

APPLICATION # A-2022-0173
WARD 5

DEFERRED APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **RAHUL RANA, RAJINDER SINGH RANA AND NEERU RANA** 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 303, Plan 43M-1751 municipally known as **1 ABBOTSBURY DRIVE**, Brampton;

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

1. To permit a below grade entrance between the main wall of the dwelling and the flankage lot line whereas the by-law does not permit a below grade entrance between the main wall and the flankage lot line.

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, August 2, 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.

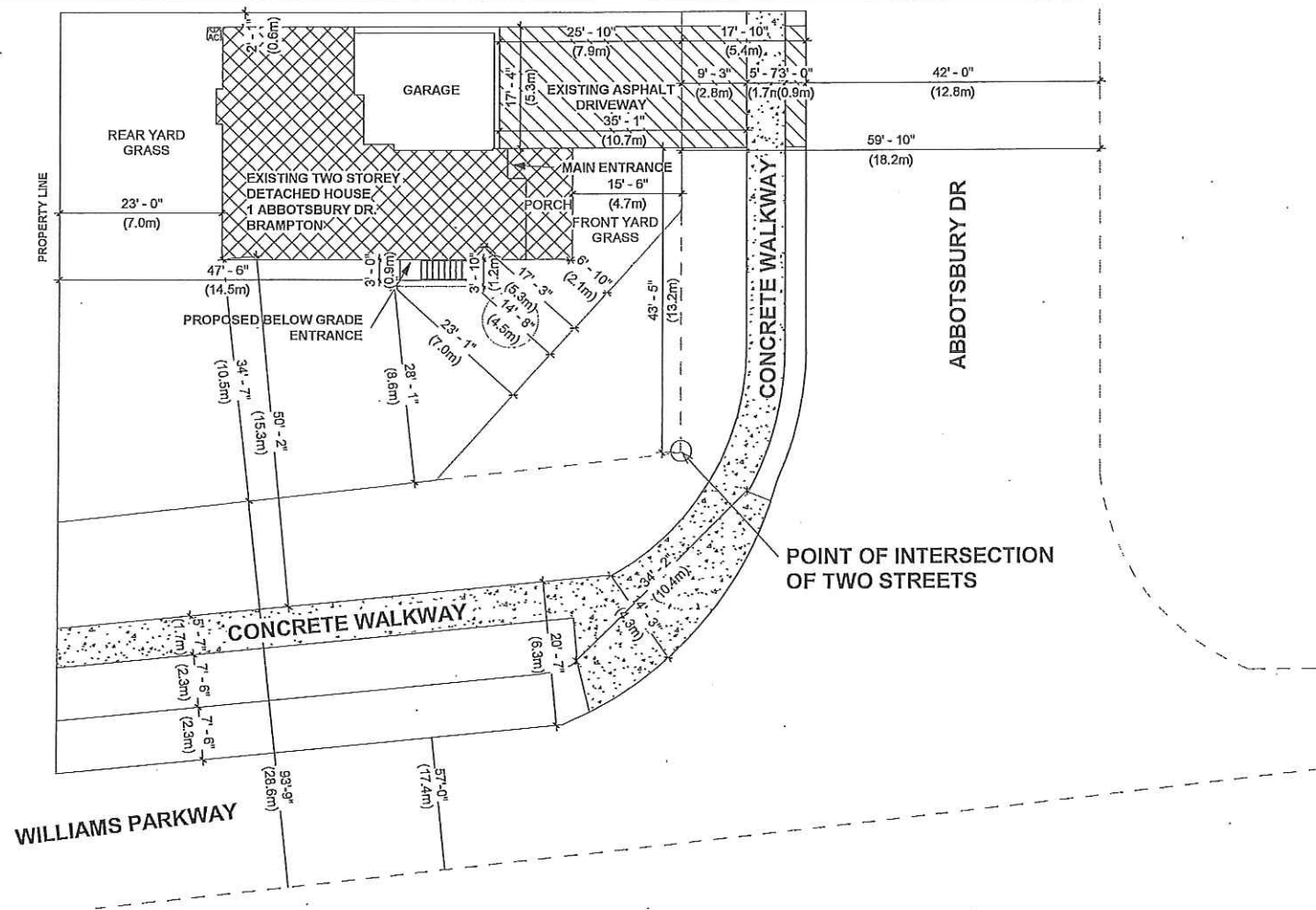
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

