



APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **PUNEET GREWAL AND SUKHAMAN SINGH SANDHU** 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 101, Plan 43M-1541 municipally known as **2 BEACHPOINT BOULEVARD**, Brampton;

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

1. To permit a proposed below grade entrance between the main wall of a dwelling and the flankage lot line whereas the by-law does not permit below grade entrances between the main wall of the dwelling and the flankage lot line;
2. To permit an exterior side yard setback of 2.25m (7.38 ft.) to a proposed below grade entrance whereas the by-law requires a minimum exterior side yard setback of 3.0m (9.84 ft.);
3. To permit an existing accessory structure (shed) to be located in the exterior side yard having a rear yard setback of 0.58m (1.90 ft.) and an exterior side yard setback of 0.45m (1.48 ft.), whereas the by-law does not permit an accessory structure to be located in the exterior side yard.
4. To permit an existing driveway width of 7.43m (24.38 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.);
5. To permit a 0.0 metre permeable landscape strip whereas the by-law requires a minimum 0.6m (1.97 ft.) of permeable landscaping between the driveway and the side 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
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.

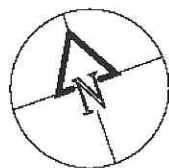
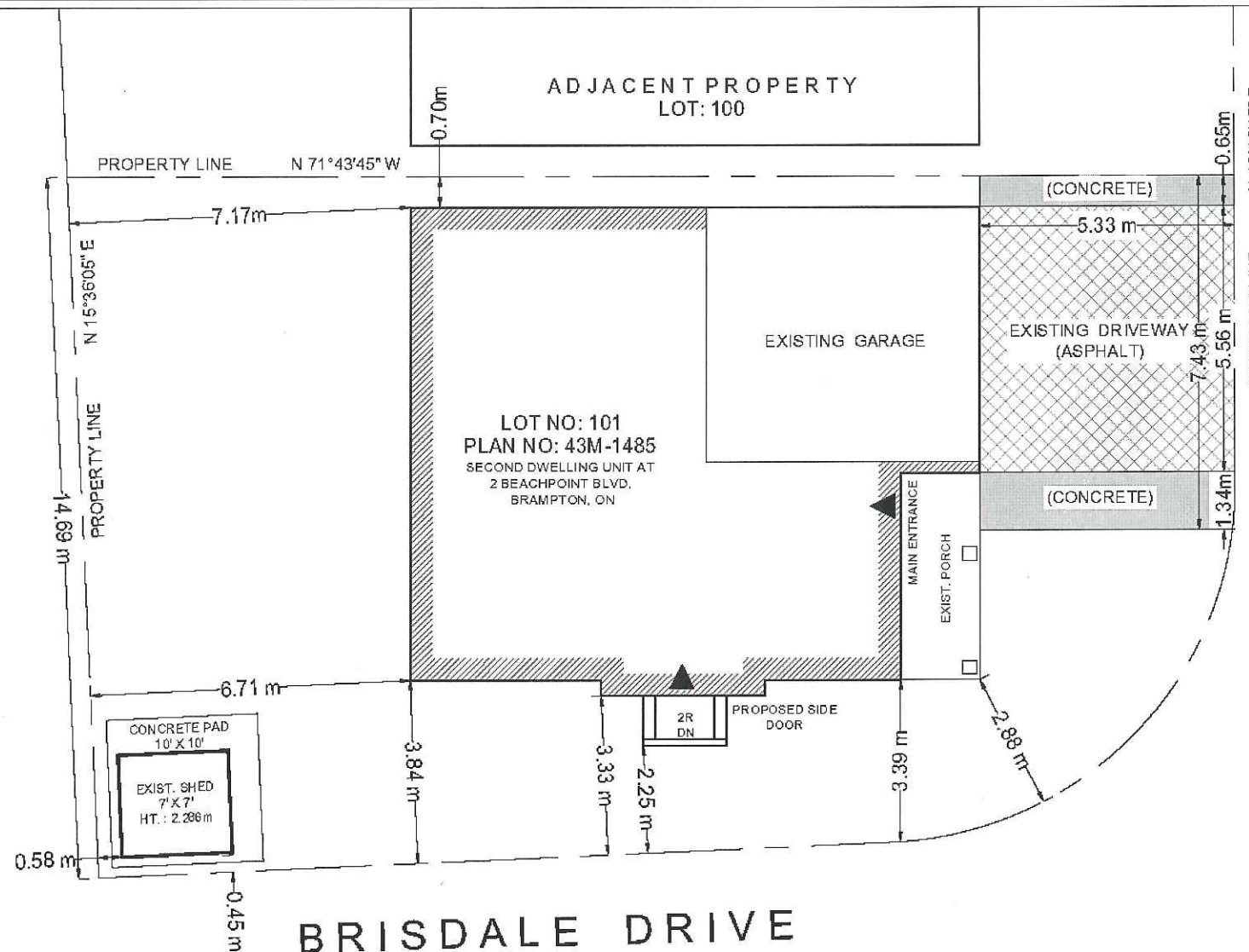
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

