BRAMPTON
Flower City
brampton.ca

Public Notice

Committee of Adjustment

APPLICATION # *A-2020-0098*
WARD #4

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **UMBRIA DEVELOPERS 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 25, Plan 43M-2086 municipally known as **40-42 HASHMI PLACE,** Brampton;

AND WHEREAS the applicant is proposing construction of semi-detached dwellings and is requesting the following variances:

1. To permit a rear yard depth of 6.0m (19.68 ft.) whereas the by-law requires a minimum rear yard depth of 7.5m (24.60 ft.);

2. To permit a lot depth of 20.3m (66.60 ft.) whereas the by-law requires a minimum lot depth of 25m (82.02 ft.);

3. To permit a lot area of 20 times the minimum lot width whereas the by-law requires a lot area equal to 25 times the minimum lot width;

4. To permit a building height of 11.5m (37.73 ft.) whereas the by-law permits a maximum building height of 10.6m (34.78 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: YES File Number: 21T-17002B (43M-2086)

Application for Consent: NO 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.

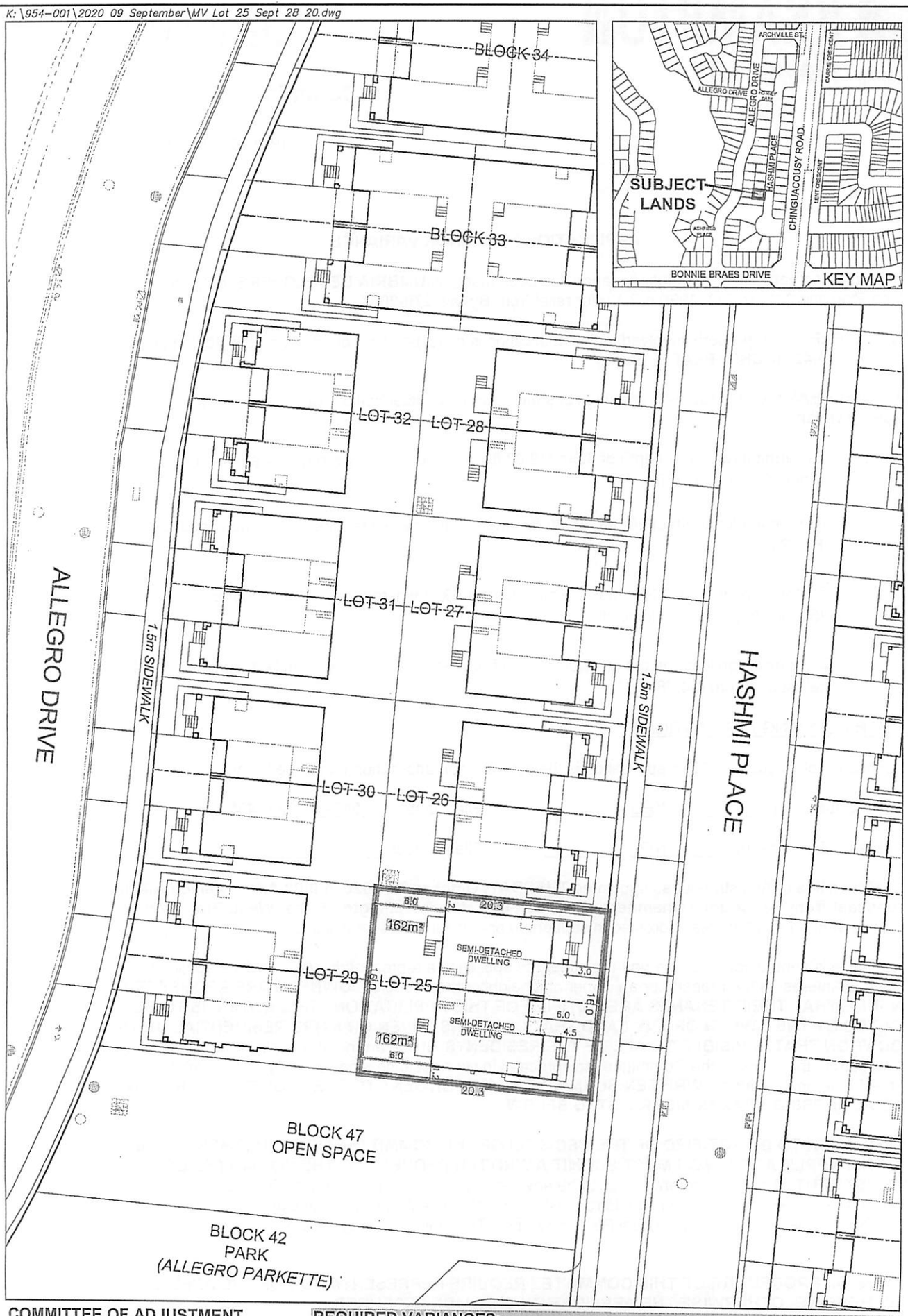
PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

