

Public Notice
Committee of Adjustment

APPLICATION # A-2020-0095
WARD #2

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **11952056 CANADA INC.** 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 131, Plan 43M-763 municipally known as **13 EBBY AVENUE**, Brampton;

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

1. To permit a 1.19m (3.90 ft.) path of travel to a door to be used as a primary access to a second unit whereas the by-law requires an unobstructed 1.2m (3.94 ft.) path of travel to a primary access to a second unit;
2. To permit an existing driveway width of 7.1 (23.30 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22.0 ft.).
3. To permit a 0.30m (0.98 ft.) permeable landscape strip abutting a property line whereas the by-law requires a minimum 0.60m (1.97 ft.) permeable landscape strip abutting both property lines.

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

NOTES



REVISIONS	
No.	Description
1	Issue for Review
2	Issue for Permit
3	Issue for Construction
REVISIONS ISSUES	
No.	Description
1	Issue for Review
2	Issue for Permit
3	Issue for Construction

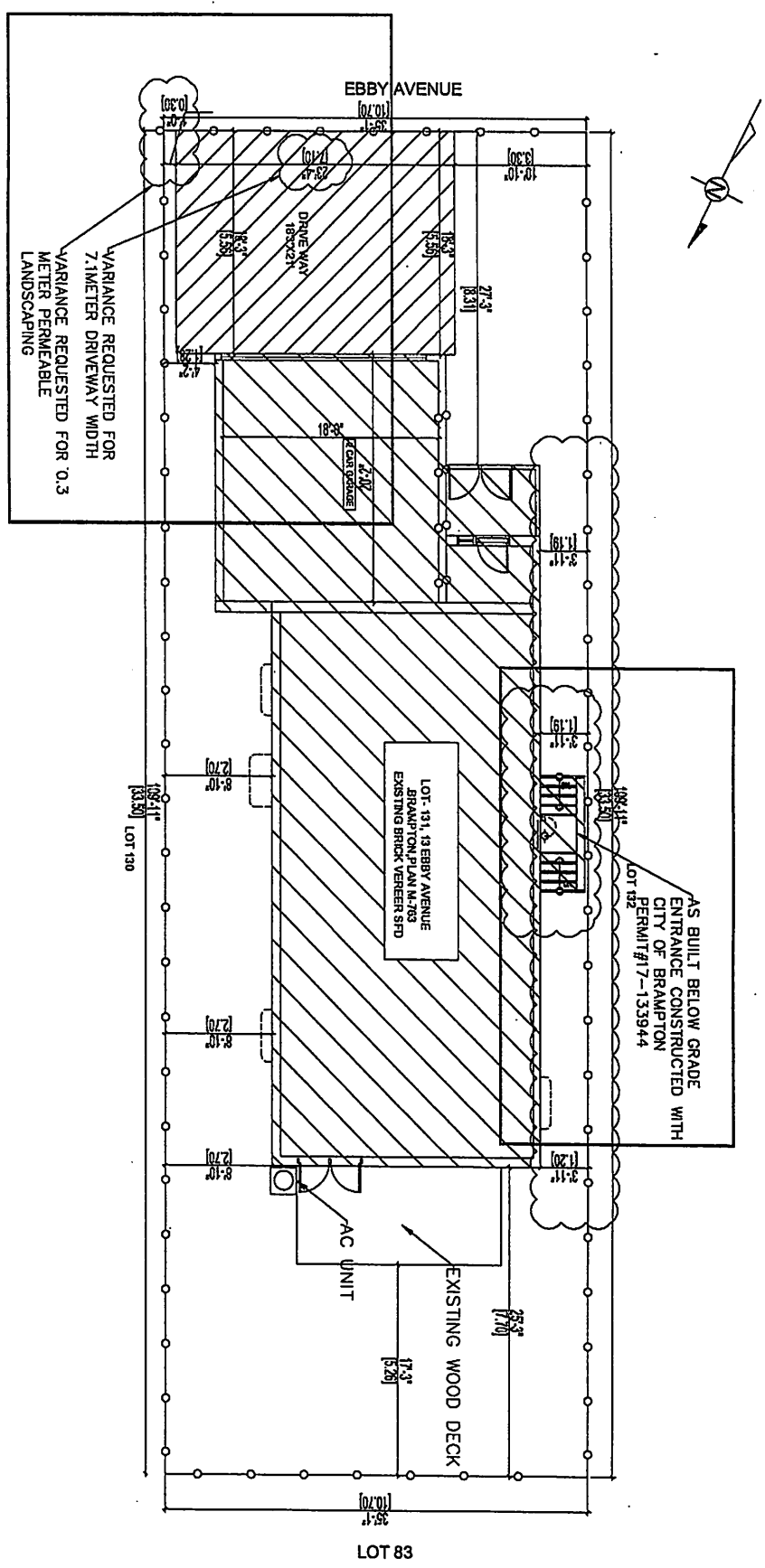
CLIENT

ARCHITECT
DESIGN AND PERMIT GROUP INC.
419 VAN KIRK DRIVE,
BRAMPTON, ON, L7A 3V8
en@designandpermit.com

MECHANICAL ENGINEER

PROJECT TITLE
13 EBBY AVENUE
DRAWING TITLE
SITE PLAN

CHECK SCALE - ANY DE PHOTO REDUCED / ENLARGED	
1"=20'	1"=10'
Printed	Scale
Date	Job No.
DESIGNED	CHECKED
A1	



SITE PLAN

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 or 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 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.

FILE NUMBER: A-2020-0095

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)** SONY JOSEPH MANKIDY & SOFY VARGHESE 11952056
Address 44 LANDBROOK CRESCENT, BRAMPTON, ON. L6X 0Y9 CANADA INC.
44 LANDBROOK CRESCENT, BRAMPTON L6X 5H7

Phone # 6477069009 **Fax #** _____
Email sonymankidy@gmail.com

2. **Name of Agent** PHILPOSE VARKEY P.ENG.
Address 419 VAN KIRK DRIVE, BRAMPTON, ON. L7A 3V8

Phone # (647)522-3152 **Fax #** _____
Email hvacdesign1963@gmail.com

3. **Nature and extent of relief applied for (variances requested):**

0.01 meter side set back relief requested

PREVIOUS OWNERS OF 13 EBBY AVENUE CONSTRUCTED A SIDE ENTRANCE WITH THE CITY OF

BRAMPTON BUILDING PERMIT NUMBER 17-133944 000 01, ISSUED AUG 30, 2017 AND FINAL INSPECTION COMPLETED BY THE CITY OF BRAMPTON ON OCT. 17, 2017.

