

APPLICATION # A-2021-0103
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 severed lot under consent application B-2021-0004:

1. To permit a lot width of 18.29 metres whereas the by-law requires a minimum lot width of 45 metres;
2. To permit a minimum lot area of 668.31 square metres whereas the by-law requires a minimum lot area of 0.4 hectares (4000 square metres);
3. To permit a rear yard setback of 7.5m (24.60 ft.) whereas the by-law requires a minimum rear yard setback of 15m (49.21 ft.);
4. To permit a front yard setback of 8.49m (27.85 ft.) whereas the by-law requires a minimum front yard setback of 12m (39.37 ft.);
5. To permit side yard setbacks of 0.61m (2.0 ft.) and 1.22m (4.0 ft.) whereas the by-law requires a minimum side yard setback of 7.5m (24.60 ft.);
6. To permit 50% of the required front yard to be landscaped open space whereas the by-law requires 70% of the required front yard to be landscaped open space.

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: _____ | YES | File Number: <u>B-2021-0004</u> |

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.

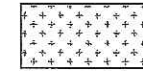
PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

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

NOTE :THE MAXIMUM
INTERIOR GARAGE WIDTH
WILL NOT BE EXCEED 50% OF
THE DWELLING UNIT WIDTH.

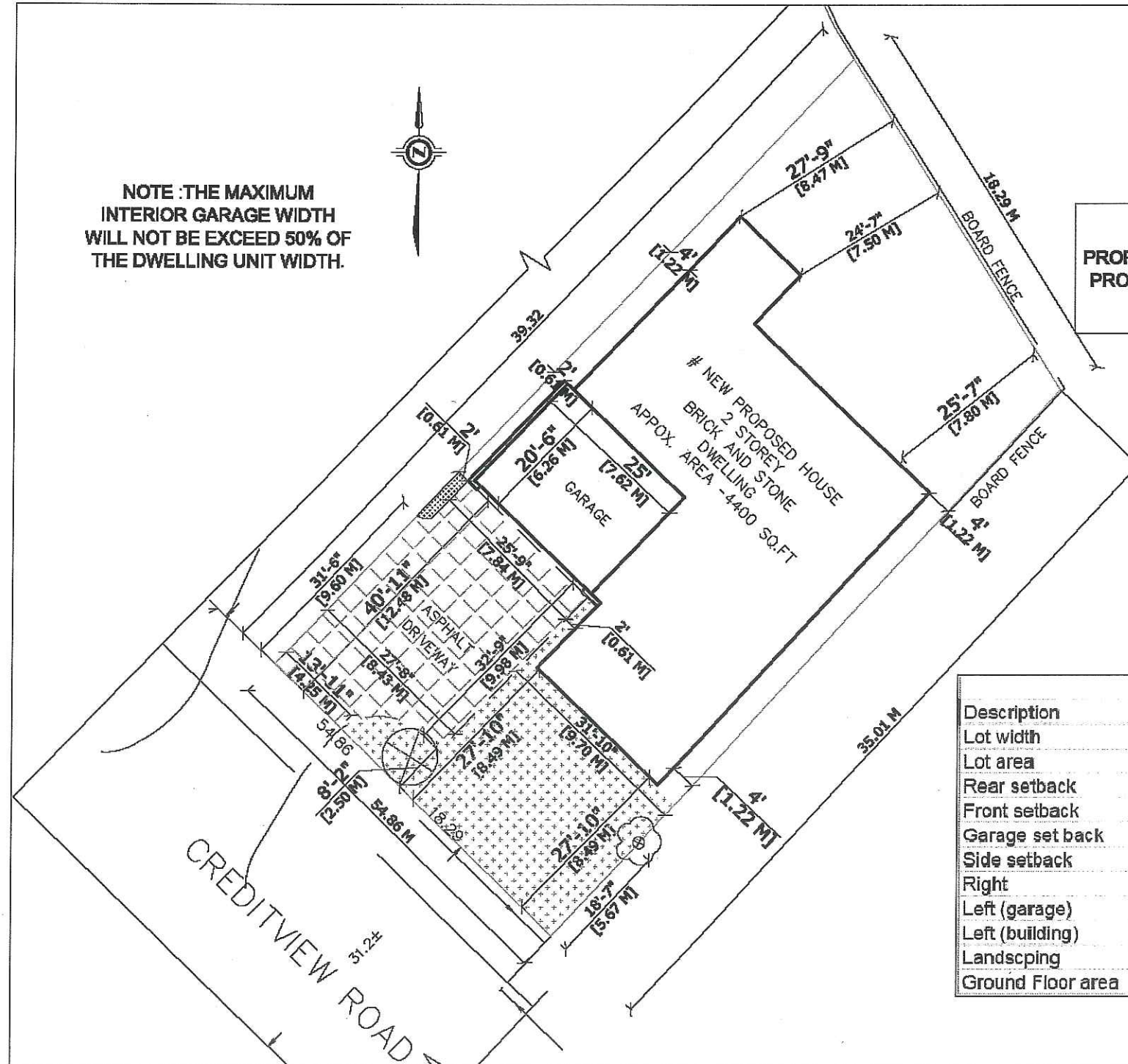


PROPOSED
LANDSCAPE AREA



PROPOSED ASPHALT
DRIVEWAY

FRONT AREA = 2050.00 SQ.FT (190.45 SQ.M)
PROPOSED LANDSCAPE AREA = 1025.00 SQ.FT (95.22 SQ.M)
PROPOSED DRIVEWAY AREA = 1025.00 SQ.FT (95.22 SQ.M)
PERCENTAGE = 49.99 %



| Severed Lot | | | |
|-------------------|-----------|-----------|--------------|
| Description | Required | Existing. | Proposed |
| Lot width | 45.00 m | | 18.29 m |
| Lot area | 4000 sq.m | | 668.316 sq.m |
| Rear setback | 15.00 m | | 7.50 m |
| Front setback | 12.00 m | | 8.49 m |
| Garage set back | | | 12.48 m |
| Side setback | 7.50 m | | |