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

K:\954-001\2020 09 September\MV Lot 25 Sept 28 20.dwg



COMMITTEE OF ADJUSTMENT
MINOR VARIANCE SKETCH
UMBRIA DEVELOPERS INC.

LOT 25, PLAN 43M-2086
CITY OF BRAMPTON,
REGIONAL MUNICIPALITY OF PEEL

REQUIRED VARIANCES:

1. TO ALLOW A MINIMUM REAR YARD DEPTH OF 6.0 METRES WHEREAS 7.5 METRES IS REQUIRED.
2. TO ALLOW A MINIMUM LOT DEPTH OF 20.3 METRES WHEREAS 25 METRES IS REQUIRED.
3. TO ALLOW A MINIMUM LOT AREA OF 20 TIMES THE MINIMUM LOT WIDTH WHEREAS 25 TIMES THE MINIMUM LOT WIDTH IS REQUIRED.
4. TO ALLOW A MAXIMUM BUILDING HEIGHT OF 11.5 METRES WHEREAS 10.6 METRES IS PERMITTED.

SCALE 1:400
SEPTEMBER 28, 2020

GSAI
Glen Schnarr & Associates Inc.

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.

GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

PARTNERS:
GLEN SCHNARR, MCIP, RPP
GLEN BROLL, MCIP, RPP
COLIN CHUNG, MCIP, RPP
JIM LEVAC, MCIP, RPP

September 28, 2020

Refer to File: 954 001

City of Brampton
Committee of Adjustment
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

A-2020-0098 To A-2020-0105

Attention: Ms. Jeanie Myers,
Secretary-Treasurer of the Committee of Adjustment

Re: Applications for Minor Variance
Umbria Developers Inc.
40 – 54 Hashmi Place and 19 – 33 Allegro Drive
Lots 25 - 32, Plan 43M-2086
City of Brampton

We herein submit eight (8) Applications for Minor Variance for the above-noted lands on behalf of the owner, Umbria Developers Inc. The lands are municipally known as 40 – 54 Hashmi Place and 19 – 33 Allegro Drive, legally described as Lots 25 to 32, Plan 43M-2086. The lands are generally located west of Chinguacousy Road and south of Queen Street West.

The subject lands represent eight (8) lots for semi-detached dwellings on a recently registered plan of subdivision. The lots are subject to future Exemption from Part Lot Control Applications to divide the lots for each semi. The lots have been rough-graded and are currently vacant. The related subdivision is under construction for municipal services.

At the time of zoning approval for the subject lands, the eight lots were previously configured as four (4) development blocks intended for 16 back-to-back semi-detached dwellings (4 back-to-back units per block). The approved Draft Plan was later amended to convert the four (4) back-to-back development blocks to 8 lots intended for conventional semi-detached dwelling units, as configured today. As the site-specific provisions in the Zoning By-law were intended for back-to-back dwellings, minor variances are being sought to legalize the existing lot depth and the future lot area in the context of the proposed semi-detached dwellings. Conventional semi-detached dwellings are a permitted housing type in the existing zoning.

