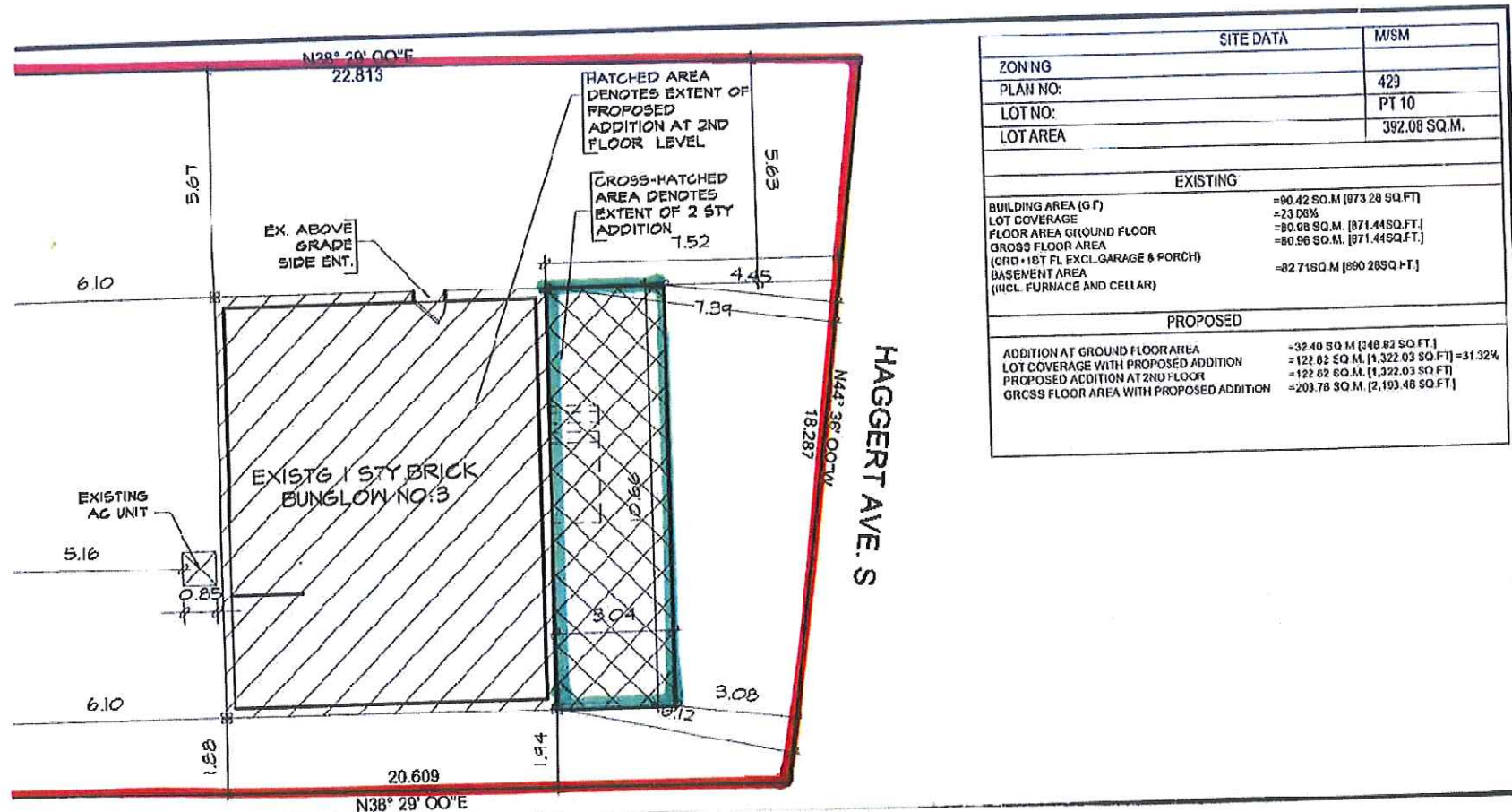


Project
**PROPOSED ADDITION PLAN
AT 3 HAGGERT AVENUE
SOUTH, BRAMPTON, ONTARIO
L6T 2T1**

Owner:
GAYATRI ANAND

Sheet title:
SITE PLAN

Revisions	Drawn By:	Checked By:
1 04.30.2018	DP	SA
	Scale:	Date:
	AS NOTED	06-01-2016
		D'wg. no.
		A1.0
		REV. NO: -