NEW OWNER WANTED TO USE ABOVE ENTRANCE FOR A SECOND DWELLING UNIT ENTRANCE, CITY BYLAW REQUIRE 1.2

METER SETBACK, AVAILABLE SET BACK AT THE PROPERTY IS LESS BY 0.01 METER (1.19 METER)

4. **Why is it not possible to comply with the provisions of the by-law?**

ALL ASBUILT CONSTRUCTION, EXISTING SIDE SETBACK IS LIMITED TO 1.19 METER ONLY

5. **Legal Description of the subject land:**

Lot Number LOT 131
Plan Number/Concession Number 43M-763
Municipal Address 13 EBBY AVENUE, BRAMPTON, ON., L6Z 3S9

6. **Dimension of subject land (in metric units)**

Frontage 10.7 METER
Depth 33.5 METE
Area 358.45 SQ.M.

7. **Access to the subject land is by:**

Provincial Highway ☐
 Municipal Road Maintained All Year ☒
 Private Right-of-Way ☐

Seasonal Road ☐
 Other Public Road ☐
 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 TWO STORIED BRICK VENEER BUILDING AND ATTACHED WOOD DECK

EXISTING BELOW GRADE ENTRANCE(4 STEPS BELOW GRADE)CONSTRUCTED WITH THE CITY PERMIT 2017-133944 000 01
ISSUED ON AUG 30,2017 AND FINAL INSPECTION DONE ON OCT 17,2017

GROUND FLOOR AREA -100.27 SQ.M.

GROSS FLOOR AREA -290.8 SQ.M. (INCLUDING BASEMENT FLOOR AREA-98 SQ.M.)

PROPOSED BUILDINGS/STRUCTURES on the subject land:

NO NEW PROPOSAL

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 5.56 METER

Rear yard setback 7.7 METER

Side yard setback 1.28 METER

Side yard setback 1.19 METER

PROPOSED

Front yard setback 5.56 METER

Rear yard setback 7.7 METER

Side yard setback 1.28 METER

Side yard setback 1.19 METER

10. Date of Acquisition of subject land: 25 AUG 2020

11. Existing uses of subject property: SINGLE FAMILY DWELLING UNIT

12. Proposed uses of subject property: TWO FAMILY DWELLING UNIT

13. Existing uses of abutting properties: RESIDENTIAL

14. Date of construction of all buildings & structures on subject land: 12-APR-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 ☒ 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 _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON

THIS 22 DAY OF SEPTEMBER, 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, PHILOPOSE VARKEY P.ENG.

OF THE BRAMPTON BRAMPTON

PRINCIPAL ENGINEER

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 22 DAY OF

September 2020

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.

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

R2(A)2-313

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

SEPT. 22.2020

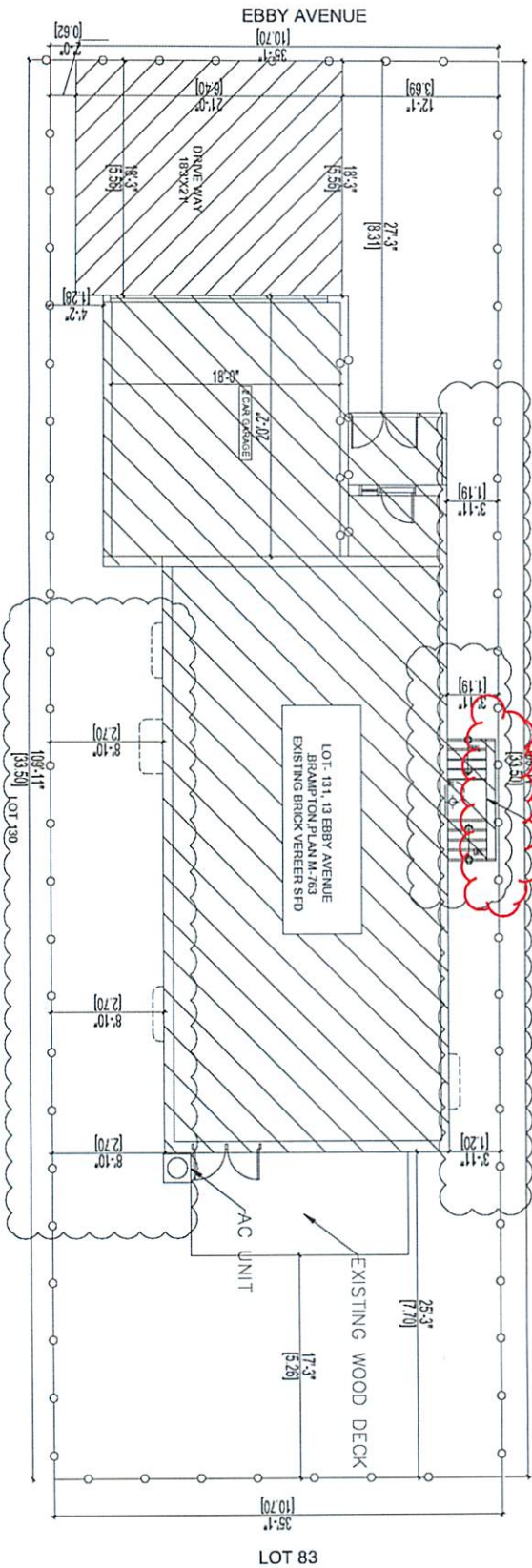
Date

DATE RECEIVED September 22, 2020



REQUESTED
VARIANCE OF
0.01METER SET
BACK

AS BUILT BELOW GRADE
ENTRANCE CONSTRUCTED WITH
CITY OF BRAMPTON
PERMIT #17-133944



SITE PLAN

NOTES



REVISIONS	
No.	Description

CLIENT

ARCHITECT
DESIGN AND PERMIT GROUP INC.
1000 SHEPPARD AVENUE EAST
SUITE 1000, UNIT 100
SCARBOROUGH, ONTARIO M1S 1T5
email: info@designandpermit.com