A 6.0-metre rear yard depth is proposed for seven of the lots whereas the parent provisions of the Zoning By-law require 7.5 metres. For Lot 29, a 5.9-metre rear yard depth is required due to a slight shift in the location of the rear lot line at the time of subdivision registration.

10 KINGSBRIDGE GARDEN CIRCLE
SUITE 700
MISSISSAUGA, ONTARIO
L5R 3K6
TEL (905) 568-8888
FAX (905) 568-8894
www.gsai.ca

Further, a maximum building height of 11.5 metres is proposed for seven of the lots whereas 10.6 metres is permitted. For Lot 27, a maximum 11.55-metre building height is proposed due to grading constraints for accommodating a side entrance. The 11.5-metre standard is a permitted regulation for the adjacent back-to-back dwellings. As the proposed dwellings have been sold, we wish to seek the Committee's approval for a rear yard depth reduction and increased building height in addition to the reduction of the lot depth and lot area, noted above.

The proposed variances for each lot is therefore summarized as follows:

	Lot No.	Municipal Address	Minimum Rear Yard (7.5 m required)	Minimum Lot Depth (25 m required)	Minimum Lot Area (25 times lot depth required)	Maximum Building Height (10.6 m max)
			Proposed Variance	Proposed Variance	Proposed Variance	Proposed Variance
1.	25	40 - 42 Hashmi Place	6.0 m	20.3 m	20 times	11.5 m
2.	26	44 - 46 Hashmi Place	6.0 m	20.2 m	20 times	11.5 m
3.	27	48 - 50 Hashmi Place	6.0 m	20.2 m	20 times	11.55 m
4.	28	52 - 54 Hashmi Place	6.0 m	20.2 m	20 times	11.5 m
5.	29	19 - 21 Allegro Drive	5.9 m	20.3 m	20 times	11.5 m
6.	30	23 - 25 Allegro Drive	6.0 m	20.2 m	20 times	11.5 m
7.	31	27 - 29 Allegro Drive	6.0 m	20.2 m	20 times	11.5 m
8.	32	31 - 33 Allegro Drive	6.0 m	18.8 m	18 times	11.5 m

In our opinion, the proposed variances meet the prescribed criteria to authorize a minor variance under Section 45 of the Planning Act:

1) The proposed variances conform to the Official Plan as the lands are designated "Medium Density 2 Residential" in the Credit Valley Secondary Plan which permit semi-detached dwellings. The proposed variances will continue to implement the housing form permitted by the Official Plan;

2) The proposed variances meet the intent of the Zoning By-law as the lands are zoned "R2E-7.5-2897" which permit semi-detached dwellings. The proposed variances will continue to implement the housing form permitted by the Zoning By-law;

3) The proposed variances are minor in nature as the proposed 6.0-metre rear yard depth is commonly permitted in the City as a site-specific provision. The

engineering design of the subject lands have also been approved based on 6.0-metre rear yard depths. In the case of Lot 29, the proposed 5.9-metre rear yard depth is required as a result of a minor shift in the location of the rear lot line at the time of subdivision registration and continues to be minor in nature;

The proposed 11.5 and 11.55-metre building heights are generally consistent with the building height permitted for the adjacent back-to-back dwellings; and

4) The proposed variances are appropriate and desirable as the reduction to the minimum lot area and lot depth are intended to recognize and legalize the existing lot configuration. The proposed semi-detached dwellings have also been sold based on 6.0-metre rear yard depths and up to 11.55-metre building heights and the approval of the proposed variances, would allow the developer to maintain the house design and square-footage, as sold/purchased.

In support of the Minor Variance Application, we enclose the following:

- One (1) cheque in payment of the Minor Variance Application fees;
- Eight (8) completed Application for Minor Variance forms including the Appointment and Authorization of Agent and Permission to Enter forms; and
- Twelve (12) legal size copies of the Minor Variance Sketch Plan for each Application, as prepared by Glen Schnarr & Associates Inc. dated September 28, 2020.

We trust this completes the Applications for Minor Variance. Please feel free to contact the undersigned if you have any questions or require more information.

