

APPLICATION # A-2022-0214
WARD #9

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **DHAN SUKHLAL GANDHI, DHARMESH GANDHI AND KAVITA GANDHI** 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 126, Plan 43M-2060 municipally known as **20 SEYMORE ROAD**, Brampton;

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

1. To permit a below grade entrance in the required interior side yard whereas the by-law does not permit a below grade entrance in the required interior side yard;
2. To permit an interior side yard setback of 0.14m (0.50 ft.) to the proposed below grade entrance, resulting in a combined width of 0.77m (2.53 ft.) for both side yards whereas the by-law requires a minimum interior side yard setback of 0.6m (1.97 ft.) provided the combined total of the interior side yards on an interior lot is not less than 1.8m (5.91 ft.).

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, 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.

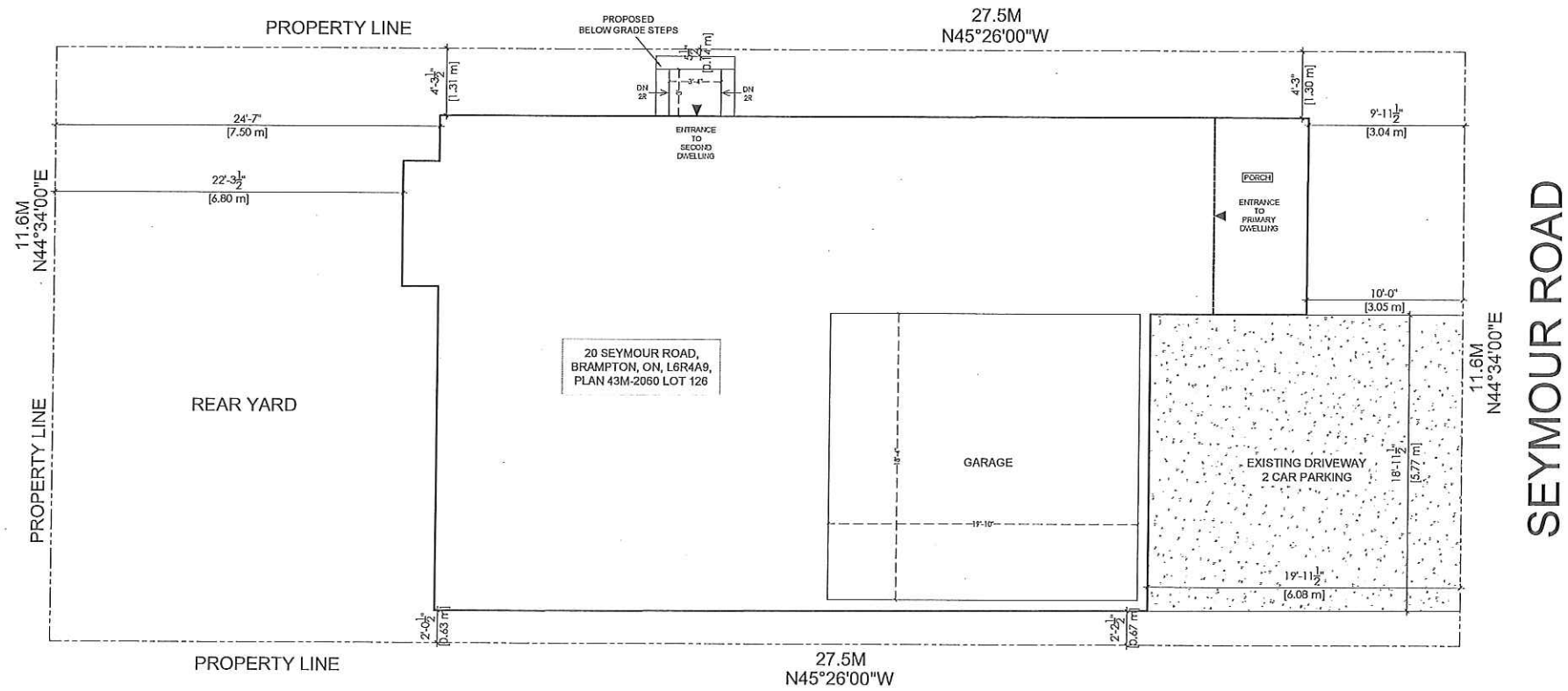
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

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 1V6
416-558-6755
Email:harry@memengineering.ca

PROJECT TITLE:

20 SEYMOUR RD,
BRAMPTON, ON
L6R4A9

SHEET TITLE:

SITE PLAN

CLIENT EMAIL:

CLIENT CONTACT:

SCALE:	A100
1/8"=1'-0"	
PLOT DATE:	
09-07-2022	
DRAWN BY:	GG
CHECKED BY:	HS

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.