MECHANICAL ENGINEER

PROJECT TITLE
13 EBBY AVENUE

DRAWING TITLE
SITE PLAN

GRAPHIC SCALE - MAY BE PHOTO REDUCED / ENLARGED
0 1 2 3 4 5 6 7 8 9 10 METERS
0 1 2 3 4 5 6 7 8 9 10 FEET

Printed	Scale	Sheet
Date	Job No.	no.
DESIGNED	CHECKED	A1

PLAN SHOWING BUILDING LOCATION ON
LOTS 76 TO 80, 86 TO 98, 126, 127 AND
130 TO 137,
REGISTERED PLAN 43M-763
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:750
DUNCAN ASHWORTH SURVEYING LTD. - 1987

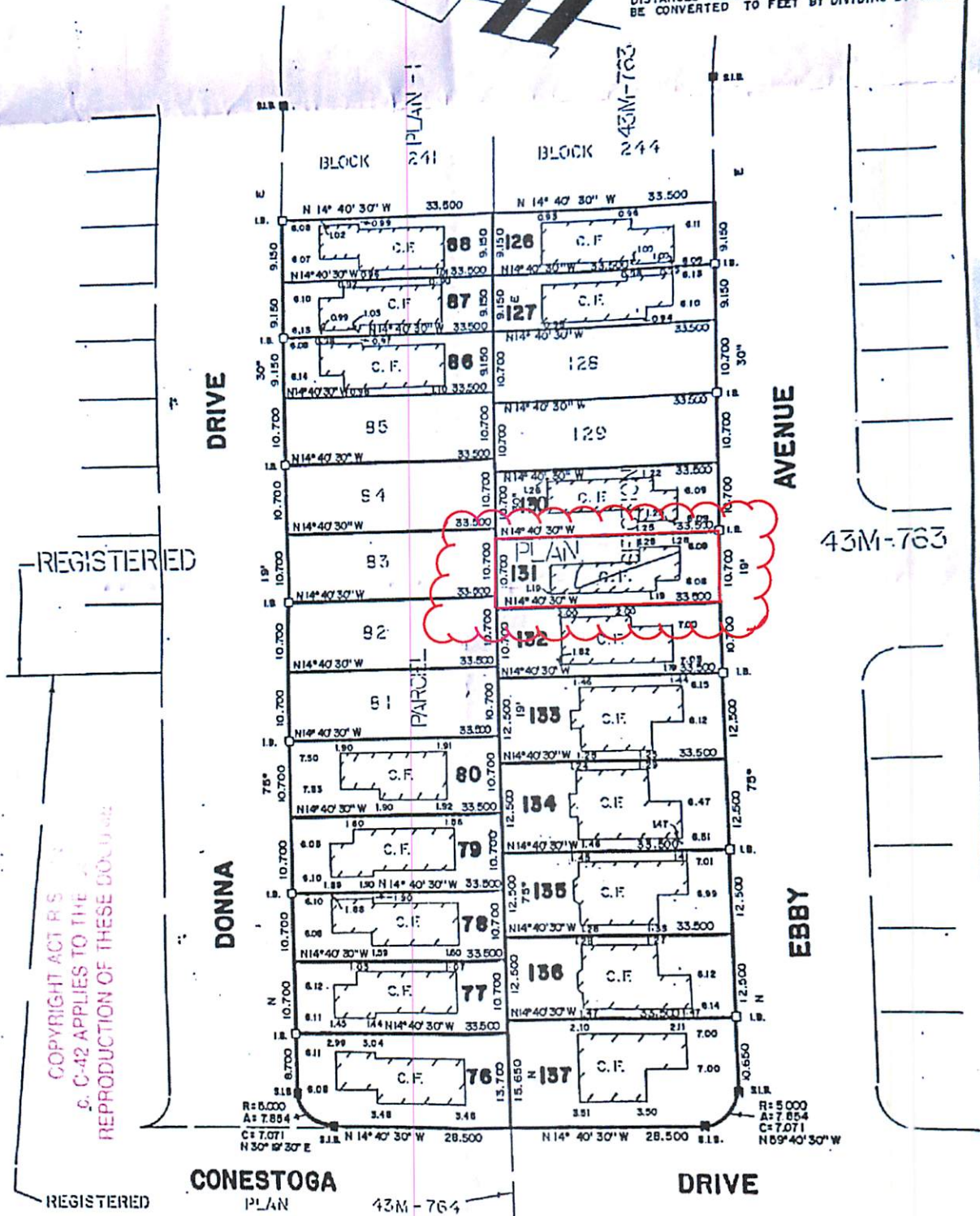
BEARINGS SHOWN ARE
ASTRONOMIC REFERRED TO THE N 75° 19' 30" E
OF DONNA DRIVE AS SHOWN ON REGISTERED
PLAN 43M-763.

S.I.B. DENOTES STANDARD IRON BAR
I.B. DENOTES IRON BAR
F. DENOTES FOUND
P. DENOTES PLANTED
C.F. DENOTES CONCRETE FOUNDATION

ALL DISTANCES ARE SET AND OR MEASURED
FROM REGISTERED PLAN 43M-763.

ALL FOUND MONUMENTS ARE BY SCHAEFFER &
REINTHALER LTD., O.L.S.

METRIC
DISTANCES SHOWN ARE IN METRES AND CAN
BE CONVERTED TO FEET BY DIVIDING BY 0.3048



SURVEYOR'S CERTIFICATE

I CERTIFY THAT
1) THE FIELD SURVEY AND THIS PLAN ARE CORRECT AND IN
ACCORDANCE WITH THE SURVEYS ACT, THE REGULATIONS
THEREUNDER AND THE STANDARDS FOR SURVEYS OF THE A.O.L.S.,
AND

2) THE FIELD SURVEY OF THE LIMITS SHOWN HEREON AS HEAVY
SOLID LINES WAS COMPLETED ON THE 19th DAY OF Nov. 1987

November 19, 1987
DATE

Duncan Ashworth
DUNCAN ASHWORTH
SUPERIOR LAND SURVEYORS



DUNCAN ASHWORTH SURVEYING LTD.

227 MAIN ST. S. BRAMPTON ONTARIO L6Y 1N5 (416) 453-1770

DRAWN BY: W.G.T. CHECKED BY: K.C. SCALE: 1:750 REF. NO. 36-67-2-0
CLIENT: LETHBRIDGE DEVELOPMENTS LTD.

