

APPLICATION # A-2022-0213
WARD #3

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **PRASHANT KUMAR AND PREETI KUMAR** 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 82, Plan M-786 municipally known as **27 CASPER CRESCENT**, Brampton;

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

1. To permit an open roofed porch with an interior side yard setback of 0.32m (1.05 ft.) whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.) to the open roofed porch;
2. To permit an above-grade side door having an interior side yard setback of 0.88m (2.89 ft.) whereas the by-law requires a minimum setback of 1.2m (3.94 ft.) from an interior side yard to an above grade door;
3. To permit a 0.88m (2.89 ft.) path of travel leading to a principle entrance for a second unit whereas the by-law requires a minimum unencumbered side yard width of 1.2m (3.94 ft.) be provided as a path of travel from the front yard to the entrance for a second unit;
4. To permit an existing accessory structure (shed) within a required interior side yard whereas the by-law does not permit an accessory structure within a required interior side yard.

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 23, 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.

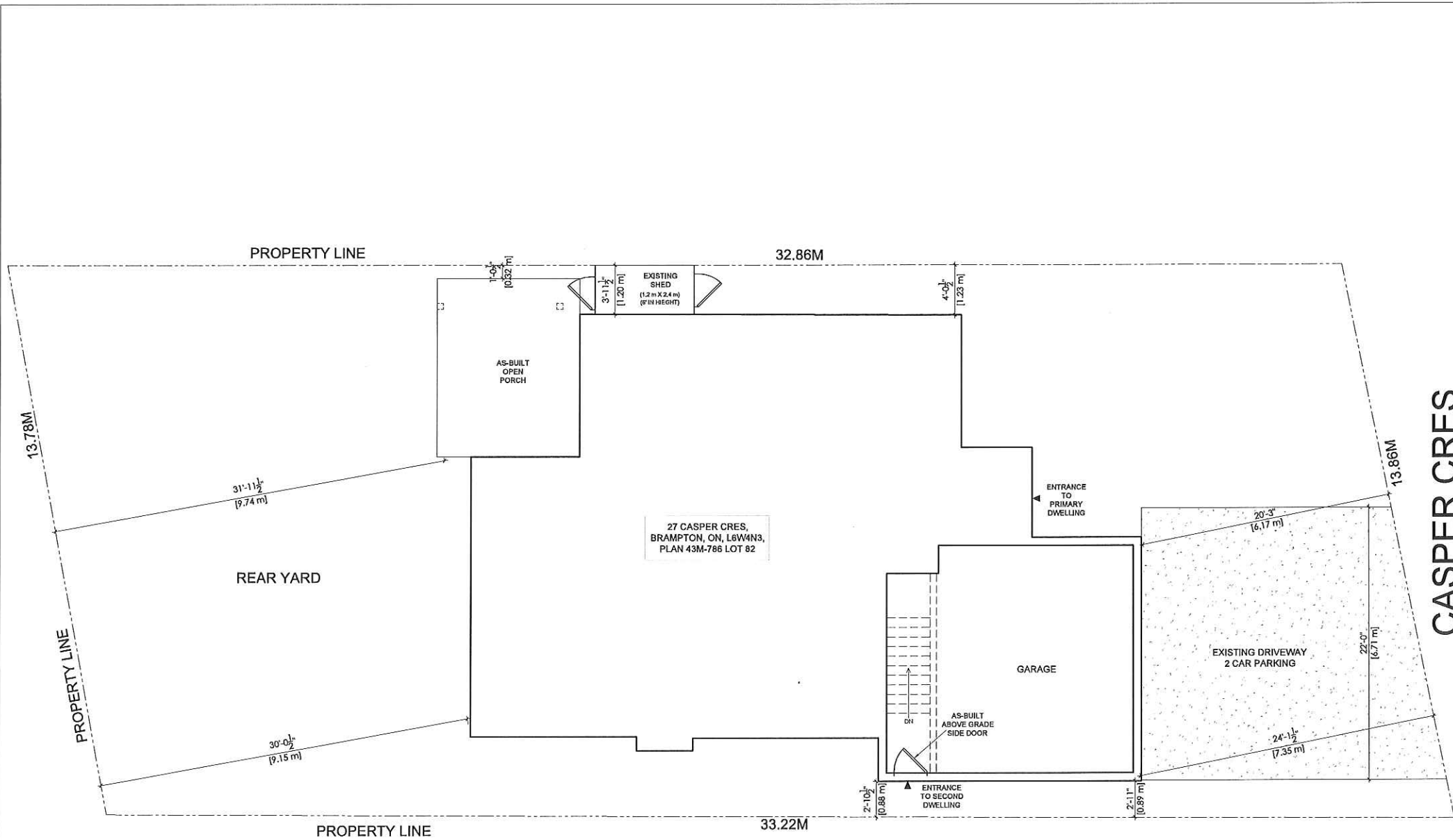
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

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

DATED at Brampton Ontario, this 11th Day of August, 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



General Notes

- CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING.
- ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK.
- THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE CONSULTANT.
- DRAWINGS ARE NOT TO BE SCALED.

