

APPLICATION # A-2021-0104
WARD #4

DEFERRED APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **BHUPINDER TURNA AND AMANDEEP TURNA** 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, Concession 3 WHS municipally known as **8871 CREDITVIEW ROAD**, Brampton;

AND WHEREAS the applicants are requesting the following variances associated with the proposed retained lot under consent application B-2021-0004:

1. To permit a lot width of 36.57 metres whereas the by-law requires a minimum lot width of 45 metres;
2. To permit a minimum lot area of 1706.71 square metres whereas the by-law requires a minimum lot area of 0.4 hectares (4000 square metres);
3. To permit a side yard setback of 3.01m (9.88 ft.) whereas the by-law requires a minimum side yard setback of 7.5m (24.60 ft.);
4. To permit an existing accessory structure (shed) having a gross floor area of 16.27 sq. m (175.13 sq. ft.) whereas the by-law permits a maximum gross floor area of 15 sq. m (161. 46 sq. ft.) for an individual accessory structure.

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: YES

File Number: _____
File Number: B-2021-0004

The Committee of Adjustment has appointed **TUESDAY, July 13, 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.

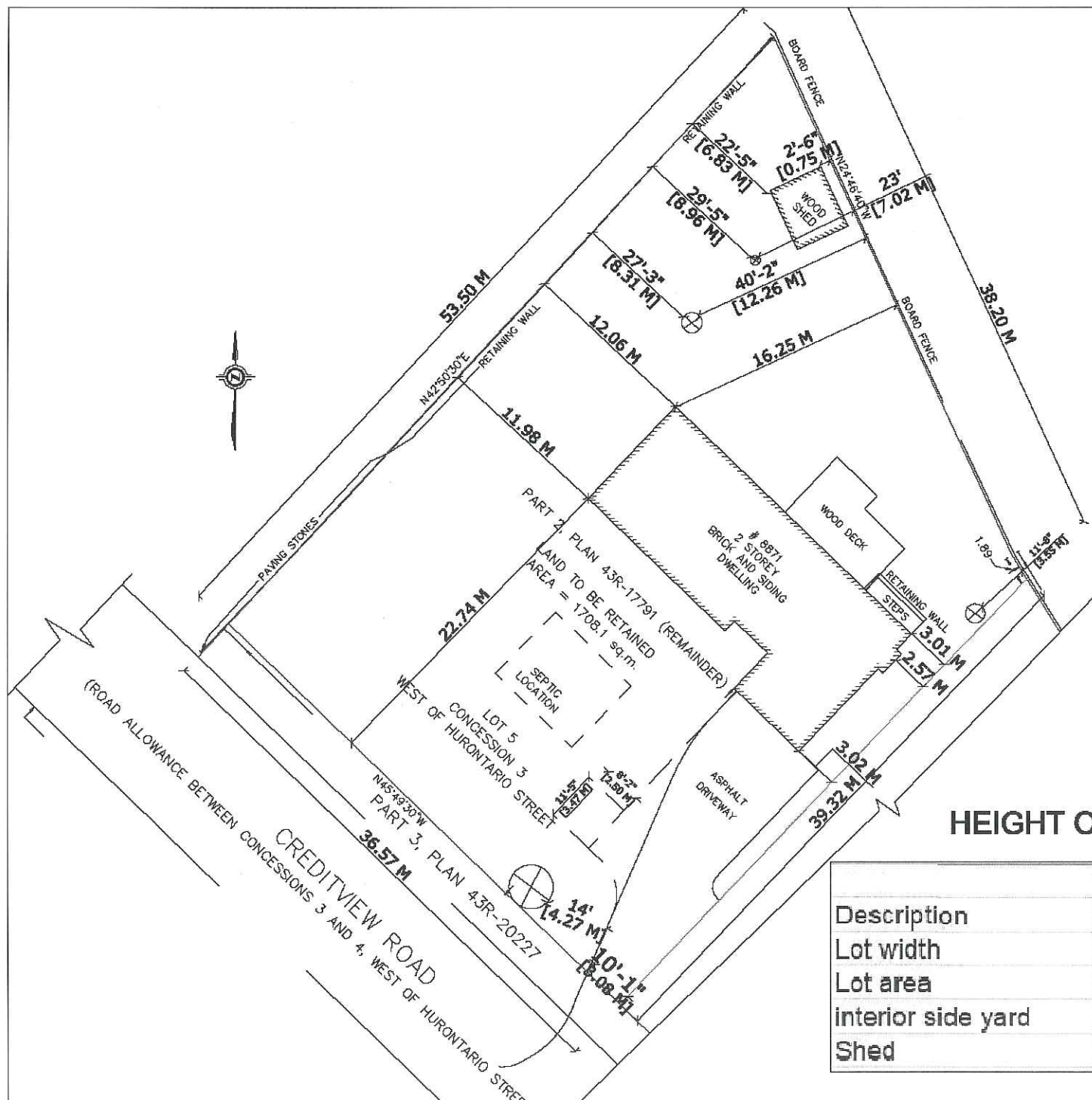
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