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

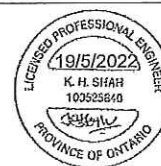
DATED at Brampton Ontario, this 21st Day of July, 2022

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



1.	ISSUED FOR APPROVAL	MAY 19/22
No.	REVISION	DATE



1 ABBOTSBURY DR.,
BRAMPTON, ON

SITE PLAN

RJ CAD SOLUTIONS

Date MAY 19/22	Scale 1 : 170
Drawn By PS	Checked By KS
Project Number 0001	
SHEET NUMBER A1	

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 **August 2, 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 28, 2022**. *Please note that City Hall will be closed on Monday, August 1, 2022 in observance of the Civic Holiday*
- 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 28, 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 28, 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 28, 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.

Date: 2022/05/19
Committee of Adjustment
City of Brampton 2
Wellington Street West,
Brampton ON L3Z 2A9

A-2022-0173

RE: Minor Variance application for 1 Abbotsbury Dr., Brampton

Dear member of the Committee of Adjustment and Secretary-Treasurer,

I am writing this cover letter for the property of 1 Abbotsbury Dr. Brampton, ON, on behalf of a homeowner who wants to build a below-grade Separate entrance on an exterior side yard. As per the property survey, the setback between the dwelling and side lot line is 5.3m.

Reasons for Separate Entrance from sideyard:

- The homeowner wants to keep privacy in the backyard since he has a side yard of 5.3m which has a deficit of only 0.8m.
- This supports design in the basement as well.
- The existing minimum setback of the side yard from the property line is 5.3 m, we are proposing a below-grade separate entrance setback is 4.5m.

My kind request is to consider this application and grant a permit for the above matter.

Thank you,

Kruti Shah, P.Eng.

Kruti Shah

Digitally signed by Kruti Shah
Reason: I am the author of this document
Contact Info:
rjcadinfo@gmail.com
Date: 2022.05.19
16:01:50-04'00'

RJ Cad Solutions

FILE NUMBER: A-2022-0173

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)** RAHUL RANA, RAJENDER SINGH RANA, NEERU RANA
Address 1 ABBOTSBURY DR., BRAMPTON, ON, L6X 0S4

Phone # 647-835-8417 **Fax #** _____
Email rahul7rana@gmail.com

2. **Name of Agent** KRUTI SHAH
Address 4 ABACUS RD, UNIT 12, BRAMPTON , ON, L6T 5J6

Phone # 647-532-3593 **Fax #** _____
Email kruti@rjcad solutions.com

3. **Nature and extent of relief applied for (variances requested):**
1. TO PERMIT A BELOW GRADE ENTRANCE TO BE LOCATED BETWEEN THE MAIN WALL OF THE BUILDING AND THE FLANKAGE LOT LINE, AND

4. **Why is it not possible to comply with the provisions of the by-law?**
SET BACK FROM THE EXISTING BUILDING OF EXTERIOR SIDE YARD IS 5.3m. WE ARE PROPOSING BELOW GRADE SEPERATE ENTRANCE FROM EXTERIOR SIDE YARD WHICH IS 4.5m. IN SETBACK WHICH SUPPORTS THE BASEMENT DESIGN.

5. **Legal Description of the subject land:**
Lot Number 303
Plan Number/Concession Number 43M-1751
Municipal Address 1 ABBOTSBURY DR.

6. **Dimension of subject land (in metric units)**
Frontage 8.5
Depth 27
Area 499.5

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.)

