

APPLICATION # A-2021-0180
WARD 9

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **LAKERMAN SINGH AND BISWATIE OODAL** 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 109, Plan M-1233 municipally known as **57 CORDGRASS CRESCENT**, Brampton;

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

1. To permit a below grade exterior stairway in the required side yard having a setback of 0.17m to the side lot line and where a continuous side yard width of 1.2m is provided on the opposite side of the dwelling, whereas the by-law permits a below grade exterior stairway in the required interior side yard where a minimum 0.3m setback to the side lot line is maintained and where a minimum 1.2m continuous side yard width is provided on the opposite side of the dwelling;
2. To permit a driveway width of 7.06m (23.16 ft.) whereas the by-law permits a maximum driveway width of 5.2m (17 ft.);
3. To permit 0.25m (0.82 ft.) of permeable landscaping adjacent to the side lot line, whereas the by-law requires a minimum of 0.6m (1.97 ft.) of permeable landscaping adjacent to the side lot.

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.

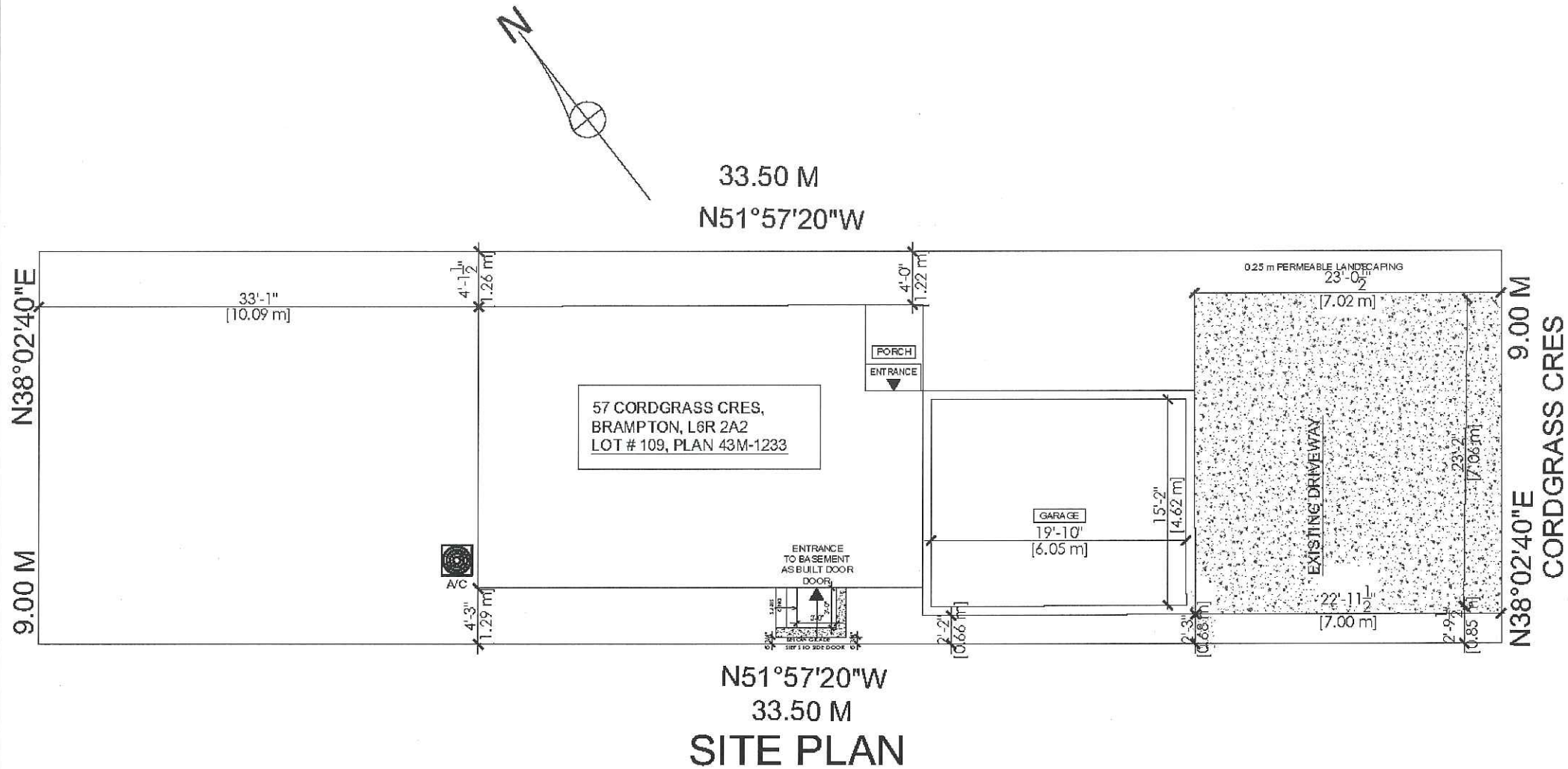
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

