

APPLICATION # A-2021-0222
WARD #6

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **JIGAR CHANDUBHAI PATEL AND BIRWA ATULKUMAR PATEL** 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 123, plan 43M-2030 municipally known as **16 BLUE SILO WAY**, Brampton;

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

1. To permit a rear yard setback of 4.29m (14.07 ft.) to a proposed 2 storey 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, October 26, 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 14th Day of October, 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

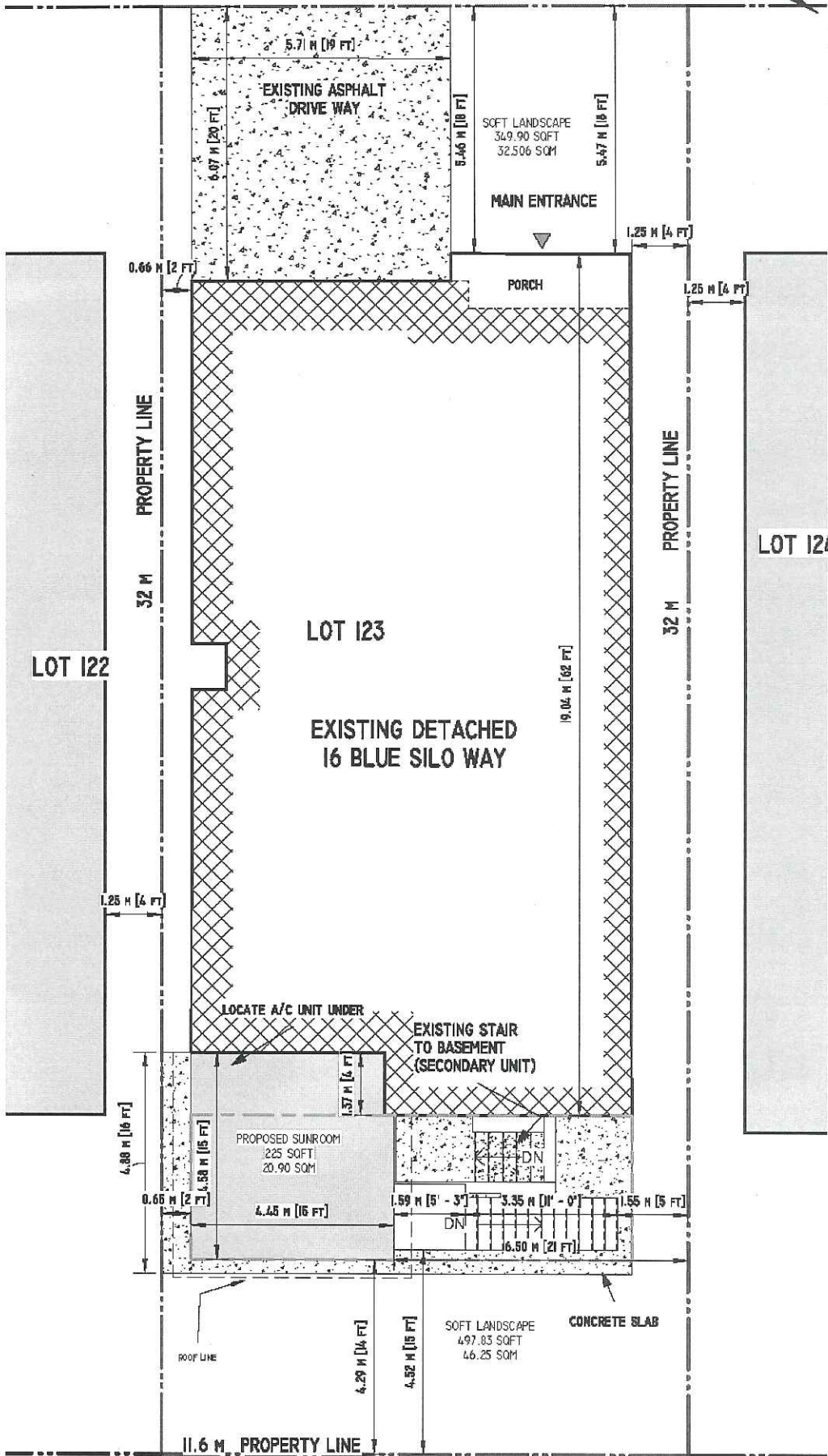
BLUE SILO WAY

KEYPLAN

CENTRE LINE OF STREET



11.6 M PROPERTY LINE



PLAN M2030 LOT 123
ZONING R1E

SITE STATISTICS

LOT AREA	371.19 M²	
EXISTING BUILDING AREA	169.635 M²	
EXISTING COVERAGE	45%	
PROPOSED SUNROOM	19.5 M²	
PROPOSED TOTAL AREA	189.13 M²	
PROPOSED COVERAGE	50%	
ALLOWED COVERAGE	NO REQUIREMENT	
PROPOSED SUNROOM HEIGHT	5.28M	
SETBACKS	PROPOSED	
FRONTYARD	6	6
REARYARD	7.5	4.29
SIDEYARD	0.8	0.8
SIDEYARD	1.25	1.25

