



**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **RAVINDER, HARMESH AND PRITAM SINGH MEHMI** 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 27, Plan M-1026 municipally known as **294 FERNFOREST DRIVE**, Brampton;

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

1. To permit a rear yard setback of 3.06m (10.04 ft.) to a proposed sunroom addition whereas the by-law requires a minimum rear yard setback of 7.5m (24.60 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 29, 2020 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 17th day of September, 2020.

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](mailto:jeanie.myers@brampton.ca)



944 Crawford Dr.  
Peterborough, Ontario K9J 3X2  
**[www.lifestylesunrooms.com](http://www.lifestylesunrooms.com)**  
**Tel: 800-465-0593**  
**Fax: 800-934-0822**

## PROJECT

**LIFESTYLE SUNROOM  
UNHEATED ADDITION**

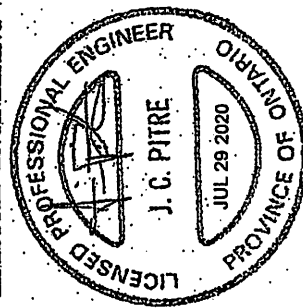
**PROJECT ADDRESS**

294 FERNFOREST DR.  
BRAMPTON  
ONTARIO L6R 1B6

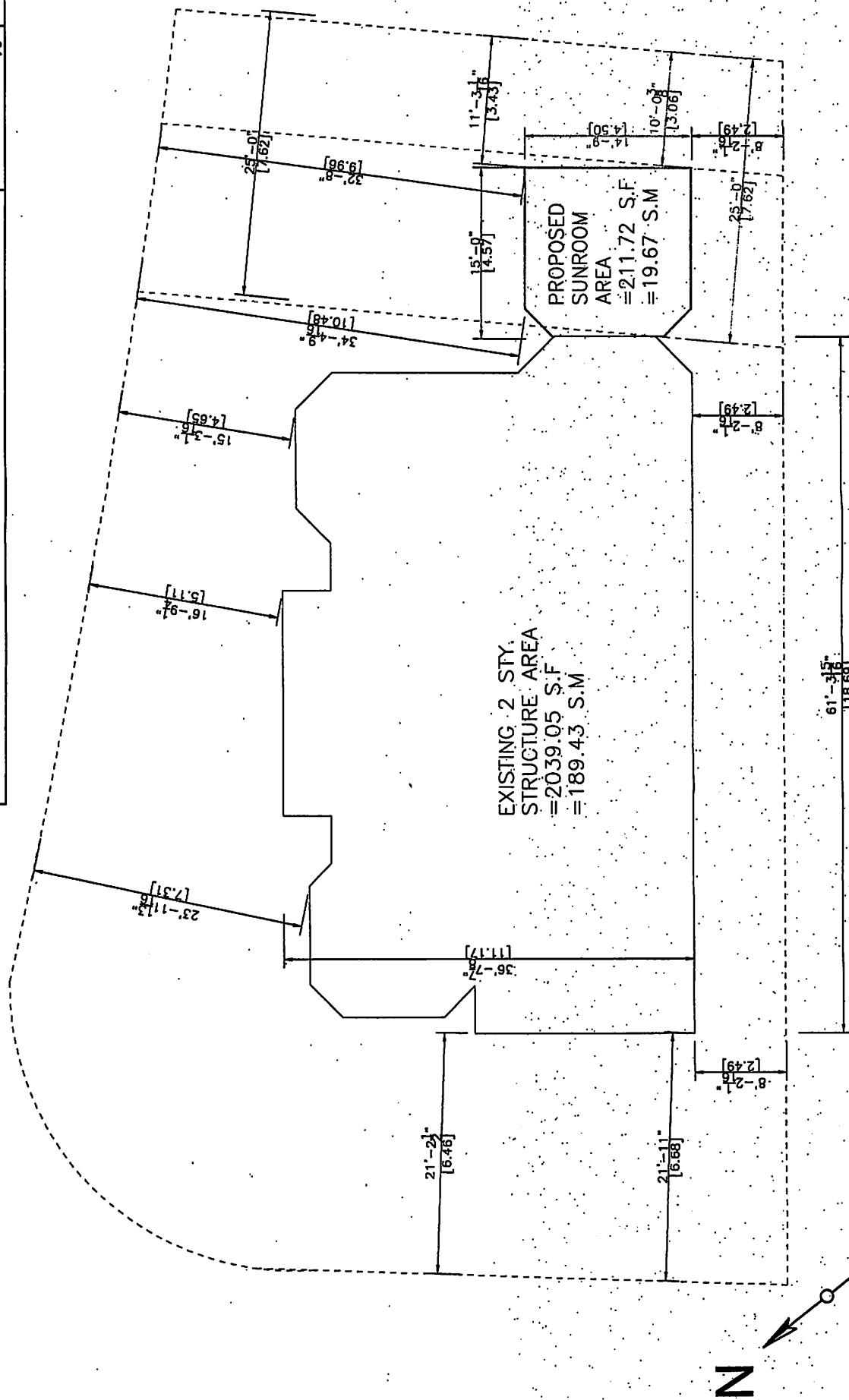
## DRAWING TITLE

# SITE PLAN.

|                                   |             |         |
|-----------------------------------|-------------|---------|
| REVISION                          | PROJECT#    | DESIGN# |
|                                   | 238986      |         |
| MODEL TYPE                        |             |         |
| 3125 A-FRAME (5 1/2" WD TOP ROOF) |             |         |
| CLIENT                            |             |         |
| RAVENSCH & HANSEN & SONS MECH     |             |         |
| DATE                              | SCALE       |         |
| JUN 26 2020                       |             |         |
| DRAWN BY:                         | CHECKED BY: |         |
| L.W.                              | J.P.        |         |
| LIFESTYLE ENGINEERING             |             |         |



|  |        |                |         |                 |
|--|--------|----------------|---------|-----------------|
| LOT AREA                               | 623.31 | m <sup>2</sup> | 6709.49 | ft <sup>2</sup> |
| TOTAL EXISTING FLOOR AREA              | 189.43 | m <sup>2</sup> | 2039.05 | ft <sup>2</sup> |
| PROPOSED SUNROOM AREA                  | 19.87  | m <sup>2</sup> | 211.72  | ft <sup>2</sup> |
| TOTAL EXISTING AND PROPOSED FLOOR AREA | 209.10 | m <sup>2</sup> | 2250.77 | ft <sup>2</sup> |
| TOTAL LOT COVERAGE                     | ~33.55 | %              |         |                 |



THIS SITE PLAN IS  
DRAWN PER THE OWNER  
INFORMATION

# SITE PLAN

**SCALE = 1:150**

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 Committee 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 24, 2020.**
- 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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm, Friday, September 25, 2020.**