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 BEFORE 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 UNTIL SIGNED BY THE CONSULTANT

* DRAWINGS ARE NOT TO BE SCALED

LEGENDS:-

REVISION NO	DATE	DESCRIPTION	BY

Firm Name and Address

MEM ENGINEERING INC
UNIT 28, 2366 DERRY ROAD EAST
MISSISSAUGA, ON, L5S 1V6
416-658-6765
Email: hary@memengineering.ca

LICENSED PROFESSIONAL ENGINEER

Hary Singh

H. SINGH
100158144
09/05/21

PROVINCE OF ONTARIO

PROJECT TITLE:

57 CORDGRASS CRES
BRAMPTON, ON
L6R 2A2

SHEET TITLE:

SITE PLAN

CLIENT EMAIL:

CLIENT CONTACT:

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

PLOT DATE: 08-05-2021

DRAWN BY: RK

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.

AMENDMENT LETTER

August 31, 2021

To: Committee of Adjustment

RE: **APPLICATION FOR MINOR VARIANCE
LAKERAM SINGH & BISWATIE OODAL
A-2021-0180 – 57 CORDGRASS CRES**

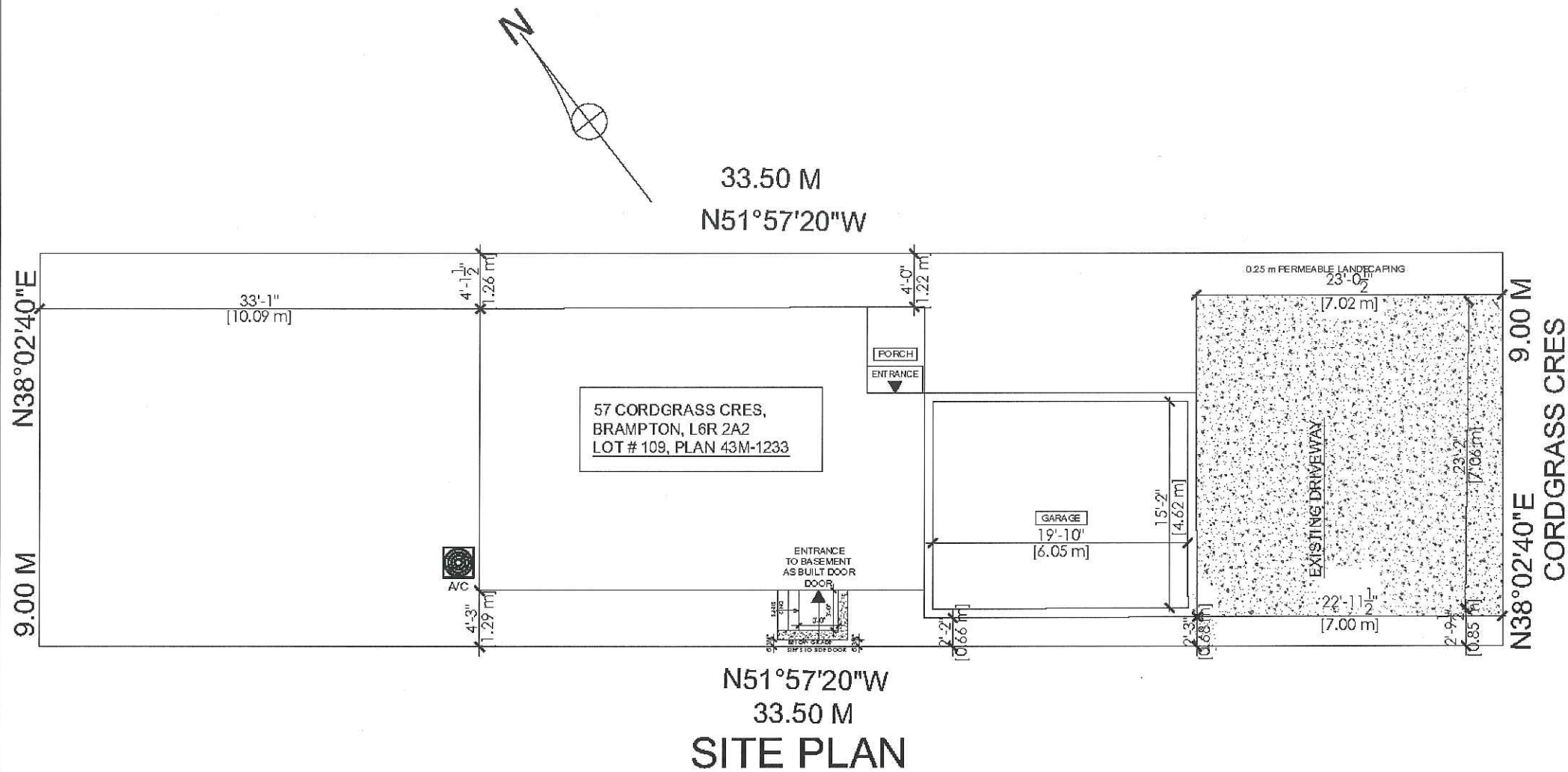
Please **amend** application **A-2021-0180** to reflect the following:

1. To permit a below grade exterior stairway in the required side yard having a setback of 0.17m to the side lot line and where a continuous side yard width of 1.2m is provided on the opposite side of the dwelling, whereas the by-law permits a below grade exterior stairway in the required interior side yard where a minimum 0.3m setback to the side lot line is maintained and where a minimum 1.2m continuous side yard width is provided on the opposite side of the dwelling.
2. To permit a driveway width of 7.06m whereas the by-law permit a maximum driveway width of 5.2m