TRISTAR
DESIGN & BUILD

GENERAL NOTES

- ALL EXISTING & PROPOSED WORK MUST BE VERIFIED ON SITE PRIOR TO ANY CONSTRUCTION.
- DO NOT SCALE DRAWINGS.
- CONTRACTORS AND OWNERS ARE RESPONSIBLE FOR ANY MODIFICATIONS AND CONSTRUCTION METHODS.
- SEE ATTACHED FOR GENERAL NOTES, CONSTRUCTION SPECIFICATIONS AND DETAILS.
- ALL CONSTRUCTION MUST ADHERE TO ONTARIO BUILDING CODE REQUIREMENTS AND ANY AUTHORITIES HAVING JURISDICTION.
- CONTRACTORS TO REVIEW APPROVED PERMIT DRAWINGS FOR ADDITIONAL NOTES AND RELATED DOCUMENTS.
- ANY MATERIAL SUBSTITUTIONS MUST BE OF EQUAL OR GREATER PERFORMANCE (A/C PER OBC).

ENGINEER SEAL	QUALIFICATION INFO
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DATE:	DRAWN BY:
JULY 22	BP

SHEET TITLE:
SITEPLAN

ADDRESS:
16 BLUE SILO WAY, BRAMPTON

SCALE: 1 : 100

A101

1 Site
1 : 100

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, October 21, 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, October 22, 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, October 22, 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.



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)** PATEL JIGAR CHANDUBHAI & PATEL BIRWA ATULKUMAR
Address 16 BLUE SILO WAY, BRAMPTON ON L6X 0B4

Phone # 647 898 3340 **Fax #** _____
Email _____

2. **Name of Agent** TRISTAR DESIGN & BUILD
Address 644 SOCIETY CRESCENT, NEWMARKET ON L3X 2V8

Phone # 647 9396193 **Fax #** _____
Email hoiphuong@gmail.com

3. **Nature and extent of relief applied for (variances requested):**
Proposal Sun Room Addition 210 Square Feet (19.5 Square Meters) in Zoning R1E.
The Existing Setback is 7.5 meters.
The Proposal Setback is 4.29 meters

4. **Why is it not possible to comply with the provisions of the by-law?**
Proposal Sun Room is used as a leisure space, a green space for plants.

5. **Legal Description of the subject land:**
Lot Number LOT 123
Plan Number/Concession Number PLAN M2030
Municipal Address 16 BLUE SILO WAY

6. **Dimension of subject land (in metric units)**
Frontage 11.6 m
Depth 32 m
Area 371.19 Sqm

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.)

Existing Dwelling Area: Ground Floor Area: 173.73 Square meters
Number of Storeys: 2
Width: 9.55 m, Building Length: 19.04 m. Height: 10.6 meters

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Sun Room Enclosures: Floor Area: 20.90 Square meters
Number of Storeys: 2 (Level 1: Storage, Level 2: Sun Room)
Width: 4.45 m , Length: 4.58 m, Height: 5.69meters

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 6.07 m
Rear yard setback 7.5 m
Side yard setback 0.8 m
Side yard setback 1.25 m

PROPOSED

Front yard setback 6.07 m
Rear yard setback 4.29 m
Side yard setback 0.8 m
Side yard setback 1.25M

10. Date of Acquisition of subject land: 2018
11. Existing uses of subject property: Residential-Registered Two-Unit Dwelling: 16 BLUE SILO WAY
12. Proposed uses of subject property: Proposal Sun room in Residential
13. Existing uses of abutting properties: Single Family Detached
14. Date of construction of all buildings & structures on subject land: September 30, 2021
15. Length of time the existing uses of the subject property have been continued: 1 month
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 _____

PHUONG NGUYEN

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY _____ OF BRAMPTON

THIS 30 DAY OF August September, 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, PHUONG NGUYEN, OF THE TOWN OF NEW MARKET
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 20th DAY OF

September, 2021.

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.

