

**APPLICATION # A-2022-0265**  
**WARD 7**

**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **RAY GUNNESS AND MELANIE GUNNESS** 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 Part of Lot 61, Plan M-338, Part 11, Plan 43R-10806 municipally known as **22 NEWBRIDGE CRESCENT**, Brampton;

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

1. To permit a 1.02m (3.47 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.

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, September 13, 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.

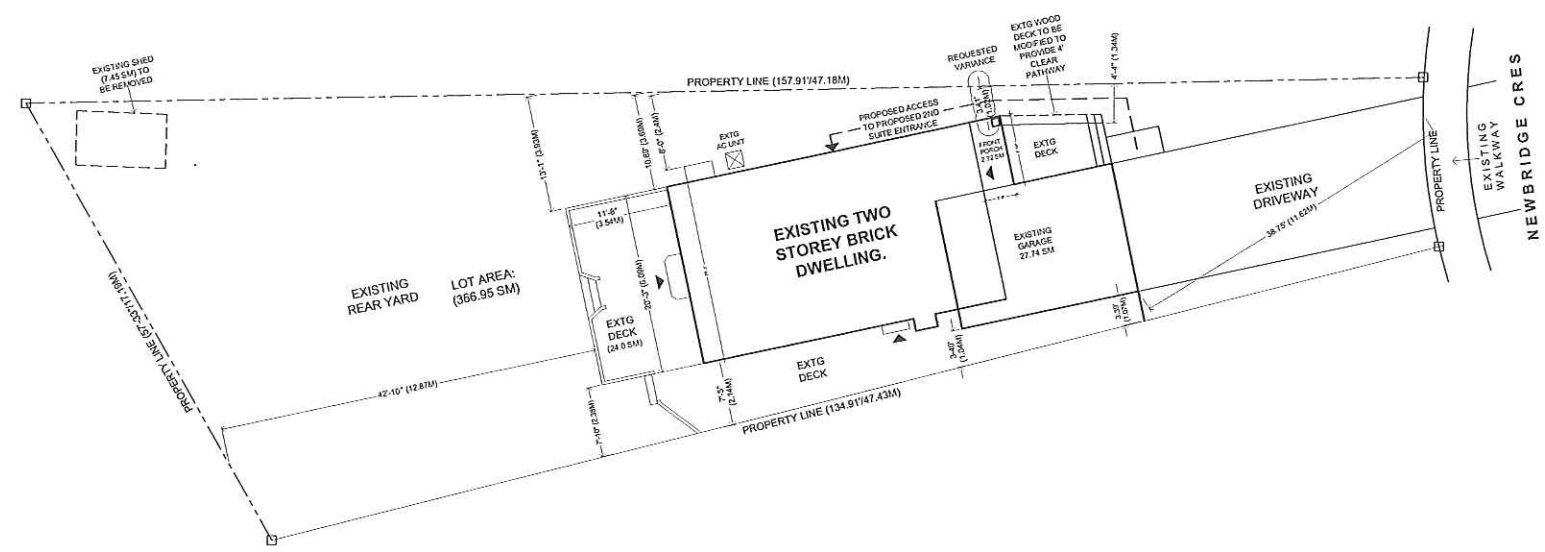
**RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.**

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

DATED at Brampton Ontario, this 1st Day of September, 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](mailto:jeanie.myers@brampton.ca)



**SITE PLAN:**  
(SCALE: 3/32" TO 1' 0")

**GENERAL NOTES:**

ALL SITE SERVICES AND DIMENSIONS TO BE CHECKED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK. ANY ANOMALIES TO BE ADDRESSED WITH HOME OWNER/DESIGNER.

BASE SITE MATRIX:		
	SM	SF
LOT AREA:	367.95	3950 SF
GROUND FLOOR:	49.77	535.56
SECOND FLOOR:	65.65	706.44
SUB-TOTAL GFA:	115.42	1242.00
GARAGE AREA:	24.98	268.75
REAR DECK AREA:	24.00	258.24
FRONT PORCH:	2.72	29.26
GARDEN REAR SHED:	REMOVED	
TOTAL GFA:	167.18	1798.65

DATE	REVISION	REV

STRUCTURAL CONSULTANTS:

**EIDS CONSULTANTS INC.**  
*Engineering and Innovative Design Solutions*

3121, Mission Hill Drive,  
Mississauga, ON. L5M 0B2  
Phone: 905 399 5441 Cell: 905 598 0458  
Email: info@eidconsultants.com

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PROPERTY OWNER:  
**RAY. GUNNESS**

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DRAWING TITLE:  
**SITE PLAN.**

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LOCATION:  
**22 NEWBRIDGE CRESCENT,  
BRAMPTON, ON L6S 4B3**

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SCALE: (AS NOTED)	DATE: 22 JULY 2022	DWG. No: <b>SP-1</b>
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FILE NUMBER: A-2022-0265

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)** RAY AND MELANIE GUNNESS  
**Address** 22 NEWBRIDGE CRE, BRAMPTON, ON L6S 4B3

