

APPLICATION # A-2022-0193
WARD #10**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **PRADEEP SATHYASEELAN AND SIMI VATTATHARA LOHITH** 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 Part of Block 442, Plan 43M-1667, Parts 7 and 8, Plan 43R-30470 municipally known as **13 TUNDRA SWAN ROAD**, Brampton;

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

1. To permit a below grade entrance in a required interior side yard whereas the by-law does not permit a below grade entrance in the required interior side yard;
2. To permit a 0.85m (2.79 ft.) setback to an existing below grade entrance whereas the by-law requires a minimum side yard setback of 1.2m (3.94 ft.).

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: NO

File Number: _____

Application for Consent: NO

File Number: _____

The Committee of Adjustment has appointed **TUESDAY, July 12, 2022 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 an Ontario Land 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 Ontario Land 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 29th Day of June, 2022

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

SITE PLAN

1'-2" (0.34 m)

5'-6" (1.68 m)

29'-3" (8.91 m)

REAR YARD GRASS

CONCRETE

11'-0" (3.35 m)

10'-0" (3.05 m)

INTERLOCK TILES

24'-11" (7.59 m)

PROPERTY LINE

CONCRETE

2'-10" (0.85 m)

3'-10" (1.17 m)

6'-8" (2.02 m)

PROPOSED BELOW GRADE ENTRANCE TO BE USED AS PRIMARY ENTRY AND EXIT FOR SECOND DWELLING UNIT IN BASEMENT

PLAN M 1667, BLOCK 442, PART 8
13 TUNDRA SWAN RD.
TWO STOREY TOWNHOUSE

PROPOSED
-SECOND DWELLING UNIT IN BASEMENT
-BELOW GRADE ENTRANCE IN SIDE YARD

PORCH

GARAGE

ASPHALT DRIVEWAY

9'-7" (2.92 m)

13'-1" (3.98 m)

FRONT YARD GRASS

CONCRETE

TUNDRA SWAN RD

PROPERTY LINE

MAIN ENTRANCE

ADDRESS:
13 TUNDRA SWAN RD,
BRAMPTON, ON.

PROJECT NUMBER:	22R-25424
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**NOBLE PRIME
SOLUTIONS LTD**

2131 WILLIAMS PARKWAY,
BRAMPTON, ON
(UNIT 19)
(437) 888 1800

SCALE: 1:80

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 and/or as a hybrid meeting (both in-person and electronically).

**Electronic/Hybrid Hearing Procedures
How to get involved in the Hybrid Hearing**

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **July 12, 2022** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

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, July 7, 2022.**
- Advance registration for applicants, agents and other interested persons is required by one or two options:
 1. Participate remotely 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 Thursday, July 7, 2022.**
 2. To participate in-person, please email the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, July 7, 2022.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. 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 **Thursday, July 7, 2022.** City staff will contact you and provide you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

- 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/hybrid 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 City of Brampton is reviewing its Committee of Adjustment process. As a participant in this process, if you have comments or input you would like to share about your experience with the Committee of Adjustment, please email cityclerksoffice@brampton.ca to indicate your interest and you will be contacted with more information.



FILE NUMBER: A-2022-0193

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)** Pradeep Sathyaseelan and Simi Vattathara Lohith
Address 13 Tundra Swan Rd BRAMPTON, ON, L6R3L4

Phone # 647-801-1779 **Fax #** _____
Email SPRADII@YAHOO.COM

2. **Name of Agent** Ravkirat Sandhu
Address 2131 Williams Parkway Unit #19 Brampton ON L6S5Z4

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

3. **Nature and extent of relief applied for (variances requested):**
 TO PERMIT BELOW GRADE ENTRANCE IN SIDE YARD WITH SETBACK OF 0.85m FROM PROPERTY LINE

4. **Why is it not possible to comply with the provisions of the by-law?**
 WHEREAS ZONING BY LAW REQUIRES 1.2m SETBACK FROM PROPERTY LINE TO A BELOW GRADE ENTRANCE.

5. **Legal Description of the subject land:**
Lot Number 442
Plan Number/Concession Number M1667
Municipal Address 13 Tundra Swan Rd

6. **Dimension of subject land (in metric units)**
Frontage 9.48m
Depth 27.0m
Area 255.96m

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.)

