



APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **RAJAN RUHELA AND HEMA RUHELA** 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 6, Plan 43M-2069 municipally known as **24 GLADEVIEW COURT**, Brampton;

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

1. To permit an accessory structure (proposed open-sided cabana) with a gross floor area of 44.6 sq. m (480.07 sq. ft.) whereas the by-law permits a maximum gross floor area of 15 sq. m (161.46 sq. ft.) for an individual accessory structure;
2. To permit an existing driveway width of 11.03m (36.19 ft.) whereas the by-law permits a maximum driveway width of 9.14m (30 ft.);
3. To permit an existing accessory structure (enclosed cabana) to include habitable floor area (powder room) whereas the by-law does not permit an accessory structure to be used for human habitation;
4. To permit a combined gross floor area of 53.7 sq. m (578.02 ft.) for two (2) accessory structures (open-sided cabana and enclosed cabana) whereas the by-law permits a maximum combined gross floor area of 20 sq. m (215.28 sq. 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, 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.

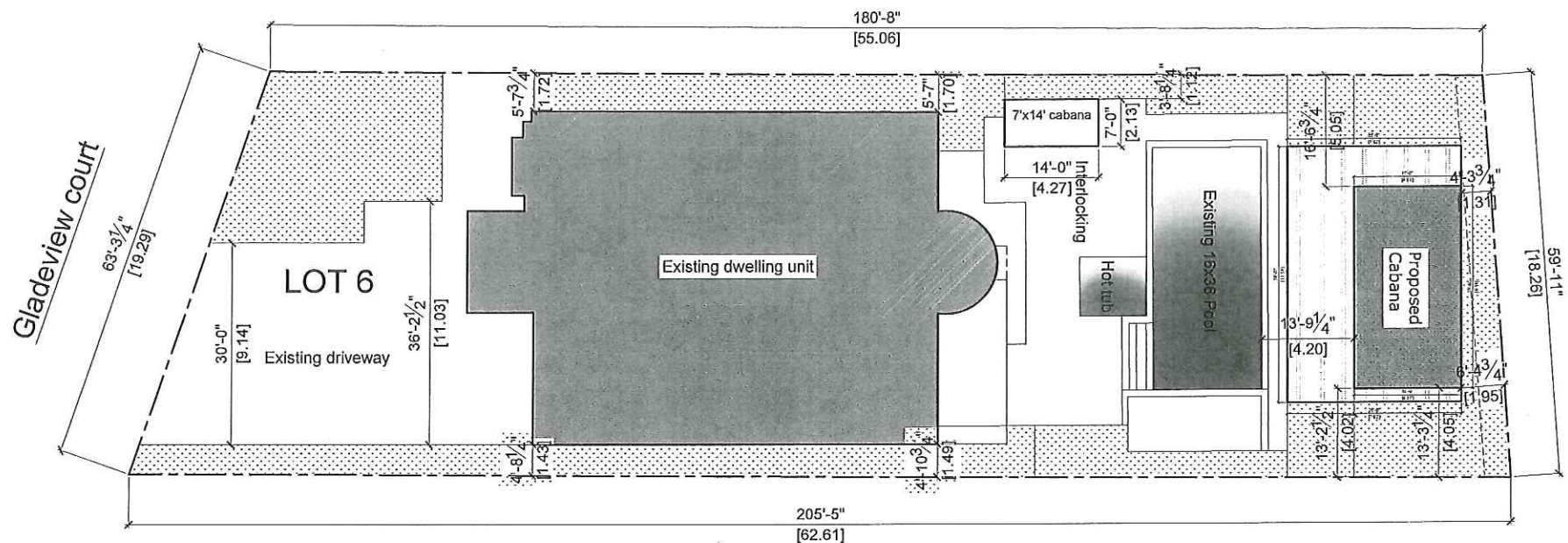
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

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 Area:11550sqft(1073.03sqm)
 Existing House Area:3270sqft(303.7sqm)
 Existing Shed Area:98sqft (9.1sqm)
 Proposed Cabana Area:480sqft(44.59sqm)

 Grass Area

Deck Layout and elevation
 Scale:1/24"=1'

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

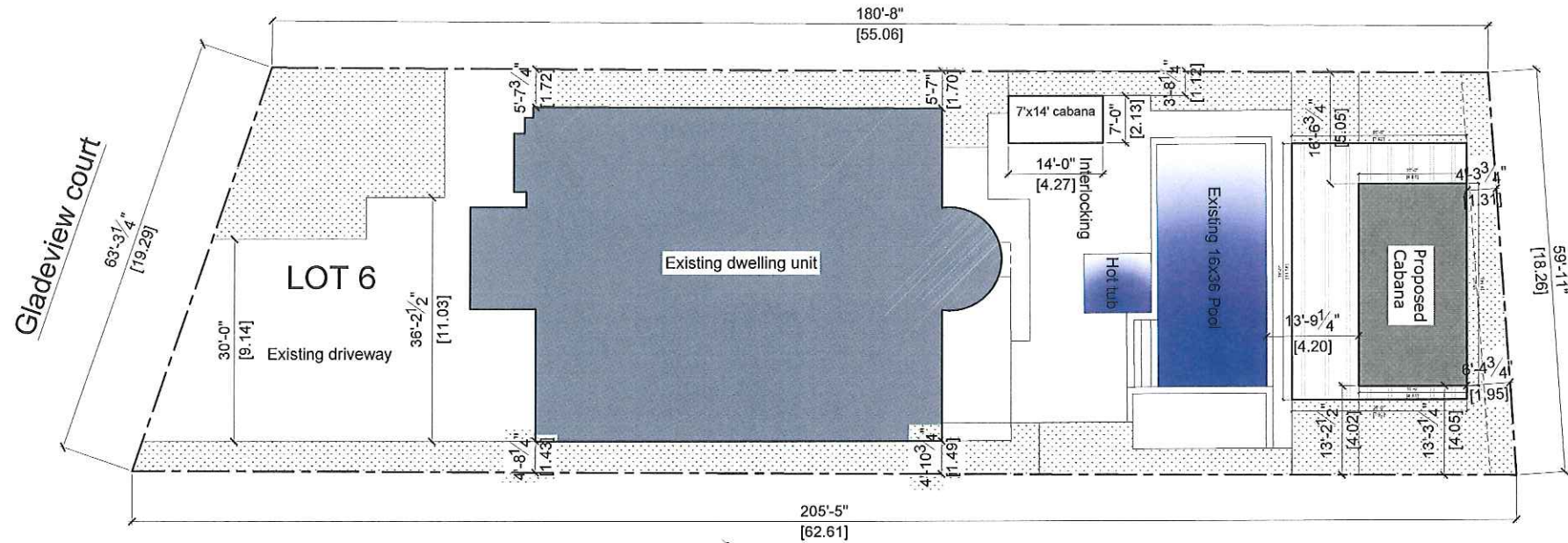
**RE: APPLICATION FOR MINOR VARIANCE
RAJAN RUHELA AND HEMA RUHELA
LOT 6, PLAN 43M-2059
A-2022-0228 – 24 GLADEVIEW COURT**