REGIONAL MUNICIPALITY OF PEEL

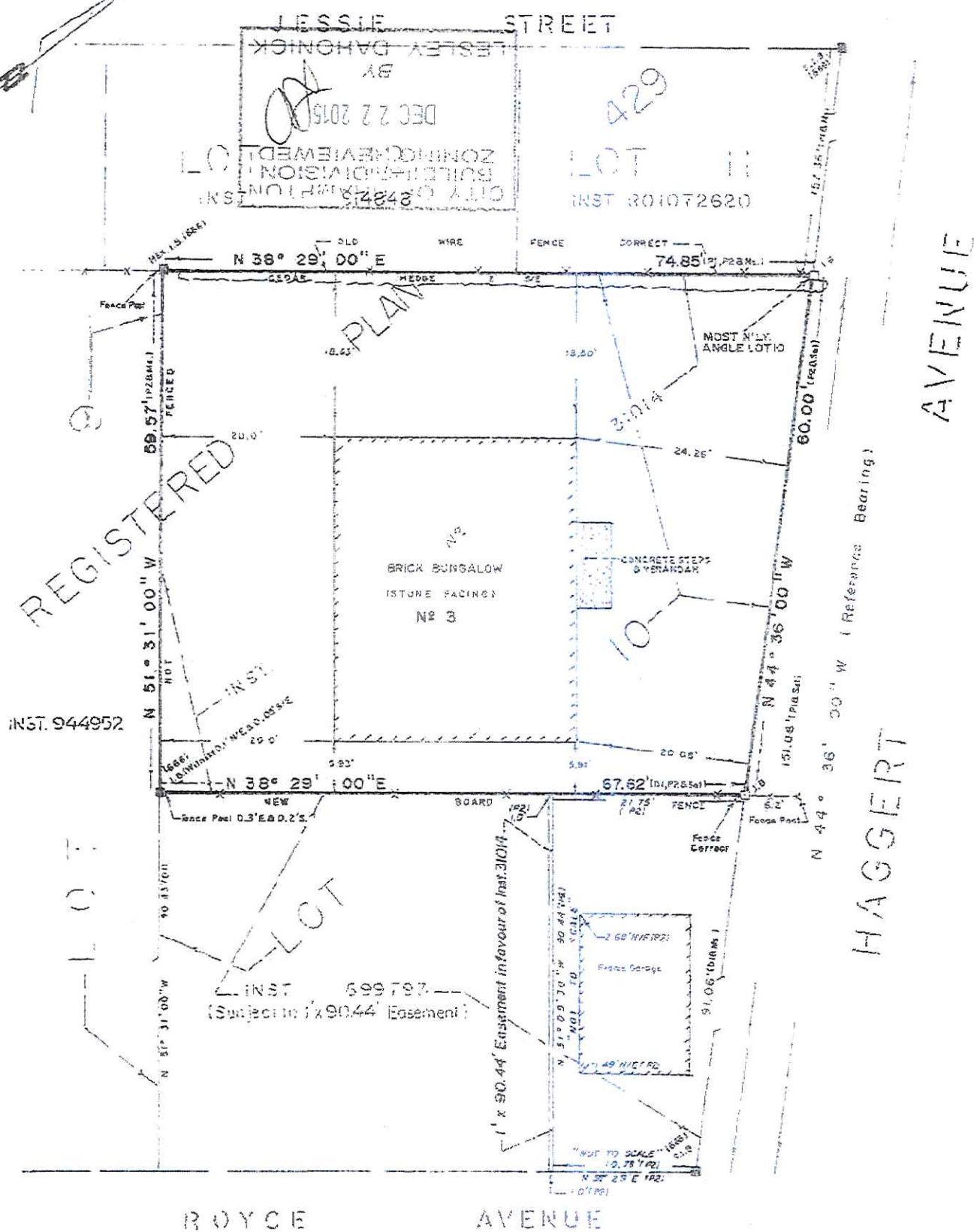
Scale: 1" = 15'