3. To permit 0.25m of permeable landscaping adjacent to the side lot line, whereas the by-law requires 0.6m of permeable landscaping adjacent to the side lot line.

Harjinder Singh

HARJINDER SINGH, MEM ENGINEERING INC.
Applicant/Authorized Agent





General Notes

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LEGENDS:-

REVISION NO.	DATE	DESCRIPTION	BY

Firm Name and Address
MEM ENGINEERING INC
UNIT 28, 2355 DERRY ROAD EAST
MISSISSAUGA, ON, L5S 1V6
416-658-6766
Email: thary@memengineering.ca

LICENSED PROFESSIONAL ENGINEER
H. SINGH
100156144
09/05/21
PROVINCE OF ONTARIO

PROJECT TITLE:
57 CORDGRASS CRES
BRAMPTON, ON
L6R 2A2

SHEET TITLE:
SITE PLAN

CLIENT EMAIL:
CLIENT CONTACT:

SCALE: 1/8" = 1'-0"
PLOT DATE: 08.05.2021
DRAWN BY: RK
CHECKED BY: HS

DRAWING NO.:
A100

2021-07-26

COVERING LETTER

To
The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

A-2021-0180

Subject: Minor Variance application for 57 CORDGRASS CRES., BRAMPTON, ON,
L6R 2A2

Sir/ Madam,

We hope this letter finds you well. Please accept our minor variance application for our client at 57 CORDGRASS CRES., BRAMPTON, ON, L6R 2A2

There exists one as built side entrance door on left hand side yard of the house which is two steps down (less than 24" below grade) to go to the basement. The side entrance door has a setback of 1.29 m to the property line. Also, please note there exists clear side yard set back of 1.22 M on other side (right hand side) of the house which shall remains free from any encroachment.