2022-07-09

COVERING LETTER

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

A-2022-0214

Subject: Minor Variance application for 20 Seymour Rd, Brampton, ON L6R4A9

Sir/ Madam,

We hope this letter finds you well. Please accept our minor variance application for our client at 20 Seymour Rd, Brampton, ON. L6R4A9

We have a proposal for below grade steps in interior yard for primary entrance for second dwelling.

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-2022-0214

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)** DHANSUKHLAL GANDHI, DHARMESH GANDHI and KAVITA GANDHI
Address 20 SEYMOUR RD., BRAMPTON, ON, L6R4A9

Phone # 416-857-7037 **Fax #** _____
Email mgparihar@hotmail.com
2. **Name of Agent** HARJINDER SINGH
Address 2355 DERRY ROAD EAST, MISSISSAUGA L5S1V6

Phone # 905-517-6755 **Fax #** _____
Email MEM.PENG@OUTLOOK.COM
3. **Nature and extent of relief applied for (variances requested):**

PROPOSED BELOW GRADE STEPS IN INTERIOR SIDE YARD WITH REDUCED SETBACK OF 0.14M
4. **Why is it not possible to comply with the provisions of the by-law?**

BY LAW REQUIRES A MINIMUM OF 1.2M FROM BELOW GRADE STEPS TO LOT LINE IN REQUIRED INTERIOR SIDE YARD.
5. **Legal Description of the subject land:**
Lot Number 126
Plan Number/Concession Number M2060
Municipal Address 20 SEYMOUR RD., BRAMPTON, ON, L6R4A9
6. **Dimension of subject land (in metric units)**
Frontage 27.5 M
Depth 11.6 M
Area 318.92 SQ.M.
7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>

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.)

2 STOREY BRICK DWELLING
SINGLE FAMILY DWELLING
GFA - 251.93 SQ.M.
HEIGHT OF PROPERTY - 9.0M, WIDTH - 9.72 M, LENGTH- 16.96 M

PROPOSED BUILDINGS/STRUCTURES on the subject land:

TWO UNIT DWELLING
PROPOSED BELOW GRADE STEPS TO BASEMENT IN INTERIOR SIDE YARD WITH REDUCED SETBACK OF 0.14 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	3.04 M
Rear yard setback	6.80 M
Side yard setback	1.30 M
Side yard setback	0.63 M

PROPOSED

Front yard setback	3.04 M
Rear yard setback	6.80 M
Side yard setback	REDUCED TO 0.14M
Side yard setback	0.63 M

10. Date of Acquisition of subject land: 2020
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: 2018
15. Length of time the existing uses of the subject property have been continued: 4 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 9th 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, GURWINDER GREWAL, 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 _____

THIS 14th DAY OF _____

July, 20 22

Jeanie Cecilia 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.

Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1F - 9 - 2368

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

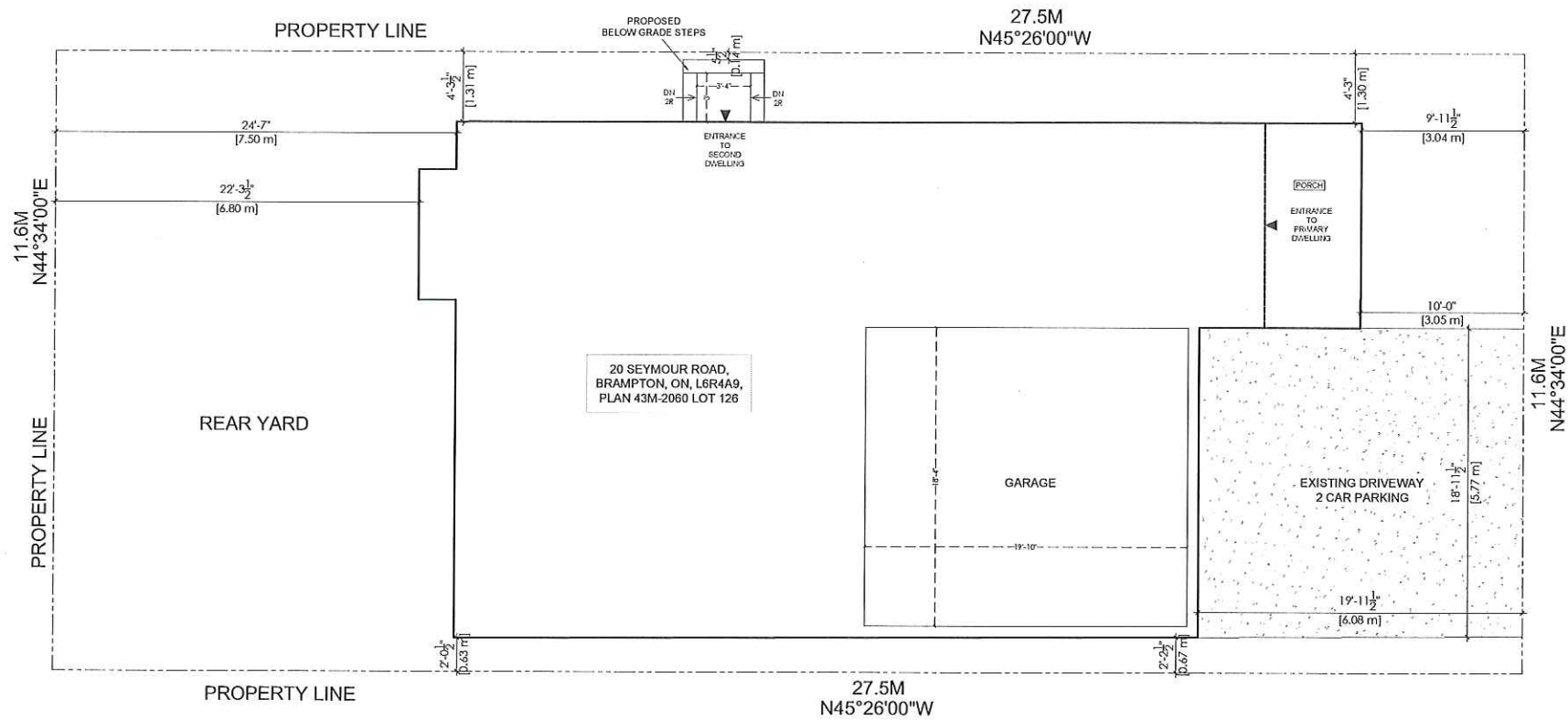
Zoning Officer

July 14, 2022

Date

DATE RECEIVED July 14, 2022
Date Application Deemed
Complete by the Municipality _____

Revised 2022/02/17



General Notes

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LEGENDS:-

REVISION			
NO	DATE	DESCRIPTION	BY

Firm Name and Address

MEM ENGINEERING INC

2355 DERRY ROAD EAST

MISSISSAUGA, ON, L5S 1V6

416-558-6755

Email:harry@memengineering.ca

PROJECT TITLE:

20 SEYMOUR RD,
BRAMPTON, ON
L6R4A9

SHEET TITLE:

SITE PLAN

CLIENT EMAIL:

CLIENT CONTACT:

SCALE: 1/8"=1'-0"	DRAWING NO.: A100
PLOT DATE: 09-07-2022	
DRAWN BY: GG	
CHECKED BY: HS	

SURVEYOR'S REAL PROPERTY REPORT PART 1

PLAN OF LOTS 123, 124, 125,
126 AND 127

PLAN 43M-2060

CITY OF BRAMPTON

REGIONAL MUNICIPALITY OF PEEL

SCALE 1:300

10m 5m 0 10m 20metres

R-PE 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

NOTES

- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- ▨ DENOTES IRON BAR
- SSB DENOTES SHORT STANDARD IRON BAR
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- P DENOTES PORCH
- T.O.W. DENOTES TOP OF WALL ELEVATION

ALL FOUND MONUMENTS BY J. D. BARNES LIMITED, O.L.S.

