

APPLICATION # A-2022-0242
WARD 2

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **1000211038 ONTARIO INC.** 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 25, Plan 43M-1202 municipally known as **21 CREEKWOOD DRIVE**, Brampton;

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

1. To permit an interior side yard setback of 0.06m (0.20 ft.) to a below grade entrance whereas the by-law requires a minimum interior side yard width of 0.3m (0.98 ft.) to a below grade entrance provided that a continuous side yard width of no less than 1.2m (3.94 ft.) is provided on the opposite side of the dwelling;
2. To permit a driveway width of 7.3m (23.95 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.);
3. To permit 0.36m (1.18 ft.) of permeable landscaping between the driveway and the side lot line whereas the by-law requires a minimum of 0.6m (1.97 ft.) of permeable landscaping between the driveway and the side lot line;
4. To permit an existing accessory structure (shed) having setbacks of 0.16m (0.53 ft.) and 0.08m (0.26 ft.) to the nearest property lines 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

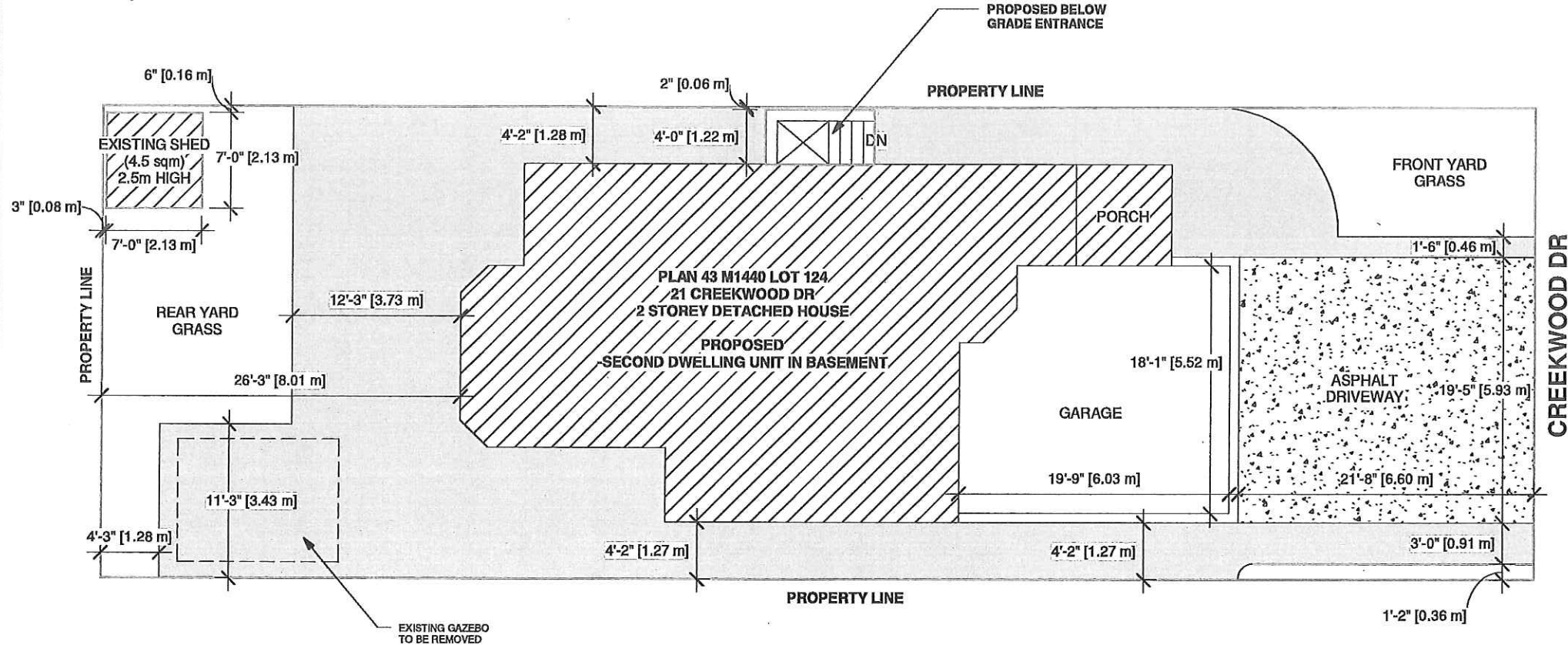
MINOR VARIANCE

-TO PERMIT AN INTERIOR SIDE YARD SETBACK OF 0.06M TO A BELOW GRADE ENTRANCE WHEREAS THE BY-LAW REQUIRES A MINIMUM INTERIOR SIDE YARD OF 0.3M TO A BELOW GRADE ENTRANCE PROVIDED THAT A CONTINUOUS SIDE YARD OF NO LESS THAN 1.2M IS PROVIDED ON THE OPPOSITE SIDE OF THE DWELLING;

-TO PERMIT A DRIVEWAY WIDTH OF 7.3M WHEREAS THE BY-LAW PERMITS A MAXIMUM DRIVEWAY WIDTH OF 6.71M;

-TO PERMIT SOFT LANDSCAPE OF 0.36m , WHEREAS ZONING BY LAW REQUIRES MINIMUM 0.6m OF SOFT LANDSCAPE IN FRONT YARD OF A PROPERTY

-TO PERMIT AN EXISTING ACCESSORY STRUCTURE HAVING SETBACKS OF 0.16M AND 0.08M TO THE NEAREST PROPERTY LINES WHEREAS THE BY-LAW REQUIRES A MINIMUM SETBACK OF 0.6M (1.97 FT.) FOR AN ACCESSORY STRUCTURE TO THE NEAREST PROPERTY LINES.