Furthermore, client got his basement approved as second dwelling unit, however at the time of inspection, everything got approved except the side entrance door.

So, we request you to kindly consider our application for minor variance and allow for the approval of side door.

We appreciate your time and cooperation in this matter.

Thank You


Harjinder Singh

P Eng. PMP, CET, RCJI



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

FILE NUMBER: A-2021-0180

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)** LAKERAM SINGH, BISWATIE OODAL
Address 57 CORDGRASS CRES., BRAMPTON, ON, L6R 2A2

Phone # 647-504-8081 **Fax #** _____
Email SURJITSMUNDI@GMAIL.COM

2. **Name of Agent** HARJINDER SINGH
Address UNIT 28, 2355 DERRY ROAD EAST, MISSISSAUGA, L5S 1V6

Phone # 416-558-8755 **Fax #** _____
Email MEM.PENG@OUTLOOK.COM

3. **Nature and extent of relief applied for (variances requested):**
VARIANCE IS REQUIRED FOR AS BUILT BELOW GRADE STAIRWAY on the south side yard (LESS THAN 24" down/ 2 risers down) with a setback of 0.17 metres, whereas the by-law requires a min. of 0.61 metres at stairway side when 1.2 metres un-encroached setback is achieved on the other side yard of the dwelling.

4. **Why is it not possible to comply with the provisions of the by-law?**
There exists a side door on the south side yard and the stairway to enter through the side door was built by previous owner and property is recently bought by the current owner. The basement as second dwelling is approved with Permit number 20-226074-P01-00. The stairway (less than 24" below grade) are imperative to reach the basement through the side door.

5. **Legal Description of the subject land:**
Lot Number 109
Plan Number/Concession Number M1233
Municipal Address 57 CORDGRASS CRES, BRAMPTON, ON, L6R 2A2

6. **Dimension of subject land (in metric units)**
Frontage 9
Depth 33.5
Area 301.5

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.)

2 STORY BRICK SINGLE FAMILY DWELLING, GROSS FLOOR AREA OF DWELLING:
95.28 SQ M
GROUND FLOOR : 63.20 SQ M, WIDTH : 6.46 M, LENGTH : 16.41 M, HEIGHT : 8.06M

PROPOSED BUILDINGS/STRUCTURES on the subject land:

AS BUILT STAIRWAY (LESS THAN 24" BELOW GRADE)
REDUCED SETBACK AT STAIRWAY ON SOUTH SIDE YARD : 0.17m

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	7.0 M
Rear yard setback	10.09 M
Side yard setback	NORTH SIDE : 1.22 M
Side yard setback	SOUTH SIDE : GARAGE : 0.66M , WALL : 1.29M, AS-BUILT STAIRWAY : 0.17M

PROPOSED

Front yard setback	7.0 M
Rear yard setback	10.09 M
Side yard setback	NORTH SIDE : 1.22 M
Side yard setback	SOUTH SIDE REDUCED SETBACK AT STAIRWAY : 0.17M

10. Date of Acquisition of subject land: 2021/05/06
11. Existing uses of subject property: SINGLE FAMILY RESIDENTIAL
12. Proposed uses of subject property: TWO UNIT RESIDENTIAL
13. Existing uses of abutting properties: RESIDENTIAL
14. Date of construction of all buildings & structures on subject land: 1998/08/04
15. Length of time the existing uses of the subject property have been continued: 23 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 25 DAY OF JULY, 20 _____.

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, 20 21

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.