Please **amend** application **A-2022-0228** to reflect the following:

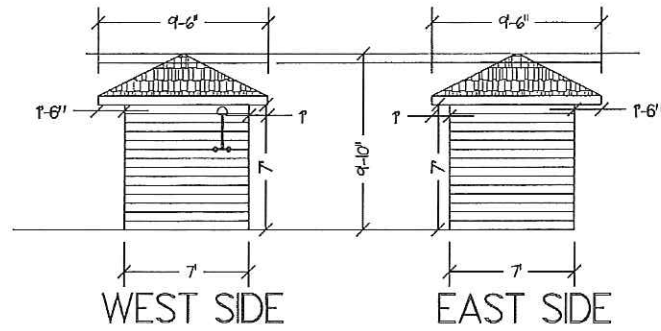
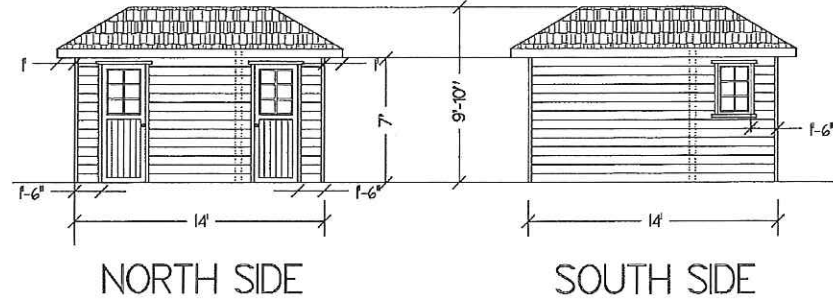
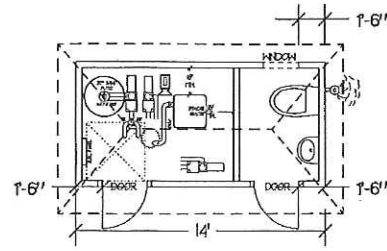
1. To permit an accessory structure (proposed open-sided cabana) with a gross floor area of 44.6 sq. m (480.07 sq. ft.) whereas the by-law permits a maximum gross floor area of 15 sq. m (161.46 sq. ft.) for an individual accessory structure;
2. To permit an existing driveway width of 11.03m (36.19 ft.) whereas the by-law permits a maximum driveway width of 9.14m (30 ft.);
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4. To permit a combined gross floor area of 53.7 sq. m (578.02 ft.) for two (2) accessory structures (enclosed cabana) whereas the by-law permits a maximum combined gross floor area of 20 sq. m (215.28 sq. ft.).



Applicant/Authorized Agent



Deck Layout and elevation
 Scale: 1/24"=1'



RUHELA'S CEDAR 7' X 14' CABANA

FILE NUMBER: A-2022-0228

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)

Rajan Ruhela and Hema Ruhela

Address

24 Gladeview Ct., Brampton, Ontario L6Y 0H6

Phone #

647-328-6558

Fax #

Email

rajanruhela@gmail.com

2.

Name of Agent

Franceska Tishi

Address

3330 Caroga Drive, Mississauga, Ontario L4V 1L4

Phone #

416-899-9500

Fax #

Email

design@nationaldecking.com

3.

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

To permit a proposed gazebo with a gross floor area of 44.6 square metres whereas the by-law permits a maximum area of 15 square metres for an individual accessory structure.

4.

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

One accessory structure cannot exceed 15 square metres (161 square feet), the proposed one is 44.6 m2

5.

Legal Description of the subject land:

Lot Number

6

Plan Number/Concession Number

43M-2059

Municipal Address

24 Gladeview Ct., Brampton

6.

Dimension of subject land (in metric units)

Frontage

19.29m

Depth

62.61m

Area

1073Ssqft

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 building is a single dwelling. Ground floor area of 303.79sqm
Existing swimming pool of 43.4

PROPOSED BUILDINGS/STRUCTURES on the subject land:

We are proposing to build a 16'x30' (44.6sqm) cabana located on the rear yard. Max height 3m

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	16.72m
Rear yard setback	24.7m
Side yard setback	1.41
Side yard setback	1.7

PROPOSED

Front yard setback	16.72m
Rear yard setback	1.95m
Side yard setback	4.05m
Side yard setback	5.05m

10. Date of Acquisition of subject land: 2019

11. Existing uses of subject property: Single dwelling unit

12. Proposed uses of subject property: Single dwelling unit

13. Existing uses of abutting properties: Single dwelling units

14. Date of construction of all buildings & structures on subject land: 2019

15. Length of time the existing uses of the subject property have been continued: 3

16. (a) What water supply is existing/proposed?

