



APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **SATINDER KAUR BATH AND BHUPINDER SINGH BATH** 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 99, Plan M-1525 municipally known as **28 YUILE COURT**, Brampton;

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

1. To permit an existing door on the side wall of the dwelling (proposed to access a second unit) located within 1.18m (3.87 ft.) of the side lot line, whereas the by-law requires a minimum unencumbered side yard width of 1.2 m (3.94 ft.) to be provided as a path of travel from the front yard to the entrance for a second unit.

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, April 20, 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 8th day of April, 2021.

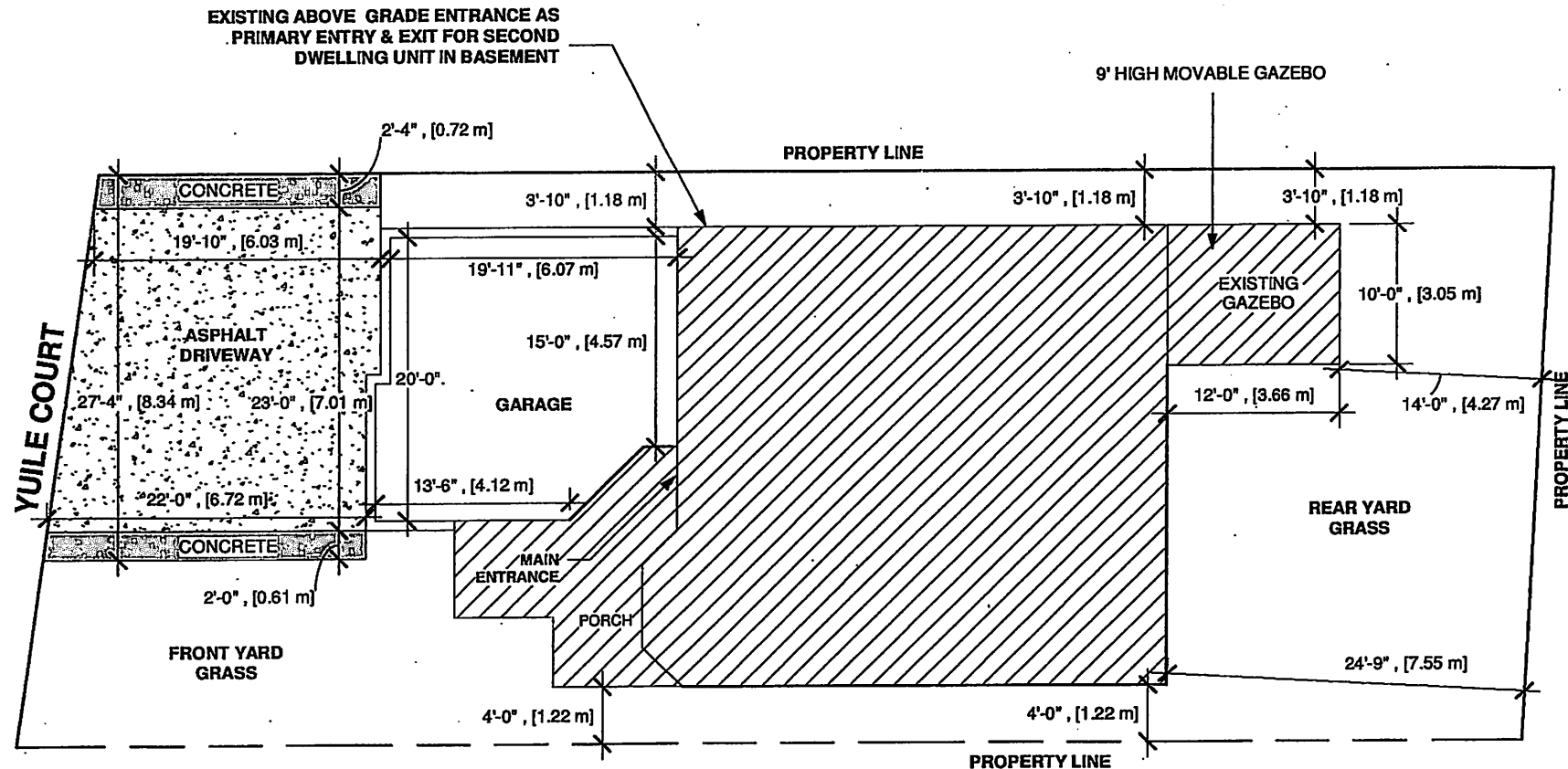
Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

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

LOT : 99
28 YUILE COURT
2 STOREY DETACHED HOUSE

MINOR VARIANCE TO PERMIT:
- CLEAR PATH OF TRAVEL TO THE SECOND UNIT
DWELLING BEING 1.18m

CLEAR PATH OF TRAVEL REQUIRED: 1.2m
CLEAR PATH OF TRAVEL PROVIDED: 1.18m



THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL
DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE
DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION.
CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS
OF AUTHORITIES HAVING JURISDICTION

SITE PLAN

The undersigned has reviewed and taken
responsibility for this design and has
qualifications and meet the requirements
set out in the Ontario Building Code to be a
designer

