

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **BASHIR ABDI** 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 84, Plan 43M-1268 municipally known as **29 BUNCHBERRY WAY**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s):

1. To permit a below grade entrance to be located between the main wall of a dwelling and the flankage lot line whereas the by-law does not permit a below grade entrance to be located between the main wall of a dwelling and the flankage lot line;
2. To permit an existing accessory structure (shed) having a setback of 0.20m (0.66 ft.) to the side lot line whereas the by-law requires a minimum setback of 0.60m (1.97 ft.) for an accessory structure to the side lot line;
3. To permit an existing accessory structure (shed) having a setback of 0.25m (0.82 ft.) to the rear lot line whereas the by-law requires a minimum setback of 0.60m (1.97 ft.) for an accessory structure to the rear lot line;
4. To permit an existing driveway width of 5.8m (19.03 ft.) whereas the by-law permits a maximum driveway width of 5.2m (17.06 ft.);
5. To permit an existing driveway having a separation distance of 3.0m (9.84 ft.) to the projected point of intersection of two streets whereas the by-law requires a minimum separation distance of 6.0 metres between a driveway and the projected point of intersection of two streets.

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 20, 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.

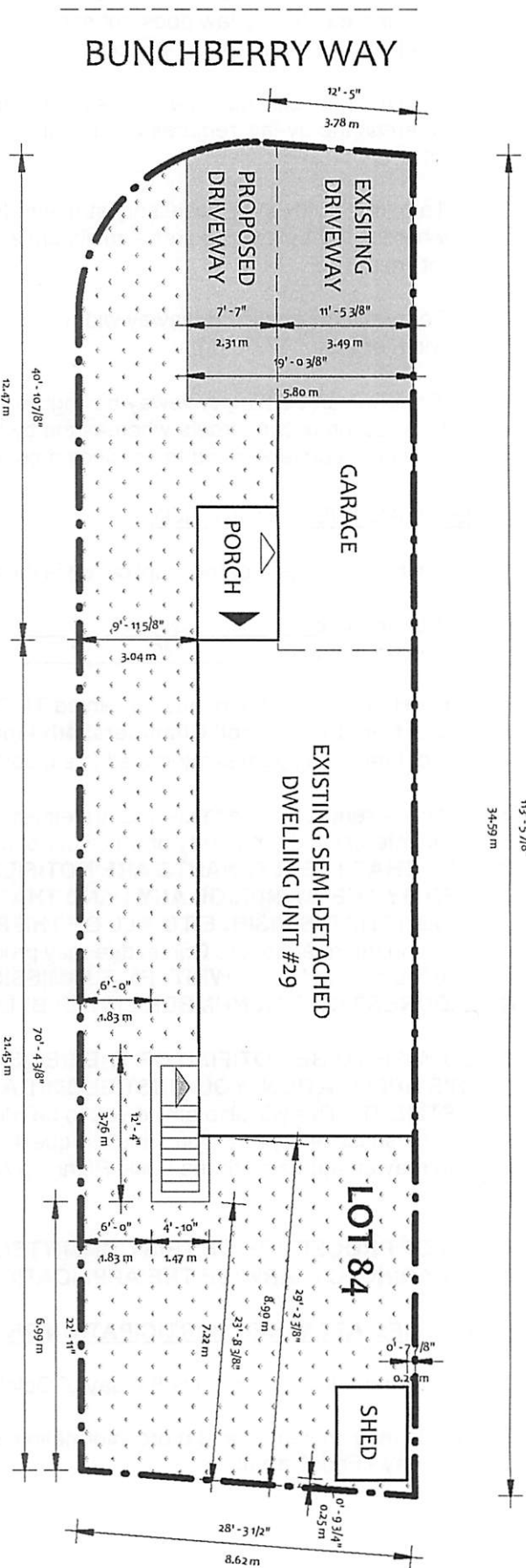
**RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.**

**PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC**

DATED at Brampton Ontario, this 8th day of October, 2020.