Municipal ☐
Well ☐

Other (specify) _____

- (b) What sewage disposal is/will be provided?

Municipal ☐
Septic ☐

Other (specify) _____

- (c) What storm drainage system is existing/proposed?

Sewers ☐
Ditches ☐
Swales ☐

Other (specify) _____

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 _____

[Signature]
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Mississauga

THIS 08 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, RAJAH RUMELA, 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 _____

Reel THIS 20th DAY OF

July, 2022

[Signature]

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]
Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1E-18.0-2861

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

July 20, 2022

Date

DATE RECEIVED

Date Application Deemed
Complete by the Municipality

Revised 2022/02/17

SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF LOTS 6, 7 AND 8
PLAN 43M-2059
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.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2094881



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

PART 2 (SURVEY REPORT)

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

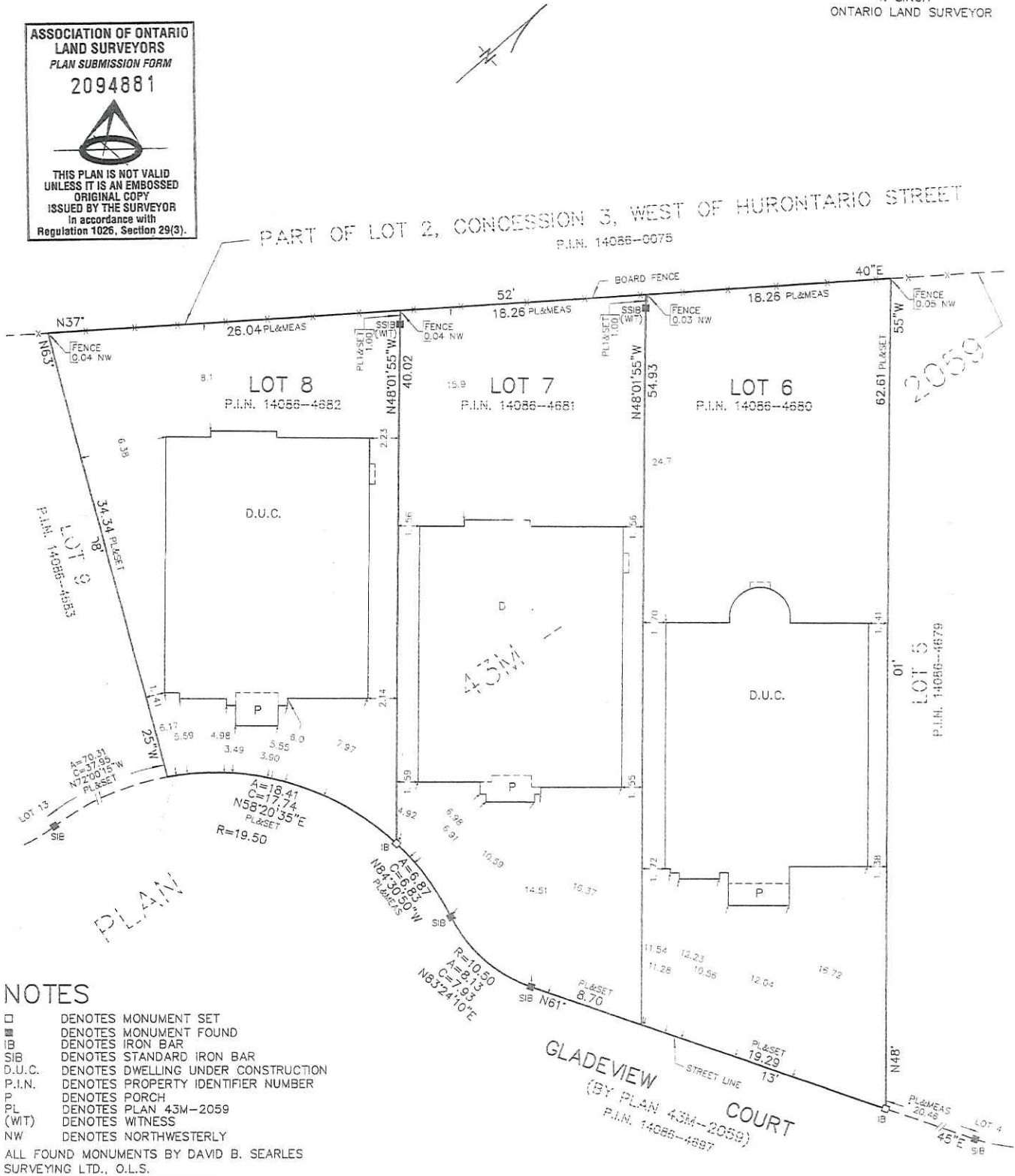
SURVEYOR'S CERTIFICATE

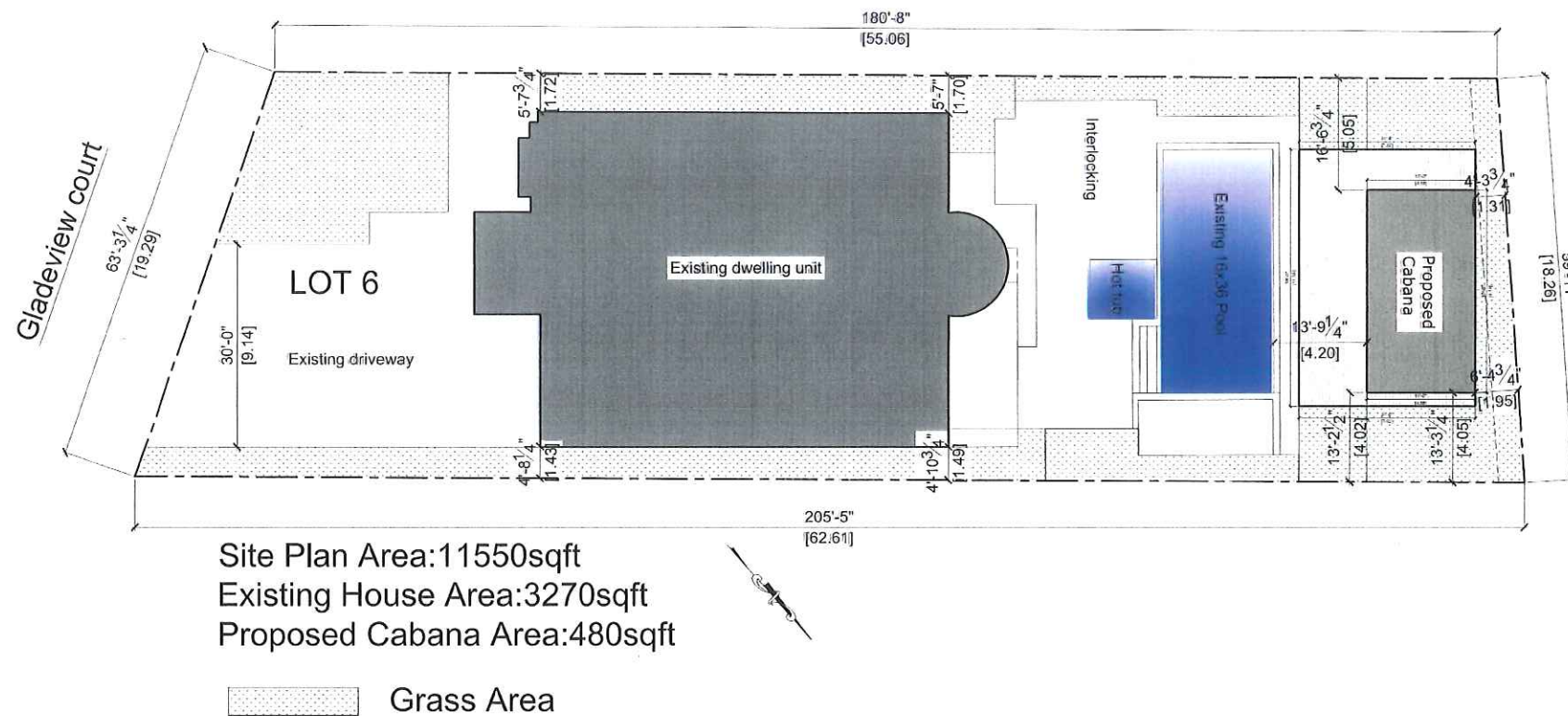
I CERTIFY THAT:

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 18th DAY OF MARCH, 2019.

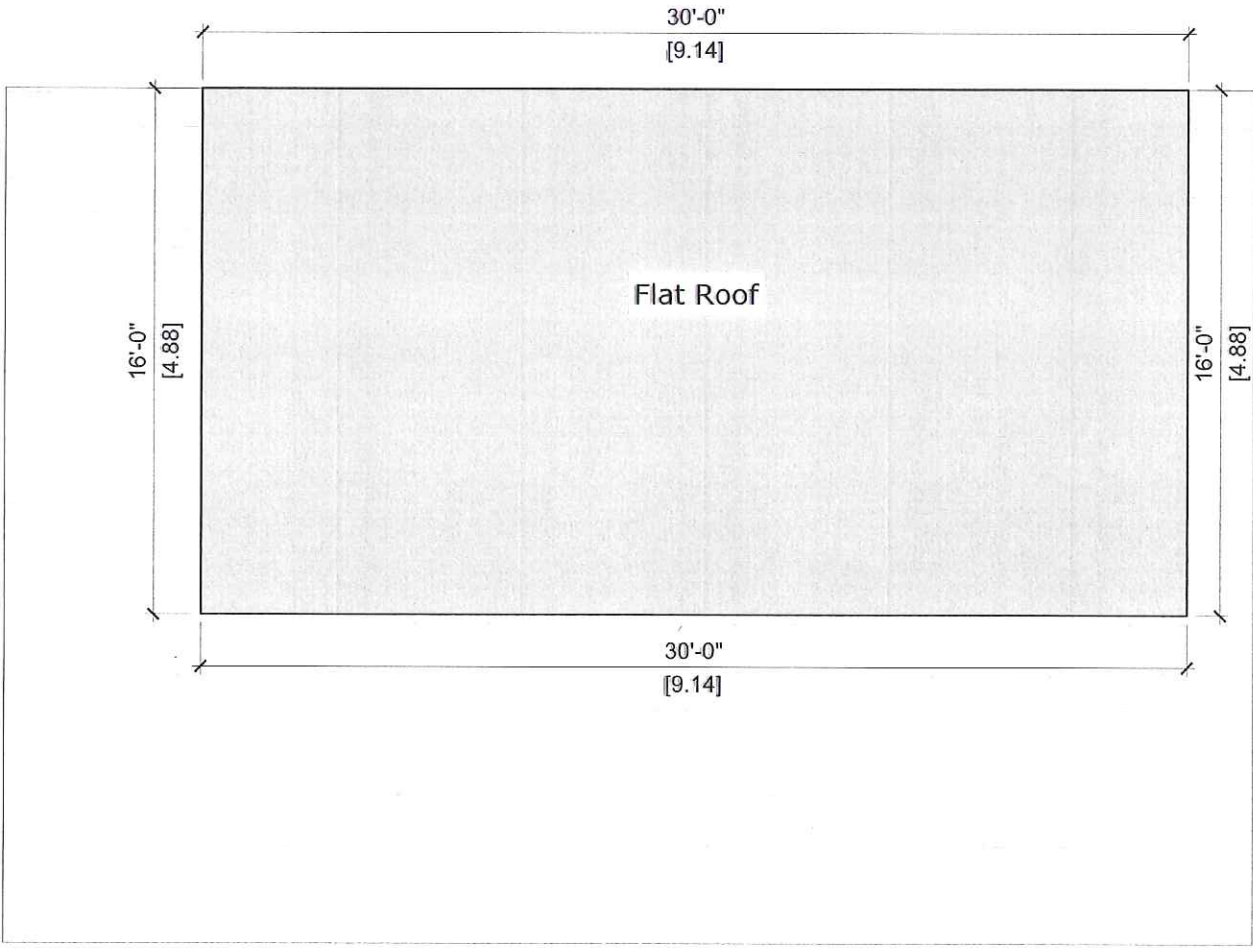
DATE: July 4, 2019.