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



SCOPE OF WORK:
PROPOSED BELOW GRADE SIDE DOOR

SITE STATISTICS:

LOT AREA = 3554.99 ft² / 330.26 m²

BUILDING COVERAGE = 1203.42 ft² / 111.80 m²

▼ ENTRANCE / EGRESS

BEACHPOINT BLVD.



1	FOR MINOR VARIANCE	AUG / 30 / 2021
0	FOR BUILDING PERMIT	JUL / 04 / 2021
NO.	DESCRIPTION	DATE

ENGINEER:
Mechways Inc.
ADDRESS: 2751 BRAMPTON DRIVE
BRAMPTON, ON L6Y 1G5
TEL: (416) 274-1100
FAX: (416) 274-1101
WWW.MECHWAYS.COM

PROJECT:
2 BEACHPOINT BLVD.,
BRAMPTON, ON

TITLE:	
SITE PLAN	
CHECKED: MS	DRAWING:
DRAWN: TP	A0.1
SCALE: 1:100	
DATE: JUL / 04 / 2021	

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

September 2, 2021

To: Committee of Adjustment

RE: **APPLICATION FOR MINOR VARIANCE**
PUNEET GREWAL
A-2021-0179- 2 BEACHPOINT BLVD

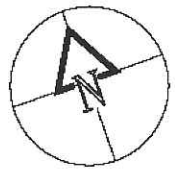
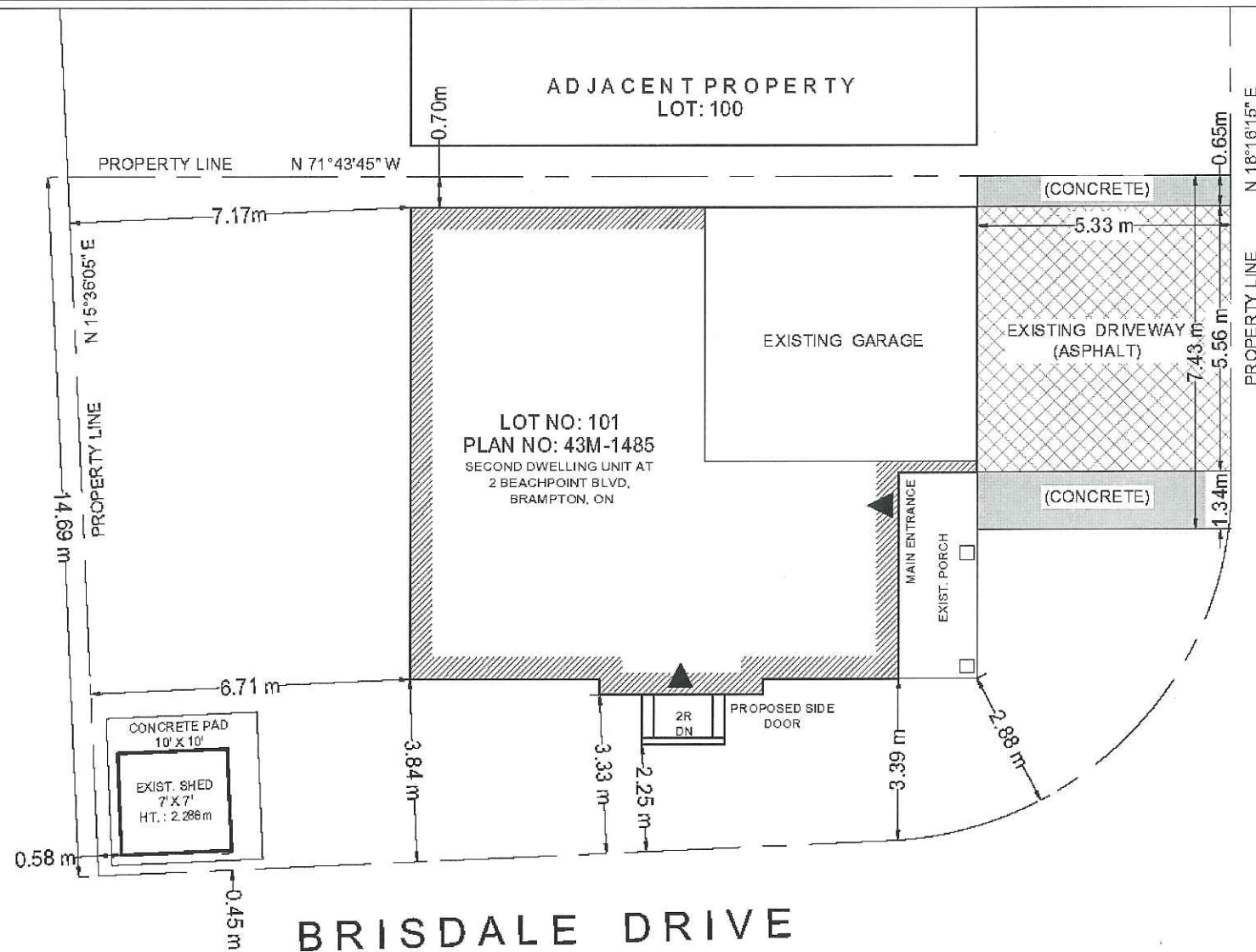
Please **amend** application **A-2021-0179** to reflect the following:

1. To permit a proposed below grade entrance between the main wall of a dwelling and the flankage lot line whereas the by-law does not permit below grade entrances between the main wall of the dwelling and the flankage lot line;