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

DATED at Brampton Ontario, this **24th 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



HEIGHT OF THE WOOD SHED = 2.40 M

Retained lot			
Description	Required	Existing.	Proposed
Lot width	45.00 m	54.74 m	36.57 m
Lot area	40000 sq.m	2367.21sq.m	1706.71 sq.m
interior side yard	7.50 m	20.94 m	3.01 m
Shed	Max. 15 Sq.m	16.27 Sq.m	

General Notes

RELEASED FOR BUILDING PERMIT

- * CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING.
- * ALL DIMENSIONS AND SPACING PORTIONS ARE THE PROPERTY OF CONSULTANT AND MUST BE RETURNED AT THE COMPLETION OF WORK.
- * THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS REVIEWED BY THE CONSULTANT.
- * DIMENSIONS ARE NOT TO BE CHANGED.

LEGENDS:-

No.	Revision/Notes	Date

Firm Name and Address
ANDREW CHEN CONSULTING AND CONSULTANCY INC.
2100 DUNDAS ST. W.
SUITE 100
TORONTO, ONT. M6H 1B5
416-291-1111
andrew@andrewchen.ca

Project Name and Address
8871 CREDITVIEW RD
BRAMPTON, ON
L6Y 0G8

Drawing Title
RETAINED LOT SITE PLAN

Project 8871 CREDITVIEW RD	Sheet A 101
Date 6/9/2021	
Scale 1/16	

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, July 8, 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, July 9, 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, July 9, 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 24, 2021

To: Committee of Adjustment

**RE: APPLICATION FOR MINOR VARIANCE
BHUPINDER TURNA AND AMANDEEP TURNA
PART OF LOT 5, CONCESSION 3 WHS
A-2021-0104- 8871 CREDITVIEW ROAD
WARD 4**

Please **amend** application **A-2021-0104** to reflect the following:

1. To permit a lot width of 36.57 metres whereas the by-law requires a minimum lot width of 45 metres;
2. To permit a minimum lot area of 1706.71 square metres whereas the by-law requires a minimum lot area of 0.4 hectares (4000 square metres);
3. To permit a side yard setback of 3.01m (9.88 ft.) whereas the by-law requires a minimum side yard setback of 7.5m (24.60 ft.);
4. To permit an existing accessory structure (shed) having a gross floor area of 16.27 sq. m (175.13 sq. ft.) whereas the by-law permits a maximum gross floor area of 15 sq. m (161. 46 sq. ft.) for an individual accessory structure.