©COPYRIGHT, D.ASHWORTH, O.L.S -1997

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR

in accordance with
Regulation 1225, Chapter 29/24

ME DENOTES SURVEY MONUMENT FOUND
 D DENOTES SURVEY MONUMENT PLANTED
 SLB DENOTES STANDARD IRON BAR
 I.B. DENOTES IRON BAR
 D1 DENOTES INST 699793
 P1 DENOTES REGISTERED PLAN 428
 P2 DENOTES PLAN OF SURVEY BY A. OATH,
 O.L.S. Dated NOV. 1, 1966



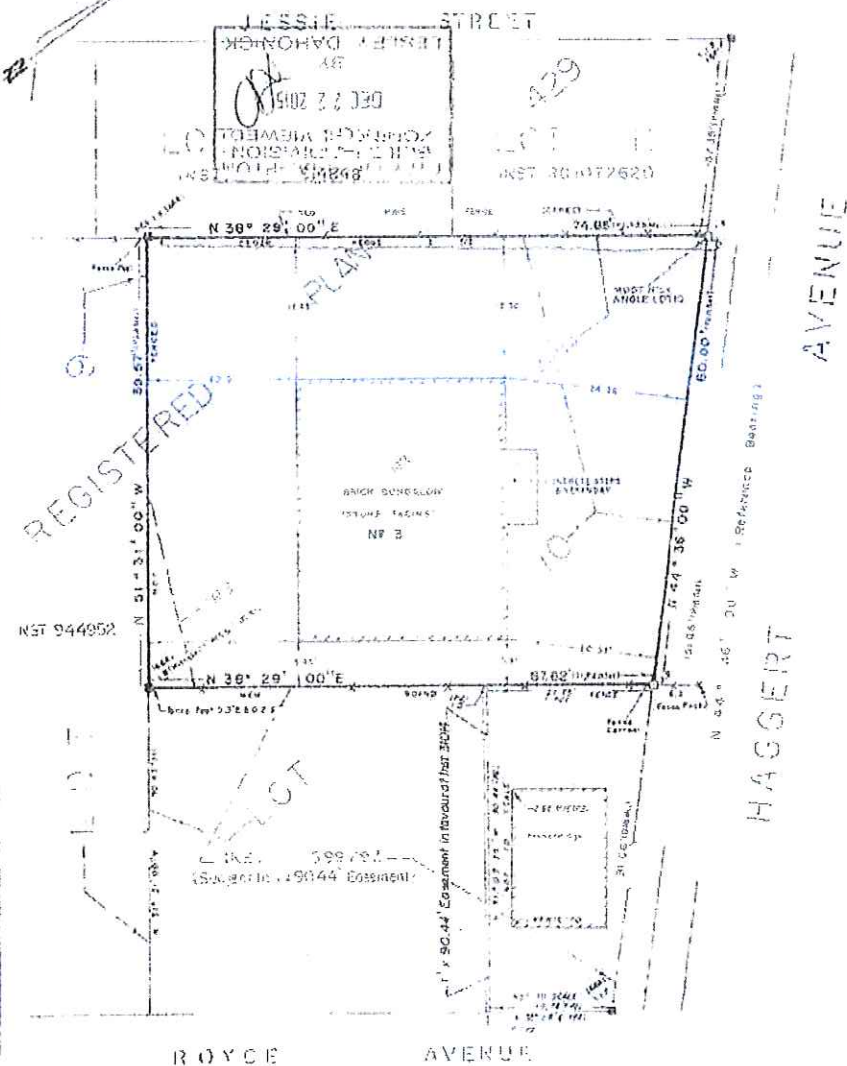
ΕΙΜΕΝΕΝΗΘΕ ΓΕΘΤΕΙΓΑΤΕ

THE CHIEF OF POLICE AND DEPUTY CHIEF OF POLICE ARE TO BE KEPT ADVISED.