GROUND FLOOR AREA - 93.6 SQ.M., GROSS FLOOR AREA - 221.7 SQ. M. (BOTH STOREY) , NUMBER OF STOREY - 2

PROPOSED BUILDINGS/STRUCTURES on the subject land:

BELOW GRADE ENTRANCE IN AN EXTERIOR SIDE YARD

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	<u>4.7</u>
Rear yard setback	<u>7</u>
Side yard setback	<u>0.6</u>
Side yard setback	<u>5.3</u>

PROPOSED

Front yard setback	<u>4.7</u>
Rear yard setback	<u>7</u>
Side yard setback	<u>0.6</u>
Side yard setback	<u>4.5</u>

10. Date of Acquisition of subject land: 2007
11. Existing uses of subject property: SINGLE UNIT DWELLING
12. Proposed uses of subject property: TWO UNIT DWELLING(WILL APPLY SEPARATELY)
13. Existing uses of abutting properties: RESIDENTIAL
14. Date of construction of all buildings & structures on subject land: 2007
15. Length of time the existing uses of the subject property have been continued: 15 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 _____

Kruti Shah

Signature of Applicant(s) or Authorized Agent

DATED AT THE MAY OF 2022

THIS 19 DAY OF MAY, 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, KRUTI SHAH, P.ENG. OF THE CITY OF BRAMPTON

IN THE PROVINCE OF ONTARIO 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 PROVINCE OF
ONTARIO THIS 19 DAY OF
MAY, 2022

A Commissioner etc.