PHUONG NGUYEN

Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

R1E-11.6-2505

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

J. Chau
Zoning Officer

Sept 20, 2021
Date

DATE RECEIVED September 20, 2021

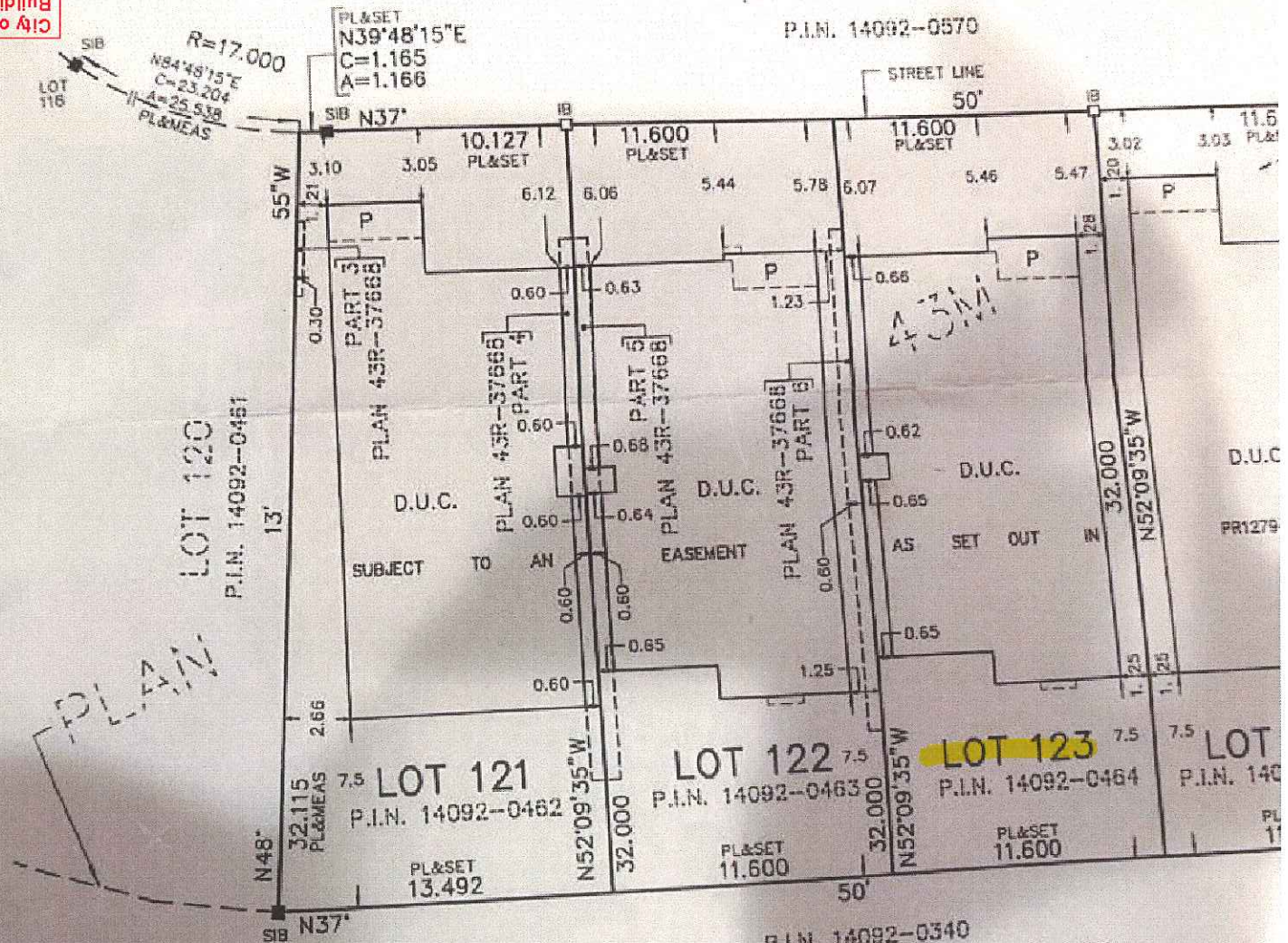
Date Application Deemed Complete by the Municipality September 20, 2021

City of Brampton
Building Division
Building Reviewed
2020/05/28
Layla Akkassiy

BLUE SILO WAY

(BY PLAN #33-2030)