Yours very truly,
GLEN SCHNARR & ASSOCIATES INC.

Jason Afonso, MCIP, RPP
Senior Associate

c. S. Kamal, Umbria Developers Inc.

Flower City

brampton.ca

FILE NUMBER: A-2020-0098

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)** Umbria Developers Inc. (Attn: Syed Kamal)
   Address 37 Hawkridge Trail, Brampton, ON L6P 2T4
   Phone # 647 220 9355 **Fax #**
   Email syed28@hotmail.com

2. **Name of Agent** Glen Schnarr & Associates Inc. (Attn: Jason Afonso)
   Address 700-10 Kingsbridge Garden Circle, Mississauga ON L5R 3K6
   Phone # 416 315 3284 **Fax #**
   Email jasona@gsai.ca

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

   1. To allow a minimum rear yard depth of 6.0 metres whereas 7.5 metres is required.

   2. To allow a minimum lot depth of 20.3 metres whereas 25 metres is required.

   3. To allow a minimum lot area of 20 times the minimum lot width whereas 25 times the minimum lot width is required.

   4. To allow a maximum building height of 11.5 metres whereas 10.6 metres is permitted.

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

   The Plan of Subdivision has been registered and the proposed dwellings have been sold.

5. **Legal Description of the subject land:**
   Lot Number 25
   Plan Number/Concession Number 43M-2086
   Municipal Address 40 - 42 Hashmi Place

6. **Dimension of subject land (in metric units)**
   Frontage 16.0 m
   Depth 20.3 m
   Area 324 m^2

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.)

Vacant

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Semi-Detached Dwellings
Ground Floor Area per dwelling: 64 m²
3 Storeys / Height: 10.9 m
Dimensions per dwelling: 6.75 m x 9.57 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	N/A
Rear yard setback	
Side yard setback	
Side yard setback	

PROPOSED

Front yard setback	4.5 metres
Rear yard setback	6.0 metres
Side yard setback	1.2 metres
Side yard setback	1.2 metres

10. **Date of Acquisition of subject land:** 2016

11. **Existing uses of subject property:** Vacant Residential / Under Construction

12. **Proposed uses of subject property:** Semi-Detached Residential

13. **Existing uses of abutting properties:** Semi-Detached Residential / Parkland

14. **Date of construction of all buildings & structures on subject land:** N/A

15. **Length of time the existing uses of the subject property have been continued:** Vacant since 2019

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 ☑
Ditches ☐ **Other (specify)** _____
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 # 21T-17002B Status Registered

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 _____

J. Afonso
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Mississauga

THIS 25th DAY OF September, 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, Jason Afonso, 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 Mississauga
IN THE Region OF
Peel THIS 28th DAY OF
September, 20 20

J. Afonso
Signature of Applicant or Authorized Agent

Laura Kim Amorim, a Commissioner, etc., Province of Ontario, for Glen Schnarr & Associates Inc. Expires March 3, 2023.