| Right | | | 1.22 m |
| Left (garage) | | | 0.61m |
| Left (building) | | | 1.22 m |
| Landscping | 70% | | |
| Ground Floor area | 115 sq.m | | 219.22 sq.m |

General Notes

RELEASED FOR BUILDING PERMIT

* CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND REPORTS FROM THE MUNICIPALITY AND REPORT 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 UNTIL ISSUED BY THE CONSULTANT.

* DRAWINGS ARE NOT TO BE REPRODUCED.

LEGENDS:-

| No. | Revisions/Issues | Date |
|-----|------------------|------|
| | | |
| | | |

Firm Name and Address

AMBER ENGINEERING AND CONSULTANCY INC.
3888 CREDIT ROAD
WILLOWDALE, ONTARIO, CANADA
M2H 3G8
Tel: 416-490-4300
www.amberinc.ca

Project Name and Address

6871 CREDITVIEW RD
BRAMPTON, ON
L6Y 0G8

Drawing Title

SEVERED LOT SITE PLAN

| Project | Sheet |
|--------------------|-------|
| 6871 CREDITVIEW RD | A 102 |
| Date: 2/15/2021 | |
| Drawn: MTS | |

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

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-2021-0103 – 8871 CREDITVIEW ROAD
WARD 4**

Please **amend** application **A-2021-0103** to reflect the following:

1. To permit a lot width of 18.29 metres whereas the by-law requires a minimum lot width of 45 metres;
2. To permit a minimum lot area of 668.31 square metres whereas the by-law requires a minimum lot area of 0.4 hectares (4000 square metres);
3. To permit a rear yard setback of 7.5m (24.60 ft.) whereas the by-law requires a minimum rear yard setback of 15m (49.21 ft.);
4. To permit a front yard setback of 8.49m (27.85 ft.) whereas the by-law requires a minimum front yard setback of 12m (39.37 ft.);
5. To permit side yard setbacks of 0.61m (2.0 ft.) and 1.22m (4.0 ft.) whereas the by-law requires a minimum side yard setback of 7.5m (24.60 ft.);
6. To permit 50% of the required front yard to be landscaped open space whereas the by-law requires 70% of the required front yard to be landscaped open space.