P.I.N. 14092-0570



PART 1. P.I.N. 14092-0340
PLAN 43R -- 37436

PART 1, PLAN 401
PART OF LOT 7, CONCESSION 5, WEST OF HURONTARIO

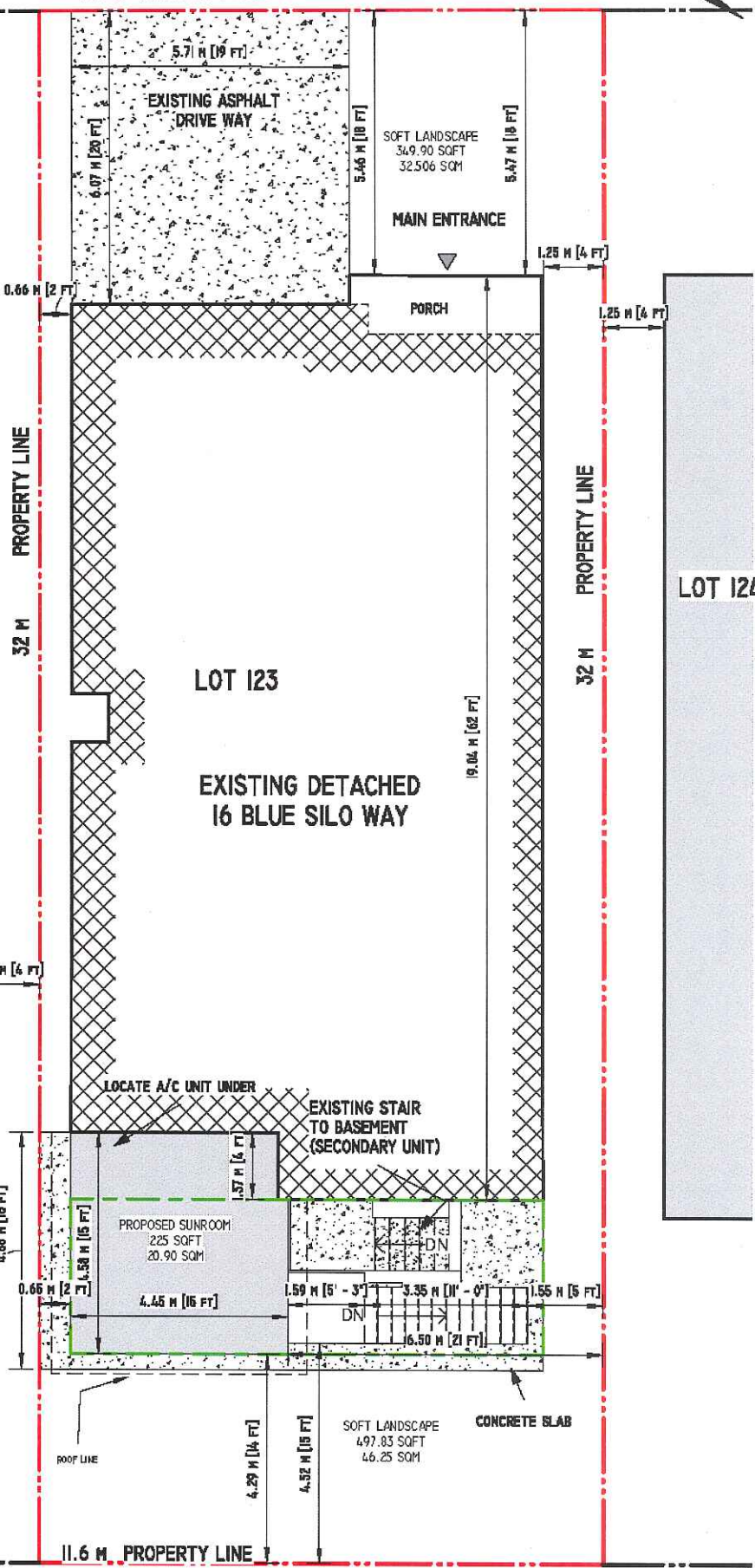
BLUE SILO WAY

KEYPLAN

CENTRE LINE OF STREET



11.6 M PROPERTY LINE



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ENGINEER SEAL

QUALIFICATION
INFO

DATE:

JULY 22

DRAWN BY:

BP

SHEET TITLE:

SITEPLAN

ADDRESS:

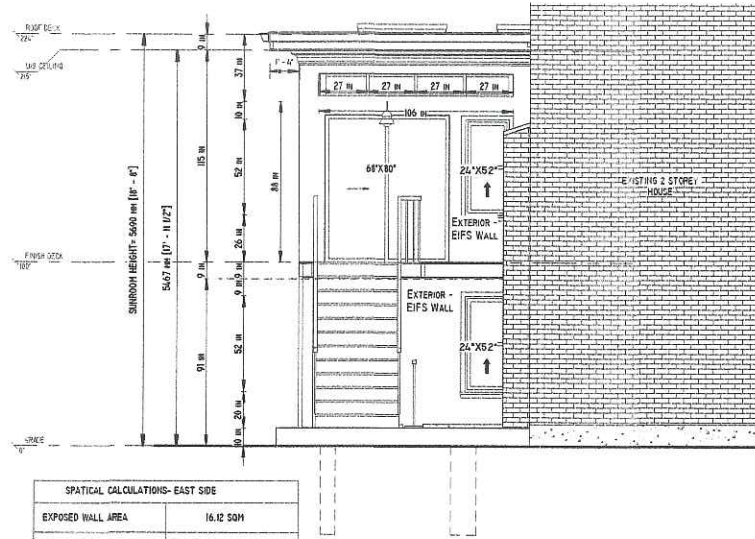
16 BLUE SILO WAY, BRAMPTON

SCALE:

1 : 100

A101

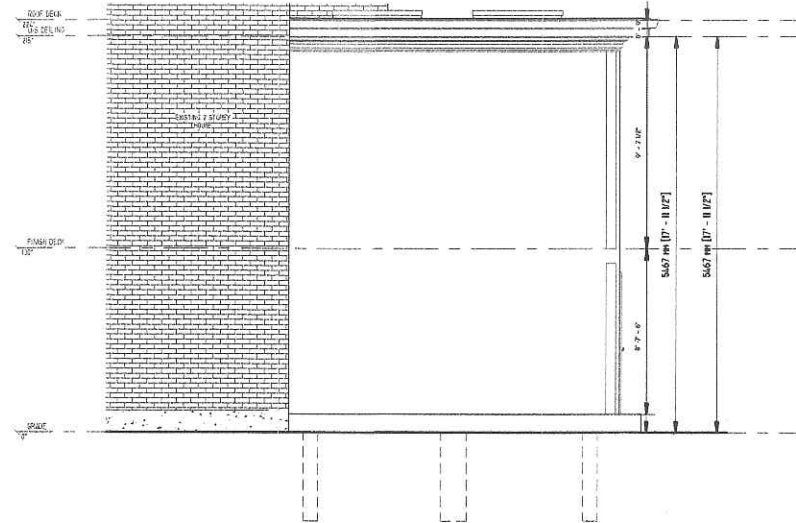
1 Site
1 : 100



SPATIAL CALCULATIONS- EAST SIDE	
EXPOSED WALL AREA	16.12 SQM
LIMITING DISTANCE	6.5 M
MAX. % OPENINGS	100%
OPENINGS ALLOWED	65 SQM
OPENINGS PROVIDED	6.68 SQM

① East
1/4" = 1'-0"

② West
1/4" = 1'-0"



SPATIAL CALCULATIONS- SOUTH SIDE	
EXPOSED WALL AREA	21.71 SQM
LIMITING DISTANCE	4.29 M
MAX. % OPENINGS	53%
OPENINGS ALLOWED	11.51 SQM
OPENINGS PROVIDED	7.75 SQM

③ South
1/4" = 1'-0"

TRISTAR DESIGN & BUILD

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REVISIONS

NO. DATE:

DESCRIPTION:

NO. DATE:

DESCRIPTION:

NO. DATE:

DESCRIPTION:

NO. DATE:

DESCRIPTION:

ENGINEER SEAL:

QUALIFICATION INFO:

PROJECT:

PROPOSED SUNROOM

DRAWING:

ELEVATIONS

ADDRESS:

16 BLUE SILO WAY, BRAMPTON

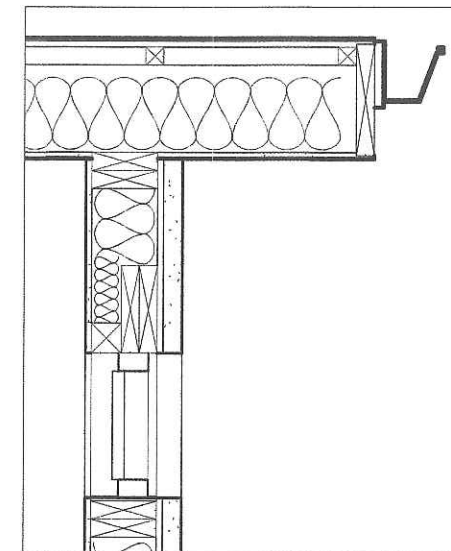
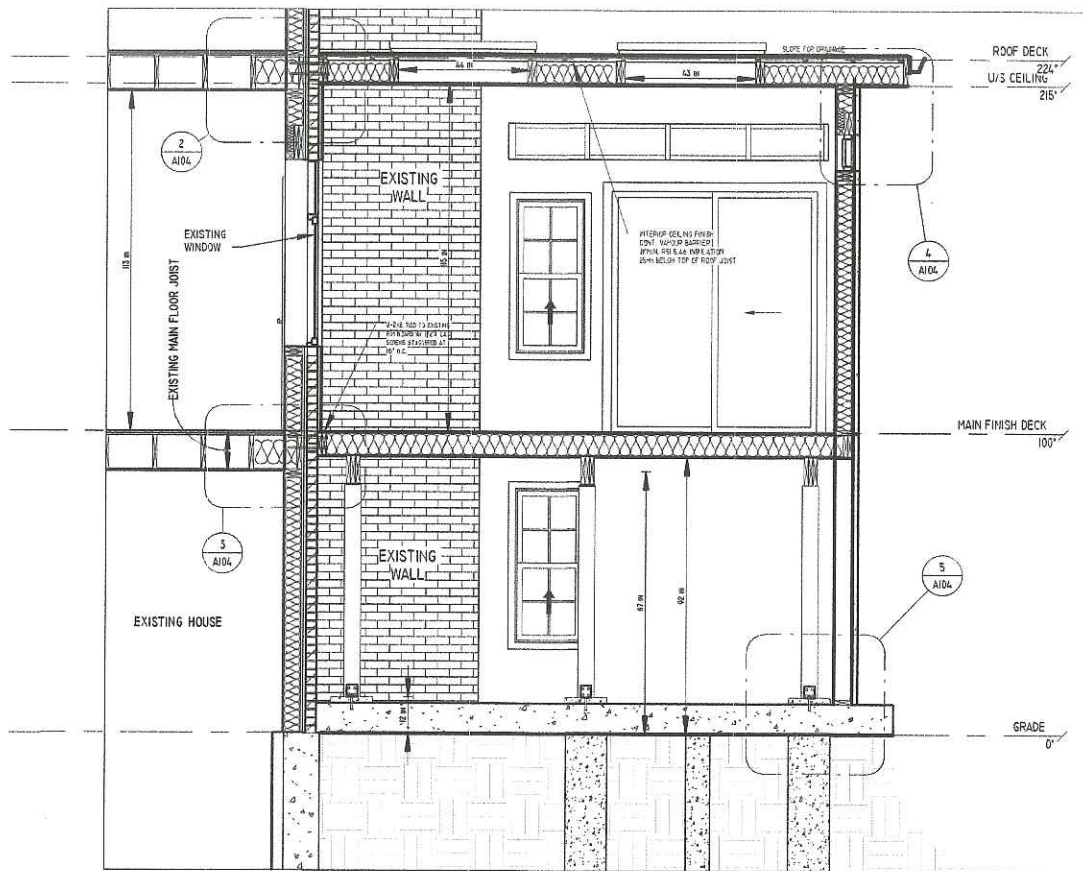
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SCALE: 1/4" = 1'-0"

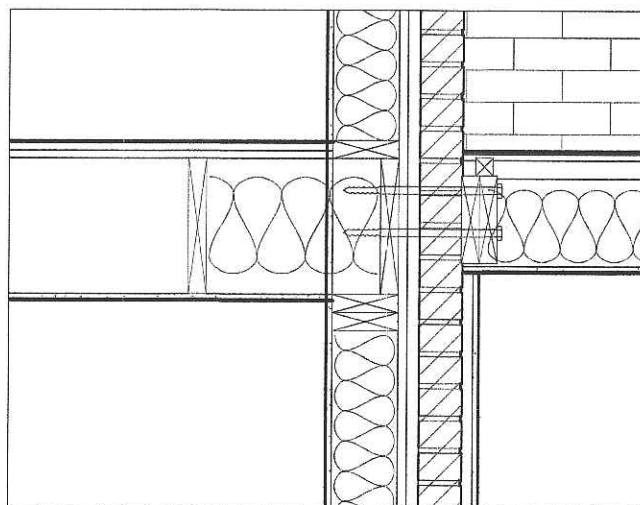
PROJECT NO. 001

A103

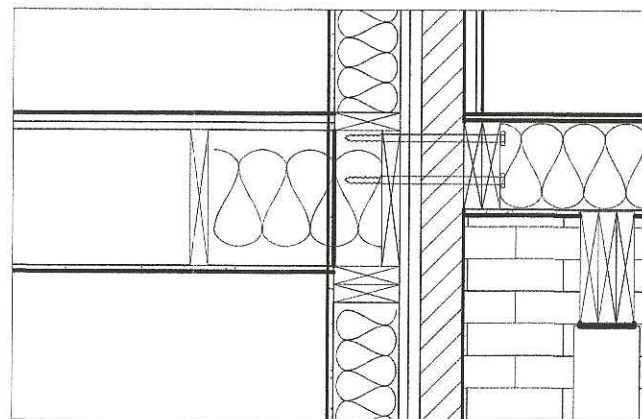


④ Section 1 - Callout 3
1" = 1'-0"

