

APPLICATION # A-2021-0146
WARD #4

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **SOORIAKUMARY JEYAKUMAR AND JEYAKUMAR RAJANATHAN** 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 38, Plan M-1020 municipally known as **183 TIMBERLANE DRIVE**, Brampton;

AND WHEREAS the applicants are requesting the following variance(s):

1. To permit an interior side yard setback of 0.05m (0.16 ft.) to an exterior stairway leading to a below grade entrance whereas the by-law requires a minimum interior side yard setback of 0.3m (0.98 ft.) to an exterior stairway leading to a below grade entrance where there is a minimum 1.2m yard width provided on the opposite side of the dwelling;
2. To permit an existing accessory structure (shed) in the rear yard having a setback of 0.15m (0.49 ft.) to both the rear and interior side lot lines 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	File Number: _____
Application for Consent: _____	NO	File Number: _____

The Committee of Adjustment has appointed **TUESDAY, August 3, 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.

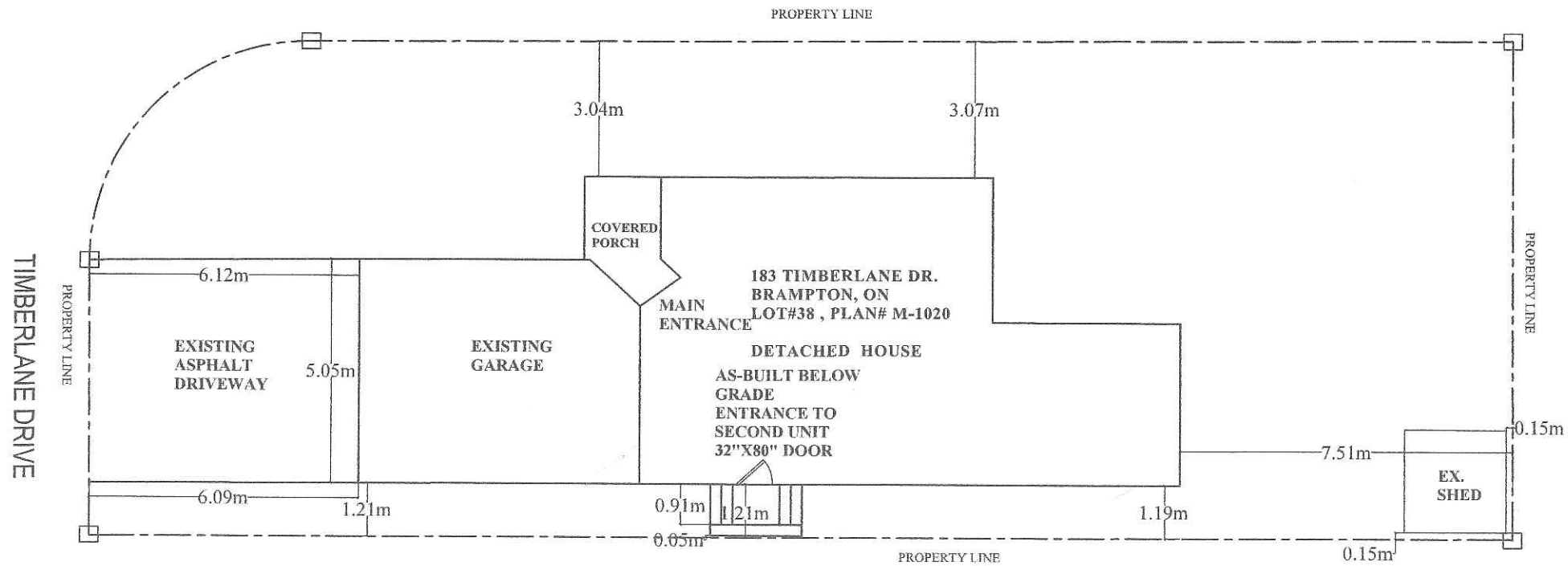
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

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

DATED at Brampton Ontario, this **22nd Day of July, 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



EXISTING MAIN FLOOR AREA: 55.33 m²
 EXISTING SECOND FLOOR AREA: 73.47 m²
 PROPOSED BASEMENT APARTMENT AREA: 47.72 m²
 PARKING SPACES REQUIRED: 2 SPACES
 PARKING SPACES PROVIDED / AVAILABLE: 1 SPACE INSIDE GARAGE
 1 SPACE ON DRIVEWAY



2980 Drew Rd. Suite 225,
 Mississauga, ON L4T 0A7
 647-896 9785
 ravinder@aemdesigns.ca
 www.aemdesigns.ca

Project Title:
**BASEMENT SECOND
 UNIT AND BELOW
 GRADE ENTRANCE**

Project Address:
**183 TIMBERLANE DR.
 BRAMPTON, ONTARIO**

Drawing Title:
SITE PLAN

Scale:	Date:
1:135	Jun 10, 2021

Designed:	Revision
R.S.	0

Project No.	Sheet No.
21102	A1.0

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 29, 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 Thursday, July 29, 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 **Thursday, July 29, 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-2021-0146