Harjinder Singh

Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1D-807

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

August 6, 2021

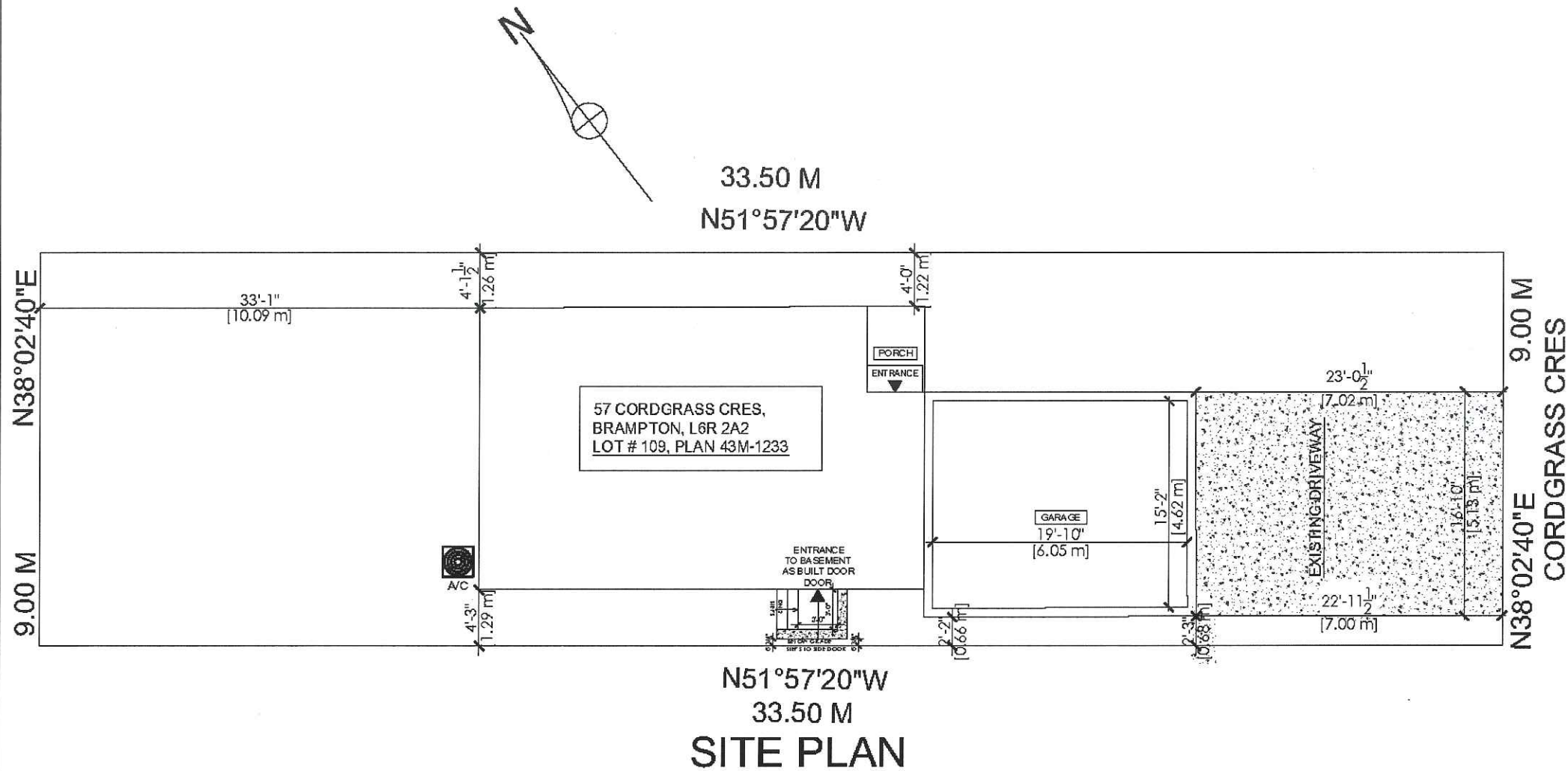
Date

DATE RECEIVED

August 6, 2021

Date Application Deemed
Complete by the Municipality

Revised 2020/01/07



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UNIT 28, 2365 DERRY ROAD EAST
MISSISSAUGA, ON, L5S 1V6
416-658-6755
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PLOT DATE: 09-05-2021
DRAWN BY: RK
CHECKED BY: HS

DRAWING NO.:
A100