Applicant/Authorized Agent



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

FILE NUMBER: A-2021-0103

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 # 416-818-9194 **Fax #** _____
Email turnasvilla@gmail.com

2. **Name of Agent** ARPANA SAINI
Address UNIT # 138, 2960 DREW ROAD,
MISSISSAUGA, ON, L4T 0A5
Phone # 647-545-9091 **Fax #** _____
Email permits@ambee.ca

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

| | |
|-------------------------------|---------------|
| LOT WIDTH | - 18.29 M |
| LOT AREA | - 668.31 SQ.M |
| REAR SETBACK | - 7.50 M |
| FRONT SET BACK | - 8.49 M |
| GARAGE SETBACK | - 12.48 M |
| RIGHT SIDE SET BACK | - 1.22M |
| LEFT SIDE SETBACK(GARAGE) | - 0.61 M |
| LEFT SIDE SETBACK (BUILDING) | - 1.22 M |

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

THE PROPOSED SEVERED 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(SEVERED)

6. **Dimension of subject land (in metric units)**
Frontage 18.29 M
Depth 35.01M, 39.32 M
Area 668.31 SQ.M

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.)

N/A

PROPOSED BUILDINGS/STRUCTURES on the subject land:

PROPOSED BUILDING AREA - 223.83 SQ.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

Rear yard setback

Side yard setback

Side yard setback

PROPOSED

Front yard setback

Rear yard setback

Side yard setback

Side yard setback

8.49 M

7.50 M

1.22 M

0.61 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: PROPOSED 2021
15. Length of time the existing uses of the subject property have been continued: 0
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-2021-0064 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

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton
THIS 22nd 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 TOWN OF Acron
IN THE REGION OF HALTON HHS 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
Perth 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.