Applicant/Authorized Agent

AMENDMENT LETTER

May 12, 2021

To: Committee of Adjustment

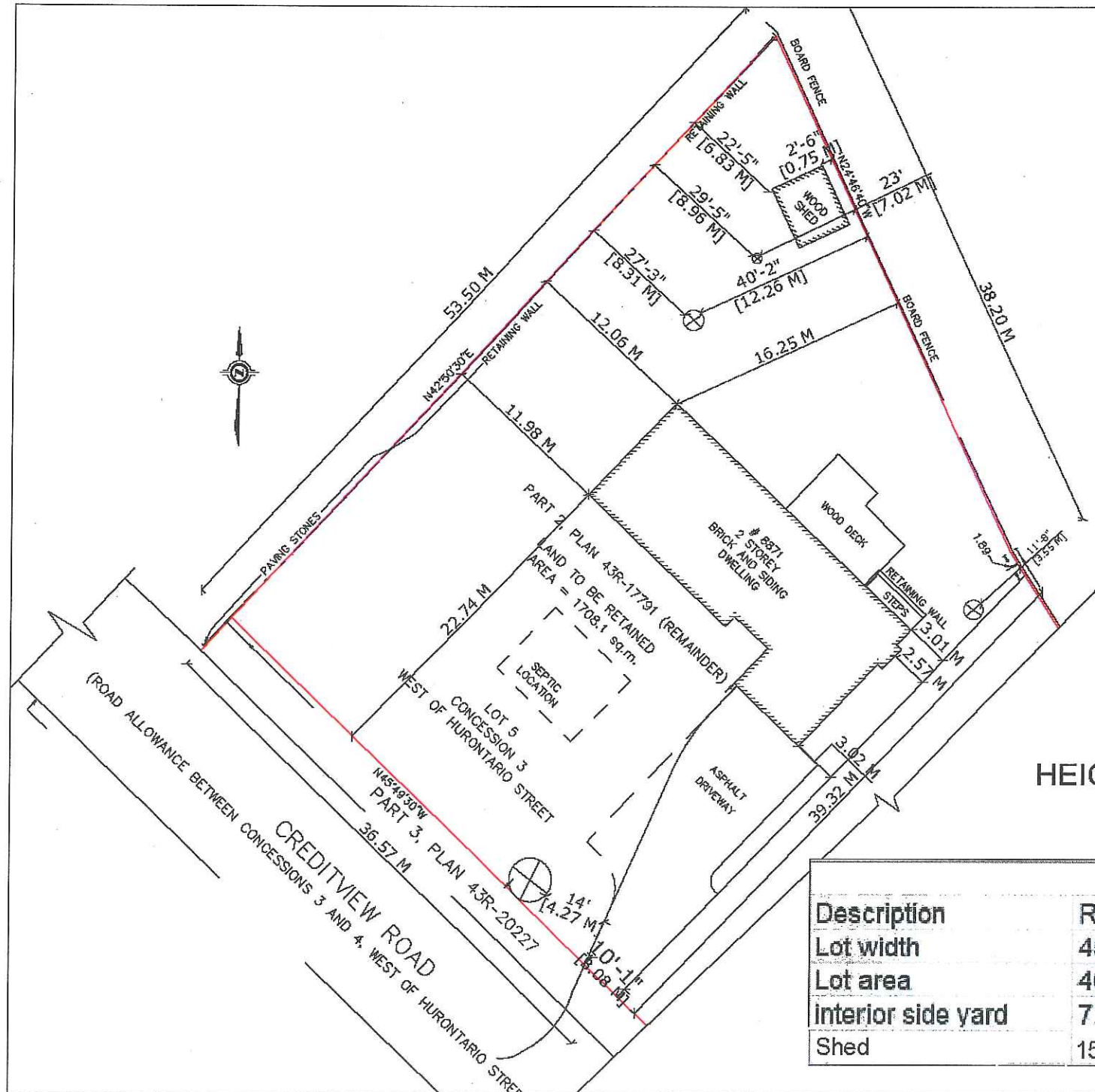
**RE: APPLICATION FOR MINOR VARIANCE
BHUPINDER TURNA AND AMANDEEP TURNA
PART OF LOT 5, CONCESSION 3 WHS
A-2021-0104 – 8871 CREDITVIEW ROAD
WARD 4**

Please **amend** application **A-2021-0104** to reflect the following:

1. To permit a lot width of 36.57 metres whereas the by-law requires a minimum lot width of 45 metres;
2. To permit a minimum lot area of 1706.71 square metres whereas the by-law requires a minimum lot area of 0.4 hectares (4000 square metres);
3. To permit a side yard setback of 3.02m (9.91 ft.) whereas the by-law requires a minimum side yard setback of 7.5m (24.60 ft.);
4. To permit an existing accessory structure (shed) having a gross floor area of 16.27 sq. m (175.13 sq. ft.) whereas the by-law permits a maximum gross floor area of 15 sq. m (161. 46 sq. ft.) for an individual accessory structure.