  - 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 25, 2020.** 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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto: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](http://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.





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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, 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) Ravinder, Harneesh & Singh, Mehmi  
Address 294 Fernforest Dr., Brampton, ON L6R 1B6

Phone # 416 879 2525 Fax # \_\_\_\_\_  
Email rmehmi@rogers.com

2. Name of Agent Litan Wai & Lifestyle Sunrooms Inc.  
Address 944 Cranford Drive, Peterborough, ON K9J 5X2

Phone # 905 465 12593 - 257 Fax # \_\_\_\_\_  
Email Lwai@lifestylesunrooms.com

3. Nature and extent of relief applied for (variances requested):  
To reduce required rear yard setback by 3.56 m

4. Why is it not possible to comply with the provisions of the by-law?  
Proposed structure encroach to back yard where required rear yard setback is 7.5 m and proposed rear yard setback is 3.96 m.

5. Legal Description of the subject land:  
Lot Number 27  
Plan Number/Concession Number M1026  
Municipal Address 294 Fernforest Drive, Brampton, ON L6R 1B6

6. Dimension of subject land (in metric units)  
Frontage 16.55m  
Depth 31.63m  
Area irregular, 623.31 m<sup>2</sup>

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:

SFD per site plan

SINGLE FAMILY DWELLING, GROUND FLOOR AREA 189.43 SQ.M. GROUND FLOOR AREA 368.86 SQ.M. 2 STOREYS, WIDTH 11.17 M, LENGTH 18.69 M, HEIGHT 8.69 M

PROPOSED BUILDINGS/STRUCTURES on the subject land:

3 season unheated sunroom per site plan

UNHEATED SUNROOM, GROUND FLOOR AREA 19.67 SQ.M. GROUND FLOOR AREA 19.67 SQ.M. 1 STOREYS, WIDTH 4.5 M, LENGTH 4.57 M, HEIGHT 3.95 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 6.46 m  
Rear yard setback 7.62 m  
Side yard setback 2.49 m (interior)  
Side yard setback 4.65 m (exterior)

PROPOSED

Front yard setback N/A  
Rear yard setback 3.06 m ✓  
Side yard setback 2.49 m (interior)  
Side yard setback 9.86 m (exterior)

10. Date of Acquisition of subject land: 1992
11. Existing uses of subject property: Residential
12. Proposed uses of subject property: Residential
13. Existing uses of abutting properties: Residential
14. Date of construction of all buildings & structures on subject land: 1992
15. Length of time the existing uses of the subject property have been continued: 28 years

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 _____ |

Luigi  
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton  
THIS 17 DAY OF Aug, 20 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, Ross Page, OF THE CITY OF MARRICKHAM  
IN THE Region OF York 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 17<sup>th</sup> DAY OF

August, 20 20

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, 2021.

