

APPLICATION # A-2021-0182
WARD 6

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **FARHAN SHAHID AND SEHAR SHEIKH** 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 Block 139, Plan 43M-2032, Parts 18 and 19, Plan 43R-39537 municipally known as **7 NOVICE DRIVE** Brampton;

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

1. To permit a proposed below grade entrances between the main wall of a dwelling and the flankage lot line whereas the by-law does not permit below grade entrance between the main wall of the dwelling and the flankage lot line;
2. To permit an exterior side yard setback of 2.06m (6.76 ft.) to a proposed below grade entrance whereas the by-law requires a minimum exterior 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.

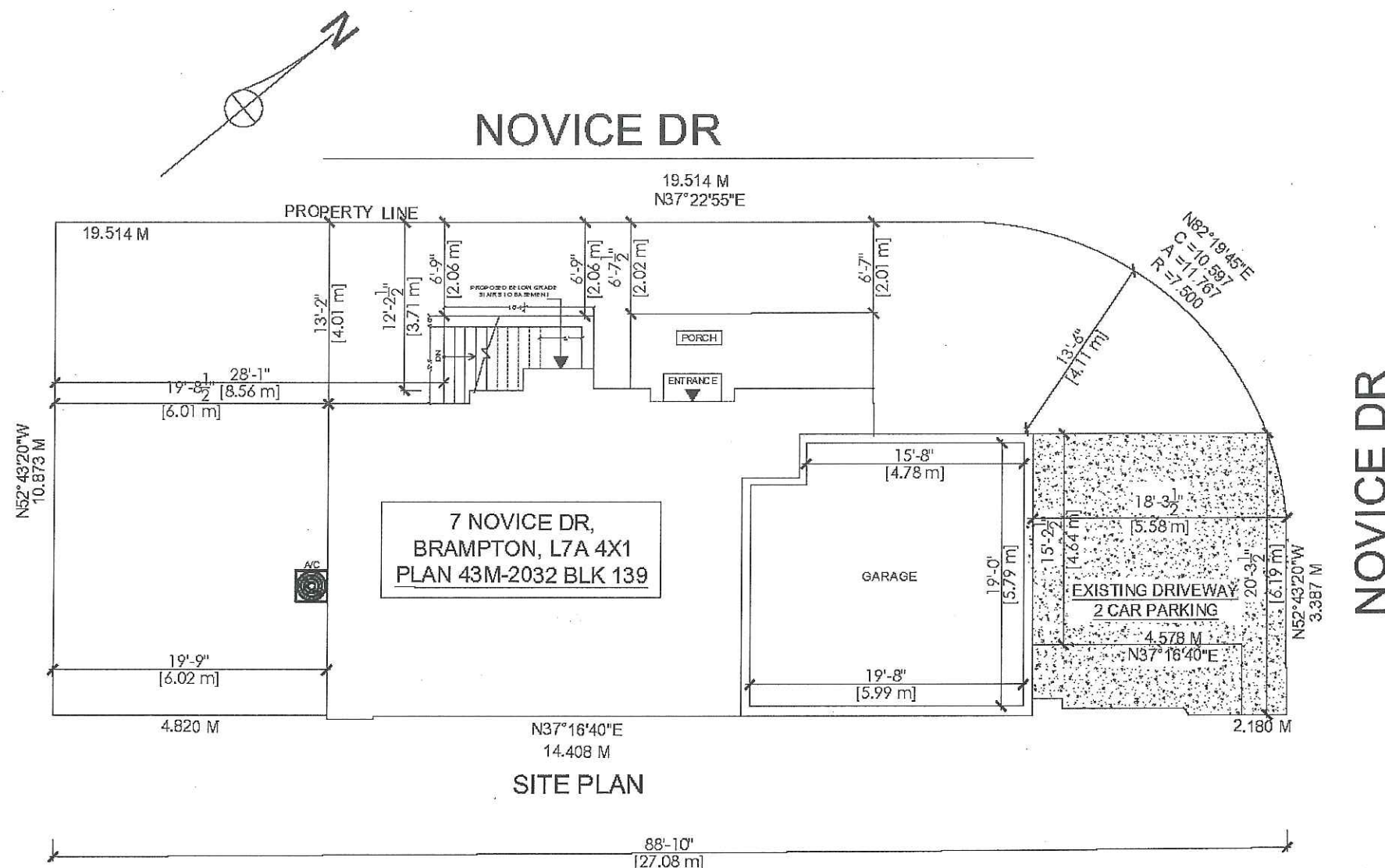
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