NOTES



No.	Description	Date
1	Design	22 July 2020
2	Revisions	
3	Issues	

CLIENT

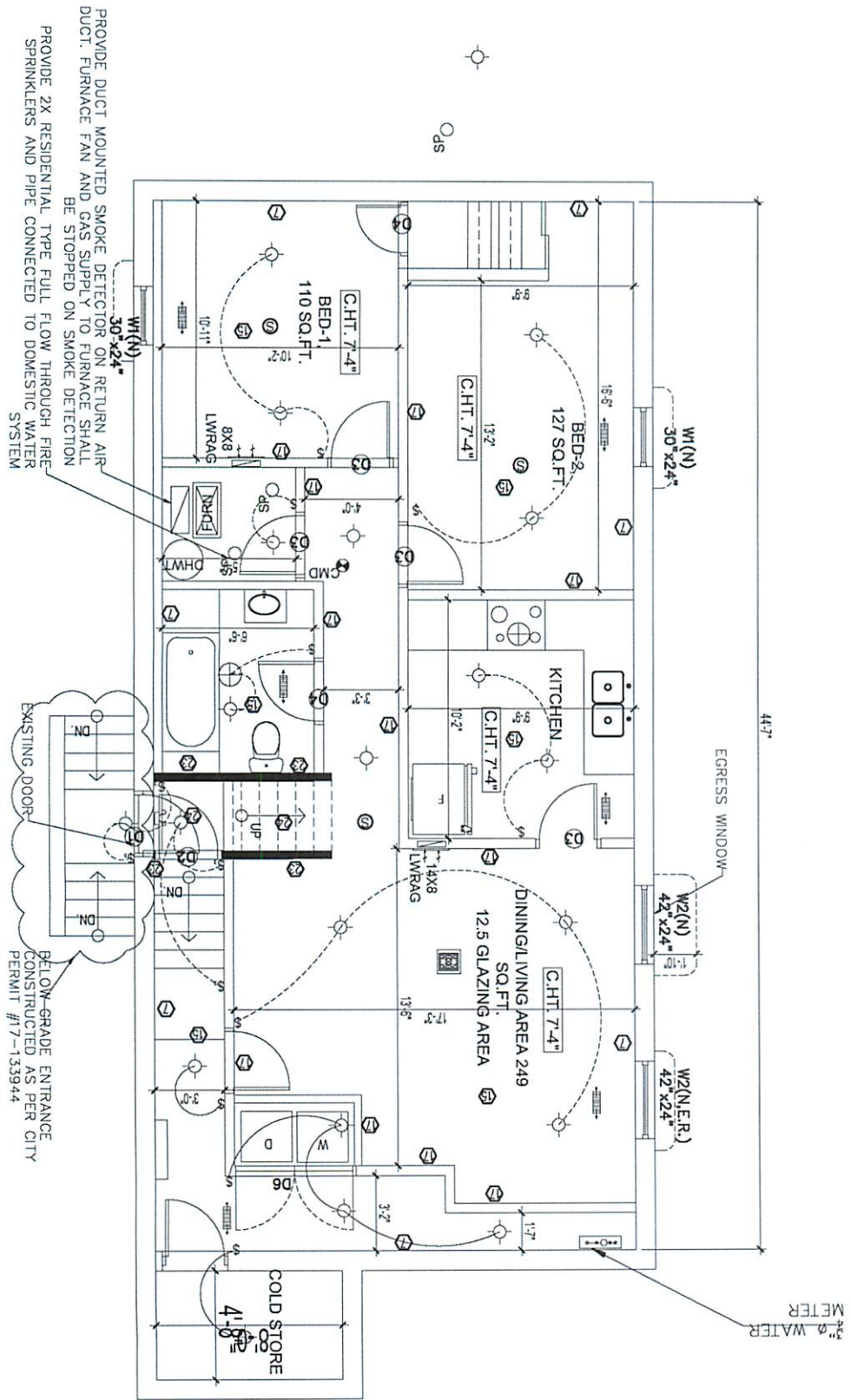
ARCHITECT
DESIGN AND PERMIT GROUP INC.
419 VAN KIRK DRIVE
BOLTON, ONTARIO, L7A 3A6
BOLTON@DGPINC.COM