Applicant/Authorized Agent



HEIGHT OF THE WOOD SHED = 2.40 M

Retained lot			
Description	Required	Existing.	Proposed
Lot width	45.00 m	54.74 m	36.57 m
Lot area	40000 sq.m	2367.21sq.m	1706.71 sq.m
Interior side yard	7.50 m	20.94 m	3.02 m
Shed	15m2 max	16.27m2	

General Notes

RELEASED FOR BUILDING PERMIT

* CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING

* ALL DRAWINGS 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 UNLESS SIGNED BY THE CONSULTANT

* DRAWINGS ARE NOT TO BE SCALED

LEGENDS:-

No	Revisory/Issue	Date

Firm Name and address

ANDRE ENGINEERING AND CONSULTANCY INC
2400 DREW ROAD
#100 MISSISSAUGA, ON
L4Y 1G5
416-416-4294
jamil@andre.ca

Project Name and address

8871 CREDITVIEW RD
BRAMPTON, ON
L6Y 0G8

Drawing Title

RETAINED LOT SITE PLAN

Project	Sheet
8871 CREDITVIEW RD	A 101
Date	4/11/2021
Scale	N 1:2

Flower City



brampton.ca

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

FILE NUMBER: A-2021-0104

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)** BHUPINDER TURNA, AMANDEEP TURNA
Address 8871 CREDITVIEW ROAD, BRAMPTON, ON, L6Y 0G8

Phone # 416-818-8194 **Fax #** _____
Email turneswife@gmail.com

2. **Name of Agent** ARPANA SHIN
Address UNIT # 138, 2960 DREW ROAD,
MISSISSAUGA, ON, L4T 0A5

Phone # 647-545-8091 **Fax #** _____
Email permits@ambea.ca

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

LOT WIDTH - 36.57 M
LOT AREA - 1706.71 SQ.M
INTERIOR SIDE YARD - 3.02 M
LANDSCAPE - 81.22%

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

THE PROPOSED RETAINED LOT WILL NOT MEET THE MINIMUM ZONING BY LAW REQUIREMENTS.

5. **Legal Description of the subject land:**

Lot Number 5
Plan Number/Concession Number 3 W.H.S
Municipal Address 8871 CREDITVIEW ROAD (RETAINED)

6. **Dimension of subject land (in metric units)**

Frontage 36.57 M
Depth 53.50 M, 39.32 M
Area 1706.71 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, oazebo, etc.)

2 STOREY BRICK AND SLIDING DWELLING - 197.99 SQ.M
ONE WOOD DECK - 33.09 SQ.M
WOOD SHED - 16.27 SQ.M

PROPOSED BUILDINGS/STRUCTURES on the subject land:

SAME

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 22.74 M
Rear yard setback 16.25 M
Side yard setback 12.06 M
Side yard setback 20.94 M

PROPOSED

Front yard setback 22.74 M
Rear yard setback 16.25 M
Side yard setback 12.06 M
Side yard setback 3.02 M

10. Date of Acquisition of subject land: JUNE,2012
11. Existing uses of subject property: RESIDENCIAL
12. Proposed uses of subject property: RESIDENCIAL
13. Existing uses of abutting properties: RESIDENCIAL
14. Date of construction of all buildings & structures on subject land: 1970
15. Length of time the existing uses of the subject property have been continued: 50

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 # B-2021-0004 Status Concurrent

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 _____

ARPANA SAINI

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton
THIS 22-28 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, Arpana Saini, OF THE ACTON OF HALTON HILLS
IN THE _____ OF _____ 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 _____
2nd THIS 28th DAY OF April, 2021.
April Dela Cerna
A Commissioner etc.

Arpana Saini
ARPANA SAINI
Signature of Applicant or Authorized Agent
April Dela Cerna
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires May 8, 2021.