2. To permit an exterior side yard setback of 2.25m (7.38 ft.) to a proposed below grade entrance whereas the by-law requires a minimum exterior side yard setback of 3.0m (9.84 ft.);
3. To permit an existing accessory structure (shed) to be located in the exterior side yard having a rear yard setback of 0.58m (1.90 ft.) and an exterior side yard setback of 0.45m (1.48 ft.), whereas the by-law does not permit an accessory structure to be located in the exterior side yard.
4. To permit an existing driveway width of 7.43m (24.38 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.);
5. To permit a 0.0 metre permeable landscape strip whereas the by-law requires a minimum 0.6m (1.97 ft.) of permeable landscaping between the driveway and the side lot line.

Valiuddin
Mohammed

Digitally signed by Valiuddin
Mohammed
DN: cn=Valiuddin Mohammed,
o=CA, o=Mechways Inc.,
email=info@mechways.com
Date: 2021.09.02 14:35:03 -
04'00'

Applicant/Authorized Agent



SCOPE OF WORK:
PROPOSED BELOW GRADE SIDE DOOR

SITE STATISTICS:

LOT AREA = 3554.99 ft² / 330.26 m²

BUILDING COVERAGE = 1203.42 ft² / 111.80 m²

▼ ENTRANCE / EGRESS

BEACHPOINT BLVD.