Tall Taylor
Zoning Officer

May 3, 2021

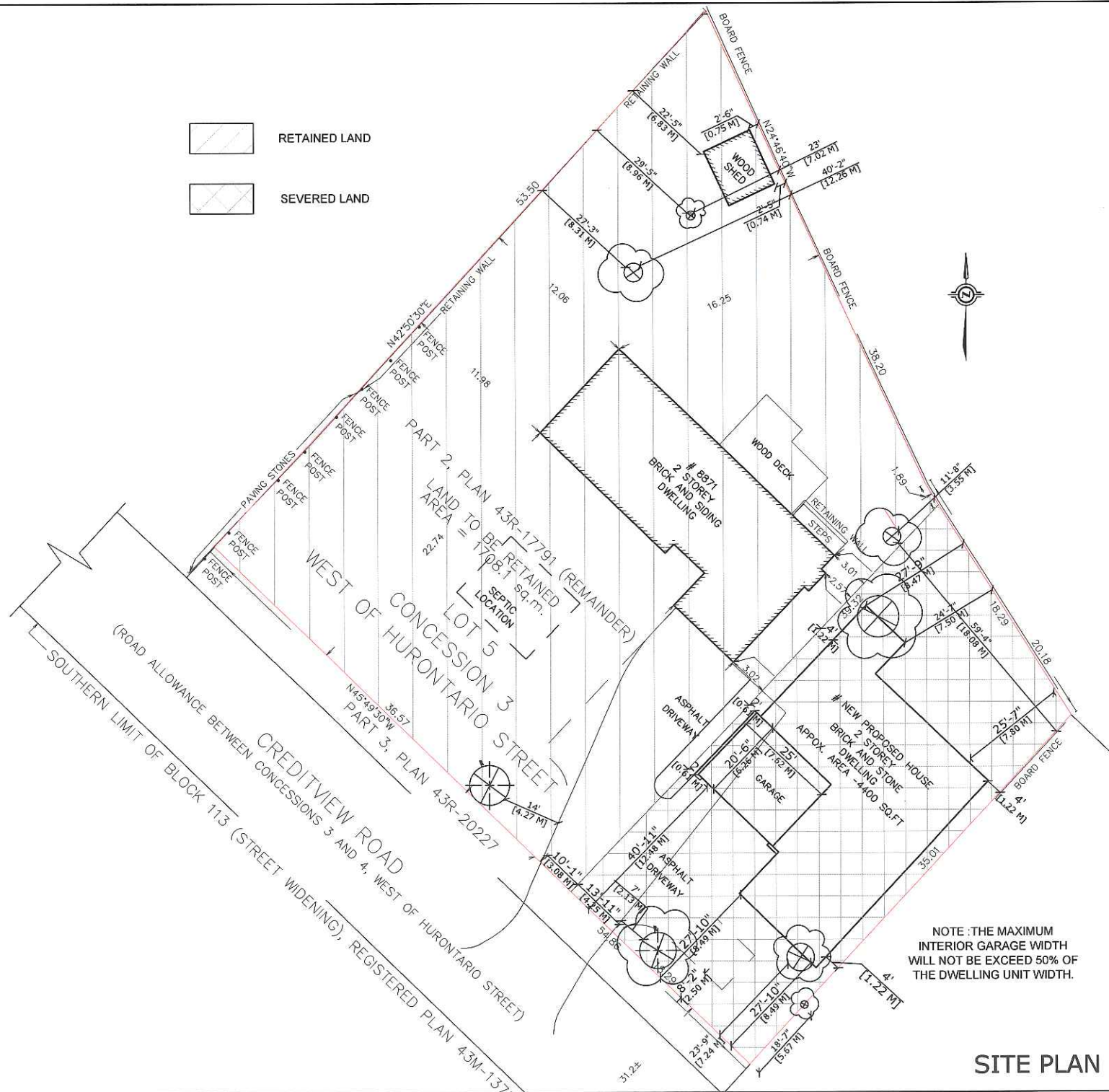
Date

DATE RECEIVED

Date Application Deemed
Complete by the Municipality

April 28, 2021

MAY 3, 2021



RETAINED LAND

SEVERED LAND

General Notes

RELEASED FOR BUILDING PERMIT

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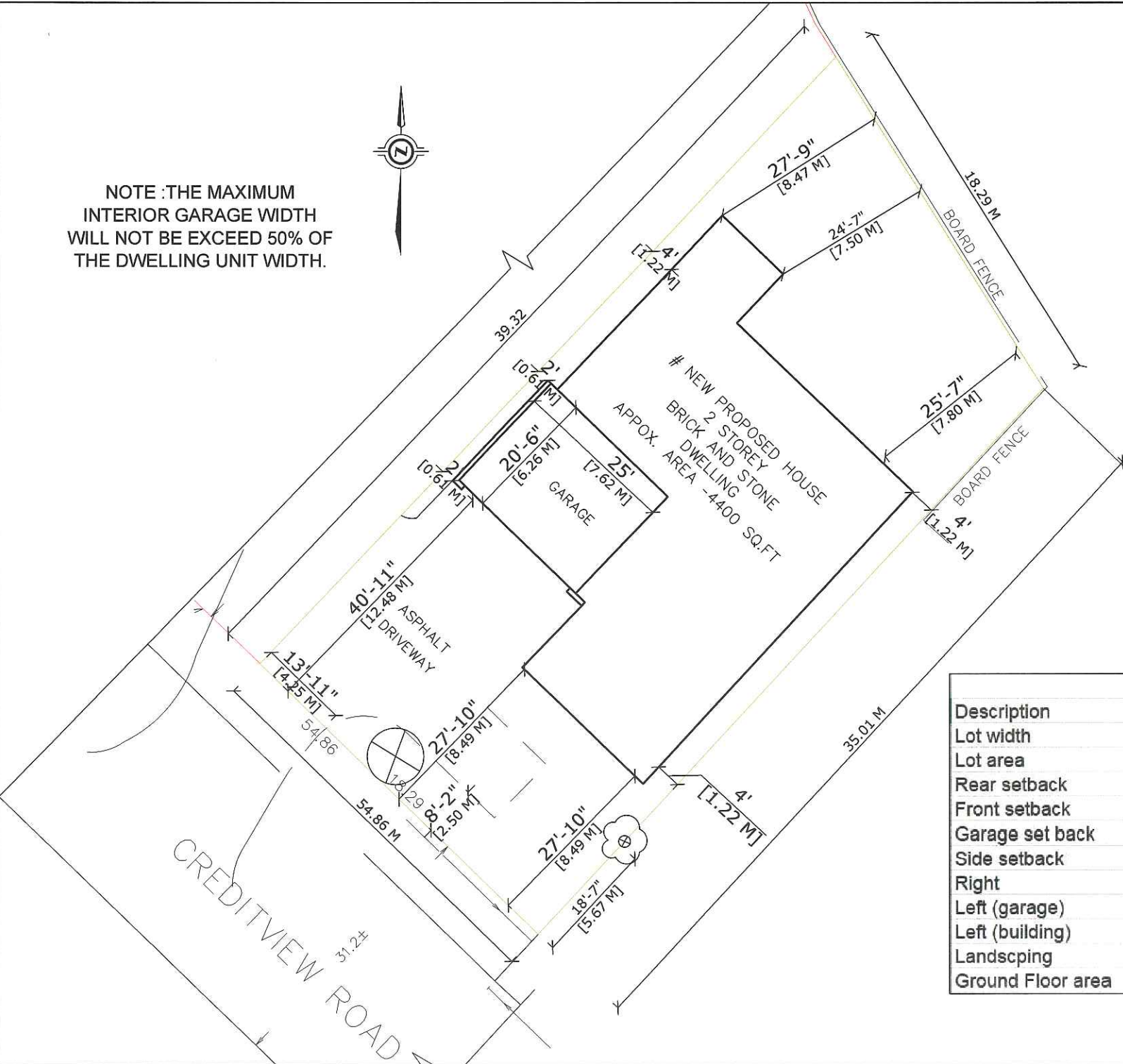
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LEGENDS:-