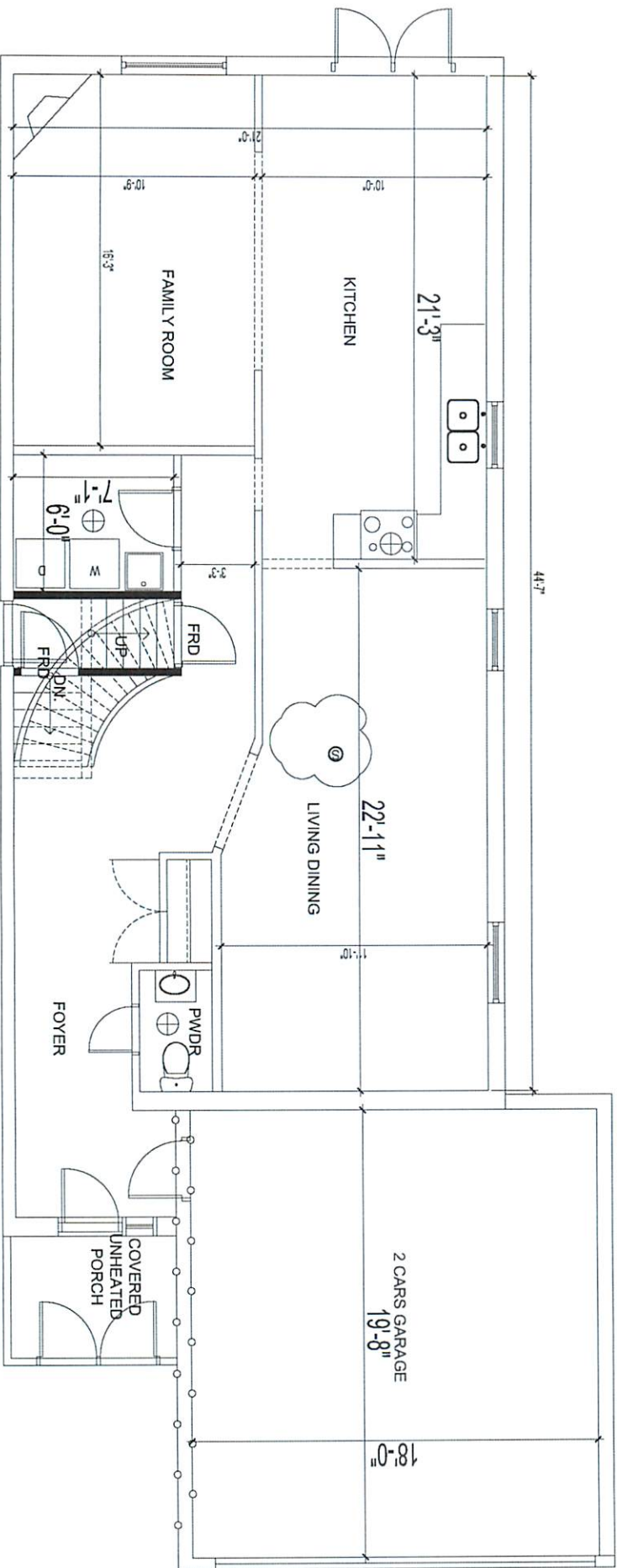
MECHANICAL ENGINEER

PROJECT TITLE
13 EBBY AVENUE
DRAWING TITLE
PROPOSED SECOND UNIT
AT BASEMENT

0	1 INCH	0	10 FEET
0	1 INCH	0	10 FEET

Printed	Scale	Sheet
Date	Job No.	no.
DESIGNED	CHECKED	A2





NOTES



No.	Description	Date
1	Design	22 JULY 2020
2	Revisions	
3	Issues	

CLIENT

ARCHITECT

DESIGN AND PERMIT GROUP INC.
413 VAN KINCK DRIVE,
BOLTON, ONT. L7A 5V9
BRUNSWICK@DPSGROUP.COM

MECHANICAL ENGINEER

PROJECT TITLE

13 EBBY AVENUE

DRAWING TITLE
EXISTING MAIN FLOOR PLAN

GRAPHIC SCALE - MAY BE PHOTO REDUCED / ENLARGED

0 1 INCH 0 10 METERS

A horizontal graphic scale bar. It is divided into two sections. The left section is labeled '0' at the left end and '1 INCH' at the right end. The right section is labeled '0' at the left end and '10 METERS' at the right end. The bar is a solid black line.

DESIGNED	CHECKED	A3
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No.	Designation	Date
1	Design	22 JULY 2020
2	Revisions	
3	Issues	

CLIENT

ARCHITECT

DESIGN AND PERMIT GROUP INC
4510 W. KIRK DRIVE
BRANDYVINE, MD 21033
BRANDYVINE@PERMITGROUP.COM

MECHANICAL ENGINEER

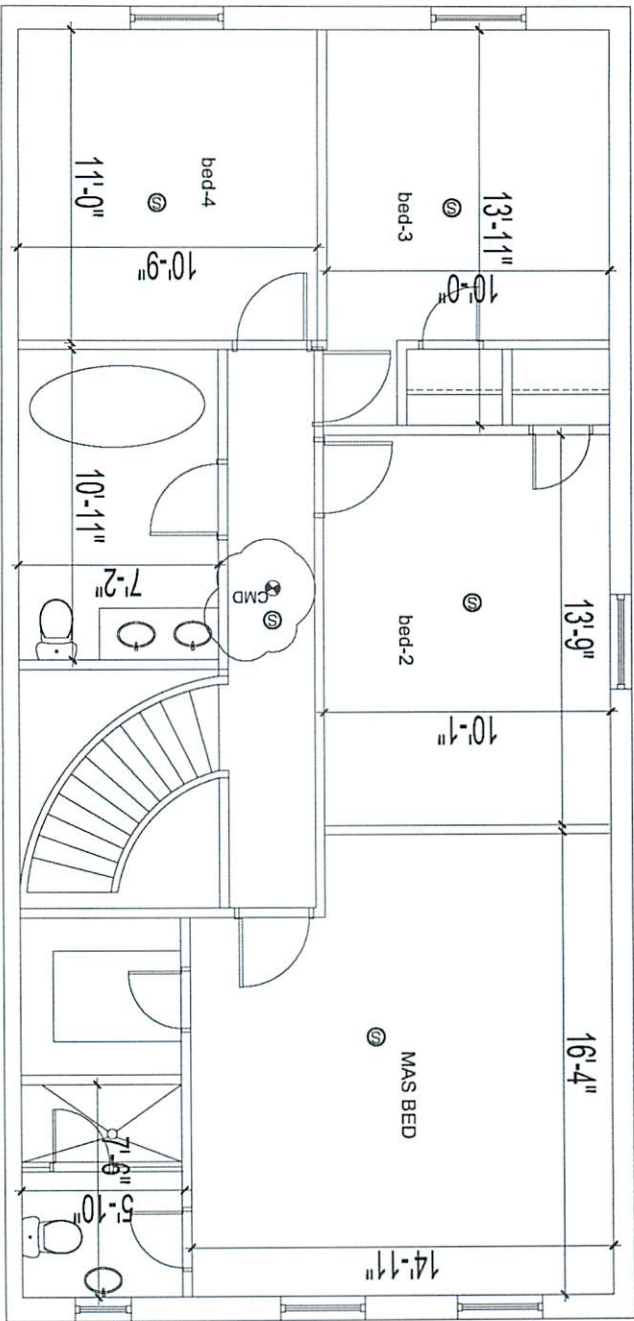
PROJECT TITLE

13 EBBY AVENUE

DRAWING TITLE
EXISTING UPPER
FLOOR

CHECK SCALE - HAVE BE PHOTO REPRODUCED IF NEEDED
0 1 2 3 4 5 6 7 8 9 10
1"=8'-0"