1	FOR MINOR VARIANCE	AUG / 30 / 2021
0	FOR BUILDING PERMIT	JUL / 04 / 2021
NO.	DESCRIPTION	DATE

ENGINEER:
 Mechways Inc.
ADDRESS: 2591 HANCOCK AVENUE
MISSISSAUGA, ON L4V 1G5
TEL: 905-276-4100
EMAIL: INFO@MECHWAYS.COM
WWW.MECHWAYS.COM

PROJECT:
2 BEACHPOINT BLVD.,
BRAMPTON, ON

TITLE:	
SITE PLAN	
CHECKED: MS	DRAWING:
DRAWN: TP	A0.1
SCALE: 1:100	
DATE: JUL / 04 / 2021	

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)** PUNEET GREWAL AND SUKHAMAN SINGH SANDHU
Address 2 Beachpoint Blvd Brampton, ON L7A 2H3

Phone # 647-542-9177 **Fax #**
Email puneetgrewal01@gmail.com

2. **Name of Agent** VALIUDDIN MOHAMMED
Address 2751 Thamesgate Dr Mississauga, ON L4T 1G5

Phone # 647-786-5940 **Fax #**
Email INFO@MECHWAYS.COM

3. **Nature and extent of relief applied for (variances requested):**
This is a corner lot and with proposed Below Grade entrance the setback becomes 2.25 m which is not allowed by Zoning. The required by Zoning by law is 3.0 m. Relief of 0.75 m is requested.
The proposed below Grade entrance has only 2 risers. The Drawing is enclosed for your reference.
Below Grade entrance on one side is logical and comfortable for use and with the available set back we need the relief as above

4. **Why is it not possible to comply with the provisions of the by-law?**
Below grade exterior stairs are not permitted in a yard located between the main wall of a dwelling and a flankage lot line

5. **Legal Description of the subject land:**
Lot Number 101
Plan Number/Concession Number M1541
Municipal Address 2 Beachpoint Blvd Brampton, ON L7A 2H3

6. **Dimension of subject land (in metric units)**
Frontage 5.46 m
Depth 25.01 m
Area 353.36 sq. m

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.)

Ground floor Area: 71.53 sq. m
Gross Floor Area: 143.06 sq. m
Number of Storeys: 2
Building Height: 5.94 m
Width: 9.9 m
Length: 11.8 m

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Ground floor Area: 71.53 sq. m
Gross Floor Area: 143.06 sq. m
Number of Storeys: 2
Building Height: 5.94 m
Width: 9.9 m
Length: 11.8 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	5.48 m
Rear yard setback	6.71 m
Side yard setback	Left : 3.35 m
Side yard setback	Right: 0.70 m

PROPOSED

Front yard setback	5.48 m
Rear yard setback	6.71 m
Side yard setback	Left : 2.25 m
Side yard setback	Right: 0.70 m

10. Date of Acquisition of subject land: May 23, 2018
11. Existing uses of subject property: Residential Single Dwelling unit
12. Proposed uses of subject property: Residential Second Dwelling Unit
13. Existing uses of abutting properties: Residential
14. Date of construction of all buildings & structures on subject land: 2003
15. Length of time the existing uses of the subject property have been continued: SINCE 2003
16. (a) What water supply is existing/proposed?
Municipal ☒ 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 _____

Valiuddin
Mohammed

Digitally signed by Valiuddin Mohammed
DN: cn=Valiuddin Mohammed, c=CA,
o=Medways Inc.,
email=info@medways.com
Date: 2021.08.03 13:48:51 -0400

Signature of Applicant(s) or Authorized Agent

DATED AT THE _____ CITY _____ OF _____ MISSISSAUGA
THIS 12TH DAY OF JULY, 20 21

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, VALIUDDIN MOHAMMED, 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 Toronto

IN THE Province OF

Ontario THIS 28th DAY OF July, 2021

Commissioner, etc.
RAMESH CHAI S. PATEL
Barrister, Solicitor & Notary Public
127 Westmore Dr., Unit 101
Toronto, ON M9V 3Y6
Ph: (416) 742-2999



Valiuddin
Mohammed

Digitally signed by Valiuddin
Mohammed
DN: cn=Valiuddin
Mohammed, c=CA,
o=Medways Inc.,
email=info@medways.com
Date: 2021.08.03 13:48:51 -0400

Signature of Applicant or Authorized Agent

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.