Kruti Shah

Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1D-1303

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

J. Chau
Zoning Officer

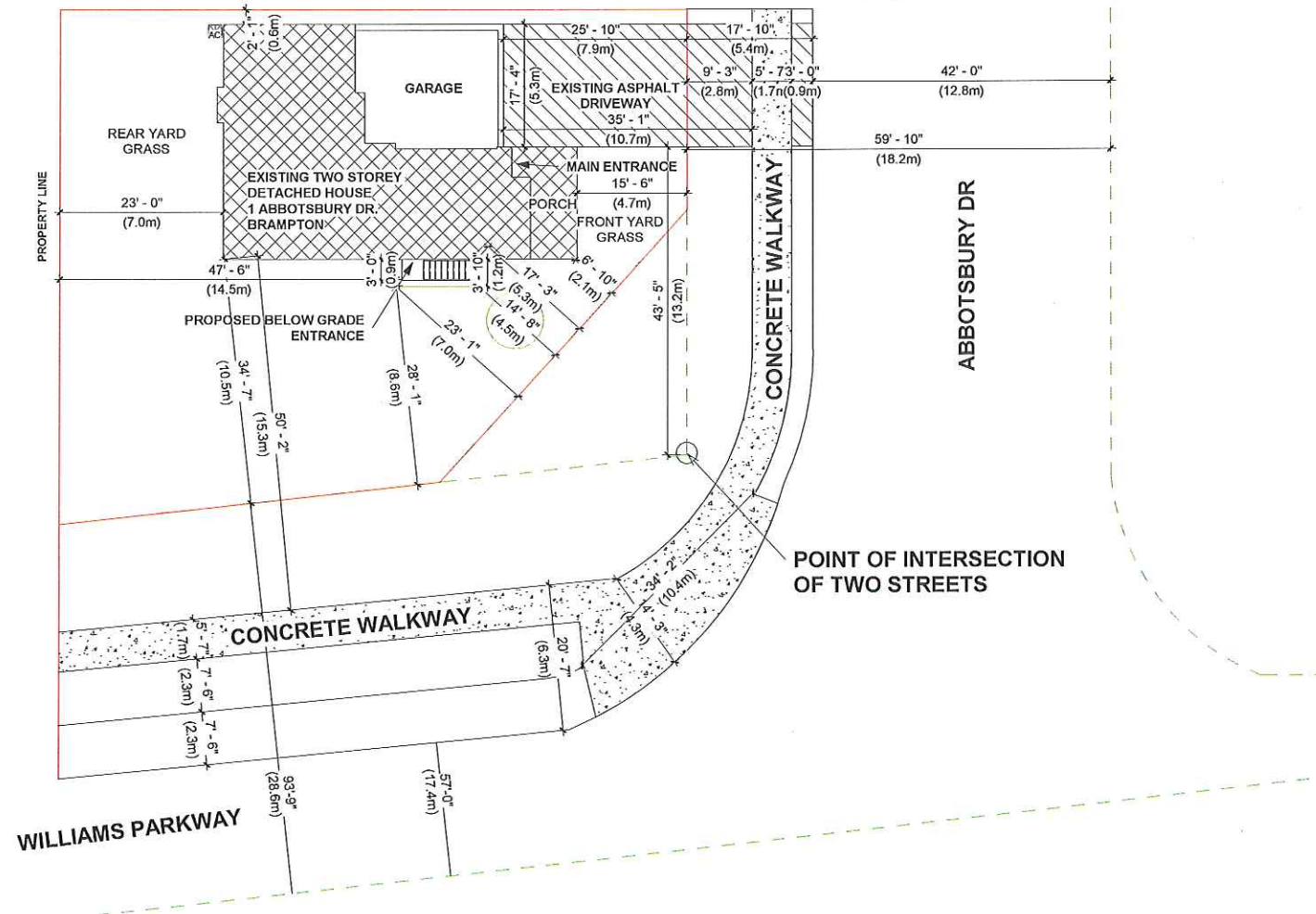
May 20, 2022
Date

DATE RECEIVED

MAY 24, 2022

Date Application Deemed
Complete by the Municipality

Revised 2022/02/17



1.	ISSUED FOR APPROVAL	MAY 19/22
No.	REVISION	DATE



1 ABBOTSBURY DR.,
BRAMPTON, ON

SITE PLAN

RJ CAD SOLUTIONS

Date	MAY 19/22	Scale	1 : 170
Drawn By	PS	Checked By	KS
Project Number	0001		
SHEET NUMBER	A1		

SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF LOTS 301, 302 AND 303
PLAN 43M-1751
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:300