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

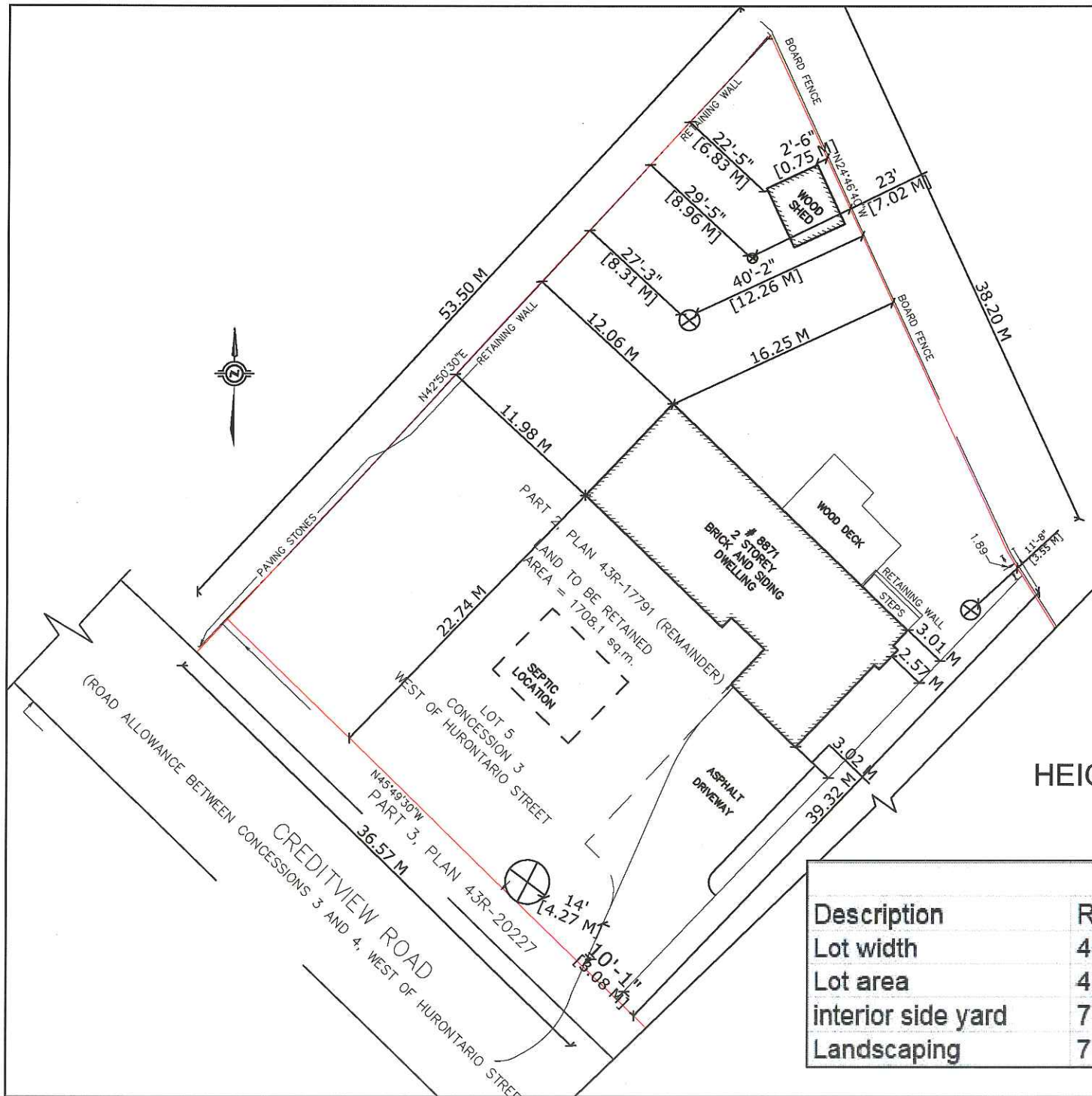
Agricultural

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

[Signature]
Zoning Officer

May 3, 2021
Date

DATE RECEIVED April 28, 2021
Date Application Deemed
Complete by the Municipality MAY 3, 2021



HEIGHT OF THE WOOD SHED = 2.40 M

Retained lot			
Description	Required	Existing.	Proposed
Lot width	45.00 m	54.74 m	36.57 m
Lot area	40000 sq.m	2367.21sq.m	1706.71 sq.m
interior side yard	7.50 m	20.94 m	3.02 m
Landscaping	70%		81.22%