Scale . " = 13
(C) COPYRIGHT D. ASHWORTH G.L.S. 1997

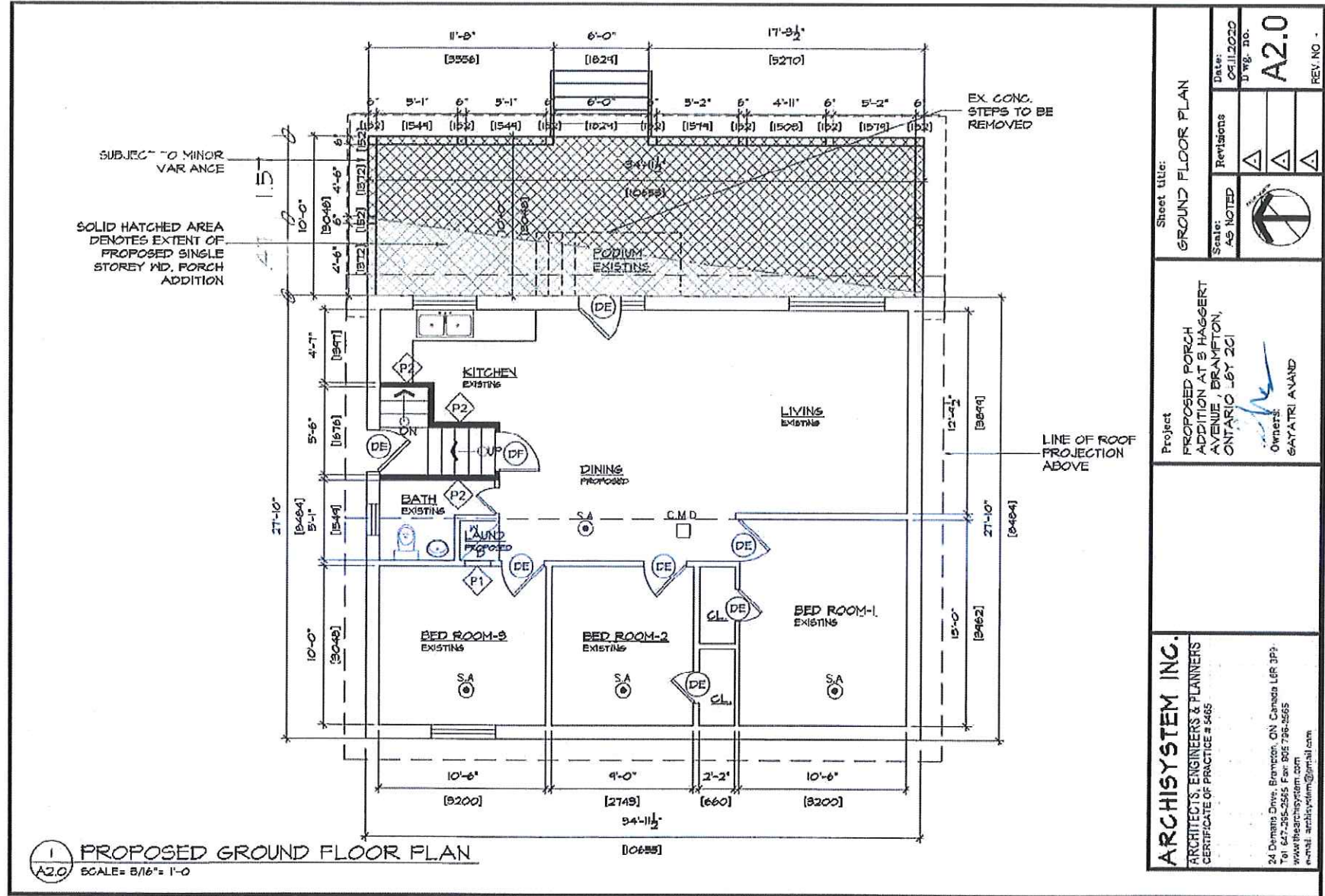
THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
REGISTRATION 1920 SECTION 16(2)