Printed	Scale	Sheet
Date	Job	No.
DESIGNED	CHECKED	A4



NOTES



No.	Revised By	Date
1	10/28	
REVISIONS ISSUES		

CLIENT

ARCHITECT

DESIGN AND PERMIT GROUP INC.
419 VAN KIRK DRIVE,
BRAMPTON, ON L6A 3V8

MECHANICAL ENGINEER

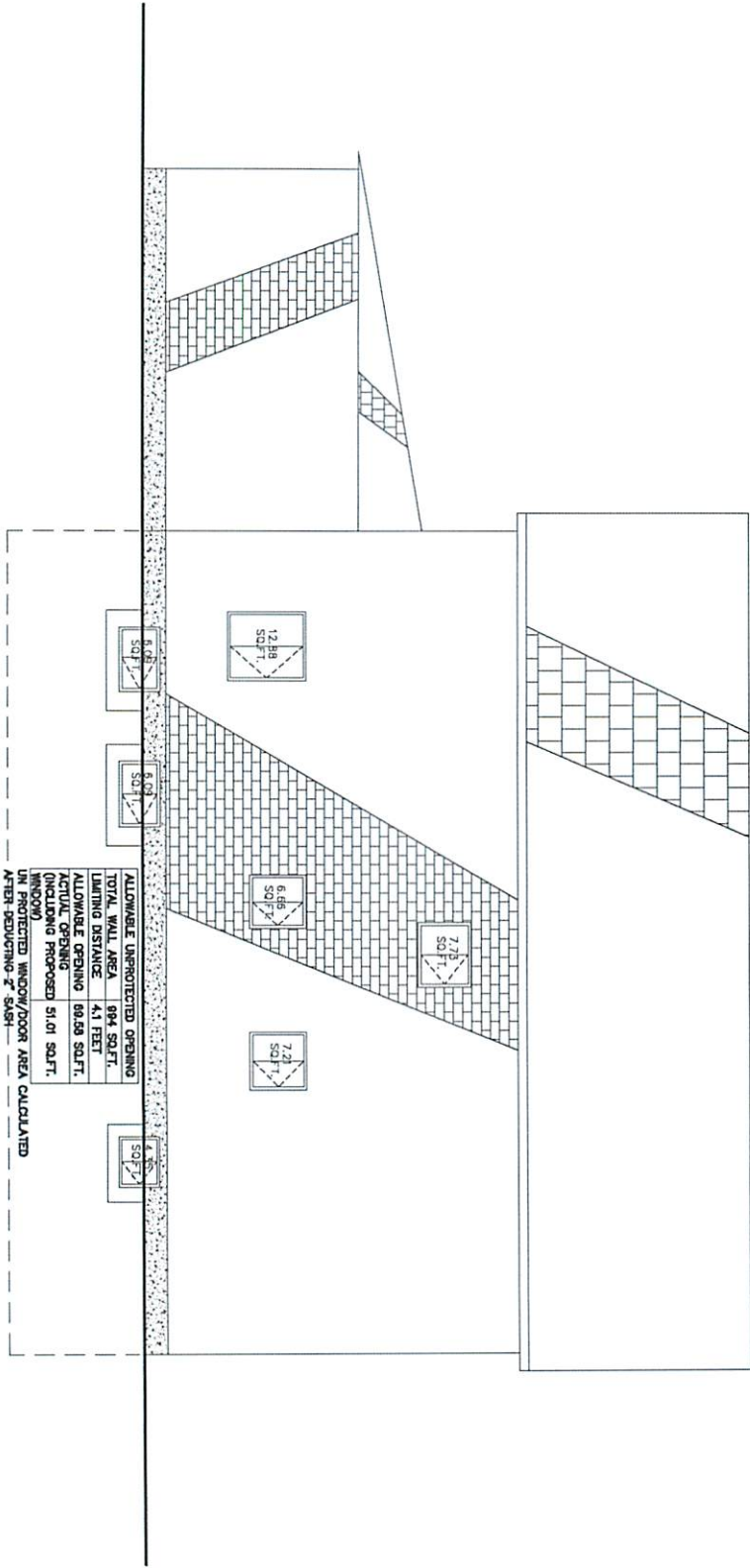
PROJECT TITLE

13 EBBY AVENUE

DRAWING TITLE
ELEVATION

CHECK SCALE - HAVE BE PHOTO REDUCED / ENLARGED		
0	1 INCH	0
10		10 MM

Printed	Scale	Sheet
Date	Job	No.
DESIGNED	CHECKED	A5



RIGHT SIDE ELEVATION, SCALE 1/8"=1'

NOTES

[illegible]

CLIENT
DESIGN AND PERMIT GROUP INC.
419 VAN KIRK DRIVE,
BRAMPTON, ON, L7A 3V8
email: hrvacdesign1963@gmail.com