T. SINGH
ONTARIO LAND SURVEYOR

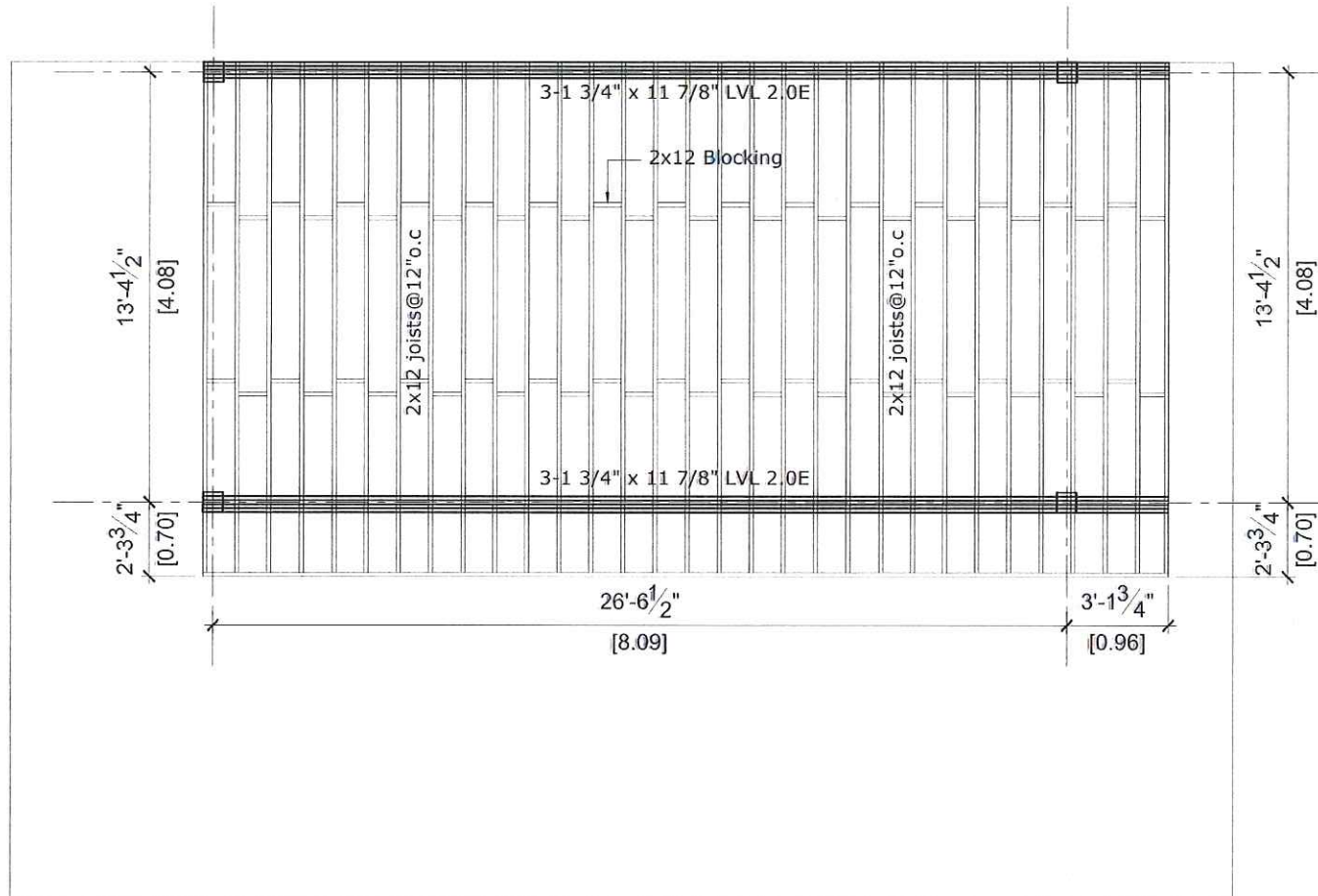




Deck Layout and elevation
 Scale: 1/24" = 1'