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)** SOORIAKUMARY JEYAKUMAR & JEYAKUMAR RAJANATHAN
Address 183 TIMBERLANE DR. BRAMPTON, ON L6Y 4V7

Phone # 647-545-6510 **Fax #** _____
Email kumar.rajanathan@gmail.com

2. **Name of Agent** RAVINDER SINGH
Address 12 NESS RD. BRAMPTON, ON L6Y 5N6

Phone # 647-896-9785 **Fax #** _____
Email ravinder@aemdesigns.ca

3. **Nature and extent of relief applied for (variances requested):**
TO PERMIT AN EXISTING BELOW GRADE ENTRANCE IN AN INTERIOR SIDE YARD
HAVING A SETBACK OF 0.05 METRES

TO PERMIT AN EXISTING SHED IN REAR YARD HAVING A SETBACK OF 0.15
METRES

4. **Why is it not possible to comply with the provisions of the by-law?**
1.2M SIDEYARD SETBACK REQUIRED
1.2M SETBACK ON REAR AND SIDE YARD REQUIRED

5. **Legal Description of the subject land:**
Lot Number 38
Plan Number/Concession Number M1020
Municipal Address 183 TIMBERLANE DR. BRAMPTON, ON

6. **Dimension of subject land (in metric units)**
Frontage 11.20 M
Depth 32.20 M
Area 360.64 SQM

7. **Access to the subject land is by:**
Provincial Highway ☐ **Seasonal Road** ☐
Municipal Road Maintained All Year ☒ **Other Public Road** ☐
Private Right-of-Way ☐ **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.)

GROSS FLOOR AREA - 135.25 sqm
NUMBER OF STOREYS - 2

PROPOSED BUILDINGS/STRUCTURES on the subject land:

GROSS FLOOR AREA - 182.63 sqm
NUMBER OF STOREYS - 2

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 6.09 M

Rear yard setback 7.51 M

Side yard setback LEFT - 3.04 M

Side yard setback RIGHT - 1.20 M

PROPOSED

Front yard setback NO CHANGE

Rear yard setback NO CHANGE

Side yard setback NO CHANGE

Side yard setback RIGHT - 0.05 M

10. Date of Acquisition of subject land: 2020
11. Existing uses of subject property: RESIDENTIAL SINGLE DETACHED
12. Proposed uses of subject property: RESIDENTIAL TWO UNIT DWELLING
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: 27
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 _____

4/5
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY _____ OF _____ BRAMPTON

THIS 22nd DAY OF JUNE July 15, 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, RAVINDER SINGH, 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 2nd DAY OF

July, 2021

Jeanie Myers
A Commissioner etc.