LEGENDS:-

REVISION NO.	DATE	DESCRIPTION	BY

Firm Name and Address

MEM ENGINEERING INC
2355 DERRY ROAD EAST
MISSISSAUGA, ON, L5S 1V8
416-558-6755
Email: harry@memengineering.ca

PROJECT TITLE:

27 CASPER CR,
BRAMPTON, ON
L6W4N3

SHEET TITLE:

SITE PLAN

CLIENT EMAIL:

CLIENT CONTACT:

SCALE:

1/8"=1'-0"

PLOT DATE:

07-07-2022

DRAWN BY:

GG

CHECKED BY:

HS

DRAWING NO.:

A100

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 23, 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, August 18, 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, August 18, 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, August 18, 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, August 18, 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.

AMENDMENT LETTER

August 8, 2022

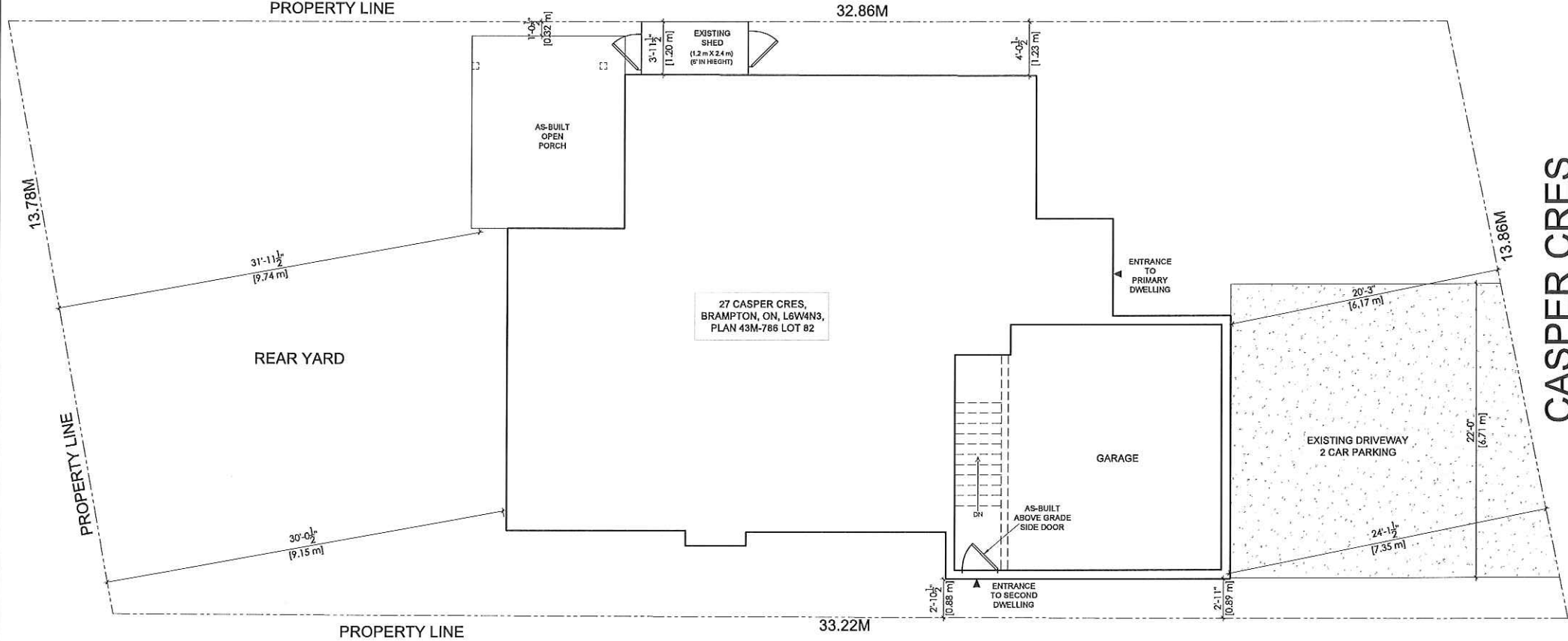
To: Committee of Adjustment

**RE: APPLICATION FOR MINOR VARIANCE
PRASHANT KUMAR AND PREETI KUMAR
LOT 82, PLAN M-786
A-2022-0213 – 27 CASPER CRESCENT**

Please **amend** application **A-2022-0213** to reflect the following:

1. To permit an open roofed porch with an interior side yard setback of 0.32m (1.05 ft.) whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.) to the open roofed porch;
2. To permit an above-grade side door having an interior side yard setback of 0.88m (2.89 ft.) whereas the by-law requires a minimum setback of 1.2m (3.94 ft.) from an interior side yard to an above grade door;
3. To permit a 0.88m (2.89 ft.) path of travel leading to a principle entrance for a second unit whereas the by-law requires a minimum unencumbered side yard with of 1.2m (3.94 ft.) be provided as a path of travel from the front yard to the entrance for a second unit;
4. To permit an existing accessory structure (shed) within a required interior side yard whereas the by-law does not permit an accessory structure within a required interior side yard.