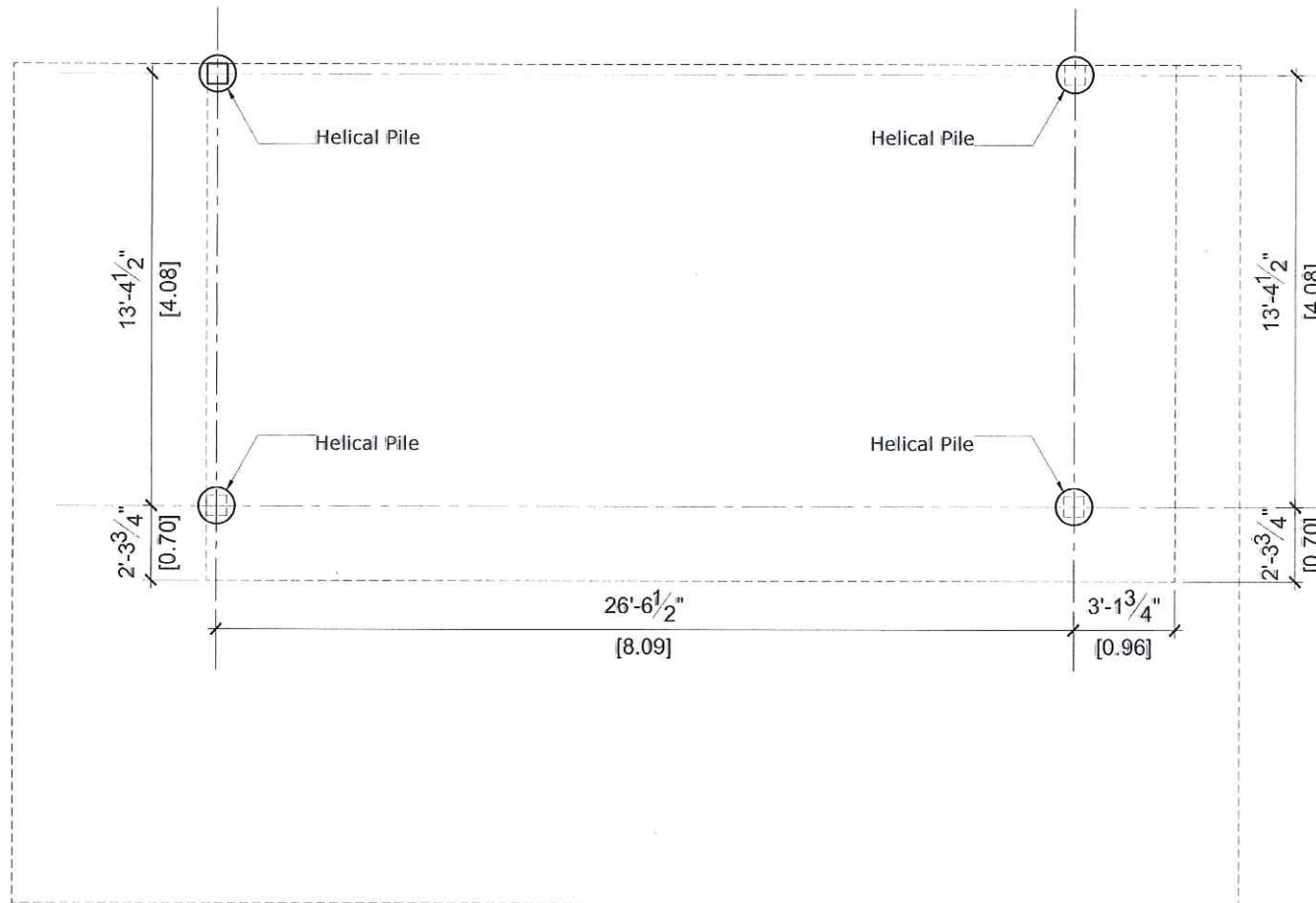


Cabana Layout
Scale: 3/16"=1'



