

APPLICATION # A-2021-0181
WARD 7

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **IKBAL CHAWLA AND SUKHVINDER CHAWLA** 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 254, Plan 742 municipally known as **45 DONCASTER DRIVE**, Brampton;

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

1. To permit a below grade entrance in the required interior side yard whereas the by-law does not permit a below grade entrance in the required interior side yard
2. To permit an interior side yard setback of 2.24m (7.35 ft.) to a below grade entrance whereas the by-law requires a minimum interior side yard setback of 3.0m (9.84 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
Application for Consent: NO

File Number: _____
File Number: _____

The Committee of Adjustment has appointed **TUESDAY, September 14, 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.

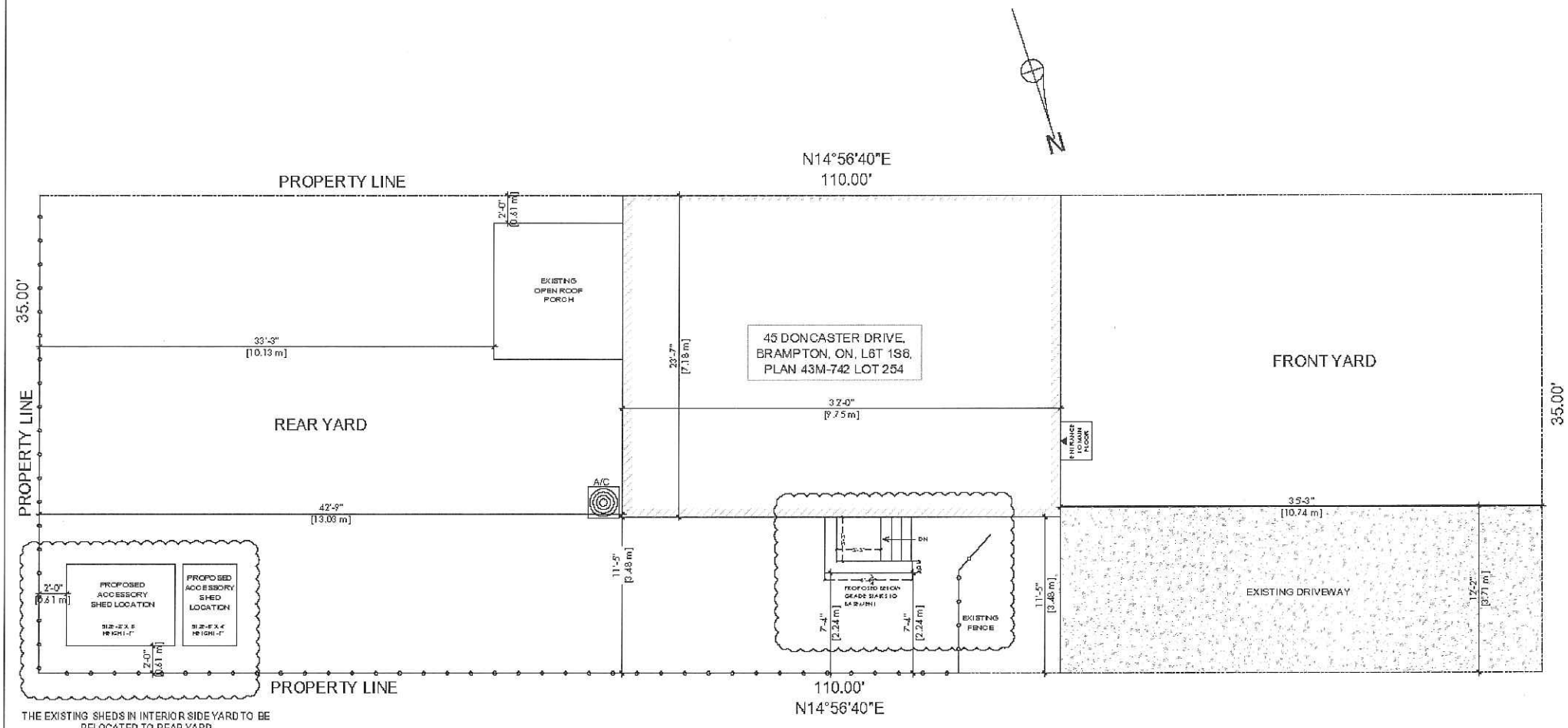
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

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

DATED at Brampton Ontario, this 2nd day of September, 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



General Notes

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

* ALL DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK

* THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE CONSULTANT

* DIMENSIONS ARE NOT TO BE SCALED

LEGENDS:-

REVISION		
NO.	DATE	DESCRIPTION

Firm Name and Address

MEM ENGINEERING INC
3355 LEHIGH CRES.
MISSISSAUGA, ON, L4T 1W9
416-558-6765
Email: harry@memengineering.ca