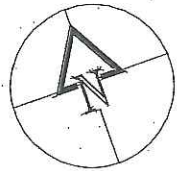
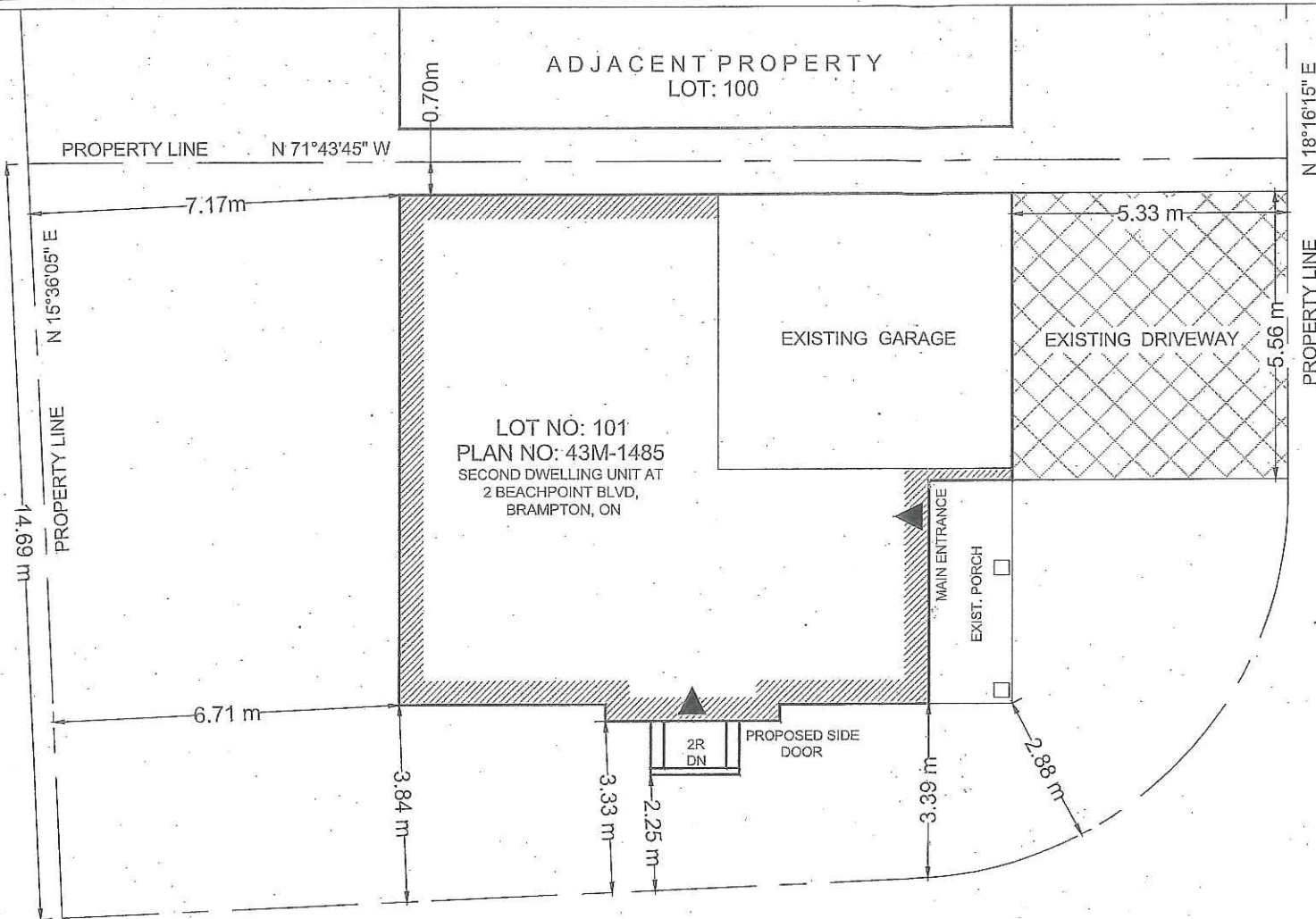
Zoning Officer

Aug 9, 2021

Date

DATE RECEIVED

August 5, 2021



BRISDALE DRIVE

SCOPE OF WORK:
PROPOSED BELOW GRADE SIDE DOOR

SITE STATISTICS:

LOT AREA = 3554.99 ft² / 330.26 m²

BUILDING COVERAGE = 1203.42 ft² / 111.80 m²

▼ ENTRANCE / EGRESS



0	FOR BUILDING PERMIT	JUL / 04 / 2021
NO.	DESCRIPTION	DATE

ENGINEER:	<i>Mechways Inc.</i>
ADDRESS:	2391 TRANSCAT DRIVE
TEL:	MISSISSAUGA, ON L4T 1G5
EMAIL:	+1(416) 471-1180
WEBSITE:	+1(416) 471-1180

PROJECT:	2 Beachpoint 13 ASHBROOK WAY, BRAMPTON, ON
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TITLE:	SITE PLAN
CHECKED: MS.	DRAWING:
DRAWN: TP	A0.1
SCALE: 1:150	
DATE: JUL / 04 / 2021	



LEFT SIDE ELVATION



0	FOR BUILDING PERMIT	JUL / 04 / 2021
NO.	DESCRIPTION	DATE

ENGINEER:

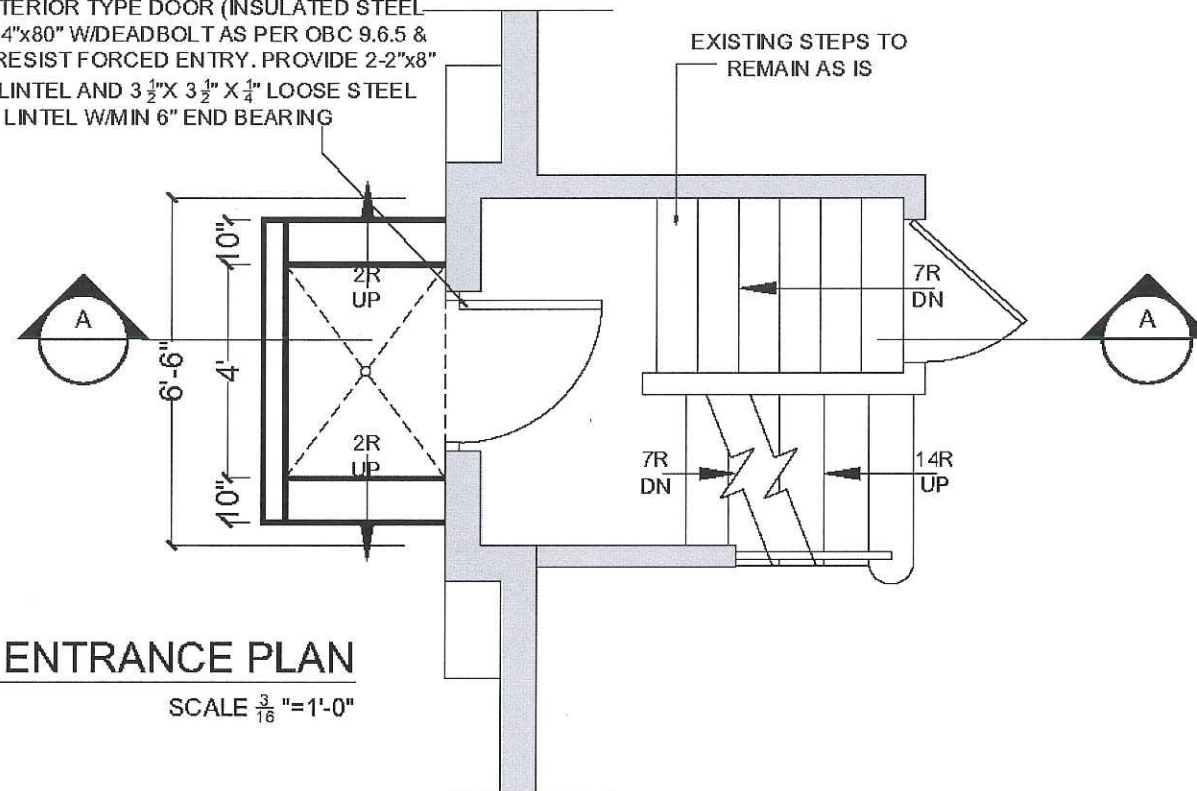
 ADDRESS: 2511 HURONTARIO RD. E. UNIT 10
 MISSISSAUGA, ONT. L4X 1L3
 TEL: 416-274-1100
 EMAIL: INFO@MECHWAYS.COM
 WEBSITE: WWW.MECHWAYS.COM