QUALIFICATION INFORMATION
(Required unless design is exempted under
3.2.5 Division C of OBC)

DESIGNER	BCIN
Tanvir Rai	103482

Tanvir Rai

FEB 05/21

01 ISSUED FOR APPROVAL FEB 05/21

ADDRESS:
28 YUILE COURT,
BRAMPTON, ON

DRAWN BY:	GT	CHECKED BY:	JB
PROJECT NUMBER:	21R-22723		

**NOBLE PRIME
SOLUTIONS LTD**
2131 WILLIAMS PARKWAY,
UNIT 19,
BRAMPTON, ON,
info@nobleltd.ca
(437) 888 1800
(647) 207 5470

DATE:	FEB 05/21	DWG No:	A-1
SCALE:	1" = 8'-2"		

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, April 15, 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, April 16, 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, April 16, 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.

AMENDMENT LETTER

April 7, 2021

To: Committee of Adjustment

RE: APPLICATION FOR MINOR VARIANCE
SATINDER KAUR BATH, BHUPINDER SINGH BATH
LOT 99, PLAN M-1525
A-2021-0069 – 28 YUILE COURT
WARD 4

Please **amend** application **A-2021-0069** to reflect the following:

1. To permit an existing door on the side wall of the dwelling (proposed to access a second unit) located within 1.18m (3.87 ft.) of the side lot line, whereas the by-law requires a minimum unencumbered side yard width of 1.2 m (3.94 ft.) to be provided as a path of travel from the front yard to the entrance for a second unit.

Law/creat

*Sandhu
April 08 2021*

Applicant/Authorized Agent

MINOR VARIANCE TO PERMIT:
- CLEAR PATH OF TRAVEL TO THE SECOND UNIT
DWELLING BEING 1.18m

EXISTING ABOVE GRADE ENTRANCE AS PRIMARY ENTRY & EXIT FOR SECOND DWELLING UNIT IN BASEMENT

9' HIGH MOVABLE GAZEBO

PROPERTY LINE

CONCRETE

ASPHALT DRIVEWAY

2'-4" , [0.72 m]

3'-10" , [1.18 m]

19'-10" , [6.03 m]

19'-11" , [6.07 m]

15'-0" , [4.57 m]

20'-0"

27'-4" , [8.34 m]

23'-0" , [7.01 m]

22'-0" , [6.72 m]

13'-6" , [4.12 m]

3'-10" , [1.18 m]

3'-10" , [1.18 m]

10'-0" , [3.05 m]

EXISTING GAZEBO

12'-0" , [3.66 m]

14'-0" , [4.27 m]

REAR YARD GRASS

24'-9" , [7.55 m]

4'-0" , [1.22 m]

4'-0" , [1.22 m]

PROPERTY LINE

FRONT YARD GRASS

2'-0" , [0.61 m]

MAIN ENTRANCE

PORCH

YULE COURT

SITE PLAN

Bill.

DATE: FEB 05/21	DWG. No. A-1
SCALE: 1" = 9'-2"	

Flower City



brampton.ca

For Office Use Only
(to be inserted by the Secretary-Treasurer
after application is deemed complete)

FILE NUMBER: A-2021-0069

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)** SATINDER KAUR BATH, BHUPINDER SINGH BATH
Address 28 YUILE CRT, BRAMPTON, ON, L6Y5J5

Phone # 647-296-6640 **Fax #** _____
Email BHUPINDER.SINGH_BATH@YAHOO.COM

2. **Name of Agent** NOBLE PRIME SOLUTIONS LTD
Address UNIT #19, 2131 WILLIAMS PKWY, BRAMPTON, L6S 5Z4

Phone # 437-888-1800 **Fax #** _____
Email applications@nobleltd.ca

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

-EXISTING SIDE DOOR BY BUILDER TO BE USED AS PRIMARY ENTRY
AND EXIT FOR SECOND DWELLING UNIT WITH SETBACK OF 1.18m
-TO PERMIT NEW WINDOW IN SIDE YARD WITH SETBACK OF 1.18m

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

SETBACK REQUIRED FOR SIDE DOOR AND WINDOW: 1.2m
SETBACK PROVIDED FOR SIDE DOOR AND WINDOW: 1.18m

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

Lot Number 99

Plan Number/Concession Number M1525

Municipal Address 28 YUILE CRT, BRAMPTON, ON, L6Y5J5

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

Frontage 12.255 m

Depth 30.711 m

Area 385.4 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, garage, etc.)

2 STOREY DETACHED HOUSE WITH THE AREA OF 207 SQM

PROPOSED BUILDINGS/STRUCTURES on the subject land:

NO CHANGE

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	6.10 M
Rear yard setback	7.5 M
Side yard setback	1.18 M
Side yard setback	1.22 M

PROPOSED

Front yard setback	NO CHANGE
Rear yard setback	NO CHANGE
Side yard setback	NO CHANGE
Side yard setback	NO CHANGE

10. Date of Acquisition of subject land: AUGUST 2014
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: AUGUST 2014
15. Length of time the existing uses of the subject property have been continued: 16 YEARS

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 _____

Ravkirat Sandhu
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON
THIS 28 DAY OF MARCH, 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, RAVKIRAT SANDHU, OF THE CITY OF BRAMPTON
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 23rd DAY OF March, 2021.
April dela Cerna
A Commissioner etc.