08 DENOTES SURVEY OF WOMEN+ FOUR
D DENOTES SURVEY MONTHLY PLANNED
9-6 DENOTES STANDARD IRON BAR
10 DENOTES IRON BAR
01 DENOTES INST 650793
P1 DENOTES REGISTERED PLAN 020
P2 DENOTES PLAN OF SURVEY BY A CADT.
O.S. 2046 HQ 7, 1950

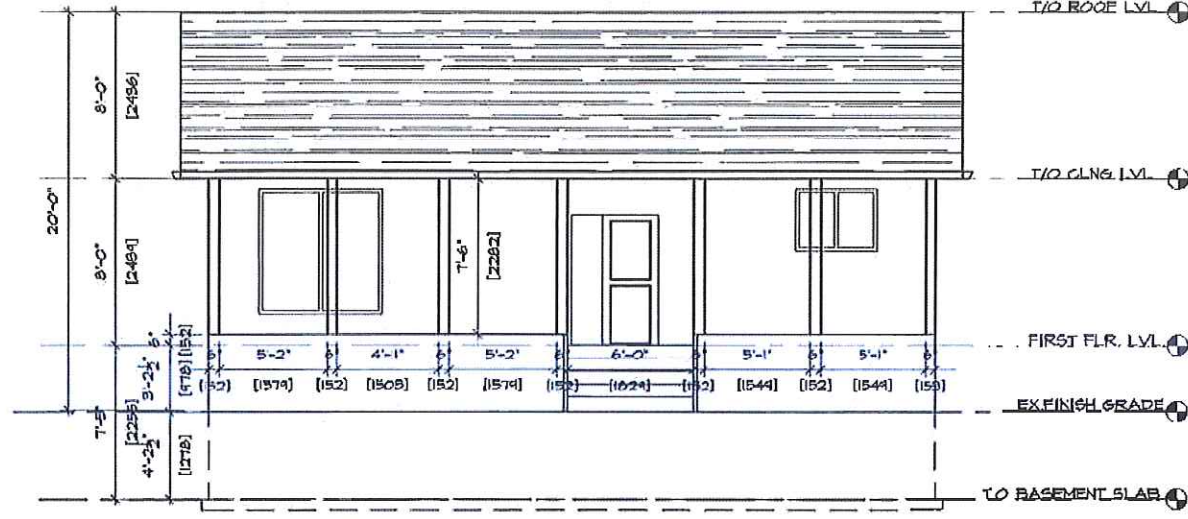


CHUBBYVON'S CERTIFICATE

● 本書は、東京大学（文部）に在籍し、1960年代前半に「新日本主義」を唱え、日本文化の海外展開を推進した。本書は、その活動の一端を明らかにする。著者は、本書の執筆に際し、東京大学（文部）の資料を調査し、また、関係者のインタビューを行った。本書は、その調査結果を基に、著者の考察を加えて編纂された。本書は、東京大学（文部）の資料を調査し、また、関係者のインタビューを行った。本書は、その調査結果を基に、著者の考察を加えて編纂された。



1
A3.0 FRONT ELEVATION
SCALE = 3/16" = 1'-0"



ARCHISYSTEM INC.

