

Public Notice

Committee of Adjustment

APPLICATION # A-2022-0227 WARD #9

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **KULWINDER BRAR** under Section 45 of the <u>Planning Act</u>, (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 45, Plan 43M-1233 municipally known as **124 CORDGRASS CRESCENT**, Brampton;

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

- 1. To permit a below grade entrance within a required interior side yard whereas the by-law does not permit a below grade entrance within a required interior side yard;
- 2. To permit an interior side yard setback of 0.63m (2.07 ft.) to a below grade entrance whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.);
- 3. To permit a side yard of 0.63m (2.07 ft.) abutting the side yard of an adjacent lot which is less than 1.2m (3.94 ft.) or greater in width whereas the by-law requires the side yard with the minimum width of 1.2m (3.94 ft.) to be located on the side of the lot abutting the side yard of an adjacent lot which is 1.2m (3.94 ft.) or greater in width;
- 4. To permit an existing accessory structure (shed) having a side yard setback of 0.4m (1.31 ft.) whereas the by-law requires a minimum setback of 0.6m (1.97 ft.) for an accessory structure to the nearest property lines.

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.

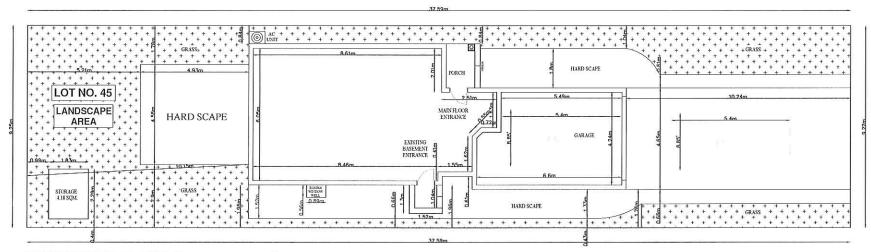
PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

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



SITE PLAN
SCALE 3/32"=1'-0"



124 CORDGRASS CRESCENT

GENERAL NOTES

DO NOT SCALE DRAWINGS
PROPERTY RIGHTS RETAINED BY:
BG CONSTRUCTION DESIGNOLE OR IN PART
UNDER THE RULES AND BY-LAWS OF THE
CORPORATION IS STRICTLY FORBIDEN.
ANTICOLED BY ONS MUST BE
AUTHORIZED BY ONS

SCOPE OF WORK

PROPOSAL TO CONSTRUCT SECONDARY UNIT

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIV. C325.1 OF THE BUILDING CODE

SHIVANG TARIKA 106 NAME SKENATURE BC

SHWANG TARIKA

NO	REVISION / ISSUE	DATE

SITE PLAN

CITY: BRAMPTON

124 CORDGRASS CRESCENT

EXISTING DWELLING

PROJECT

ECT S

MAY 2022

SCALE 3/32"=1'-0"

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 inperson 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:
 - Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary–Treasurer at <u>cityclerksoffice@brampton.ca</u> or <u>jeanie.myers@brampton.ca</u> 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 inperson. 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.

Flower City



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

FILE NUMBER: A-2022-0227

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 <u>Planning Act</u>, 1990, for relief as described in this application from By-Law **270-2004**.

Address	124 Cordgrass Crescent, Brampt	OII, ON LON 128
220727 1702		
Phone #	416-400-9200	Fax #
Email	Kbrar@live.ca	
Name of		<u>`</u>
Address	106 Morningside Dr. Georgetowr	n. L7G0M2
Phone #	416-821-2630	Fax #
Email	Shivang@relysolution.com	
Nature ar	nd extent of relief applied for (va	riances requested):
1) To per	mit a below grade entrance within	a required interior side yard whereas the by-law does not permit a
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4) To per	mit an accessory structure with a s	setback of 0.40m to the nearest property line.
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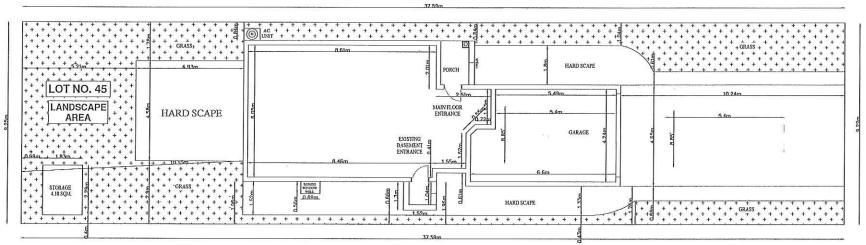
8.