10m 5m 0 10m 20m 30 metres

RADY-PEN TEK & EDWARD SURVEYING LTD., O.L.S.

METRIC

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

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1720334

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29(3).

DOCUMENTS RELEASED PURSUANT TO A REQUEST
UNDER THE
MUNICIPAL FREEDOM OF INFORMATION AND
PROTECTION OF PRIVACY ACT R.S.O. 1990c. M56

COPYRIGHT ACT R.S., 1985, c. C-42 APPLIES TO THE
USE AND REPRODUCTION OF THESE DOCUMENTS

THIS REPORT WAS PREPARED FOR
CONSERVATORY HOMES
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY OTHER PARTIES

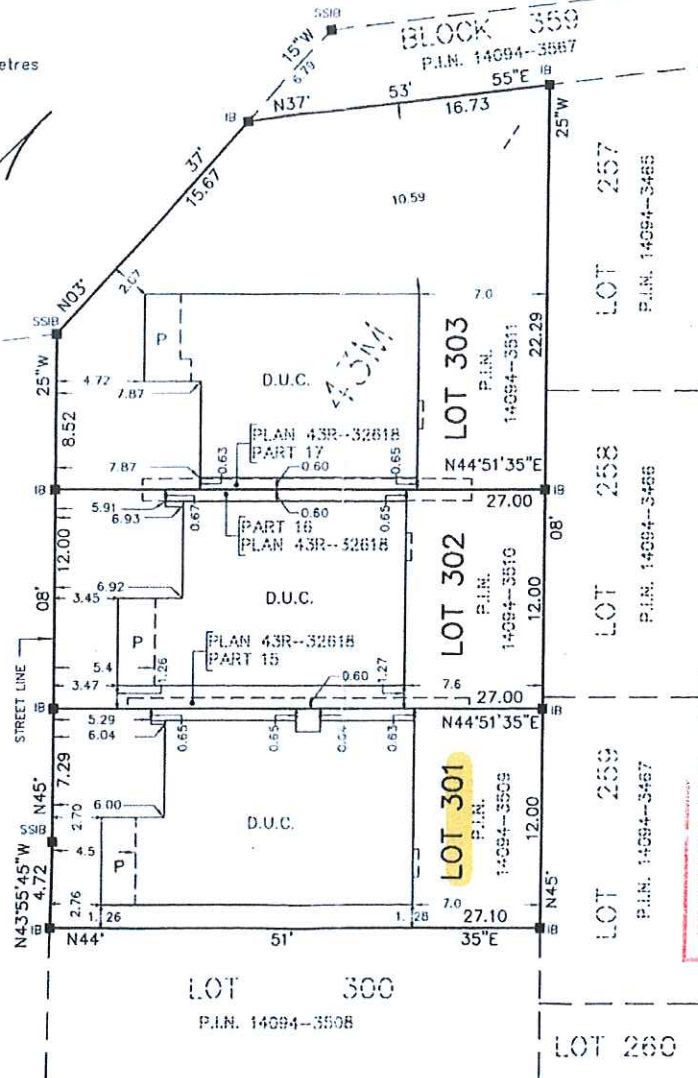
©RADY-PEN TEK & EDWARD SURVEYING LTD., O.L.S. 2008