**Phone #** 416-419-0497 **Fax #** \_\_\_\_\_  
**Email** ray.gunness@gmail.com

2. **Name of Agent** Dilip Chhaniyara  
**Address** 88 Cordgrass Cre, Brampton, ON L6R 2A2

**Phone #** 905-598-0458 **Fax #** \_\_\_\_\_  
**Email** ispecesign@yahoo.com

3. **Nature and extent of relief applied for (variances requested):**  
To permit a 1.02m (3.35 ft.) wide path of travel leading to the primary entrance of a second unit whereas the by-law requires a minimum path of travel width of 1.2m (3.94 ft.) leading from the front of the property to the primary entrance of a second unit;

4. **Why is it not possible to comply with the provisions of the by-law?**  
DUE TO ZONING REQUIREMENTS, EXISTING SET BACK OF 1.02m (3.35 ft) FALLS SHORT BY 0.59 ft.

5. **Legal Description of the subject land:**  
**Lot Number** 61, PART 11  
**Plan Number/Concession Number** M-338  
**Municipal Address** 22 NEWBRIDGE CRE, BRAMPTON, ON L6S 4B3

6. **Dimension of subject land (in metric units)**  
**Frontage** 25.13' (7.59M)  
**Depth** 157.29' (47.18M)  
**Area** 3950 SF (366.95 SM)

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.)

- |   |
|---|
| 1. EXISTING 2 STOREY RESIDENTIAL DWELLING - GFA 1590 SF (147.76 SM) |
| 2. SHED - GFA 7.45 SM X 2.4M HIGH                                   |

**PROPOSED BUILDINGS/STRUCTURES on the subject land:**

NOT APPLICABLE

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	11.62M
Rear yard setback	16.38M
Side yard setback	2.14M/104M
Side yard setback	3.69M/1.03M

**PROPOSED**

Front yard setback	NA
Rear yard setback	NA
Side yard setback	NA
Side yard setback	NA

10. Date of Acquisition of subject land: APRIL 15, 2022

11. Existing uses of subject property: RESIDENTIAL DWELLING

12. Proposed uses of subject property: RESIDENTIAL DWELLING

13. Existing uses of abutting properties: RESIDENTIAL DWELLING

14. Date of construction of all buildings & structures on subject land: APPROX 1988

15. Length of time the existing uses of the subject property have been continued: 34 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 _____

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

DATED AT THE 15<sup>th</sup> City OF August Brampton  
THIS 15 DAY OF Aug, 20 22.

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, DRUP. CHANDIYANA 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 15<sup>th</sup> DAY OF Aug, 20 22

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

[Signature]  
A Commissioner etc.