A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: R2E-7.5-2897

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

Sept 28, 2020
Date

DATE RECEIVED _____

Revised 2020/01/07

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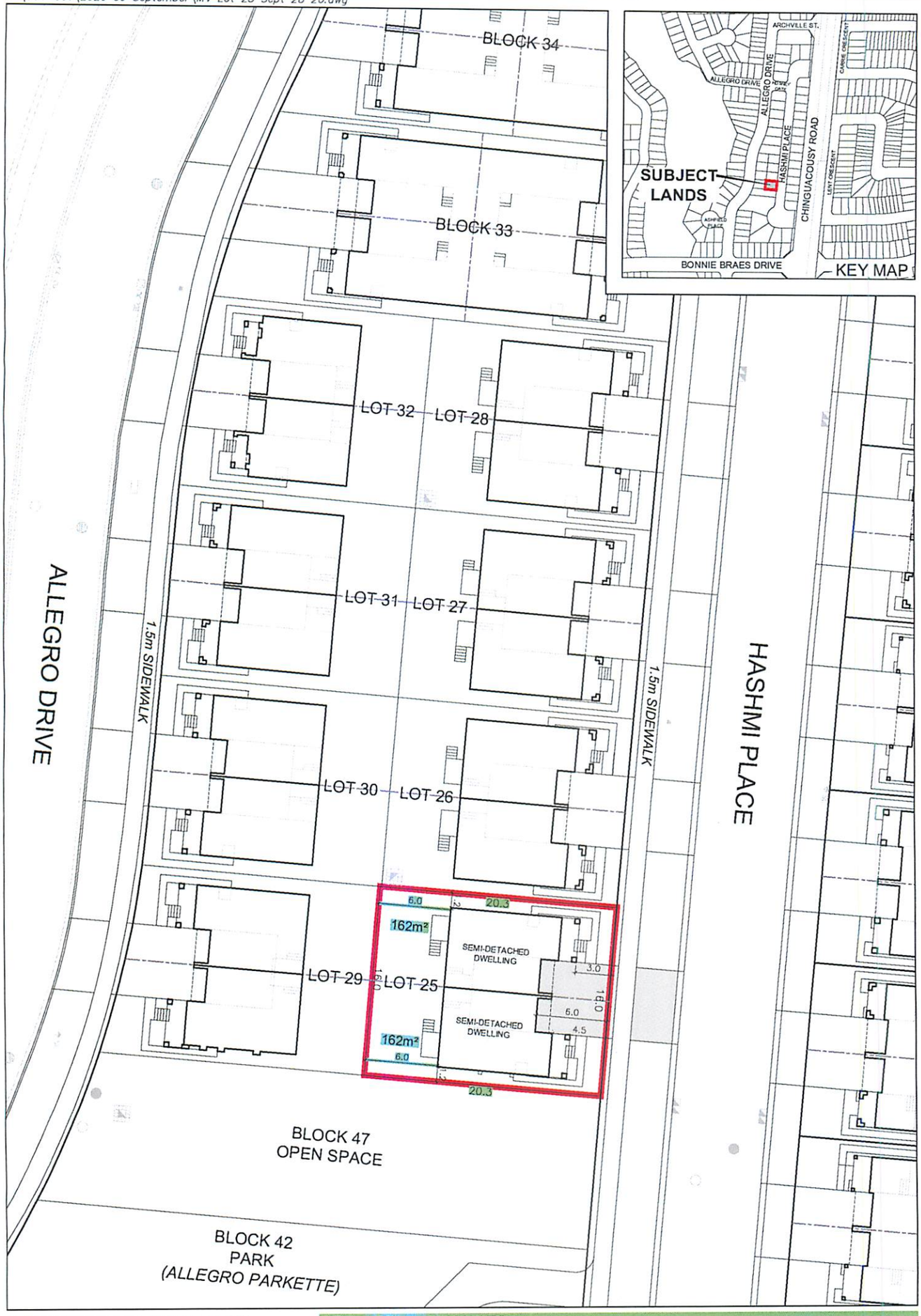

COMMITTEE OF ADJUSTMENT
MINOR VARIANCE SKETCH
UMBRIA DEVELOPERS INC.

LOT 25, PLAN 43M-2086
CITY OF BRAMPTON,
REGIONAL MUNICIPALITY OF PEEL

REQUIRED VARIANCES:

1. TO ALLOW A MINIMUM REAR YARD DEPTH OF 6.0 METRES WHEREAS 7.5 METRES IS REQUIRED.
2. TO ALLOW A MINIMUM LOT DEPTH OF 20.3 METRES WHEREAS 25 METRES IS REQUIRED.
3. TO ALLOW A MINIMUM LOT AREA OF 20 TIMES THE MINIMUM LOT WIDTH WHEREAS 25 TIMES THE MINIMUM LOT WIDTH IS REQUIRED.
4. TO ALLOW A MAXIMUM BUILDING HEIGHT OF 11.5 METRES WHEREAS 10.6 METRES IS PERMITTED.