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= 66.03 sqm Gross floor area=220.14 sqm No. of storeys= 2 width= 6.46m length= 17.22m PROPOSED BUILDINGS/STRUCTURES on the subject land: Second dwelling area in existing basement = 66.03 Sqm Below garde entrance = 1.27 Sqm 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 10.24 M Rear yard setback 10.13 M Side yard setback 1.96 M Side yard setback 0.84 M **PROPOSED** Front yard setback 10.24 M Rear yard setback 10.13 M 0.66 M Side yard setback Side yard setback 0.84 M 10. Date of Acquisition of subject land: 2013 11. Existing uses of subject property: Single Dwelling Unit 12. Proposed uses of subject property: Two Dwelling Unit 13. Existing uses of abutting properties: Residential 14. Date of construction of all buildings & structures on subject land: 2006 15. Length of time the existing uses of the subject property have been continued: 9 Years 16. (a) What water supply is existing/proposed? Municipal 1 Other (specify) Well (b) What sewage disposal is/will be provided? Municipal **✓** Other (specify) Septic (c) What storm drainage system is existing/proposed? Sewers Ditches Other (specify) **Swales**

Yes	17.	Is the subject pro subdivision or cor	* · · · · · · · · · · · · · · · · · · ·	of an application unde	er the Planning Act, for a	approval of a plan of
18. Has a pro-consultation application been filed? Yes		Yes	No 🗸			
Yes No Unknown 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 # Decis		If answer is yes, p	rovide details:	File #	Status	
19. Has the subject property ever been the subject of an application for minor variance? Yes	18.	Has a pre-consult	ation application	been filed?		
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If answer is yes, provide details: File #	19.	Has the subject p	roperty ever beer	the subject of an appli	ication for minor varianc	e?
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File # Decision Relief Pecision Relief Relie		If answer is yes, p	rovide details:			
DATED AT THE CITY OF HALTON HILLS THIS & SOLD DAY OF JUNE 1, 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 APPLICATION IS A COMPANY THE APPLICATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICATION AND THE CORPORATION SEAL SHALL BE AFFIXED. IN THE REGION OF HALTON POR 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 BRAMPTON OF BRAMPTON FOR OFFICE USE ONLY Present Official Plan Designation: Present Zoning By-law Classification: RID-807 This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist. DATE RECEIVED		File#	Decision		Relief	
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THIS 88 DAY OF JUNE 1.2022. 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. IN THE REGION OF HALTON—POR SOLEMINLY DECLARE THAT: ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMIN 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 COmmissioner, etc., Province of Ontario, for the Corporation of the City of Brampton Expires April 8, 2024. IN PEEL THIS 15 DAY OF Signature of Applicant or Authorized Agent Submit by Email FOR OFFICE USE ONLY Present Zoning By-law Classification: R1D-807 This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist. GLAW June 30, 2022 Zoning Officer Date Application Deemed PROVED THE SIGNED OF THE SAME FOR THE SIGNED OF THE SAME FOR THE SIGNED OF THE SAME FOR THE SAME F				Signa	ture of Applicant(s) or Aut	norized Agent
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SITE PLAN
SCALE 3/32"=1'-0"



124 CORDGRASS CRESCENT

GENERAL NOTES

DO NOT SCALE DRAWINGS
PROPERTY RIGHTS RETAINED BY:
BG CONSTRUCTION DESIGN
ANY REPRODUCTION IN WHOLE OR IN PART
UNDER THE RULES AND BY-LAWS OF THE
CORPORATION IS STRICTLY FORBIDEN.
ANY REPRODUCTIONS MUST BE
AUTHORIZED BY
ALL DRAWINGS ARE IN METRIC SCALE

SCOPE OF WORK

PROPOSAL TO CONSTRUCT
SECONDARY UNIT

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIV, C-32.5.1 OF THE BUILDING CODE

SHIVANG TARIKA 106 NAME SKINATURE BC

SHWANG TARIKA

NO	REVISION / ISSUE	DATE

SITE PLAN

CITY: BRAMPTON

124 CORDGRASS CRESCENT

EXISTING DWELLING

PROJECT

SHEET

MAY 2022

SCALE 3/32"=1'-0"

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