TWO STOREY TOWNHOUSE WITH AREA OF 139.35 sqm

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Below Grade Entrance

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 3.98m

Rear yard setback 8.91m

Side yard setback 0m

Side yard setback 2.02m

PROPOSED

Front yard setback no change

Rear yard setback no change

Side yard setback no change

Side yard setback 0.85m

10. Date of Acquisition of subject land: May 27, 2021
11. Existing uses of subject property: Single Family Residence
12. Proposed uses of subject property: Two Unit Dwelling
13. Existing uses of abutting properties: Single Family Residence
14. Date of construction of all buildings & structures on subject land: 2005
15. Length of time the existing uses of the subject property have been continued: 17
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 _____

Ravkirat Sandhu

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton

THIS 26 DAY OF April, 2022.

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 8th DAY OF
June, 2022

Jeanie Cecilia Myers
a Commissioner, etc.,
Province of Ontario
for the Corporation of the
City of Brampton
Expires April 8, 2024.

Signature of Applicant or Authorized Agent

Submit by Email

Jeanie Myers
A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R3B-1264

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

[Signature]
Zoning Officer

JUNE 14.22

Date

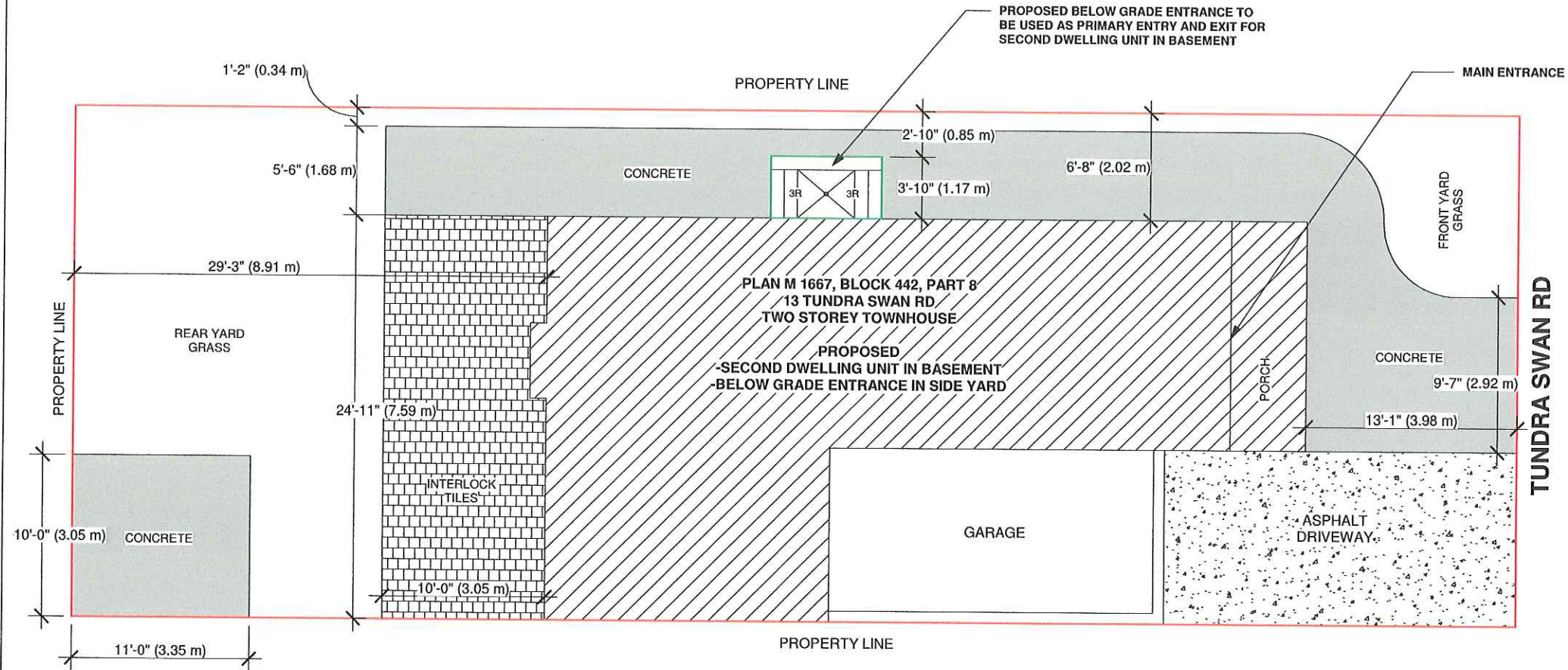
DATE RECEIVED

June 8, 2022

June 14, 2022

MINOR VARIANCE

-TO PERMIT BELOW GRADE ENTRANCE IN SIDE YARD WITH SETBACK OF 0.85m FROM PROPERTY LINE, WHEREAS ZONING BY LAW REQUIRES 1.2m SETBACK FROM PROPERTY LINE TO A BELOW GRADE ENTRANCE.