REGISTERED PROFESSIONAL ENGINEER

H. SINGH

100156144

14/05/21

PROVINCE OF ONTARIO

PROJECT TITLE:

45 DONCASTER DRIVE,
BRAMPTON, ON, L6T 1S8

SHEET TITLE:

SITE PLAN

CLIENT EMAIL:

CLIENT CONTACT:

SCALE:
1/8"=1'-0"

PLOT DATE:
14/05/2021

DRAWN BY:
GG

CHECKED BY:
HS

DRAWING NO.:

A100

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, September 9, 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, September 10, 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, September 10, 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-2021-0181

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)** IKBAL CHAWLA and SUKHVINDER CHAWLA
Address 45 DONCASTER DRIVE, BRAMPTON
L6T 1S8

Phone #	647-642-8306	Fax #	
Email	IKBALCHAWLA@GMAIL.COM		

2. **Name of Agent** HARJINDER SINGH
Address 2355 DERRY ROAD EAST, MISSISSAUGA
L5S 1V6

Phone #	416-558-6755	Fax #	
Email	MEM.PENG@OUTLOOK.COM		

3. **Nature and extent of relief applied for (variances requested):**
BELOW GRADE STAIRS TO BASEMENT HAS BEEN PROPOSED FROM EXTERIOR SIDE OF THE PROPERTY.
WITH THE REDUCED SET BACK OF 2.24 M. (IT IS A SEMI- DETACHED DWELLING)

4. **Why is it not possible to comply with the provisions of the by-law?**
AS IT IS A SEMI-DETACHED PROPERTY, THERE IS ONLY ONE EXTERIOR SIDE YARD AVAILABLE FOR
PROPOSED BELOW GRADE STAIR CASE. IT IS AN IDEAL
LOCATION AS ONLY 4 RISERS ARE REQUIRED BELOW GRADE FOR PROPOSING DOOR WHICH LEADS
TO LANDING OF INTERIOR STAIRCASE. THE REDUCED SETBACK IS 2.24 M.

5. Legal Description of the subject land:
 Lot Number 254
 Plan Number/Concession Number PLAN M742
 Municipal Address 45 DONCASTER DRIVE, BRAMPTON, ON L6T 1S8

6. **Dimension of subject land (in metric units)**
- | | |
|----------|-------------------|
| Frontage | 10.66 M. (35.00') |
| Depth | 33.52 M. (110') |
| Area | 357.32 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.)

SEMI
EXISTING 2 STOREY DETACHED BRICK DWELLING WITH NO GARAGE.
SINGLE FAMILY DWELLING
THERE IS NO CHANGE IN GROSS AREA .
LENGTH : 9.75 m WIDTH : 7.18 m HEIGHT : 8.1 m

PROPOSED BUILDINGS/STRUCTURES on the subject land: ENTRANCE
TWO UNIT DWELLING
PROPOSED BELOW GRADE STAIRCASE FOR ENTRANCE TO BASEMENT WITH REDUCED
SETBACK OF 2.24 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 10.74 M.
Rear yard setback 13.03 M
Side yard setback 3.48 M.
Side yard setback

PROPOSED

Front yard setback 10.74 M
Rear yard setback 13.03 M
Side yard setback 3.48M REDUCED TO 2.24 M
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: TWO UNIT DWELLING
13. Existing uses of abutting properties: RESIDENTIAL
14. Date of construction of all buildings & structures on subject land: 1990
15. Length of time the existing uses of the subject property have been continued: 31 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 _____

Harjinder Singh

Signature of Applicant(s) or Authorized Agent

DATED AT THE _____ CITY _____ OF _____ MISSISSAUGA

THIS 10TH DAY OF JULY, 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, HARJINDER SINGH, OF THE CITY OF MISSISSAUGA

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 6th DAY OF
August, 2021.