WILLIAMS PARKWAY
(BY PLAN 43M-1751)
P.I.N. 14094-3596

DRIVE

ABBOTSBURY
(BY PLAN 43M-1751)
P.I.N. 14094-3581

PLAN 43M-1751



PART 2 (SURVEY REPORT)

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: NONE
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND
TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 1ST DAY OF OCT., 2008

DATE Dec. 30, 2008

JOSEPH RADY-PEN TEK
ONTARIO LAND SURVEYOR

All work shall conform to the Ontario
Building Code O. Reg. 332/12 as amended

NOTES

- DENOTES MONUMENT FOUND
- IB DENOTES IRON BAR
- SS/IB DENOTES SHORT STANDARD IRON BAR
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- P DENOTES PORCH

ALL FOUND MONUMENTS BY RADY-PEN TEK & EDWARD
SURVEYING LTD., O.L.S.
ALL TIES TO CONCRETE FOUNDATION.

BEARINGS ARE GRID AND ARE REFERRED TO THE
NORTHEAST LIMIT OF ABBOTSBURY DRIVE AS SHOWN ON
PLAN 43M-1751 HAVING A BEARING OF N45°08'25"W.

rpe

RADY-PEN TEK & EDWARD SURVEYING LTD.
ONTARIO LAND SURVEYORS

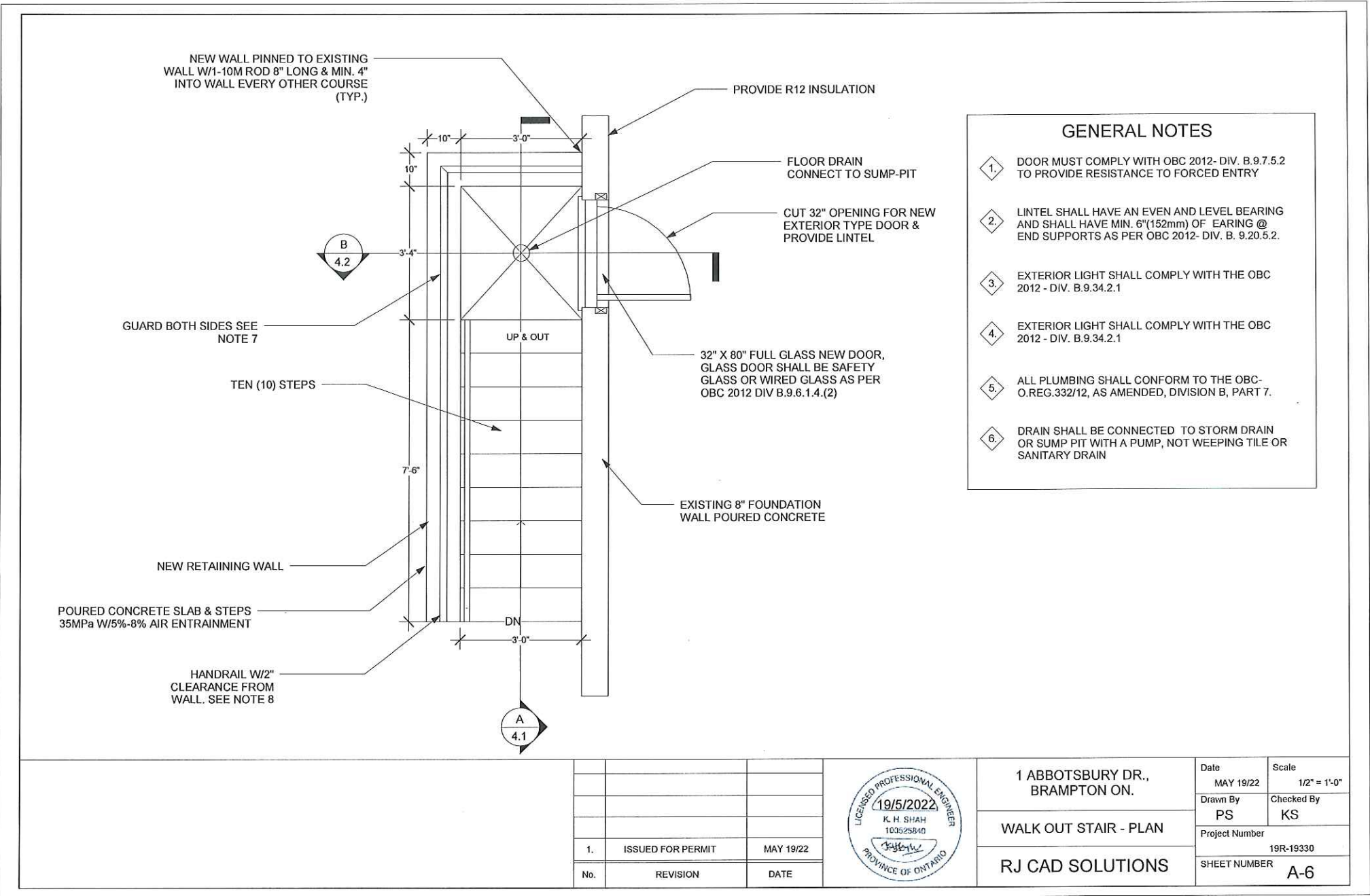
643 Chrislea Road, Suite 7
Woodbridge, Ontario L4L 8A3
Tel.(416)635-5000 Fax (416)635-5001
Tel.(905)264-0881 Fax (905)264-2099
Website: www.r-pe.ca