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

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

* ALL DRAWINGS 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

* DRAWINGS ARE NOT TO BE SCALED

LEGENDS:-

REVISION		
NO	DATE	DESCRIPTION

Firm Name and Address

MEM ENGINEERING INC
UNIT 28 2355 Derry Rd E.
MISSISSAUGA, ON, L5S 1V6
416-658-6765
Email: herry@memengineering.ca

PROFESSIONAL ENGINEER
H. SINGH
100156144
10/07/21
PROVINCE OF ONTARIO

PROJECT TITLE:
7 NOVICE DR,
BRAMPTON, ON, L7A 4X1

SHEET TITLE:
SITE PLAN

CLIENT EMAIL:

CLIENT CONTACT:

SCALE: 1/8" = 1'-0"	DRAWING NO.: A100
PLOT DATE: 10-07-2021	
DRAWN BY: RW	
CHECKED BY: HB	

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-2021-0182

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)** FARHAN SHAHID and SEHAR SHEIKH

Address 7 NOVICE DRIVE, BRAMPTON, ON, L7A 4X1

Phone # 416-710-8761

Fax # _____

Email HASEEBSHEIKH78@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 THE SIDE YARD AS IT IS A CORNER LOT AND ALSO IT A SEMI DETACHED PROPERTY, WITH THE REDUCED SETBACK 2.06M.

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

SINCE THIS IS A CORNER LOT AND REAR YARD IS NOT VERY BIG, THERE IS ONLY ONE SIDE YARD AVAILABLE FOR BELOW GRADE STAIRCASE TO BASEMENT.

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

Lot Number BLK 139 PART 18,19

Plan Number/Concession Number M2032

Municipal Address 7 NOVICE DRIVE, BRAMPTON, ON, L7A 0G1

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

Frontage 33.49 M

Depth 27.08M

Area 282.3 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, gazebo, etc.)

EXISTING 2 STOREY SEMI-DETACHED BRICK DWELLING

SINGLE FAMILY DWELLING

GROSS FLOOR AREA -209.12 SQ.M.

HEIGHT OF PROPERTY -8.5 M

WIDTH OF DWELLING-7.04 M

LENGTH OF DWELLING -14.81 M.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

PROPOSED BELOW GRADE STAIRCASE TO ENTER THE BASEMENT IN SIDE YARD WITH REDUCED SETBACK OF 2.06 M.

NO CHANGE IN GROSS FLOOR AREA

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 5.58M

Rear yard setback 6.01M

Side yard setback 3.71 M

Side yard setback 0 M

PROPOSED

Front yard setback 5.58 M

Rear yard setback 6.01 M

Side yard setback 2.06 M (REDUCED)

Side yard setback 0 M

10. Date of Acquisition of subject land: 2020

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: 2019

15. Length of time the existing uses of the subject property have been continued: 2 YEAR

16. (a) What water supply is existing/proposed?

Municipal ☒

Well ☐

Other (specify) _____

- (b) What sewage disposal is/will be provided?

Municipal ☒

Septic ☐

Other (specify) _____

- (c) What storm drainage system is existing/proposed?

Sewers ☒

Ditches ☐

Swales ☐

Other (specify) _____

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 BRAMPTON

THIS 13TH 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 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 6th DAY OF

August, 20 21

Jeanie Cecilia 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.