SITE PLAN

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION.
CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

STAMP

01 ISSUED FOR PERMIT MAR 08/22

ADDRESS:
21 CREEKWOOD DRIVE,
BRAMPTON, ON

DRAWN BY: NK CHECKED BY: JB
PROJECT NUMBER: 22R-25470

NOBLE PRIME SOLUTIONS LTD
2131 WILLIAMS PARKWAY
UNIT 19,
BRAMPTON, ON
info@nobleltd.ca
(437) 888 1800

DATE: MAR 08/22 DRAWN BY: A-1
SCALE: 1/8" = 1'-0"

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.

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) 1000211038 Ontario Inc (Inder Brar, Jugraj Johal, Parminder Johal)

Address 21 CREEKWOOD DR BRAMPTON ON L7A 1G6

Phone # 647-296-8903 647-339-2727 Fax #

Email jagjohal81@yahoo.ca brarinder20@yahoo.com

2. Name of Agent NOBLE PRIME SOLUTIONS LTD

Address UNIT #19, 2131 WILLIAMS PKWY, BRAMPTON, L6S 5Z4

Phone # 437-888-1800 Fax #

Email applications@nobletd.ca

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

1. TO PERMIT AN INTERIOR SIDE YARD SETBACK OF 0.06M TO A BELOW GRADE ENTRANCE

2. -TO PERMIT A DRIVEWAY WIDTH OF 7.3M

3. TO PERMIT SOFT LANDSCAPE OF 0.36m

4. TO PERMIT AN EXISTING ACCESSORY STRUCTURE HAVING SETBACKS OF 0.16M AND 0.08M TO THE NEAREST PROPERTY LINES

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

1. THE BY-LAW REQUIRES A MINIMUM INTERIOR SIDE YARD OF 0.3M TO A BELOW GRADE ENTRANCE PROVIDED THAT A CONTINUOUS SIDE YARD OF NO LESS THAN 1.2M IS PROVIDED ON THE OPPOSITE SIDE OF THE DWELLING;

2. THE BY-LAW PERMITS A MAXIMUM DRIVEWAY WIDTH OF 6.71M

3. ZONING BY LAW REQUIRES MINIMUM 0.6m OF SOFT LANDSCAPE IN FRONT YARD OF A PROPERTY

4. THE BY-LAW REQUIRES A MINIMUM SETBACK OF 0.6M (1.97FT.) FOR AN ACCESSORY STRUCTURE TO THE NEAREST PROPERTY LINES.

5. Legal Description of the subject land:

Lot Number 25

Plan Number/Concession Number 43M-1202

Municipal Address 21 CREEKWOOD DR BRAMPTON ON L7A 1G6

6. Dimension of subject land (in metric units)

Frontage 10.5 m

Depth 32 m

Area 336 sqm

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.)

2 STOREY DETACHED HOUSE WITH THE AREA OF 204.3 sqm

PROPOSED BUILDINGS/STRUCTURES on the subject land:

BELOW GRADE ENTRANCE IN INTERIOR SIDE YARD OF A PROPERTY

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 6.60 m

Rear yard setback 1.28 m

Side yard setback 0.91 m

Side yard setback 1.22 m

PROPOSED

Front yard setback 6.60 m

Rear yard setback 1.28 m

Side yard setback 0.91 m

Side yard setback 0.06 m

10. Date of Acquisition of subject land: 29 June 2023
11. Existing uses of subject property: RESIDENTIAL
12. Proposed uses of subject property: RESIDENTIAL
13. Existing uses of abutting properties: RESIDENTIAL
14. Date of construction of all buildings & structures on subject land: 1999
15. Length of time the existing uses of the subject property have been continued: 23 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 _____

Ravkirat Sandhu
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton
THIS 22 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, Ravkirat Sandhu, 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 Peel
THIS 22nd DAY OF July, 2022

Jeanie Cecilia Myers
a Commissioner, etc.,
Province of Ontario
for the Corporation of the
City of Brampton
Expires April 8, 2024.

Ravkirat Sandhu
Signature of Applicant or Authorized Agent

Submit by Email

Jeanie Myers
A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1C - 686

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

HOTHU S.