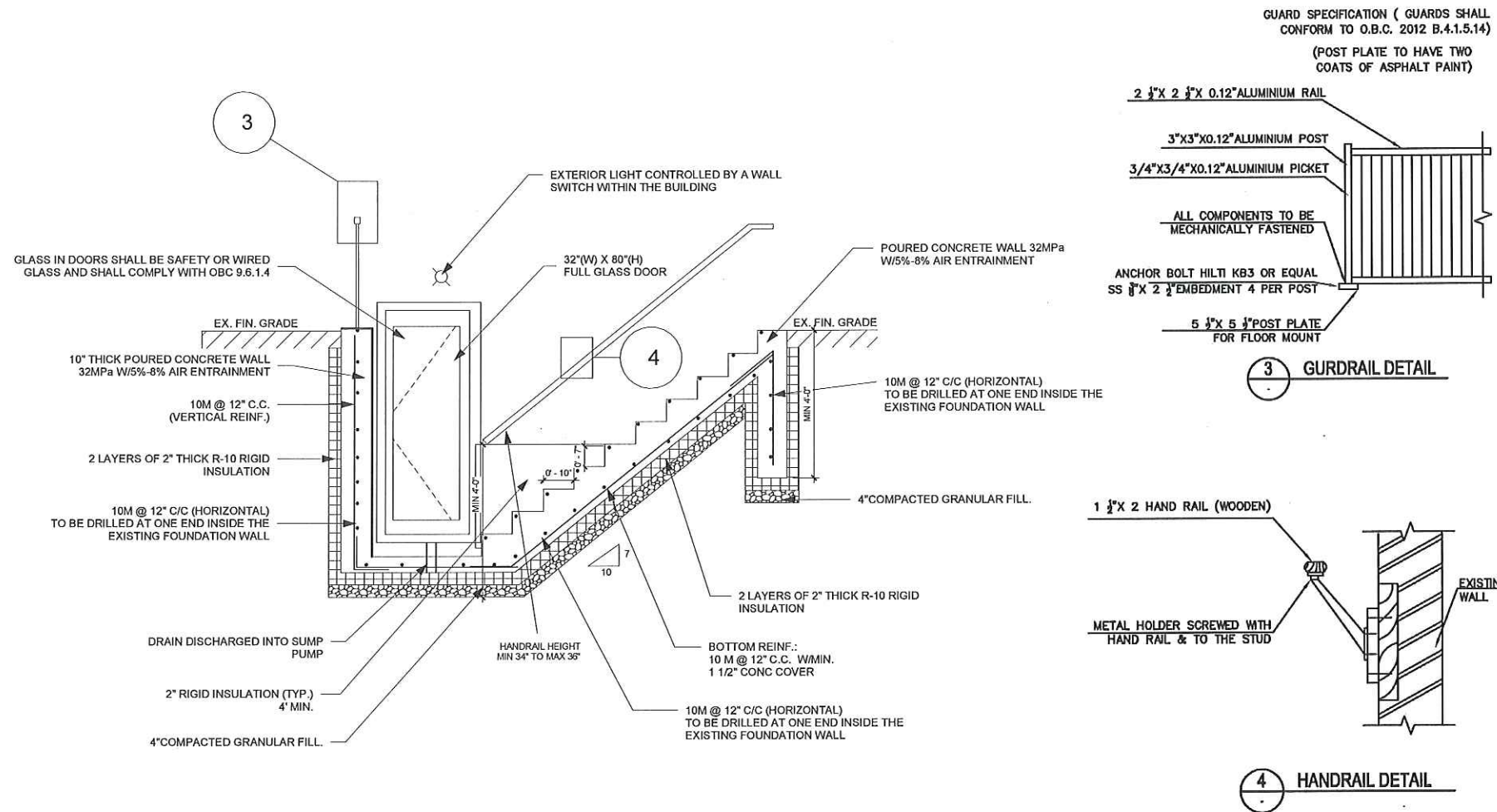
DRAWN: V.K.