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

R2A(2) - 187, MATURE

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

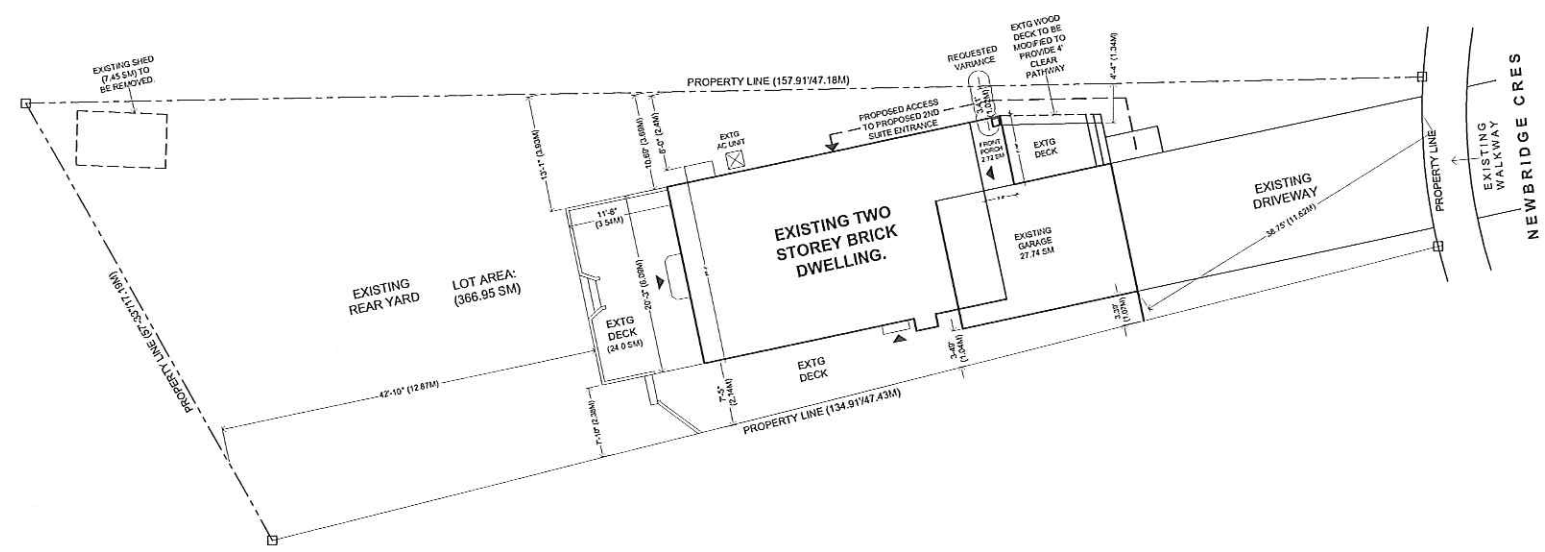
August 15 2022

Date

DATE RECEIVED

Date Application Deemed  
Complete by the Municipality

Revised 2022/02/17



**SITE PLAN:**  
(SCALE: 3/32" TO 1' 0")

**GENERAL NOTES:**

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**RAY. GUNNESS**

DRAWING TITLE:  
**SITE PLAN.**

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SCALE: (AS NOTED) DATE: 22 JULY 2022 DWG. No: **SP-1**



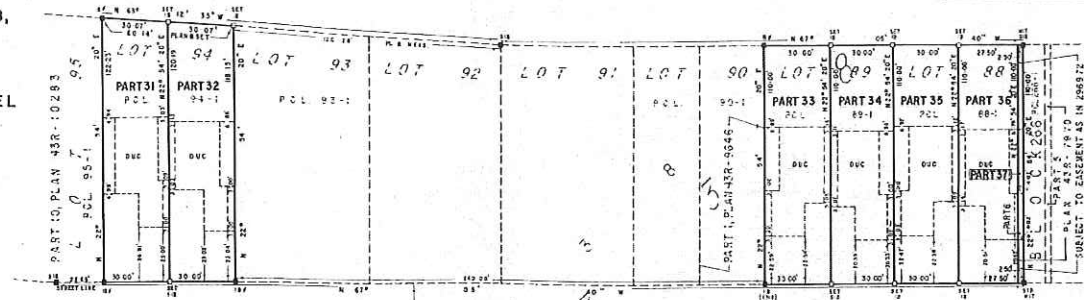
PLAN MATERIAL  
MATERIAL - 4x10  
GRADE - 0.000 INCH  
INK - SPECIAL "1"

TO 5537

INQUIRE THIS PLAN TO BE DEPOSITED  
UNDER THE LAND TITLES ACT  
DATE APRIL 8, 1983  
*J. Rudy - Pentek*  
J. RUDY - PENTEK O.L.S.

PLAN 43R-10806  
RECEIVED AND DEPOSITED  
DATE 15 APR, 1983

PLAN OF SURVEY OF  
LOTS 56, 57, 58, 59, 60, 61, 62, 63, 64, 88,  
89, 94, 97, 98, 99, 100, 101 AND 102  
PLAN M-338  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL  
SCALE 1" = 10'  
J. RUDY - PENTEK O.L.S., 1983



NEW BRIDGE CRESCENT

# SURVEYOR'S CERTIFICATE

I CERTIFY THAT  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH  
THE SURVEY ACT AND THE LAND TITLES ACT AND THE  
REGULATIONS MADE THEREUNDER;  
2. THE SURVEY WAS COMPLETED ON THE 8th DAY OF APRIL, 1983

DATE APRIL 8th, 1983

*J. Rudy - Pentek*  
J. RUDY - PENTEK  
ONTARIO LAND SURVEYOR

# NOTE

110 DENOTES STANDARD IRON BAR 1" SQUARE BY 48"  
118 DENOTES IRON BAR 1 1/2" SQUARE BY 24"  
119 DENOTES IRON BAR 1 1/2" DIAMETER BY 24"  
M DENOTES FOUND  
DUC DENOTES DWELLING UNDER CONSTRUCTION  
WIF DENOTES WITNESS BAR  
ALL FOUND MONUMENTS MARKED J.D.B. UNLESS NOTED OTHERWISE  
BUILDING TIES TAKEN TO EXTERIOR FACE OF BASEMENT WALLS  
PL DENOTES PLAN M-338  
PCL DENOTES PARCEL

BEARINGS ARE ASTROGNOMIC AND ARE REFERRED TO THE SOUTH EASTERLY  
LIMIT OF NEWBRIDGE CRESCENT AS SHOWN ON PLAN M-338 HAVING A  
BEARING OF N 54° 01' 10" E

# CAUTION

THIS PLAN IS NOT A PLAN OF SUBDIVISION  
WITHIN THE MEANING OF THE PLANNING ACT

DOCUMENTS RELEASED PURSUANT TO A REQUEST  
UNDER THE  
MUNICIPAL FREEDOM OF INFORMATION AND  
PROTECTION OF PRIVACY ACT R.S.O. 1990c. M56

COPYRIGHT ACT R.S., 1985, c. C-42 APPLIES TO THE  
USE AND REPRODUCTION OF THESE DOCUMENTS

JOSEPH RUDY - PENTEK LTD.  
ONTARIO LAND SURVEYOR  
420 SHEPPARD AVE. W. DONMILLS ONT.  
M3J 1S8



A-2022-0265

a

b

c

d

e