Applicant/Authorized Agent



General Notes

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416-558-6755
Email:harry@memengineering.ca

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27 CASPER CR,
BRAMPTON, ON
L6W4N3

SHEET TITLE:

SITE PLAN

CLIENT EMAIL:

CLIENT CONTACT:

SCALE:
1/8"=1'-0"

PLOT DATE:
07-07-2022

DRAWN BY:
GG

CHECKED BY:
HS

DRAWING NO.:

A100

2022-07-07

COVERING LETTER

To
The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

A-2022-0213

Subject: Minor Variance application for 27 Caper Cres Brampton, ON L6W4N3

Sir/ Madam,

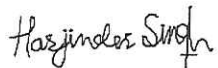
We hope this letter finds you well. Please accept our minor variance application for our client at 27 Casper Cres, Brampton, ON. L6W4N3

We have a proposal of an as-built door with setback of 0.88m to lot line to be used for primary entrance for second dwelling and existing open porch in rear yard with reduced setback of 0.32m to side lot line.

So we request you to kindly consider our application for minor variance.

We appreciate your cooperation in this matter.

Thank You



Harjinder Singh

P Eng. PMP, CET, RCJI

Flower City



brampton.ca

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

FILE NUMBER: A-2022-0213

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) PRASHANT KUMAR and PREETIKUMAR
Address 27 CASPER CRES., BRAMPTON L6W 4N3

Phone # 647-237-4287 Fax # _____
Email prashantkumar@live.ca

2. Name of Agent HARJINDER SINGH/ MEM ENGINEERING INC.
Address 2355 DERRY ROAD EAST, MISSISSAUGA L5S1V6

Phone # 416-558-6755 Fax # _____
Email MEM.PENG@OUTLOOK.COM

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

VARIANCE FOR AS-BUILT SIDE DOOR TO BE USED AS A PRIMARY ENTRANCE OF
SECOND UNIT DWELLING IN BASEMENT WITH SETBACK OF 0.88 M FROM LOT LINE.

ALSO, AS-BUILT OPEN PORCH IN REAR YARD WITH REDUCED SETBACK OF 0.32M TO
SIDE LOT LINE.

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

BY LAW REQUIRES A CLEAR PASSAGE OF MINIMUM 1.2M TO ACCESS THE PRIMARY
ENTRANCE FOR SECOND UNIT AND THE REQUIRED MINIMUM SETBACK FROM SIDE
LOT LINE TO OPEN PORCH IS 0.61M

5. Legal Description of the subject land:

Lot Number 82
Plan Number/Concession Number M786
Municipal Address 27 CASPER CRES BRAMPTON, ON, L6W4N3

6. Dimension of subject land (in metric units)

Frontage 13.86 M
Depth 33.22 M
Area 448.07 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 2 STOREY DETACHED DWELLING
SINGLE FAMILY DWELLING
GFA- 213.65 SQ.M.
HEIGHT OF PROPERTY - 8.5M, WIDTH - 11.49 M, LENGTH- 16.50M

PROPOSED BUILDINGS/STRUCTURES on the subject land:

TWO UNIT DWELLING

AS BUILT ABOVE GRADE SIDE DOOR WITH REDUCED SETBACK OF 0.88M FROM LOT LINE TO BE USED FOR PRIMARY ENTRANCE OF SECOND DWELLING

AS- BUILT OPEN PORCH IN REAR YARD WITH REDUCED SETBACK OF 0.32M FROM SIDE LOT LINE.

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	6.17 M
Rear yard setback	9.15M
Side yard setback	1.20M
Side yard setback	0.88M

PROPOSED

Front yard setback	6.17 M
Rear yard setback	9.15M
Side yard setback	REDUCED TO 0.32M
Side yard setback	0.88M

10. Date of Acquisition of subject land: 2013
11. Existing uses of subject property: SINGLE FAMILY DWELLING
12. Proposed uses of subject property: TWO UNIT DWELLING
13. Existing uses of abutting properties: RESIDENTIAL
14. Date of construction of all buildings & structures on subject land: 2002
15. Length of time the existing uses of the subject property have been continued: 19 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 _____

Harjinder Singh

Signature of Applicant(s) or Authorized Agent

DATED AT THE _____ CITY _____ OF _____ MISSISSAUGA
THIS 7th DAY OF JULY, 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, GURWINDEA GRENAL, 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
OF Region of Peel
IN THE Region OF Peel
THIS 14th DAY OF July, 2022
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, 2024.