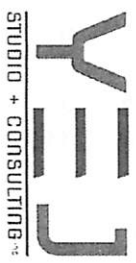
Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

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)



BUNCHBERRY WAY

- UNIT 1 MAIN ENTRANCE
- UNIT 1 SECONDARY ENTRANCE
- UNIT 2 ENTRANCE



7250 SHEILDS CRT.  
MARKHAM ON L3R 9T5  
888.236.9958 I 416.483.5393  
INFO@YESTUDIO.COM  
WWW.YESTUDIO.COM

BASEMENT SECOND UNIT  
29 BUNCHBERRY WAY,  
BRAMPTON ON,  
L6R 2C3

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE AND THE REQUIREMENTS FOR PROFESSIONAL ENGINEERING. I AM NOT PROVIDING ANY INFORMATION REQUIRED, UNLESS SPECIFICALLY REQUESTED UNDER SECTION 1.1. OF THE PROFESSIONAL ENGINEERING ACT, 1990.  
NAME: ALAN ROBAH  
BCIN: 42592



CLIENT REVIEW	2020.08.05
REVISION	2020.08.14
ISSUED FOR PERMIT	2020.08.17

SITE PLAN	
Drawn by	R.R.
Project number	20 RE 500-128
Date	2020.08.05
Scale	3/32" = 1'-0"



# BRAMPTON

## Flower City

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, October 15, 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, October 16, 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, October 16, 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 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)** Bashir Abdi  
**Address** 29 Bunchberry Way, Brampton, ON, L6R 2C3  
**Phone #** 647-830-6040 **Fax #** \_\_\_\_\_  
**Email** babdi262@gmail.com
2. **Name of Agent** ~~Amir Robah~~ Alhasan Robah - YEJ Studio & Consulting  
**Address** 250 Shields Court Unit 7, Markham, ON, L3R 9T5  
**Phone #** 416-483-5393 **Fax #** \_\_\_\_\_  
**Email** permits@yejstudio.com
3. **Nature and extent of relief applied for (variances requested):**  
Variance requested entails building a below grade entrance to the basement unit on the exterior side yard setback of the lot  
the purpose of the application is to allow the construction of the below grade entrance in th exterior side yard
4. **Why is it not possible to comply with the provisions of the by-law?**  
the below grade entrance cannot be built in the back side of the house due to the location of a patio door.  
the best postion is the exterior side yard
5. **Legal Description of the subject land:**  
**Lot Number** 84  
**Plan Number/Concession Number** Plan M1268  
**Municipal Address** 29 Bunchberry Way, Brampton, ON, L6R 2C3
6. **Dimension of subject land (in metric units)**  
**Frontage** 6.32 m  
**Depth** 34.59 m  
**Area** 292.4 m2
7. **Access to the subject land is by:**  
 Provincial Highway ☐ Seasonal Road ☐  
 Municipal Road ☒ Water ☐  
 Private Right-of-Way ☐

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 storey semi detached dwelling
Ground floor area: 88.4 m2
Gross floor area: 200.2 m2
Width: 5.59 m
Length: 18.96 m

**PROPOSED BUILDINGS/STRUCTURES** on the subject land:

Proposed Structure: Below Grade Entrance to the existing semi detached dwelling
Height: 1.64 m
Width: 1.47 m
Length: 3.76 m
Area: 5.54 m2

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	Existing 6.6 m
Rear yard setback	Existing 8.9 m
Side yard setback	Existing 3.04 m
Side yard setback	0

**PROPOSED**

Front yard setback	6.6 m
Rear yard setback	7.99 m
Side yard setback	1.58 m
Side yard setback	0

10. Date of Acquisition of subject land: 2015
11. Existing uses of subject property: SEMI DETACHED DWELLING
12. Proposed uses of subject property: TWO FAMILY DWELLING
13. Existing uses of abutting properties: RESIDENTIAL
14. Date of construction of all buildings & structures on subject land: 1999
15. Length of time the existing uses of the subject property have been continued: SINCE 1999

16. (a) What water supply is existing/proposed?
- |           |                                     |                 |  |
|-----------|-------------------------------------|-----------------|--|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) |  |
| Well      | <input type="checkbox"/>            |                 |  |
- (b) What sewage disposal is/will be provided?
- |           |                                     |                 |  |
|-----------|-------------------------------------|-----------------|--|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) |  |
| Septic    | <input type="checkbox"/>            |                 |  |
- (c) What storm drainage system is existing/proposed?
- |         |                                     |                 |  |
|---------|-------------------------------------|-----------------|--|
| Sewers  | <input checked="" type="checkbox"/> | Other (specify) |  |
| Ditches | <input type="checkbox"/>            |                 |  |
| Swales  | <input type="checkbox"/>            |                 |  |

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 _____



Signature of Applicant(s) or Authorized Agent

DATED AT CITY OF BRAMPTON OF September

THE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

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, ALHASAN ROBAH, OF THE CITY OF MARKHAM

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 15<sup>th</sup> DAY OF

September, 2020.