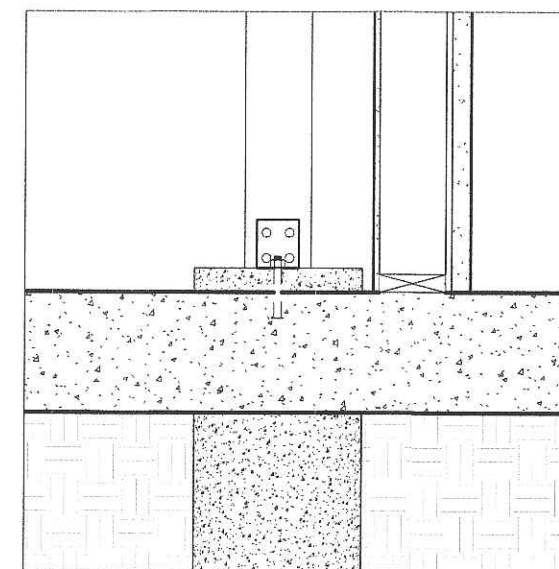
① Section 1
1/4" = 1'-0"



② Section 1 - Callout 1
1" = 1'-0"



③ Section 1 - Callout 2
1" = 1'-0"



⑤ Section 1 - Callout 4
1" = 1'-0"

TRISTAR

DESIGN & BUILD

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REVISIONS

NO:	DATE:
	08/25/21
DESCRIPTION:	
NO:	DATE:
	08/25/21
DESCRIPTION:	
NO:	DATE:
	08/25/21
DESCRIPTION:	
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	08/25/21
DESCRIPTION:	