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

4/5
Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1D

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

Will Payne
Zoning Officer

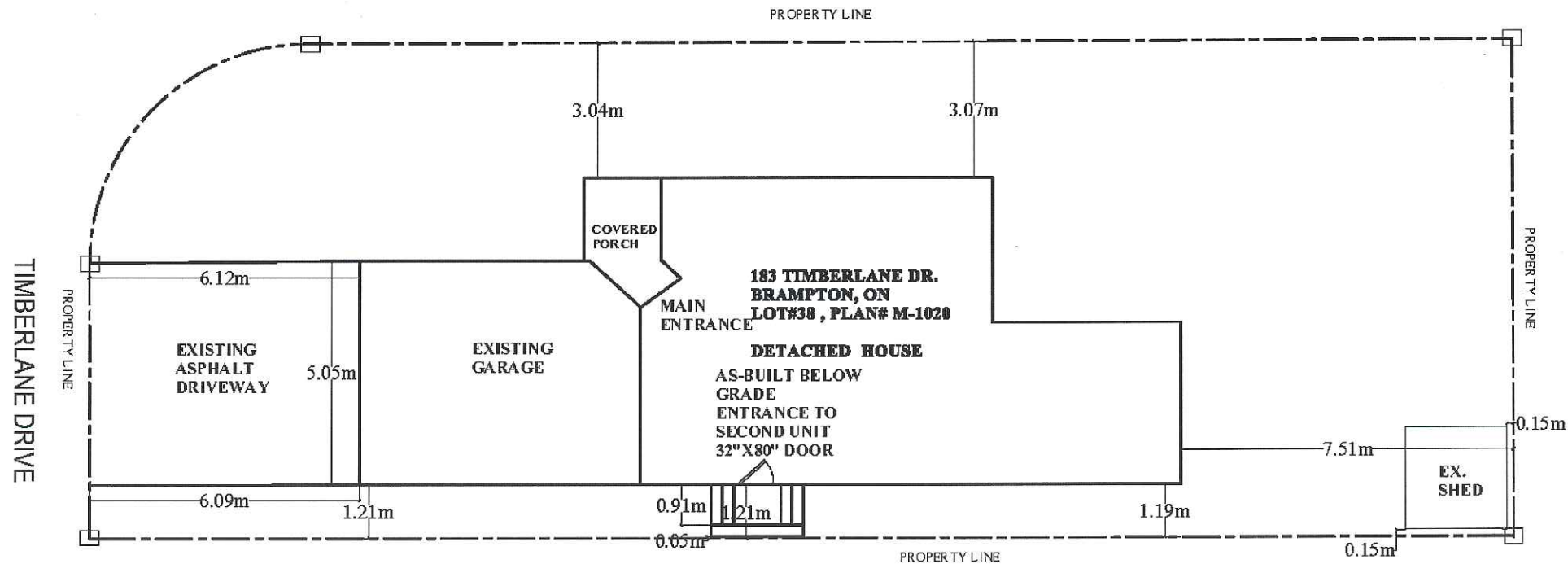
July 5, 2021

Date

DATE RECEIVED

Date Application Deemed
Complete by the Municipality

July 2, 2021
July 5, 2021



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Jun 10, 2021

Designed:

R.S.

Revision

0

Project No.

21102

Sheet No.

A1.0

SURVEYOR'S REAL PROPERTY REPORT
PART I - PLAN OF
LOTS 32,33,34,35,36,37 AND 38
REGISTERED PLAN 43M-1020
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

DOCUMENTS RELEASED PURSUANT TO A REQUEST
UNDER THE
MUNICIPAL FREEDOM OF INFORMATION AND
PROTECTION OF PRIVACY ACT R.S.O. 1990c. B66
COPYRIGHT ACT R.S. 1985, c. C-42 APPLIES TO THE
USE AND REPRODUCTION OF THESE DOCUMENTS

0 5 10 20 30 METRES

SCALE 1 : 300

ANTON KIKAS LIMITED

ONTARIO LAND SURVEYORS, 1994

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

THIS REPORT WAS PREPARED FOR DELLBROOK HOMES AND THE
UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

COURT

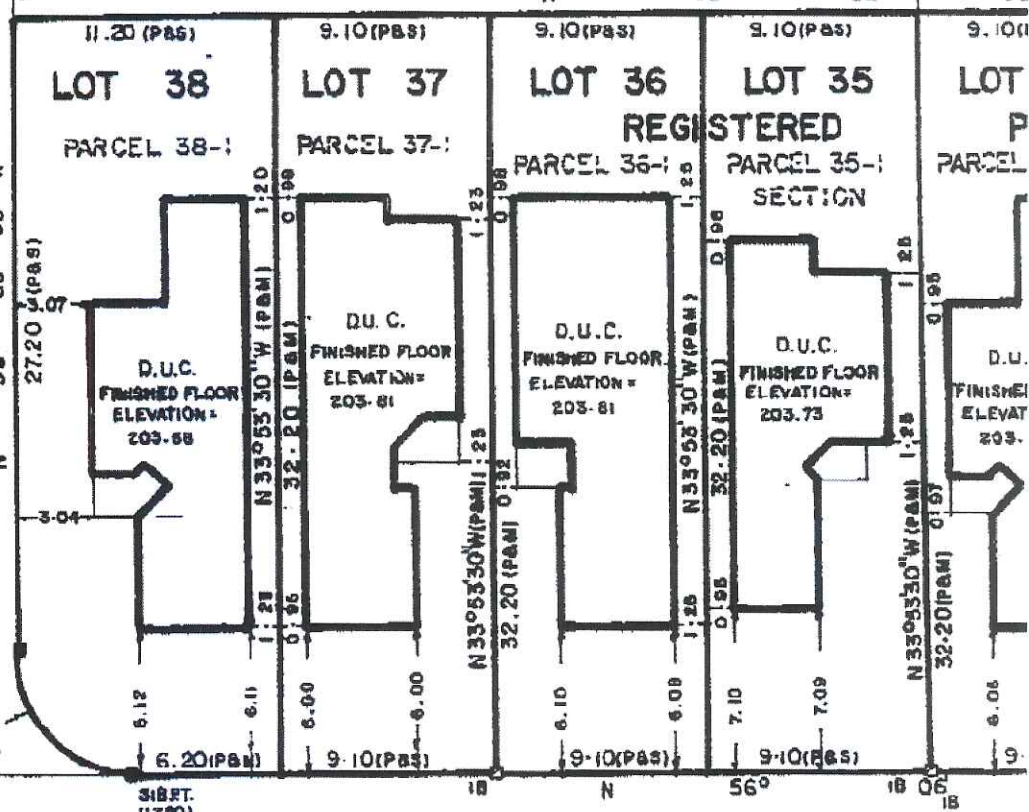
SADDLECREEK

(DEDICATED BY REGISTERED PLAN 43M-1020)

LOT

39

N 56° 06' 30"



SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS
COMPLETED ON THE 15 DAY OF June, 1994

June 9, 1994
DATE

Anton Kikas
ANTON KIKAS
ONTARIO LAND SURVEYOR

TIMBERLANE

(DEDICATED BY REGISTERED PLAN 43M-1020)