Harjinder Singh
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R3E-5.5-2239

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

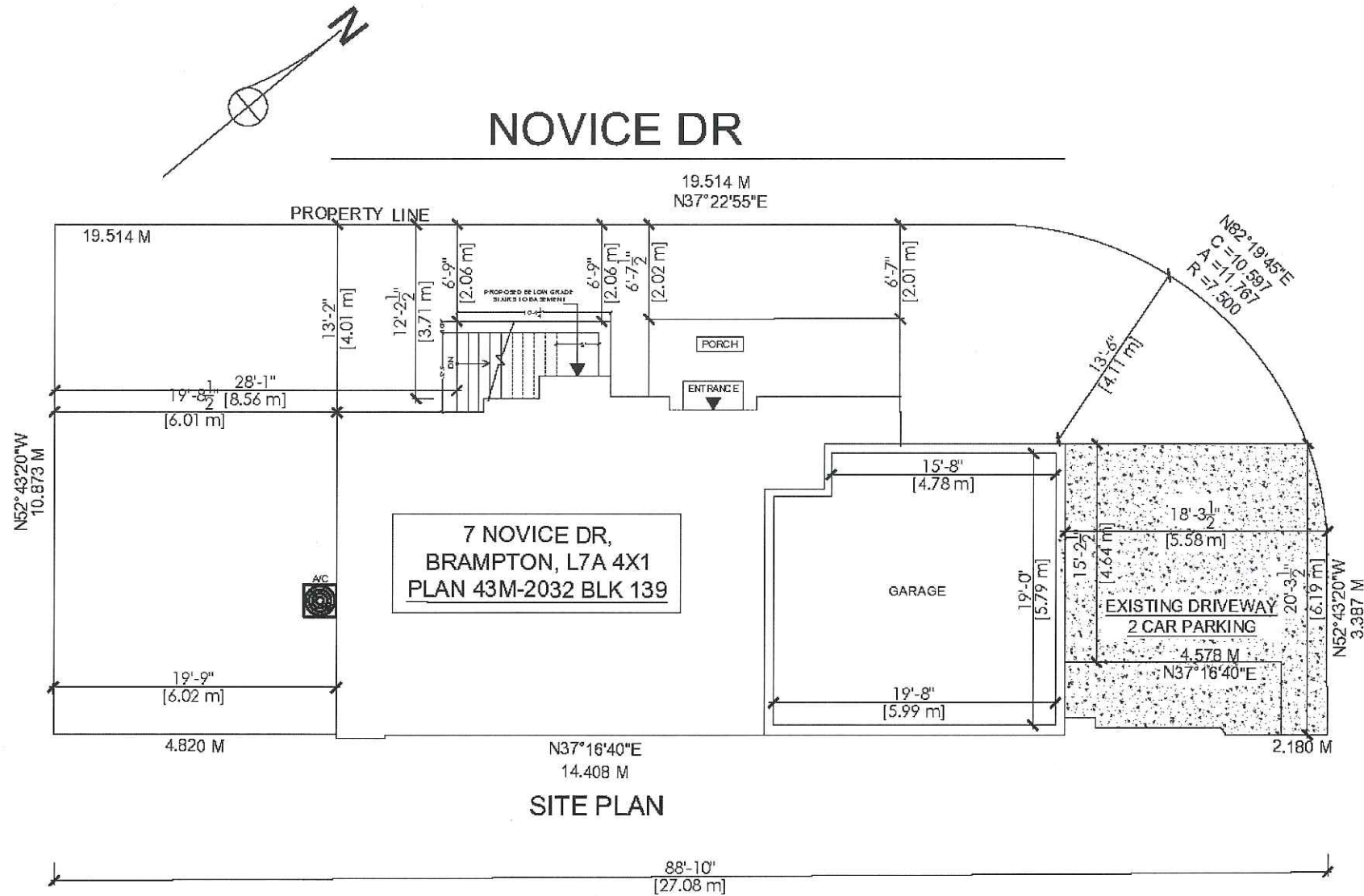
[Signature]
Zoning Officer

Aug 9, 2021

Date

DATE RECEIVED

August 6, 2021



General Notes

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REVISION		
NO.	DATE	DESCRIPTION

Firm Name and Address

MEM ENGINEERING INC
UNIT 28 2355 Derry Rd E,
MISSISSAUGA, ON, L5S 1V6
416-558-6765
Email: hary@memengineering.ca

PROFESSIONAL ENGINEER

REGISTERED

HARRY H. SINGH

100156144

10/07/21

PROVINCE OF ONTARIO

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DRAWN BY:

PK

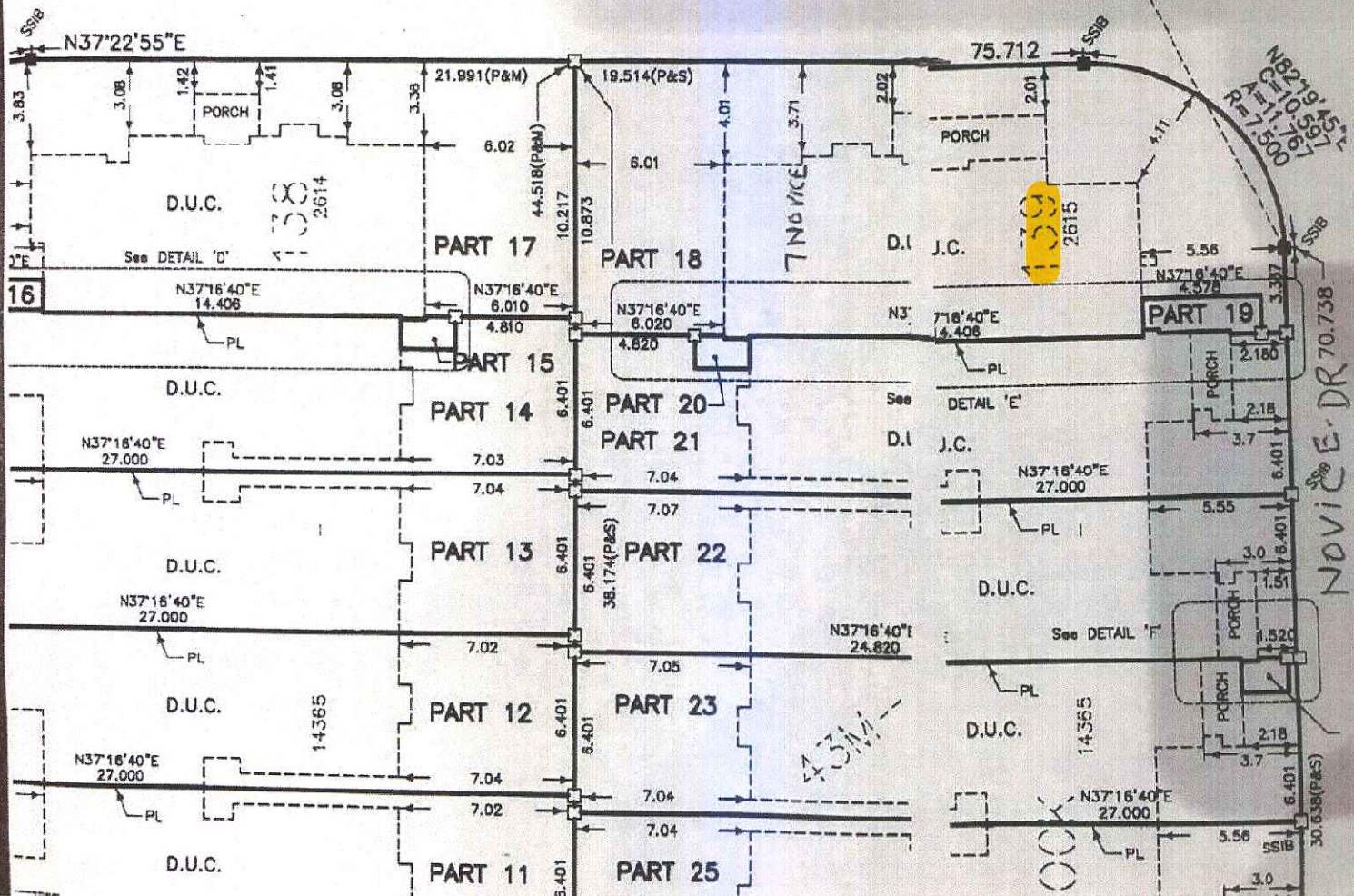
CHECKED BY:

HS

DRAWING NO.:

A100

(DEDICATED BY REGISTERED PLAN 43M-2032)
PIN 14365-2667



a

B1

b A-2021-0182

Mississauga Rd

Mayfield Rd

Nance
Horwood
Valley

Finegan
Park

Bill
Bedridge
Pond

Remembrance Rd

Wanless Dr

Eccles
Valley

Princess
Point
Pond

Miracle Pond

PKWY

Creditview Rd

Creditview Rd

C1

C2

D1