Ravkirat Sandhu
Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: R1C-2744

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

L Barbuto
Zoning Officer

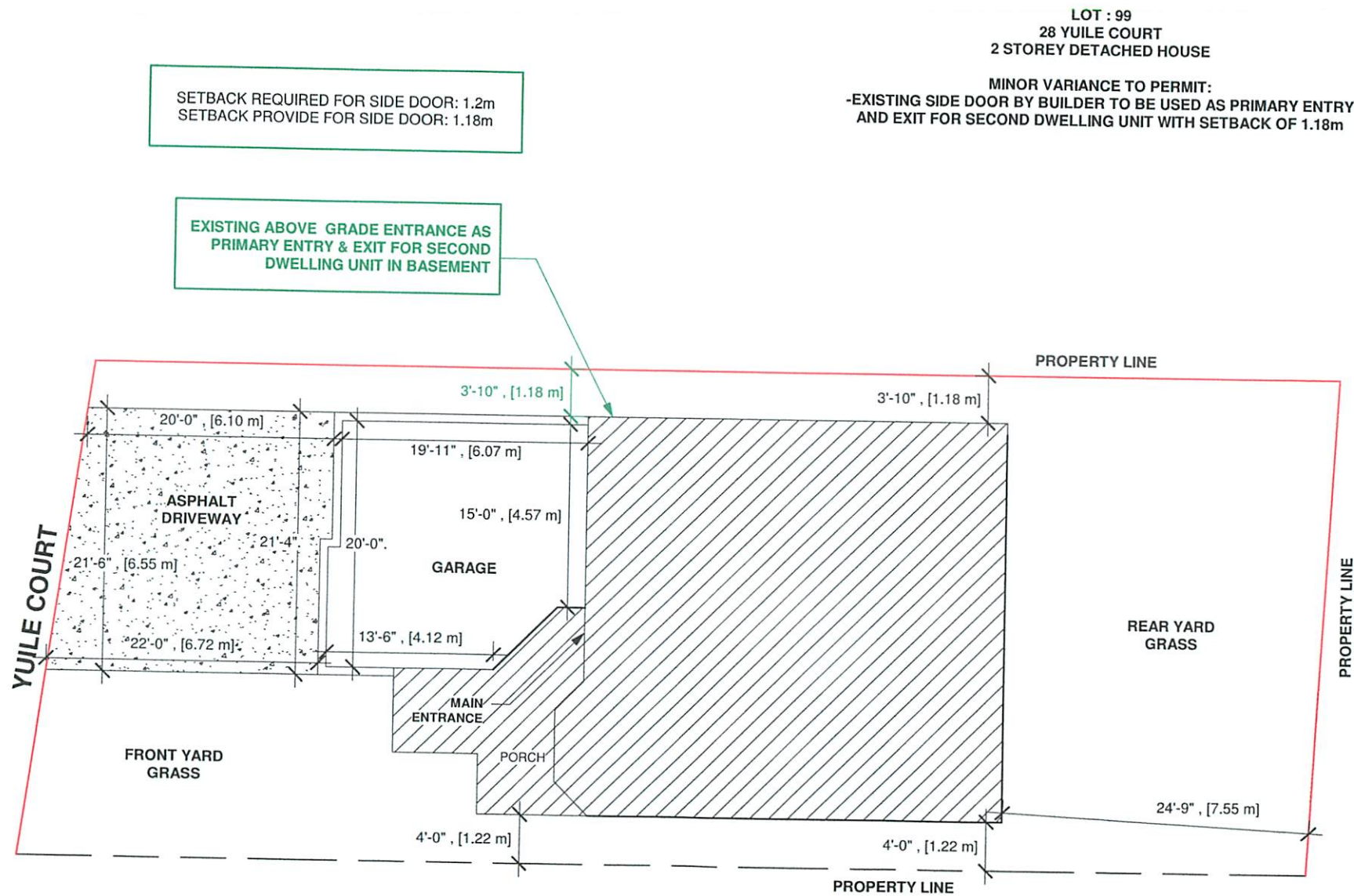
March 23, 2021
Date

DATE RECEIVED March 23, 2021

Date Application Deemed Complete by the Municipality MARCH 23, 2021

Revised 2020/01/07

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



SITE PLAN

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
(Required unless design is exempted under 3.2.5 Division C of OBC)

DESIGNER	BCIN
Tanvir Rai	103482

[Signature]

FEB 05/21

01	ISSUED FOR APPROVAL	FEB 05/21
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ADDRESS:
28 YUILE COURT,
BRAMPTON, ON

DRAWN BY:	GT	CHECKED BY:	JB
PROJECT NUMBER:	21R-22723		

NOBLE PRIME SOLUTIONS LTD

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