SITE PLAN

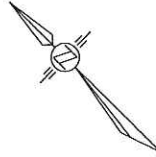
01 ISSUED FOR VARIANCE		APR 26/22
ADDRESS: 13 TUNDRA SWAN RD, BRAMPTON, ON.		
DRAWN BY: NK	CHECKED BY: TR	
PROJECT NUMBER: 22R-25424		
NOBLE PRIME SOLUTIONS LTD		
2131 WILLIAMS PARKWAY, BRAMPTON, ON (UNIT 19) (437) 888 1800		
DATE: APR 26/22	DWG. No. A-1	
SCALE: 1 : 80		

BEARING NOTE

BEARINGS ARE GRID AND ARE DERIVED FROM THE NORTH EASTERLY LIMIT OF TUNDRA SWAN ROAD AS SHOWN ON REGISTERED PLAN 43M-1667 HAVING A BEARING OF N 44°13'35" W

BEARINGS TABLE

(A)	N 44°13'35" W
(B)	N 45°46'25" E



THIS REPORT WAS PREPARED FOR BRIDGEWATER BAY ESTATES INC. AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES

NOTE:

ALL FOUND MONUMENTS SHOWN HEREON WERE PLANTED BY HESLOD JONES VANDERKAM INC., O.L.S. UNLESS NOTED OTHERWISE.
ALL BOUNDARY INFORMATION SHOWN HEREON HAS BEEN SET OR MEASURED IN ACCORDANCE WITH REGISTERED PLAN 43M-1667 AND PLAN 43M-30470 UNLESS NOTED OTHERWISE.

PART 2) SURVEY REPORT
REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:
NO EASEMENTS OR RIGHT OF WAYS ARE REGISTERED.
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

NOTES AND LEGEND

- DENOTES SURVEY MONUMENT PLANTED
- DENOTES SURVEY MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR (PLANTED DUE TO EXISTENCE OF BELOW GRADE SERVICES)
- IB DENOTES IRON BAR
- M DENOTES MEASURED
- S DENOTES SET
- WIT DENOTES WITNESS
- CF DENOTES CONCRETE FOUNDATION WALLS
- N DENOTES NOTES BY P. SALNA CO. LTD., O.L.S.
- PC DENOTES POINT OF CURVATURE
- C DENOTES CALCULATED
- PL DENOTES REGISTERED PLAN 43M-1667
- 921 DENOTES P. SALNA CO. LTD., O.L.S.
- FW DENOTES FACE OF WALL