| | | |
|---|--------------------|-------|
| No. | Revision/Issue | Date |
| Firm Name and Address | | |
| AMBER ENGINEERING AND CONSULTANCY INC. 2960 DREW ROAD #138, MISSISSAUGA, ON, L4Y 0B5 905.355.4329 permits@amber.ca | | |
| Project Name and Address | | |
| 8871 CREDITVIEW RD BRAMPTON, ON L6Y 0G8 | | |
| Drawing Title | | |
| SITE PLAN | | |
| Project | 8871 CREDITVIEW RD | Sheet |
| Date | 4/22/2021 | A 100 |
| Scale | NTS | |



NOTE :THE MAXIMUM
INTERIOR GARAGE WIDTH
WILL NOT BE EXCEED 50% OF
THE DWELLING UNIT WIDTH.



| Severed Lot | | | |
|-------------------|-----------|-----------|--------------|
| Description | Required | Existing. | Proposed |
| Lot width | 45.00 m | | 18.29 m |
| Lot area | 4000 sq.m | | 668.316 sq.m |
| Rear setback | 15.00 m | | 7.50 m |
| Front setback | 12.00 m | | 8.49 m |
| Garage set back | | | 12.48 m |
| Side setback | 7.50 m | | |
| Right | | | 1.22 m |
| Left (garage) | | | 0.61m |
| Left (building) | | | 1.22 m |
| Landscping | 70% | | 38.49% |
| Ground Floor area | 115 sq.m | | 219.22 sq.m |