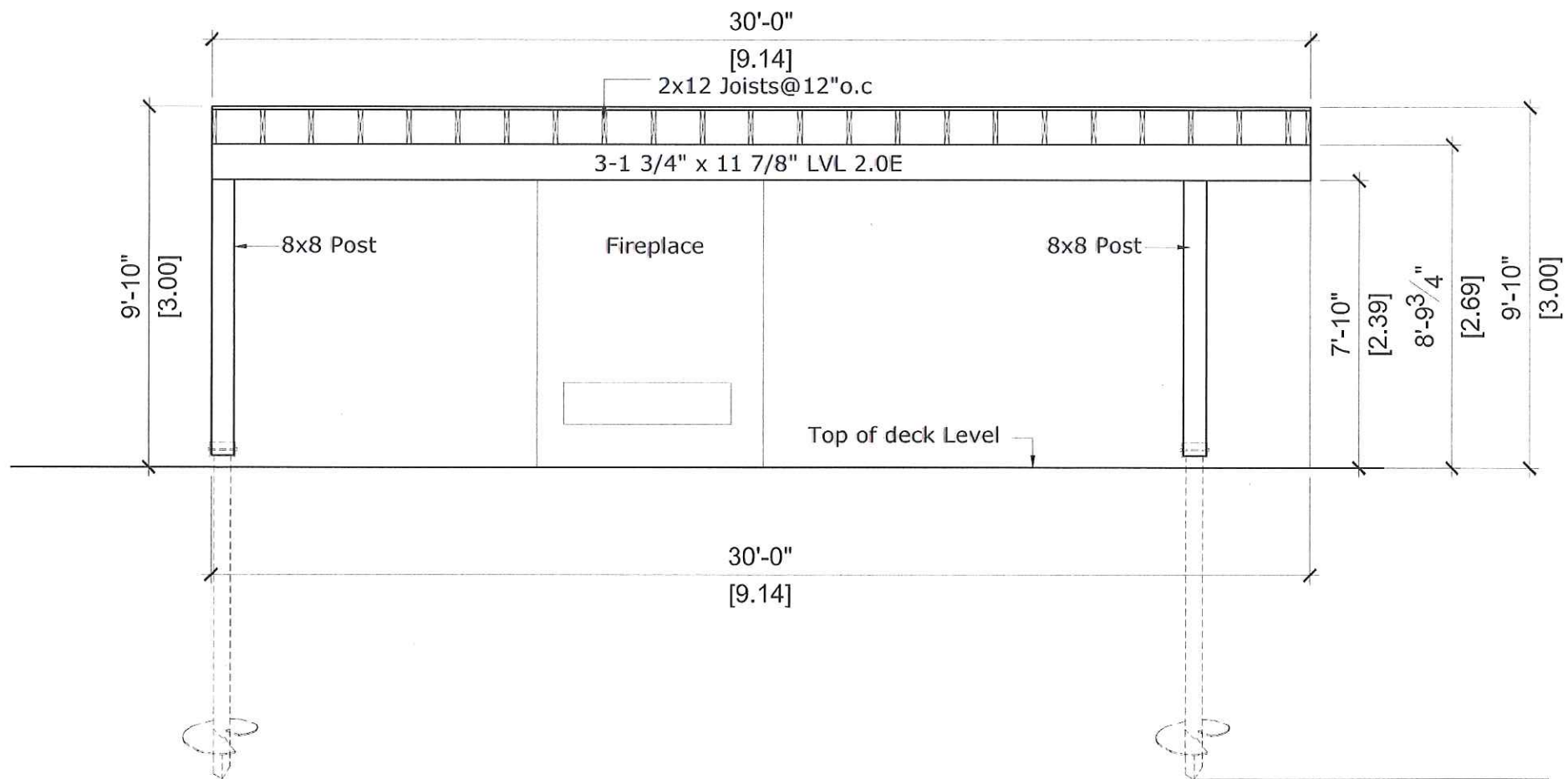
Cabana Framing
Scale: 1/4"=1'

The undersigned has reviewed and take responsibility for this design, and has the qualifications and meet the requirements set out in the Ontario Building Code to be a designer	
QUALIFICATION INFORMATION	
Required unless design is exempt under Div. C 3.2.5.1 of the Building Code	
Francesca Tishli	112519
Name	Signature BCIN



Cabana Footing
Scale: 3/16"=1'

The undersigned has reviewed and take responsibility for this design, and has the qualifications and meet the requirements set out in the Ontario Building Code to be a designer	
QUALIFICATION INFORMATION	
Required unless design is exempt under Div.C 3.2.5.1 of the Building Code	
Franceska Tishi	112519
Name	Signature BOIN



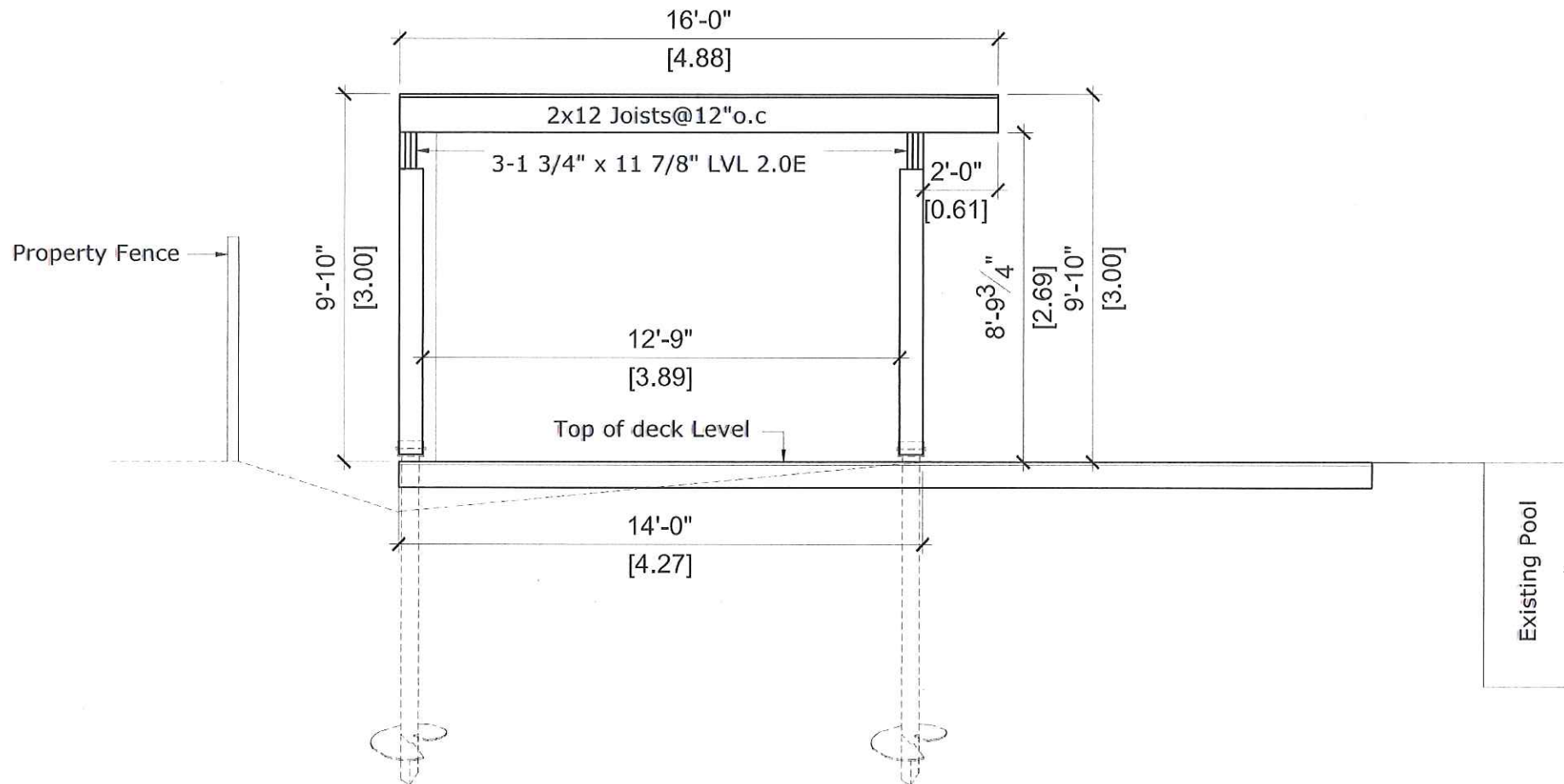
North-East Elevation
Scale: 1/4"=1'