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 1st DAY OF NOVEMBER 2005

DATE: DECEMBER 23, 2005

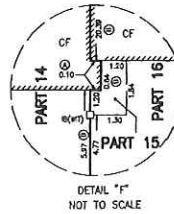
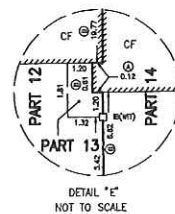
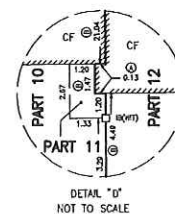
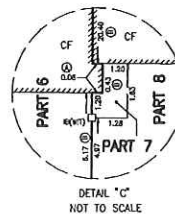
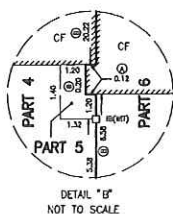
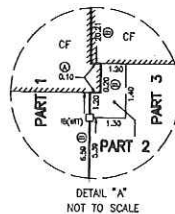
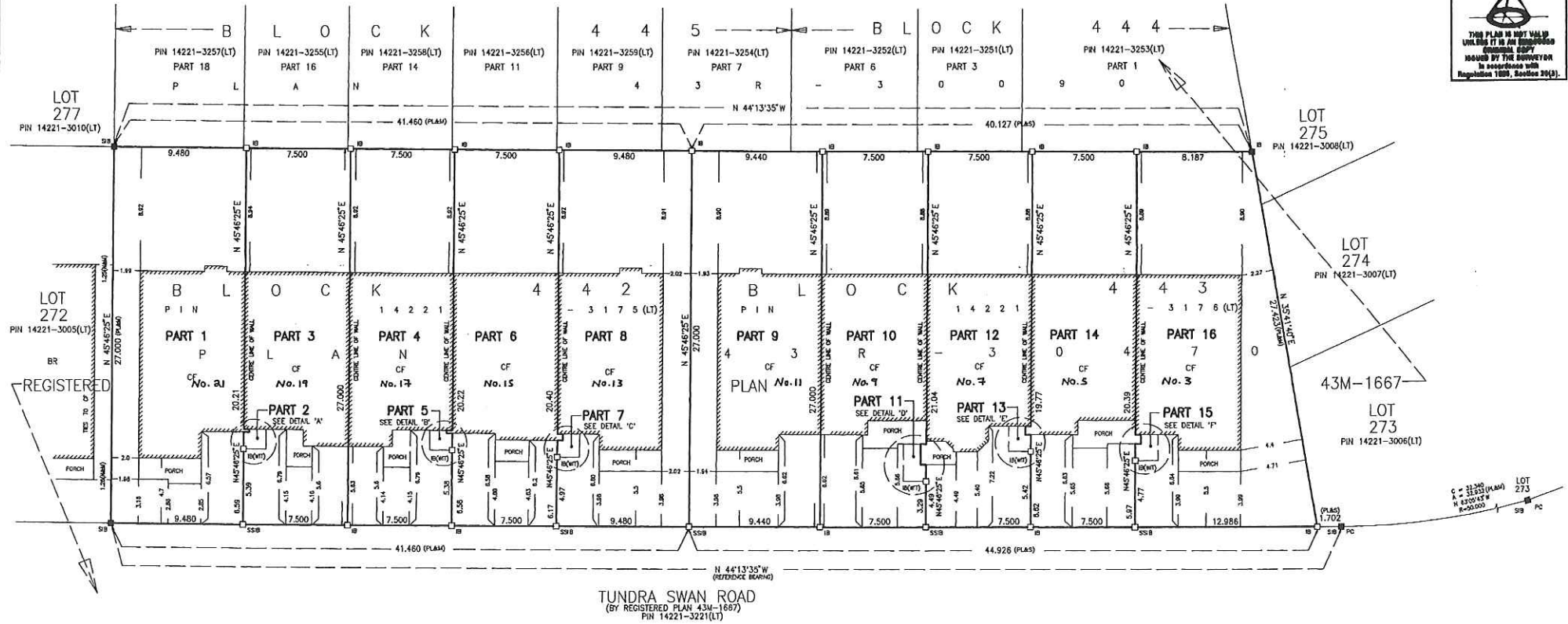
O. Dosen

VLADIMIR DOSEN, B.Sc.
ONTARIO LAND SURVEYOR

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S REAL PROPERTY REPORT
PART 1) PLAN OF SURVEY OF
BLOCKS 442 AND 443
REGISTERED PLAN 43M-1667
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL
SCALE 1:200
5m 0m 5m 15metres
P. SALNA Co. LTD., O.L.S.



P. SALNA COMPANY LTD.

ONTARIO LAND SURVEYORS
10225 YONGE STREET
RICHMOND HILL, ONTARIO L4C 3B2
PHONE (905) 884-3988 FAX (905) 737-7516

FILE: 05-001

CAD FILE: 1667RQPP-SRPR

FIELD: PANCHIA

DRAWN: NATHAN

CHECKED: SRI

A-2022-0193

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b

c

d

e