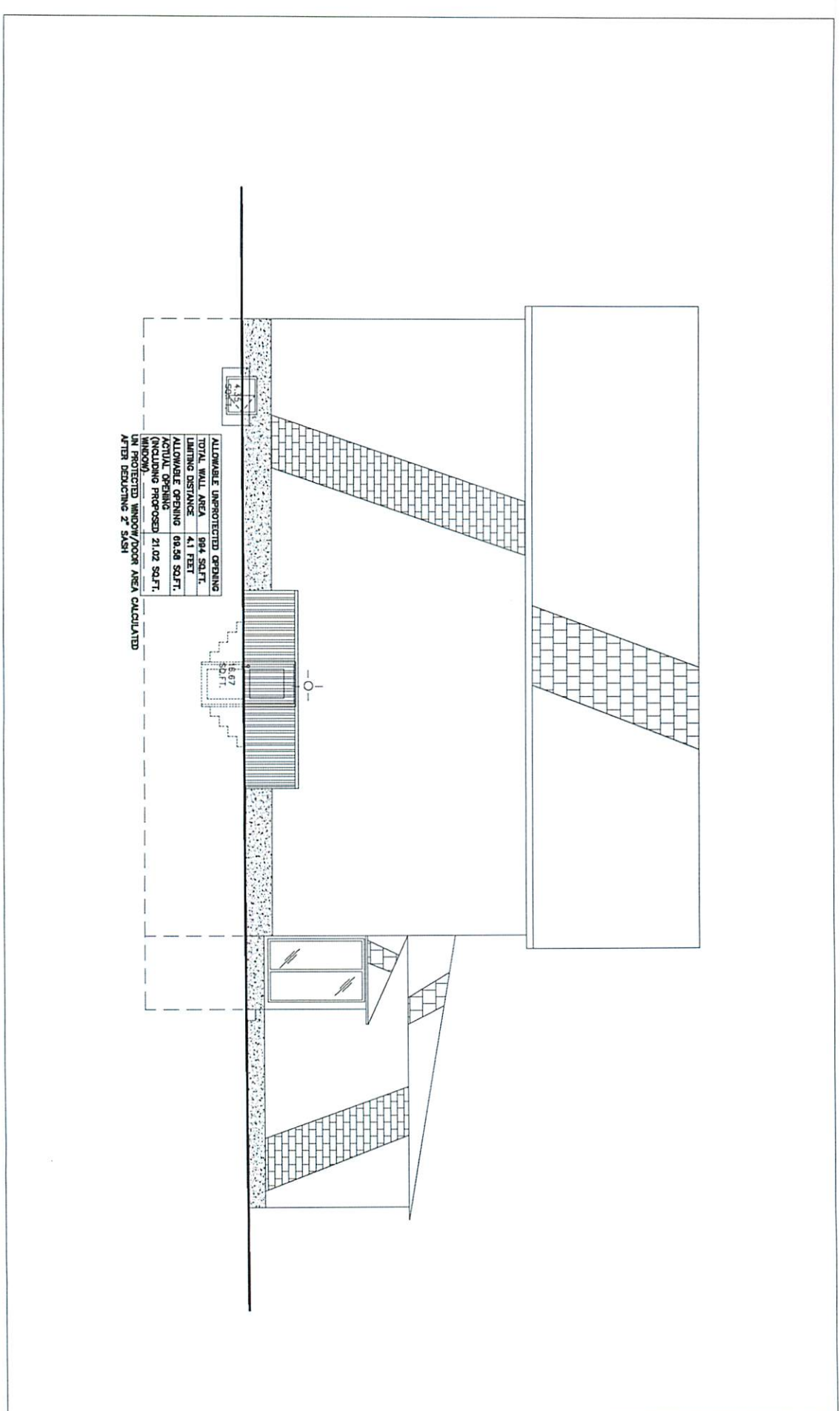
ARCHITECT

MECHANICAL ENGINEER
13 EBBY AVENUE

PROJECT TITLE

DRAWING TITLE
ELEVATION AND
DETAILS

CHECK SCALE - MAY BE PHOTO REDUCED / ENLARGED																	
0	1 INCH	0															
<table border="1"> <tr> <td>Printed</td> <td>Scale</td> <td>Sheet</td> </tr> <tr> <td></td> <td>AS SHOWN</td> <td>no.</td> </tr> <tr> <td>Date</td> <td>Job</td> <td></td> </tr> <tr> <td></td> <td>No.</td> <td></td> </tr> <tr> <td>DESIGNED</td> <td>CHECKED</td> <td></td> </tr> </table>			Printed	Scale	Sheet		AS SHOWN	no.	Date	Job			No.		DESIGNED	CHECKED	
Printed	Scale	Sheet															
	AS SHOWN	no.															
Date	Job																
	No.																
DESIGNED	CHECKED																
A6																	



LEFT SIDE ELEVATION, SCALE $\frac{1}{8}''=1'$



No.	Description	Date

CLIENT

ARCHITECT
DESIGN AND PERMIT GROUP, INC.
413 VAN KIRK DRIVE,
BIRMINGHAM, LA 394
email: twad@design1553@gmail.com

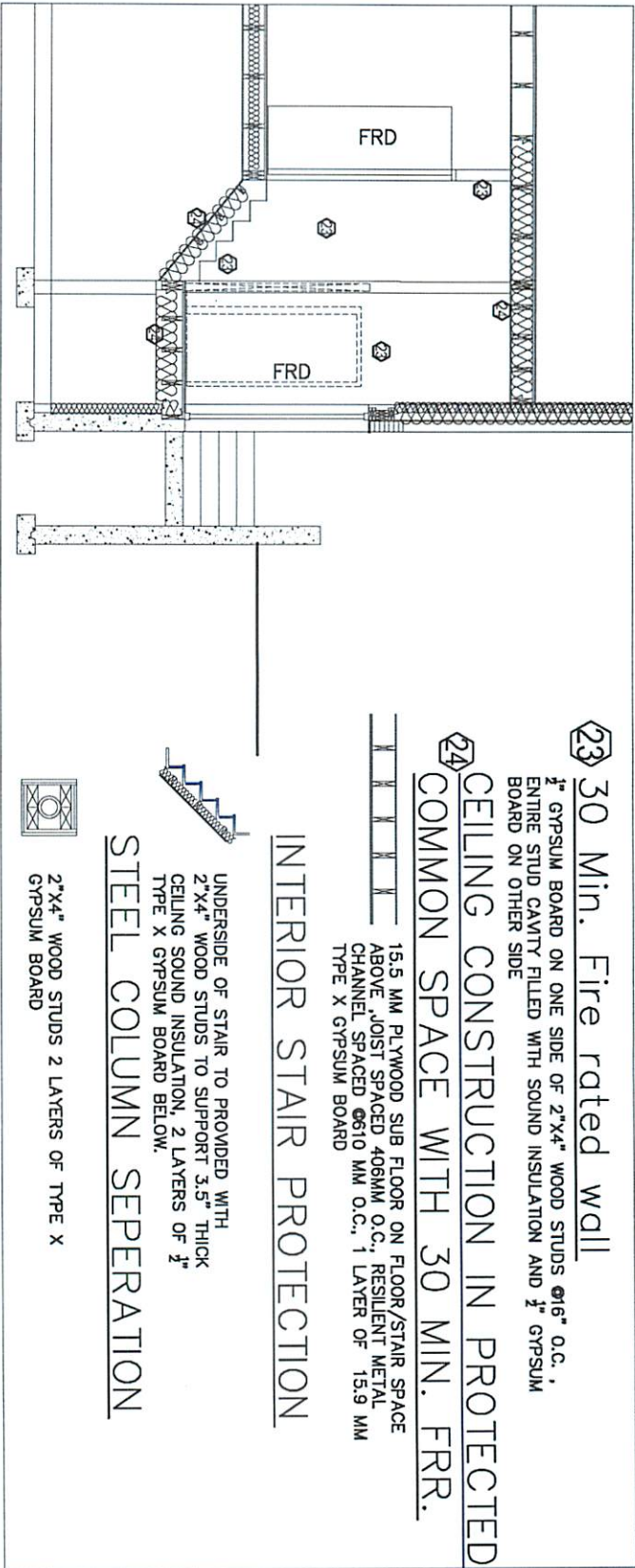
MECHANICAL ENGINEER

PROJECT TITLE
13 EBBY AVENUE

DRAWING TITLE
SCHEMATIC FIRE RATING
DETAILS AND LEGENDS

ONE-FOOT SCALE - MAY BE PHOTO REDUCED / ENLARGED
1"=1'-0" 1"=10'-0"