ENGINEER SEAL

QUALIFICATION INFO

SHEET TITLE

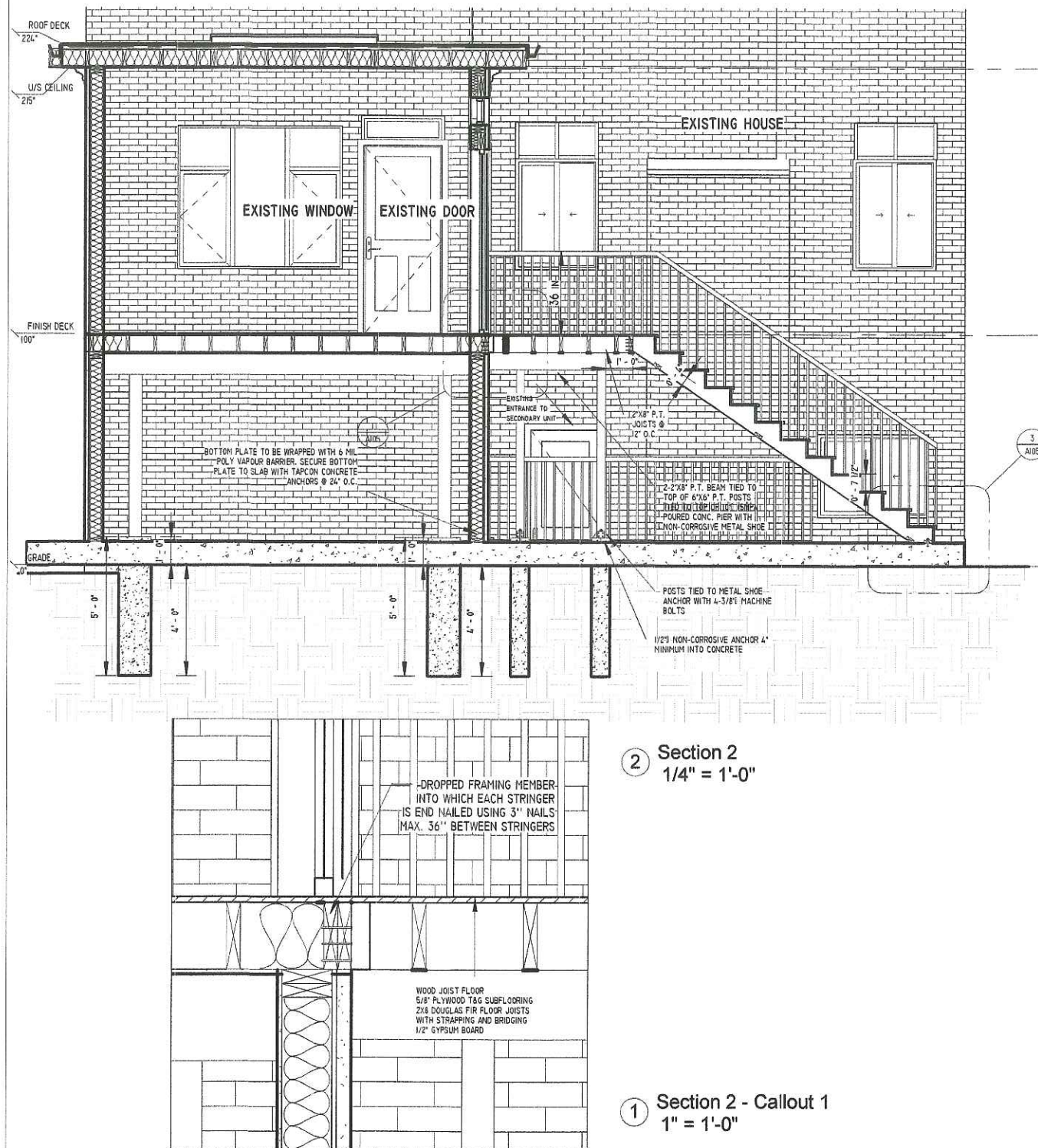
SECTION I

ADDRESS:

16 BLUE SILO WAY, BRAMPTON

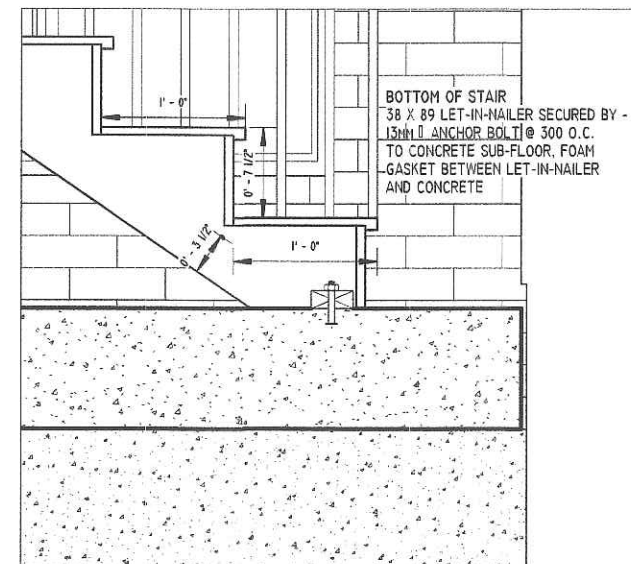
DATE:	JULY 22
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DWG NO.	

A104



2 Section 2
1/4" = 1'-0"

1 Section 2 - Callout 1
1" = 1'-0"



3 Section 2 - Callout 2
1" = 1'-0"

TRISTAR

DESIGN & BUILD

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REVISIONS

NO:	DATE:
	07/22/21
DESCRIPTION:	
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	07/22/21
DESCRIPTION:	
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	07/22/21
DESCRIPTION:	
NO:	DATE:
	07/22/21
DESCRIPTION:	

ENGINEER SEAL

QUALIFICATION INFO

SHEET TITLE

SECTION 2

ADDRESS:

16 BLUE SILO WAY, BRAMPTON

DATE: JULY 22

SCALE: As

DRAWN BY: BRINDICATED

DWG NO.

A105

Bovaird Dr

a

b

A3
C

Heritage Rd

Mississauga Rd

A-2021-0222

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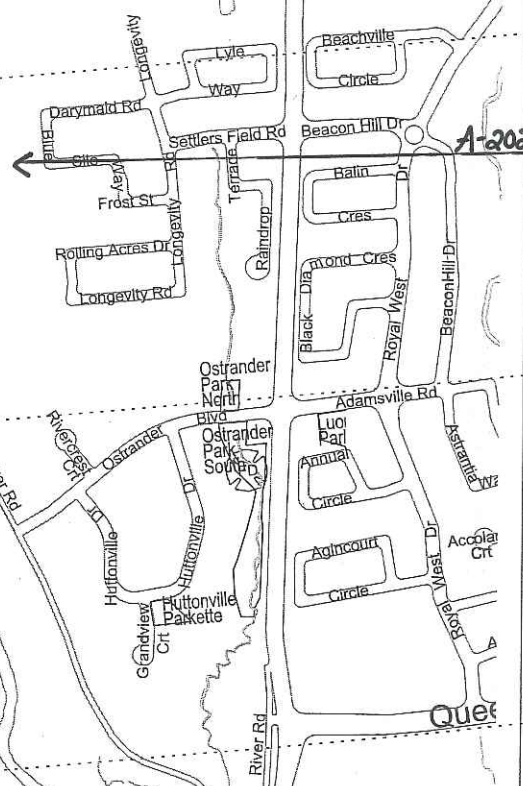
e

Armistead Parkette

Huttonville Community Centre

Huttonville P.S.

Embleton Rd



R2