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

Harjinder Singh

Signature of Applicant or Authorized Agent

Jeanie Myers
A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

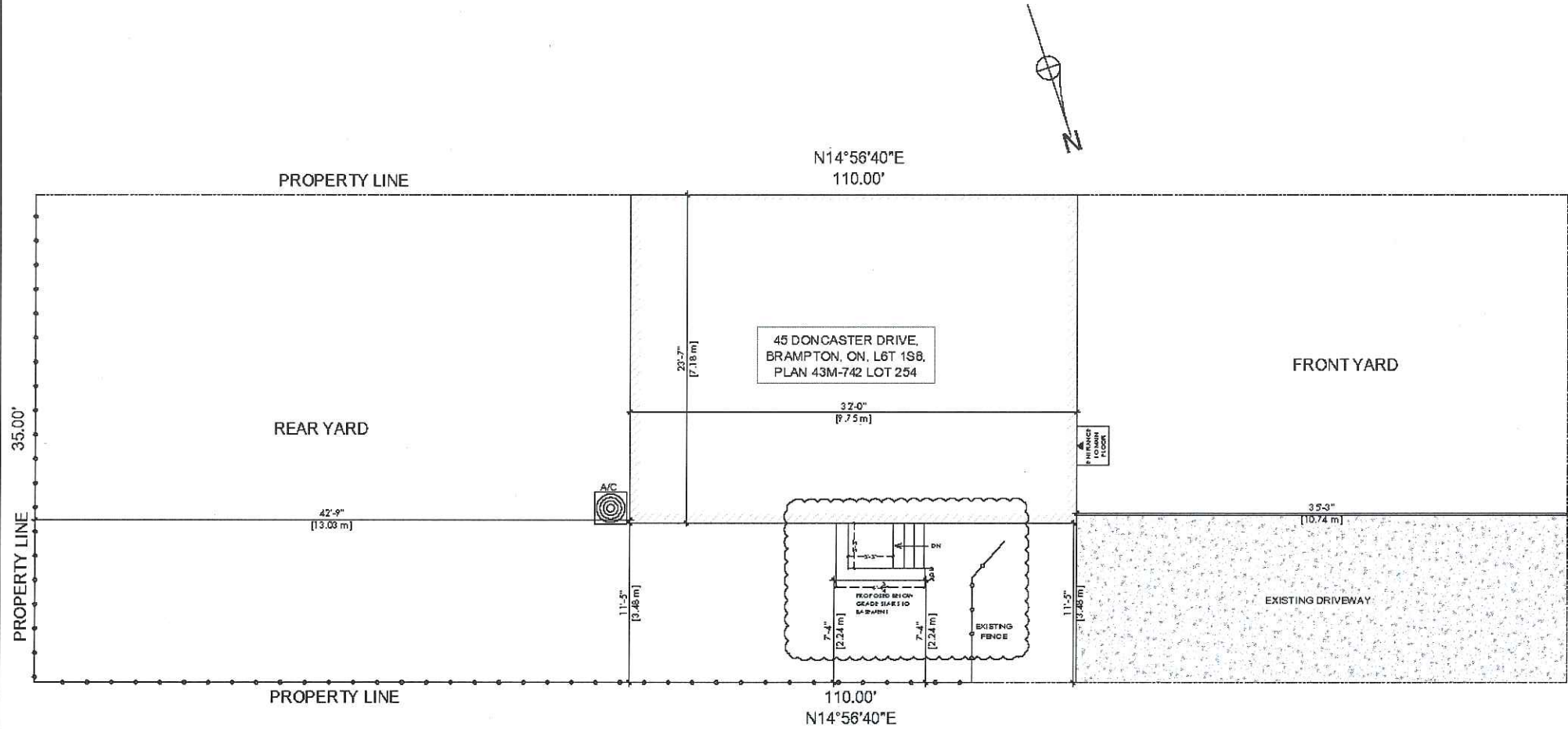
Present Zoning By-law Classification: _____

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 August 6, 2021



General Notes

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* DRAWINGS ARE NOT TO BE SCALED

LEGENDS:-

REVIEWED BY ED. GILL

REVISION			
NO.	DATE	DESCRIPTION	BY

Firm Name and Address

MEM ENGINEERING INC
3365 LEHIGH CRES.
MISSISSAUGA, ON, L4T 1W9
416-658-6765
Email: hary@memengineering.ca

NOT REVIEWED FOR ELECTRICAL AND MECHANICAL

PROJECT TITLE:

45 DONCASTER DRIVE,
BRAMPTON, ON, L6T 1S8

SHEET TITLE:

SITE PLAN

CLIENT EMAIL:

CLIENT CONTACT:

SCALE:

1/8"=1'-0"

14-06-2021

DRAWN BY:

GS

CHECKED BY:

HS

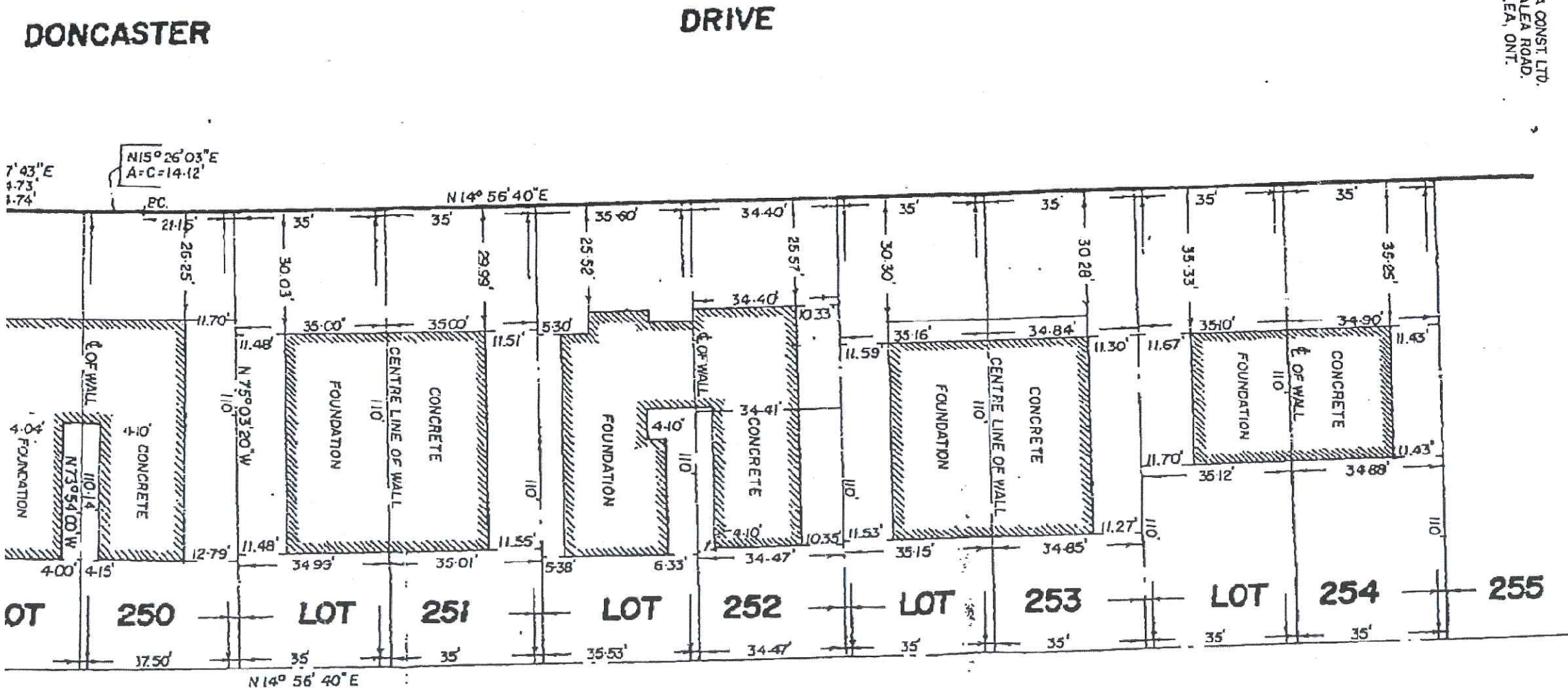
DRAWING NO.:

A100

BRAMALEA CONST. LTD.
70 BRAMALEA ROAD,
BRAMALEA, ONT.

PLAN OF SURVEY OF
LOTS 248 TO 254 PLAN 742 PEEL
TOWNSHIP OF CHINGUACOUSY
SCALE 1" = 30'

DOCUMENTS RELEASED PURSUANT TO A REQUEST
UNDER THE
MUNICIPAL FREEDOM OF INFORMATION AND
PROTECTION OF PRIVACY ACT R.S.O. 1990, c. 186
COPYRIGHT ACT R.S. 1985, c. 42 APPLIES TO THE
USE AND REPRODUCTION OF THESE DOCUMENTS



JOHN MCKINIMING
NOV. 17, 1966, ONTARIO LAND SURVEYORS,
1703 VICTORIA PARK AVE. PL-7-5454,
TORONTO, ONTARIO.

N 24° 56' 00" E
35.78'
9.09'
34.93'
35.78'
N 65° 04' 00" W
132.91'
5.04'
35.67'
126.03'
CONCRETE
CENTRE LINE OF WALL
FOUNDATION

N 24° 03' 47" E
A=C=25.13'
35.13'
12.82'
N 66° 48' 30" W
5.31'
6.37'
14.79'
119.78'

N 21° 58' 54" E
C=34.87'
A=34.88'
35.05'
12.82'
N 69° 18' 20" W
114.85'

RADIUS
826.00'
35.14'
13.05'
11.64'
14.92'

N 19° 33' 12" E
A=C=35.14'
35.14'
11.70'
N 72° 40' 00" W
110.14'
4.00'
4.15'

N 17° 07' 43" E
C=34.73'
A=34.74'
26.27'
11.70'
14.05'

N 15° 26' 03" E
A=C=14.12'
21.15'
26.25'
11.70'
12.79'

PC
21.15'
26.25'
11.70'
11.48'
N 75° 03' 20" W
110'
11.48'

LOT 248
36.22'
38.56'
40.25'

LOT 249
39.96'

LOT 250
37.09'
37.50'

N 14°