General Notes

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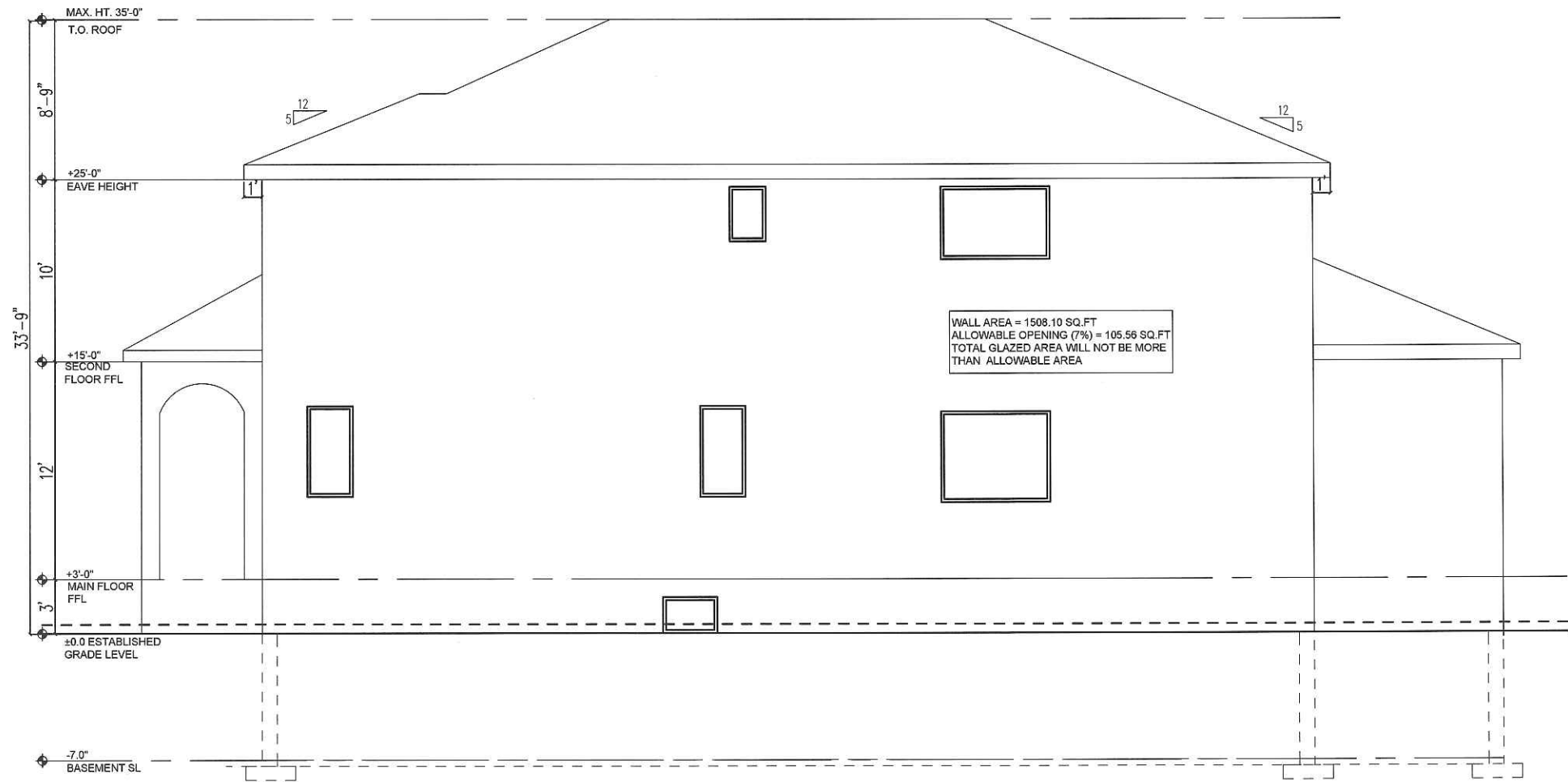
No.	Revision/Issue	Date

Firm Name and Address
 AMBEE ENGINEERING AND CONSULTANCY INC.
 2868 DREW ROAD
 #136, MISSISSAUGA, ON,
 L4Y 1G8
 905.965.4329
 permits@ambec.ca

Project Name and Address
 8871 CREDITVIEW RD
 BRAMPTON, ON
 L6Y 0G8

Drawing Title
 RETAINED LOT SITE PLAN

Project	Sheet
8871 CREDITVIEW RD	A 101
Date 4/27/2021	
Scale NTS	



General Notes

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LEGENDS:-

No.	Revision/Issue	Date

Firm Name and Address
 AMBEE ENGINEERING AND CONSULTANCY INC.
 2360 DREW ROAD
 #138, MISSISSAUGA, ON,
 L4Y 0B5
 905.965.4328
 permits@ambec.ca