Ross Page  
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: \_\_\_\_\_

RIB - 516

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

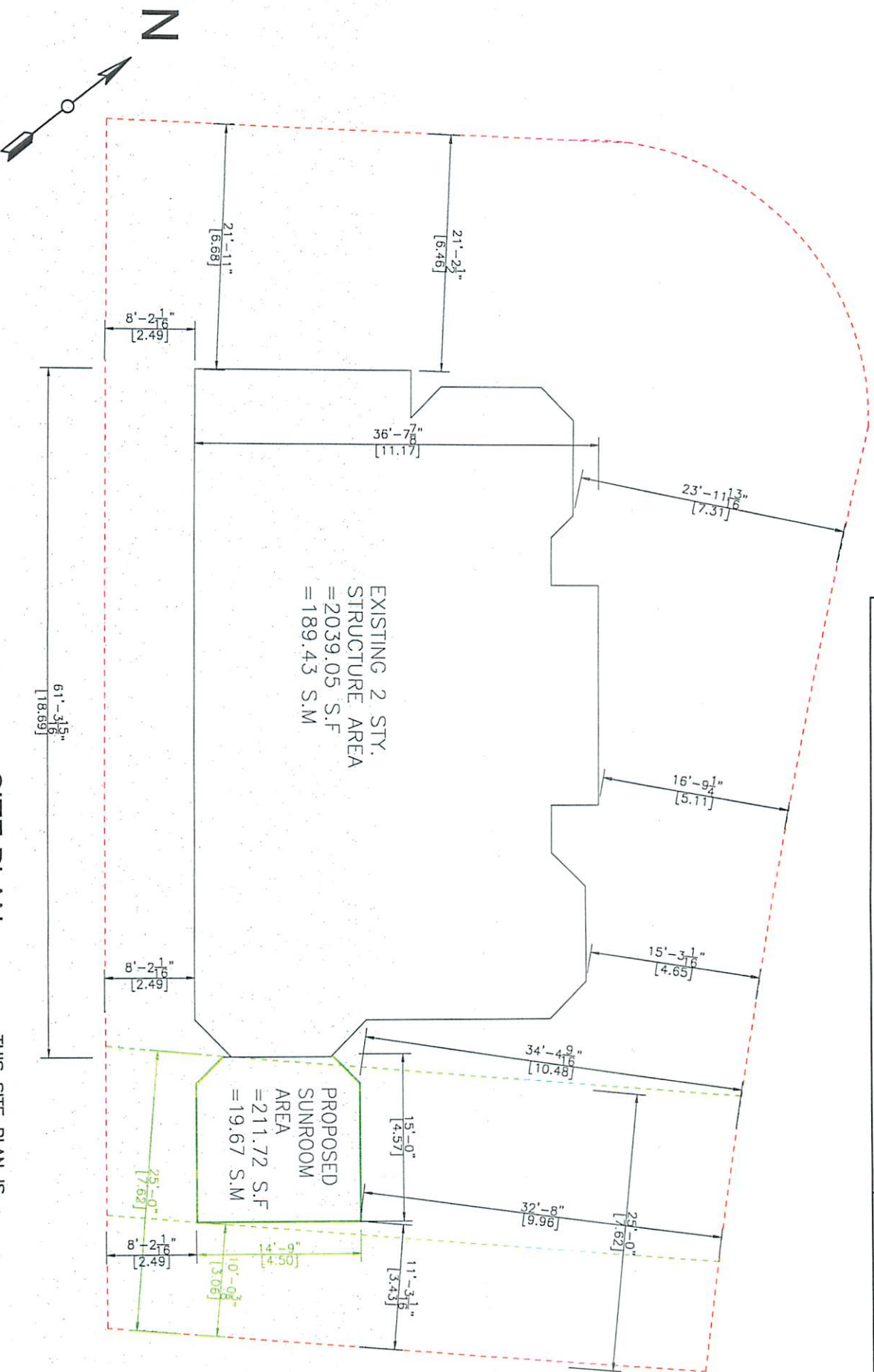
Hothi S  
Zoning Officer

AUGUST 17 2020  
Date

DATE RECEIVED

August 18, 2020

|  |        |                |         |                 |
|--|--------|----------------|---------|-----------------|
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SCALE = 1:150

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Tel: 800-465-0593  
Fax: 800-934-0822

## PROJECT

LIFESTYLE SUNROOM  
UNHEATED ADDITION

## PROJECT ADDRESS

294 FERNFOREST DR.  
BRAMPTON  
ONTARIO L6R 1B6

## DRAWING TITLE

## SITE PLAN

## REVISION PROJECT# DESIGN#

238986

## MODEL TYPE

3125 A-FRAME (5 1/2" WD TOP ROOF)

## CLIENT

RAYNER & HARGREY & SONS

## DATE SCALE

JUN 26 2020

## DRAWN BY: CHECKED BY:

L.W. J.P.

## LIFESTYLE ENGINEERING