ARCHITECTS, ENGINEERS & PLANNERS
CERTIFICATE OF PRACTICE # 565

24 Denison Drive, Brampton, ON Canada L6R 3P4
Tel: 647-266-5565 Fax: 905-796-5565
www.archisystem.com
email: archisystem@gmail.com

Project

PROPOSED PORCH
ADDITION AT 3 HAGGERT
AVENUE, BRAMPTON,
ONTARIO L6Y 2C1

Owner:
GAYTRI ANAND

Sheet title:
ELEVATIONS

Scale:
AS NOTED

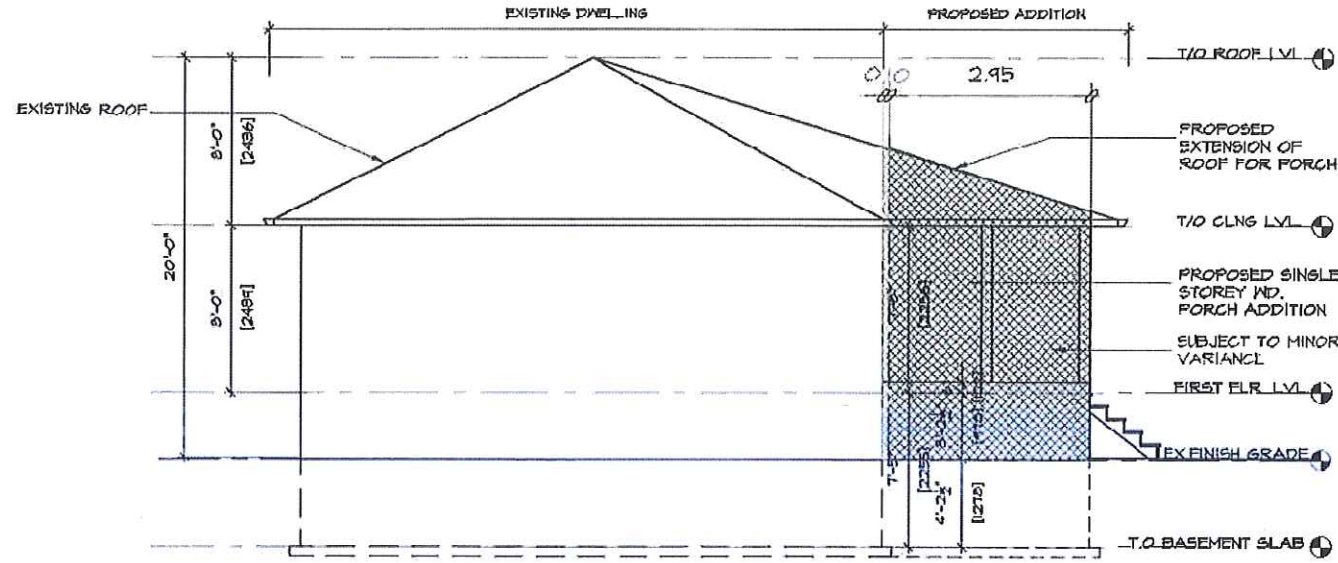
Revisions

Date:
04.11.2020

Dwg. no.
A3.0

REV. NO.