Harjinder Singh
Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: R1C

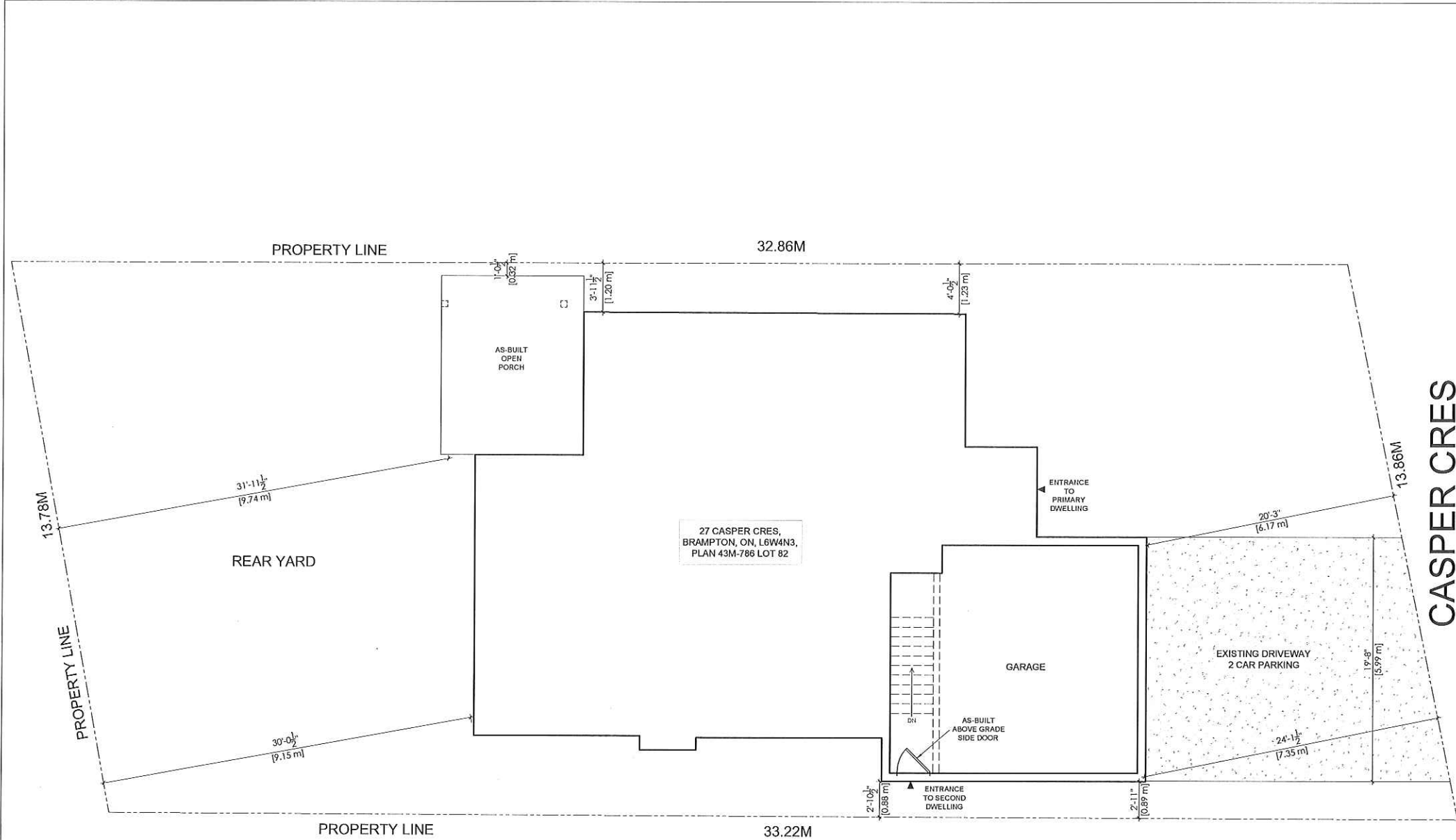
This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

L Barbuto July 18, 2022
Zoning Officer Date

DATE RECEIVED

Date Application Deemed Complete by the Municipality July 14, 2022

Revised 2022/02/17



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BRAMPTON, ON
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SHEET TITLE:

SITE PLAN

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GG

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6 10 15 METERS

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Q	---	DENOTES SURVEY MONUMENT SET
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M	---	MEASURED
B	---	IRON BAR
S I B	---	STANDARD IRON BAR
C E	---	CUT CROSS
W T	---	W TRESS
N, S, E, W	---	NORTH, SOUTH, EAST, WEST
P C F	---	POURED CONCRETE FOUNDATION

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