General Notes

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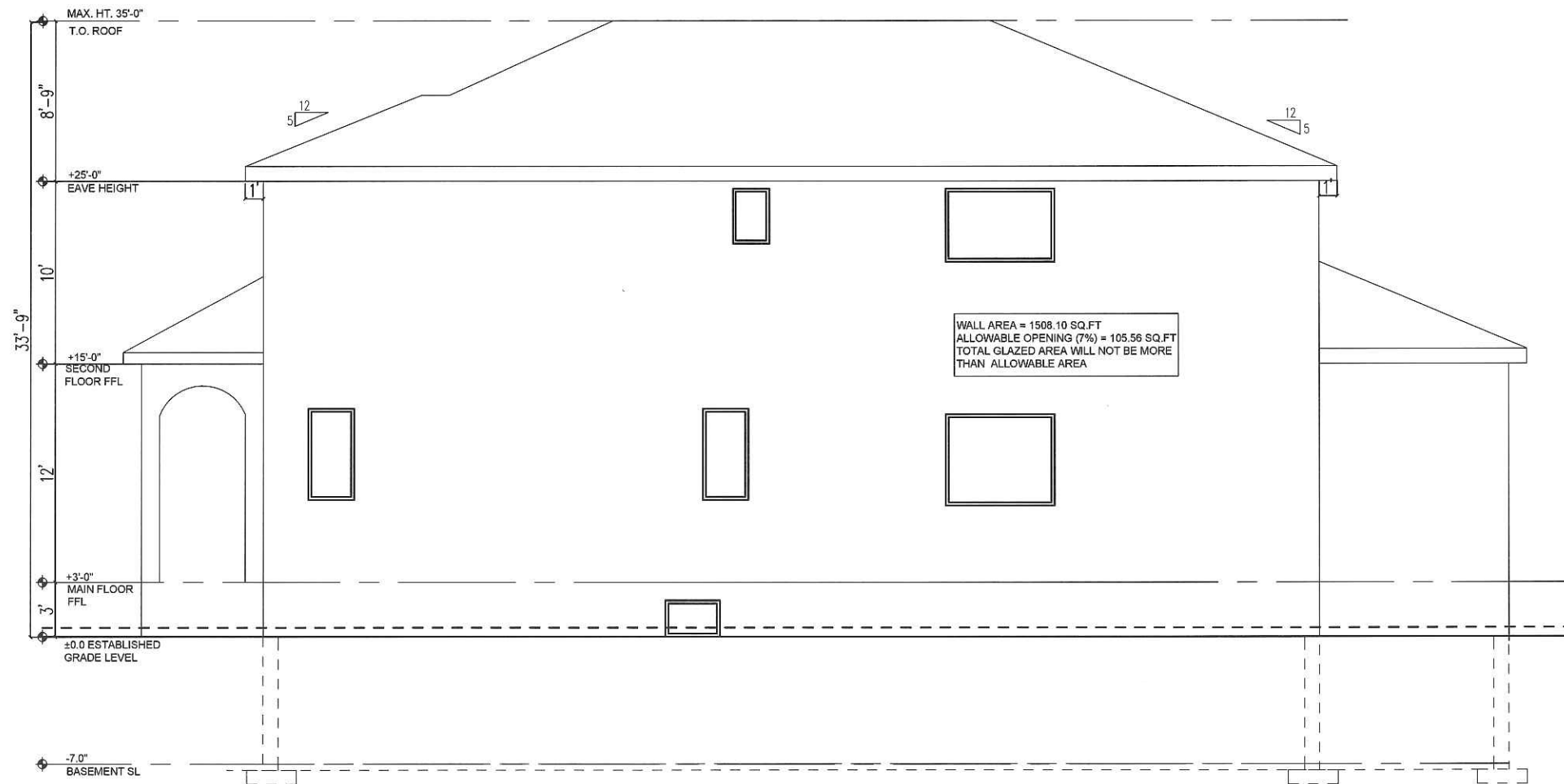
| | | |
|-----|----------------|------|
| No. | Revision/Issue | Date |
| | | |

Firm Name and Address
AMBEE ENGINEERING AND CONSULTANCY INC.
2960 DREW ROAD
#135, MISSISSAUGA, ON,
L4V 0B5
905.965.4329
permits@ambee.ca

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

Drawing Title
SEVERED LOT SITE PLAN

| | |
|-------------------------------|-------|
| Project 8871 CREDITVIEW RD | Sheet |
| Date 4/22/2021 | A 102 |
| Scale NTS | |