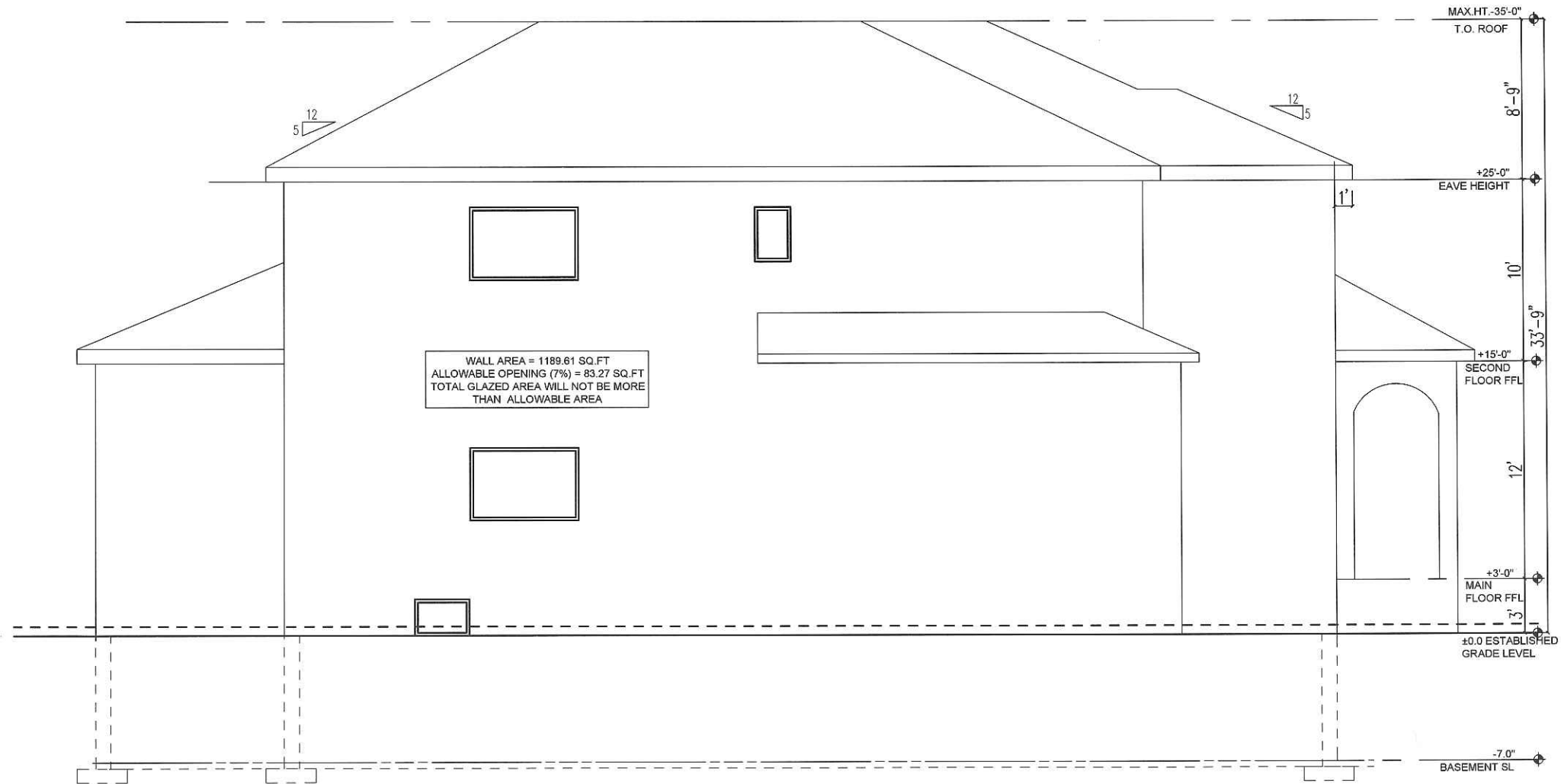
Project Name and Address

8871 CREDITVIEW RD
 BRAMPTON, ON
 L6Y 0G8

Drawing Title

RIGHT SIDE ELEVATION

Project 8871 CREDITVIEW RD	Sheet
Date 4/22/2021	A 104
Scale NTS	



General Notes

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Firm Name and Address
AMBEE ENGINEERING AND CONSULTANCY INC.
2960 DREW ROAD
#138, MISSISSAUGA, ON,
L4Y 0B8
905.965.4339
permits@ambec.ca

Project Name and Address
8871 CREDITVIEW RD
BRAMPTON, ON
L6Y 0G8

Drawing Title
LEFT SIDE ELEVATION

Project 8871 CREDITVIEW RD	Sheet
Date 4/22/2021	A 105
Scale NTS	