April Dela Cerna  
A Commissioner etc.



Signature of Applicant or Authorized Agent

April Dela Cerna, ad.  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton.  
Expires May 8, 2021.

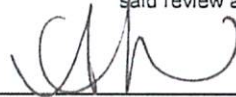
FOR OFFICE USE ONLY

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

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

R2C-840

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

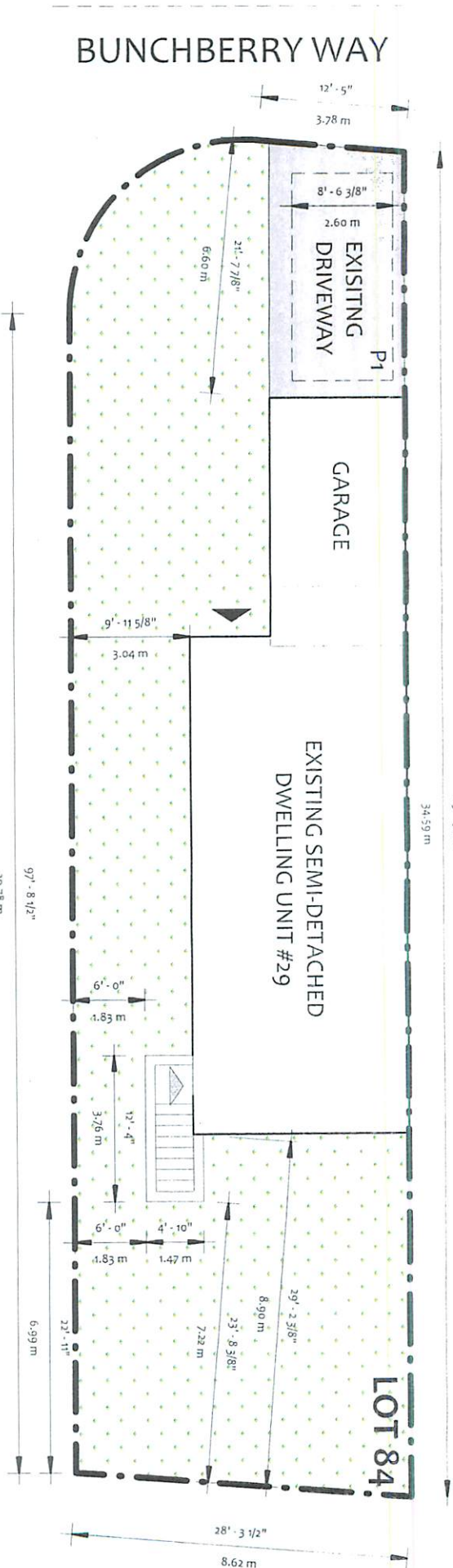
September 16, 2020

Date

DATE RECEIVED September 15, 2020

34/15/20 11:00 AM



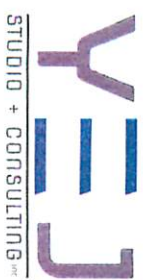


BUNCHBERRY WAY

BUNCHBERRY WAY

LOT 84

- UNIT 1 MAIN ENTRANCE
- UNIT 1 SECONDARY ENTRANCE
- UNIT 2 ENTRANCE



7-250 SHIELDS CRT.  
MARKHAM ON L3R 9T5  
888.236.9958 I 416.483.5393  
INFO@YEJSTUDIO.COM  
WWW.YEJSTUDIO.COM

BASEMENT SECOND UNIT  
29 BUNCHBERRY WAY,  
BRAMPTON ON,  
L6R 2C3

THE UNDERSIGNED HAS REVIEW AND TAKES RESPONSIBILITY FOR THE DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.  
QUALIFICATION INFORMATION  
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.3.1 OF DIVISION "C" OF O.B.C.  
NAME  
AAR ROBAY  
BCIN 42582



CLIENT REVIEW 2020.08.05

REVISION 2020.08.14

ISSUED FOR PERMIT 2020.08.17

SITE PLAN

Drawn by R.R.

Project number 20 RE 500-128

Date 2020.08.05

A-02

Scale 3/32" = 1'-0"