General Notes

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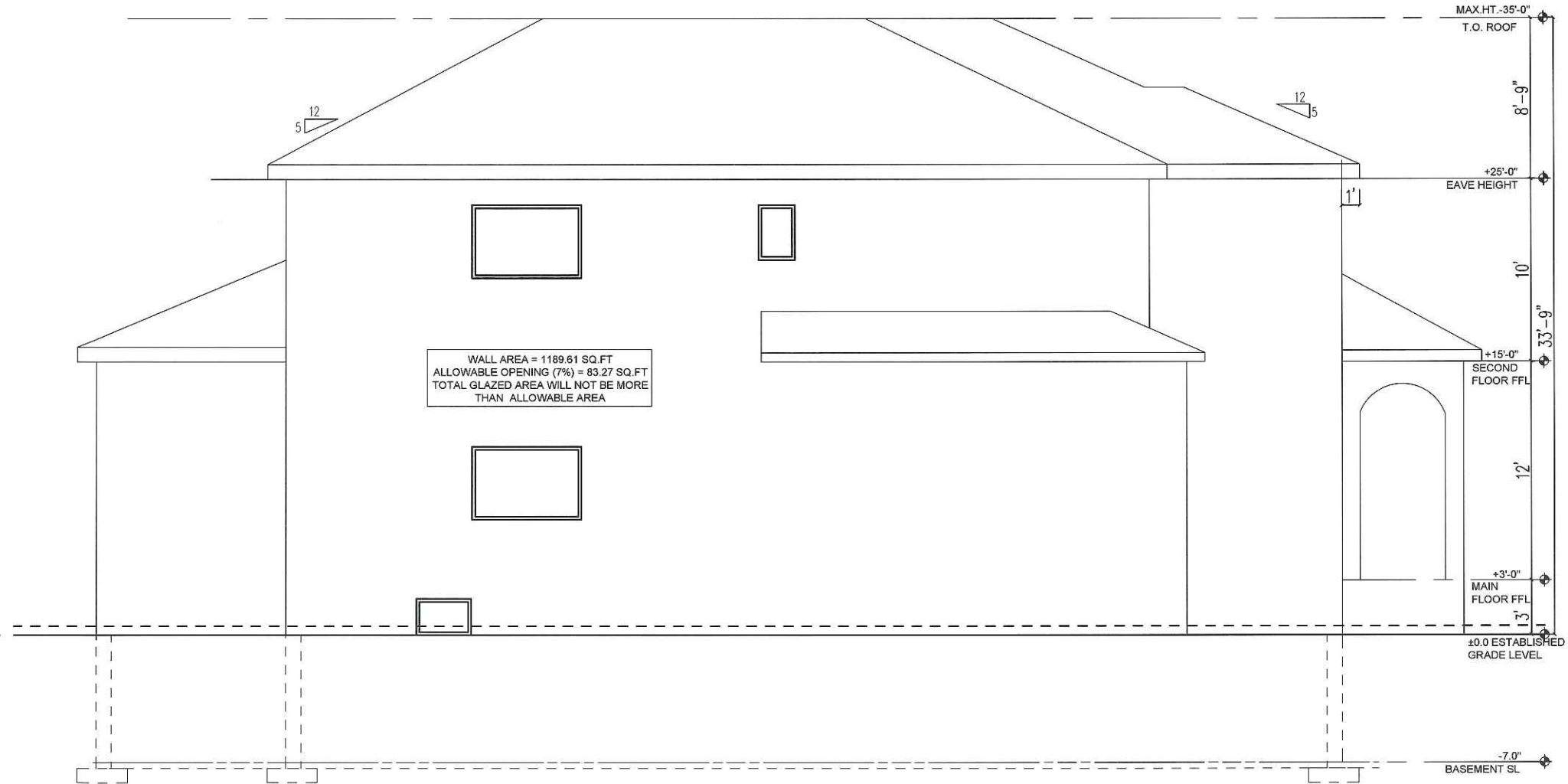
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| | | |
|--|--------------------|-------|
| No. | Revision/Issue | Date |
| | | |
| Firm Name and Address | | |
| AMBEE ENGINEERING AND CONSULTANCY INC. 2960 DREW ROAD #338, MISSISSAUGA, ON, M7 0B5 905.965.4329 permits@ambee.ca | | |
| Project Name 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 | |



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| | | |
| | | |

Firm Name and Address
AMBEE ENGINEERING AND CONSULTANCY INC.
2960 DREW ROAD
#130, MISSISSAUGA, ON,
L4Y 0B5
905.565.4329
permits@ambec.ca

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

Drawing Title
LEFT SIDE ELEVATION

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