PROJECT:
 2 BEACHPOINT BLVD.,
 BRAMPTON, ON

TITLE: LEFT SIDE ELVATION	
CHECKED: MS	DRAWINGS:
DRAWN: TP	A2.1
SCALE: 1" = 8'	
DATE: JUL / 04 / 2021	

NEW EXTERIOR TYPE DOOR (INSULATED STEEL DOOR) 34"x80" W/DEADBOLT AS PER OBC 9.6.5 & 9.6.8 TO RESIST FORCED ENTRY. PROVIDE 2-2"x8" WOOD LINTEL AND 3 1/2" X 3 1/2" X 1/4" LOOSE STEEL LINTEL W/MIN 6" END BEARING

EXISTING STEPS TO REMAIN AS IS



SIDE ENTRANCE PLAN

SCALE $\frac{3}{16}$ " = 1'-0"



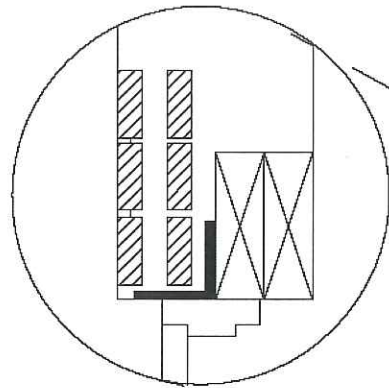
NO.	DESCRIPTION	DATE
0	FOR BUILDING PERMIT	JUL / 04 / 2021

ENGINEER:
 **Mechways Inc.**
 ADDRESS: 2701 INVERGORD DRIVE
 MISSISSAUGA, ON L4V 1G2
 TEL: 416-674-1100
 EMAIL: INFO@MECHWAYS.COM
 WEBSITE: WWW.MECHWAYS.COM

PROJECT:
 2 BEACHPOINT BLVD.,
 BRAMPTON, ON

TITLE:
SIDE DOOR DETAILS

CHECKED: MS	DRAWING:
DRAWN: TP	A3.1
SCALE: 1" = 3/16"	
DATE: JUL / 04 / 2021	



EXIST. CEILING

FIN. GROUND FLOOR

EXIST GRADE

EXIST MID-LANDING

T.O. BASEMENT SLAB

2-2"x8" LINTEL SPRUCE #2 W/MIN 1 1/2" END BEARING AND 1" RIGID FOAM SPACER
3 1/2" X 3 1/2" X 1/4" LOOSE STEEL LINTEL W/MIN 6" END BEARING

NEW EXTERIOR TYPE DOOR (INSULATED STEEL DOOR) 34"x80" W/DEADBOLT AS PER OBC 9.6.5 & 9.6.8 TO RESIST FORCED ENTRY. PROVIDE 2-2"x8" WOOD LINTEL AND STEEL

FLOOR DRAIN CONNECT TO THE SUMP PUMP INSIDE OR TO THE STORM DRAIN - NOT TO SEWERAGE

EXIST. FOUNDATION WALL

EXISTING LANDING JOISTS

EXIST. DOOR 32" X 80"

EXISTING FLOOR JOISTS

EXIST. LANDING

DN
2R

SECTION-AA

SCALE $\frac{3}{16}$ " = 1'-0"



NO.	DESCRIPTION	DATE
0	FOR BUILDING PERMIT	JUL / 04 / 2021

ENGINEER:	Mechways Inc.
ADDRESS:	1251 HAVENVIEW DRIVE M12 2B2 AGORA, ONT L4M 1G7
TEL:	(416) 294-1100
EMAIL:	INFO@MECHWAYS.COM
WEBSITE:	WWW.MECHWAYS.COM