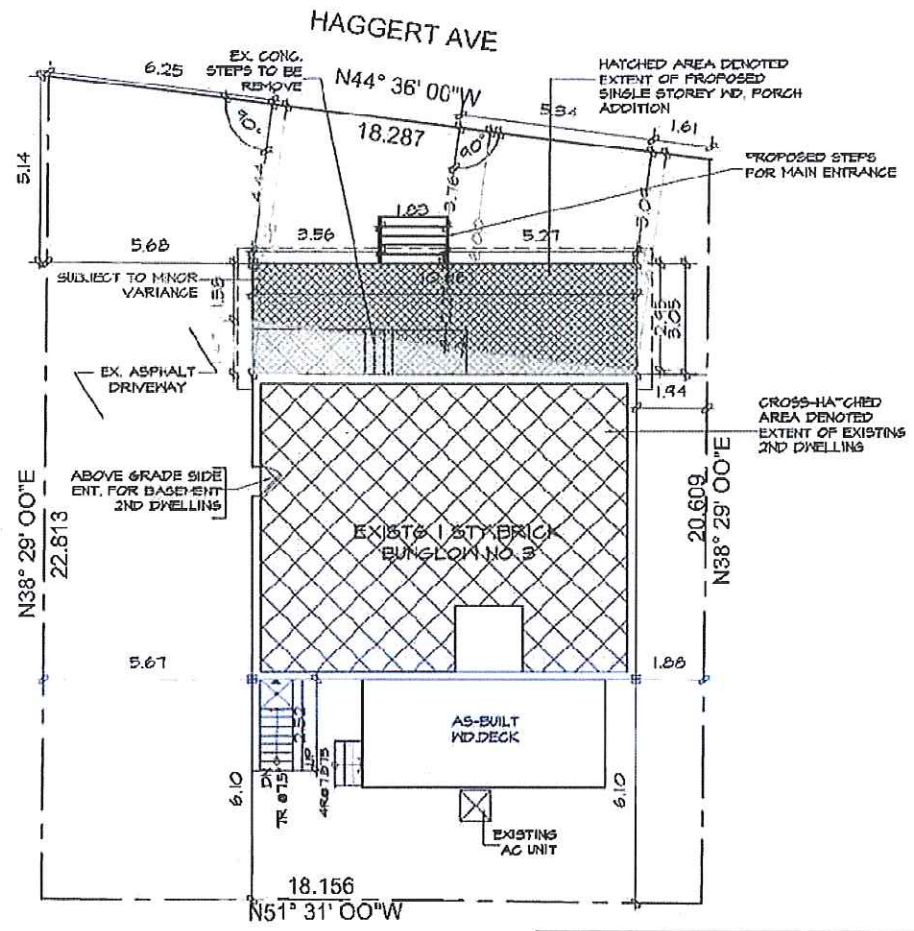
LEFT SIDE ELEVATION
SCALE = 3/16" = 1'-0"



ARCHISYSTEM INC. ARCHITECTS, ENGINEERS & PLANNERS CERTIFICATE OF PRACTICE # 5485 24 Denison Drive, Brampton, ON Canada L6R 3P9 Tel: 647-255-2505 Fax: 647-255-2505 www.archisystem.com e-mail: archisystem@gmail.com	Project: PROPOSED PORCH ADDITION AT 3 HAGGERT AVENUE, BRAMPTON, ONTARIO L6Y 2C1 Owners: SATYRI ANAND	Sheet Title: LEFT SIDE ELEVATION	Scale: AS NOTED Revisions: Date: 1-04-2020 Drawn by: A3.0 REV NO.:



Scale: AS NOTED	Revisions	Date: 11/08/2020
	△	Urg. no.
	△	A3.1
	△	REV NO. -



SITE DATA		M/SM
ZONING		
PLAN NO:		429
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BUILDING AREA (G.F.)		=90.42 SQ M [973 27278 SQ FT]
LOT COVERAGE		=23.06%
FLOOR AREA GROUND FLOOR		=80.98 SQ M [871 4490 FT.]
GROSS FLOOR AREA (GRD+1ST FL EXCL. GARAGE & PORCH)		=80.98 SQ M [871 4490 FT.]
BASEMENT AREA (INCL. FURNACE AND CELLAR)		=82 71SQ M [800 20SQ FT.]
PROPOSED		
AREA OF PROPOSED PORCH ADDITION		=32 47SQ M [349 650 FT.]
BUILDING AREA AFTER PORCH ADDITION		=122 89SQ M [1322 87SQ FT.]
LOT COVERAGE AFTER PORCH ADDITION		=31.34%
EX. FRONT SET BACK		=7.40 M / 6 12 M
FRONT SET BACK AFTER EXTENSION		= 4 44M / 3 09M
SIDE AND REAR SET BACKS REMAIN UNCHANGED		