CHECKED: J.R-P

CAD FILE No.1751-301

JOB No. 06-230





1.	ISSUED FOR PERMIT	
1.	ISSUED FOR APPROVAL	MAY 19/2022
No.	REVISION	DATE

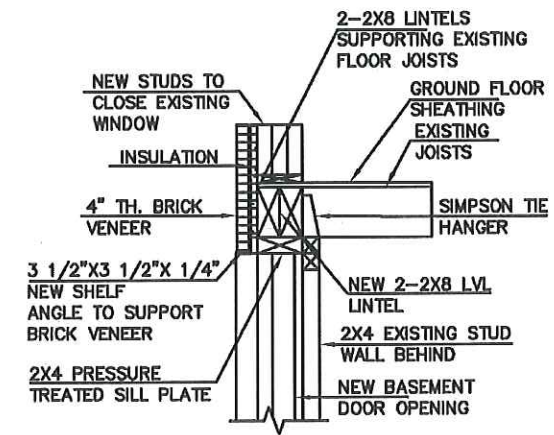
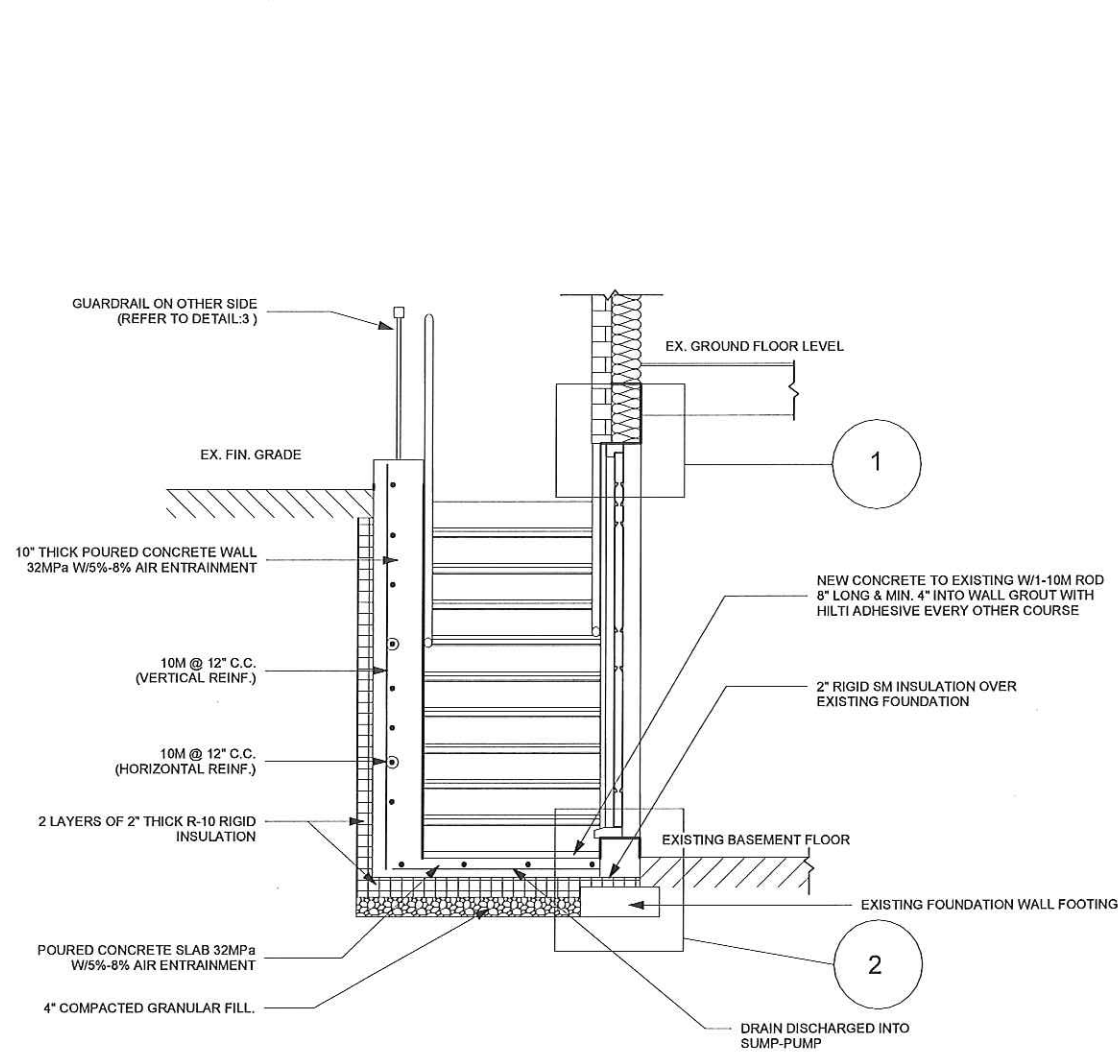


1 ABBOTSBURY DR.,
BRAMPTON ON.

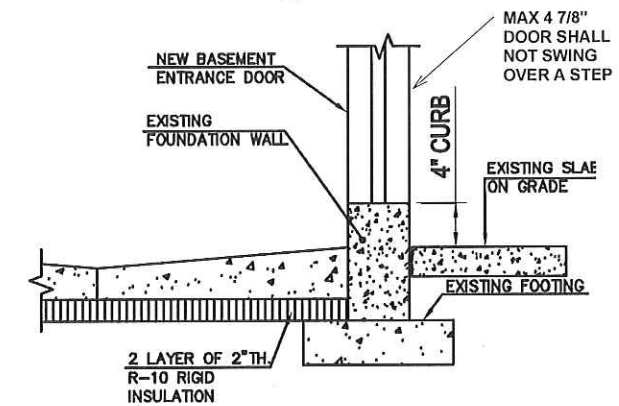
WALK OUT
STAIRS-SECTION A-A

RJ CAD SOLUTIONS

Date MAY 19/2022	Scale 3/8" = 1'-0"
Drawn By PS	Checked By KS
Project Number	0001
SHEET NUMBER	A7



1 DETAIL-1



2 DETAIL-2

1.	ISSUED FOR PERMIT	
1.	ISSUED FOR APPROVAL	MAY 19/2022
No.	REVISION	DATE



1 ABBOTSBURY DR.,
BRAMPTON ON.

WALK OUT STAIRS-
SECTION B-B

RJ CAD SOLUTIONS

Date MAY 19/2022	Scale 1/2" = 1'-0"
Drawn By PS	Checked By KS
Project Number	0001
SHEET NUMBER	A8