PROJECT:	2 BEACHPPOINT BLVD., BRAMPTON, ON
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TITLE:	SIDE DOOR DETAILS
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CHECKED: MS	DRAWING:
DRAWN: TP	A3.1
SCALE: 1" = $\frac{3}{16}$ "	
DATE: JUL / 04 / 2021	

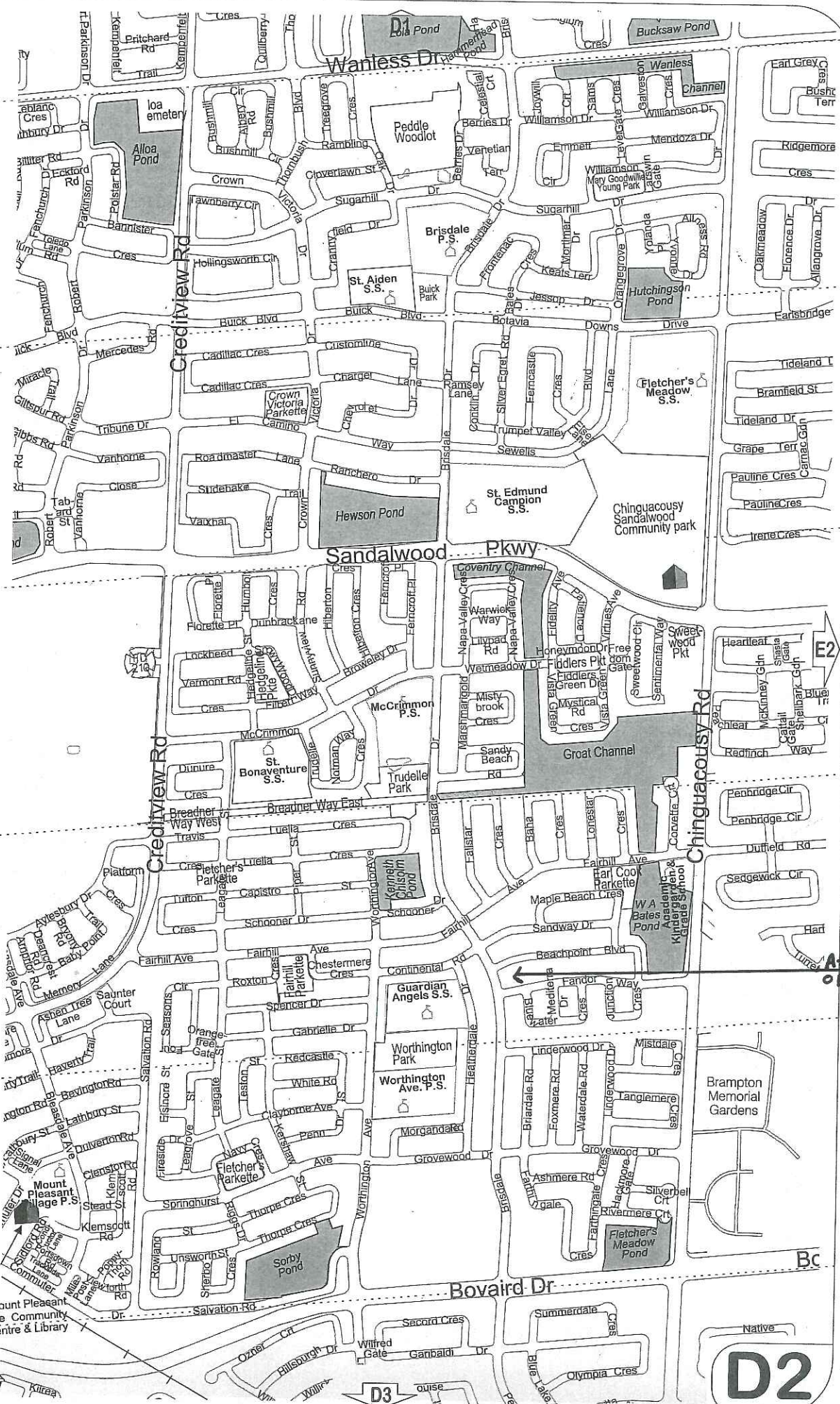
a

b

C2
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A:2021
0179

D2

D3