The undersigned has reviewed and take responsibility for this design, and has the qualifications and meet the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION

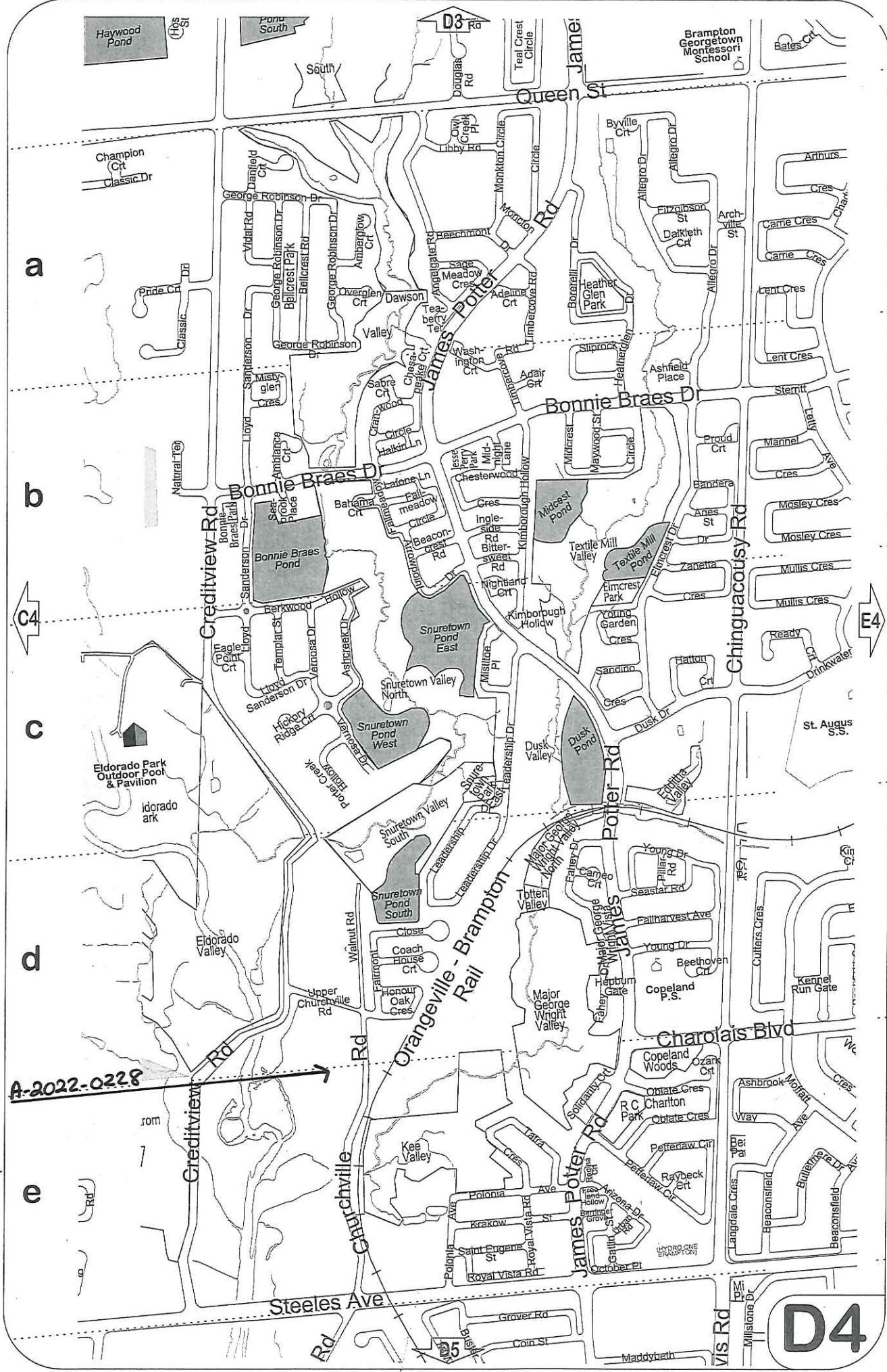
Required unless design is exempt under Div.C 3.2.5.1 of the Building Code

Franceska Tishi		112519
Name	Signature	BCIN



North-West Elevation
Scale: 1/4"=1'

The undersigned has reviewed and take responsibility for this design, and has the qualifications and meet the requirements set out in the Ontario Building Code to be a designer		
QUALIFICATION INFORMATION		
Required unless design is exempt under Div.C 3.2.5.1 of the Building Code		
Franceska Tishii	Signature	112519
Name		BCIN



a

b

c

d

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D4