Zoning Officer

JULY 22 2022

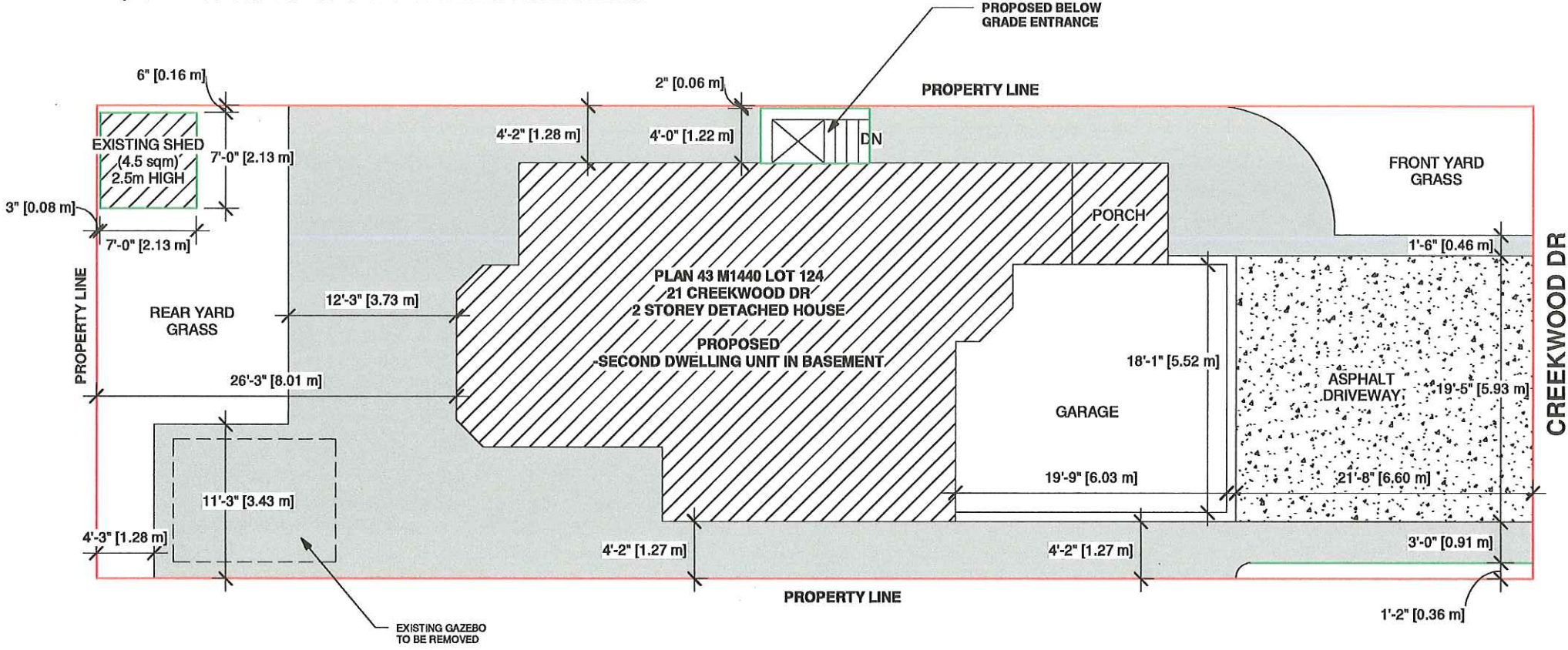
Date

DATE RECEIVED

July 22, 2022

MINOR VARIANCE

- TO PERMIT AN INTERIOR SIDE YARD SETBACK OF 0.06M TO A BELOW GRADE ENTRANCE WHEREAS THE BY-LAW REQUIRES A MINIMUM INTERIOR SIDE YARD OF 0.3M TO A BELOW GRADE ENTRANCE PROVIDED THAT A CONTINUOUS SIDE YARD OF NO LESS THAN 1.2M IS PROVIDED ON THE OPPOSITE SIDE OF THE DWELLING;
- TO PERMIT A DRIVEWAY WIDTH OF 7.3M WHEREAS THE BY-LAW PERMITS A MAXIMUM DRIVEWAY WIDTH OF 6.71M;
- TO PERMIT SOFT LANDSCAPE OF 0.36m , WHEREAS ZONING BY LAW REQUIRES MINIMUM 0.6m OF SOFT LANDSCAPE IN FRONT YARD OF A PROPERTY
- TO PERMIT AN EXISTING ACCESSORY STRUCTURE HAVING SETBACKS OF 0.16M AND 0.08M TO THE NEAREST PROPERTY LINES WHEREAS THE BY-LAW REQUIRES A MINIMUM SETBACK OF 0.6M (1.97 FT.) FOR AN ACCESSORY STRUCTURE TO THE NEAREST PROPERTY LINES.



SITE PLAN

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION.
CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

STAMP

01 ISSUED FOR PERMIT MAR 08/22

ADDRESS:
21 CREEKWOOD DRIVE,
BRAMPTON, ON

DRAWN BY: NK CHECKED BY: JB
PROJECT NUMBER: 22R-25470

NOBLE PRIME SOLUTIONS LTD
2131 WILLIAMS PARKWAY
UNIT 19,
BRAMPTON, ON
info@nobleltd.ca
(437) 888 1800

DATE: MAR 08/22 DWG No: A-1
SCALE: 1/8" = 1'-0"

a

b
E1

c

F1

F2

A-2032-0242.