Printed	Scale	Sheet
Date	Job No.	no.
DESIGNED	CHECKED	A9



SCHEMATIC FIRE RATING DETAILS
(schematic representation only, please refer plans for actual measurements)

DOOR SCHEDULE				
DOOR ID	SIZE (WIDTH X HEIGHT FEET)	STATUS	TYPE	UNTEL.
D1	3'-0"x6'-8"	EXISTING	SOLID WOOD CORE / PAINTED DOOR WITH SELF CLOSURE & LOCK	EXISTING
D2	2'-6"x6'-8"	NEW	SOLID WOOD CORE, 20 MINUTES FIRE RATED DOOR WITH SELF CLOSURE	INTERIOR
D3	2'-6"x6'-8"	NEW	HOLLOW CORE	INTERIOR
D4	2'-0"x6'-8"	NEW	HOLLOW CORE	INTERIOR
D5	5'-0"x6'-8"	NEW	HOLLOW CORE	INTERIOR

WINDOW SCHEDULE				
WIN ID	SIZE (WIDTH X HEIGHT FEET)	STATUS	TYPE	UNTEL.
W1(0)	3'0"x2'4"	NEW	CASEMENT WINDOW WINDOW OPENING FROM INSIDE	1'3"x1'3"x10.25" STEEL+2X2"X2"
W2	4'2"x2'4"	EXISTING	CASEMENT WINDOW WINDOW OPENING FROM INSIDE	1'3"x1'3"x10.25" STEEL+2X2"X2"

E-EXISTING, N-NEW, N.E.R.- NEW WINDOW , EXISTING REPLAZED

Flower City



brampton.ca

City of Brampton
Building Division

Certificate of Final Inspection

Building Permit: 17-133944 000 01 Issued On: August 30, 2017

Scope of Work: HM - House Miscellaneous
Below Grade Entrance, Revision

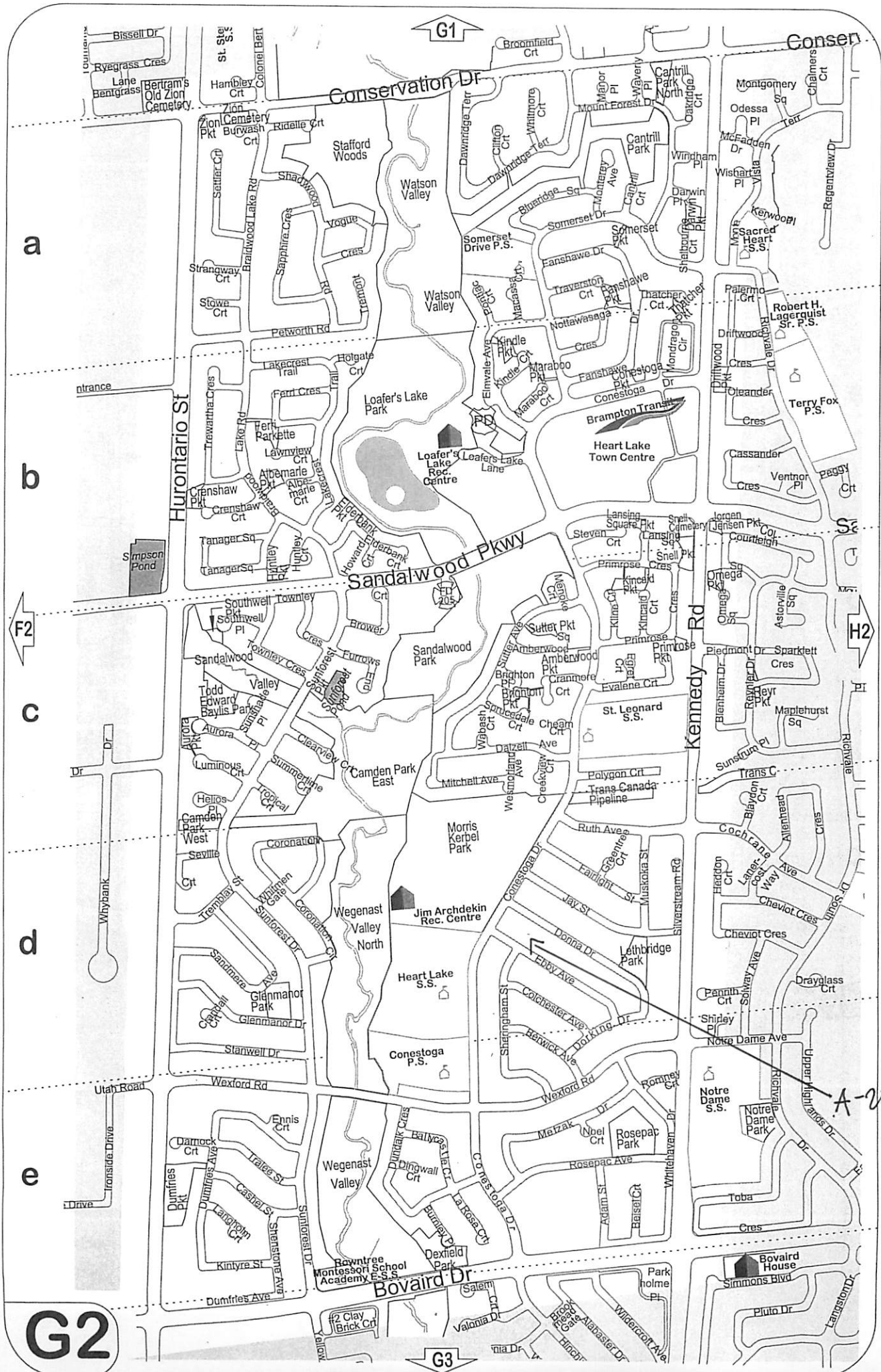
Location: 13 Ebby Ave

Registered Property Owner: LUIS VICTORIO BARLARI

This certificate of final inspection dated October 17, 2017 confirms that the required inspections have been performed at the stages of construction specified in the Ontario Building Code for the scope of work as described in this certificate

DATE: October 17, 2017

Rick Conard
Chief Building Official



A-2020-0095