SCALE 1:400
SEPTEMBER 28, 2020

GSAI
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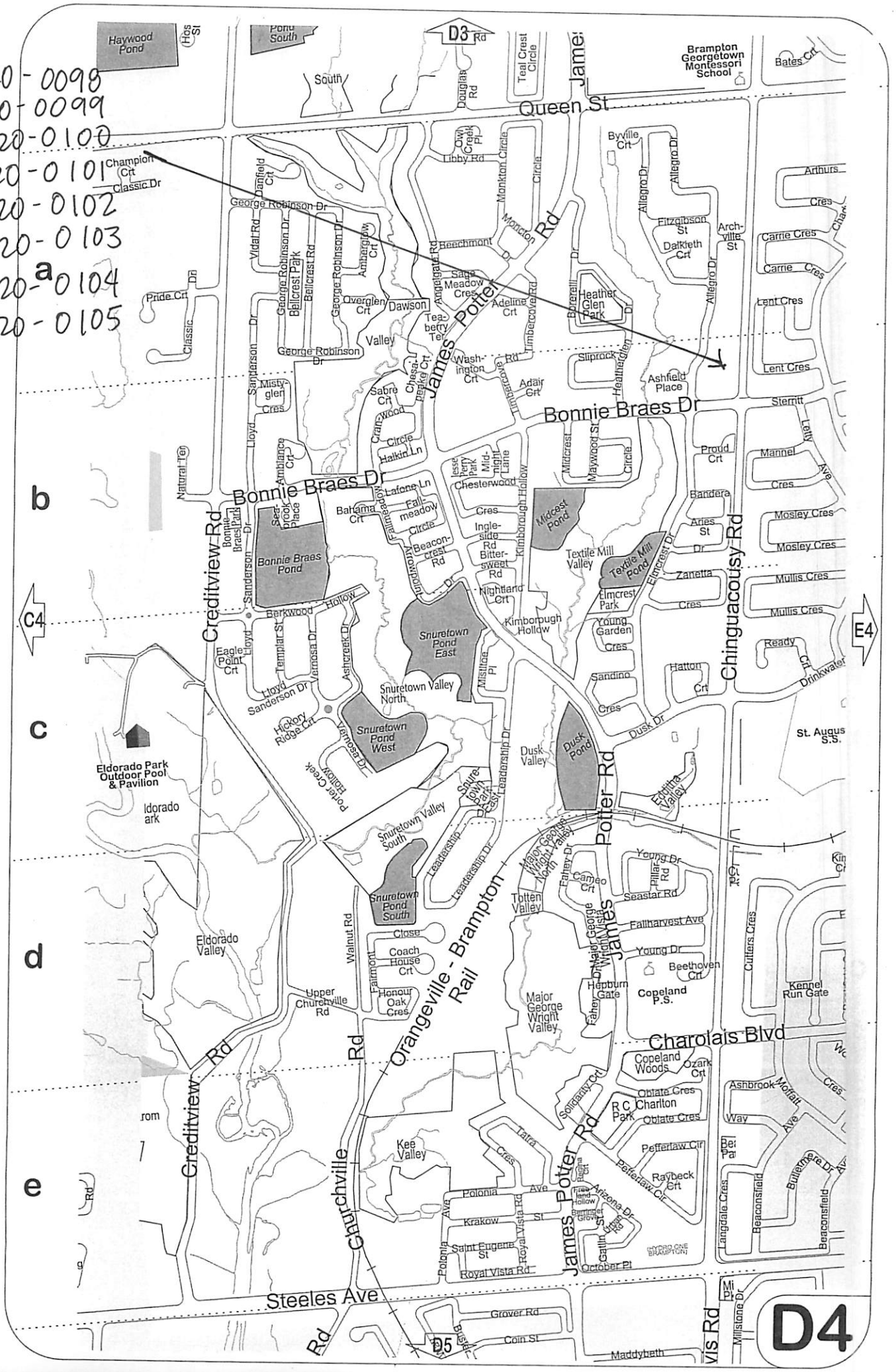
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