ALL TIES TO CONCRETE FOUNDATIONS

BEARINGS ARE GRID AND ARE REFERRED TO THE
NORTHWEST LIMIT OF SEYMOUR ROAD AS SHOWN ON
PLAN 43M-2060 HAVING A BEARING OF N44°34'00"E.

PART 2 (SURVEY REPORT)

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: LOTS 123 TO 127,
INCLUSIVE ARE SUBJECT TO AN EASEMENT AS SET OUT
IN INST. No. FR1279464
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

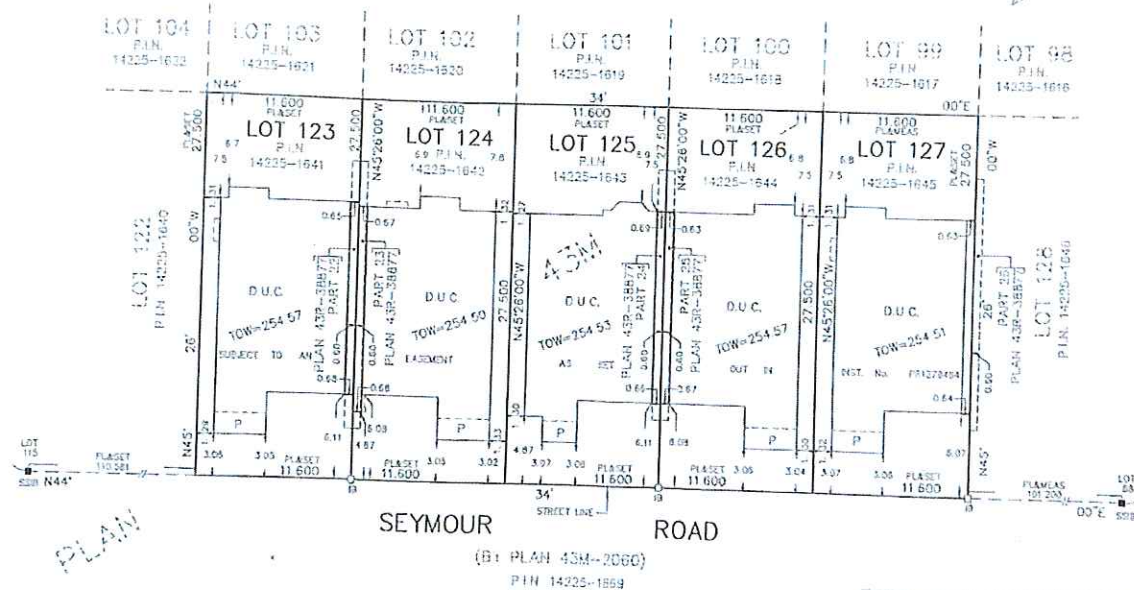
2. THE SURVEY WAS COMPLETED ON THE 2ND DAY OF JULY, 2019

DATE Aug. 13, 2019

T. SPESH
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2101051

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
IN ACCORDANCE WITH
REGULATION 1026, SECTION 29(9)



A-2022-0214

Mayfield

Mayfield Rd

Inspire Blvd

Bramalea Rd

Countryside Dr

Sesquicentennial

Mayfield S.S..

Hiscocks Park

David Graham Valley

Catherwood Park

David Graham Valley South

Hessey Valley South

Hessey Valley North

Crowfield Woodlot

Hessey Pond West

Hessey Pond East

Heslop Cir

White Elm Way

Riverbent Cres

Starling Valley

Father Rd

Red Top Valley

Shirley-Allen Rd

Red Top Valley

Red Top Valley

Red Top Valley

Red Top Valley

Red Top Valley

Hadfield Cir

George M Lee Park

Wall St

Qual Valley Dr

Caversham Dr

Monk Park

Stanley Mills P.S.

Red Top Valley

Red Top Valley

Red Top Valley

Red Top Valley

Red Top Valley

Louise Arbour S.S.

Batsman Park

Lougheed Middle

Springdale P.S.

Wiggins Park

Father Michael J. McGivney S.S.

St. Marguerite d'Youville S.S.

Saintsbury Cres

Saintsbury Cres

Starhill Cres

Isabel Holly Cres

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