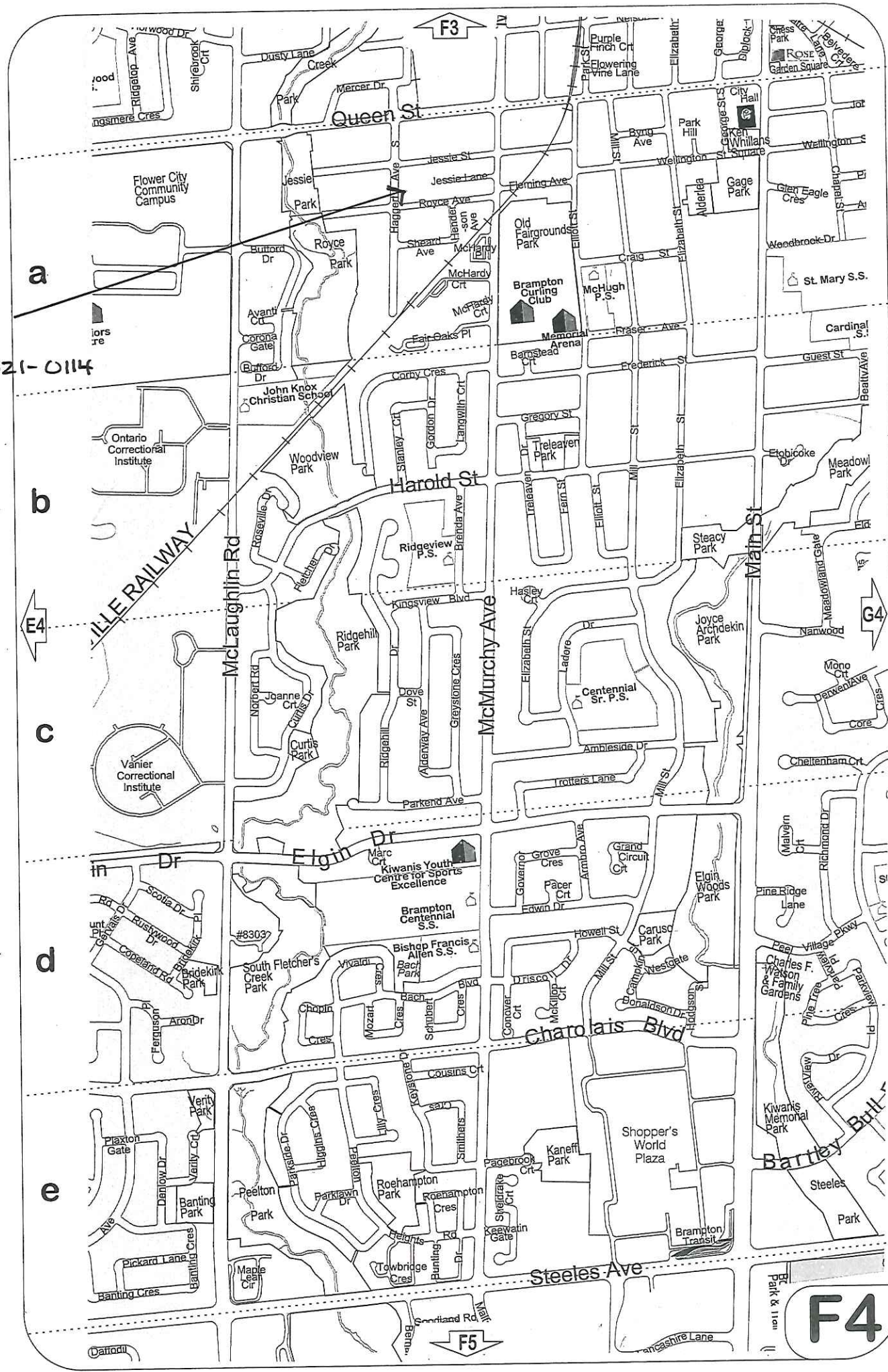
SITE PLAN
SCALE= 1:125

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Project
PROPOSED PORCH
ADDITION AT 3 HAGGERT
AVENUE, BRAMPTON,
ONTARIO L6Y 2C1
Owners:
GAYATRI ANAND

Sheet title: SITE PLAN		
Revisions	Drawn By: DK	Checked By: SA
△	Scale: AS NOTED	Date: 11.09.2020
△		Dwg. no.
△		A1.0
△		REV. NO.

A-2021-0114



F4