

APPLICATION # A-2022-0274
WARD 6

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **PARTH SHAH AND SNEHA PANCHAL** 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 Block 468, Plan 43M-1504, Part 12, Plan 43R-27518 municipally known as **47 BRAMFIELD STREET**, Brampton;

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

1. To permit a parking space depth of 5.23m (17.16 ft.) whereas the by-law requires a minimum parking space depth of 5.4m (17.72 ft.);
2. To permit an existing accessory structure (shed) to be located in an exterior side yard whereas the by-law does not permit an accessory structure in an exterior side yard.

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

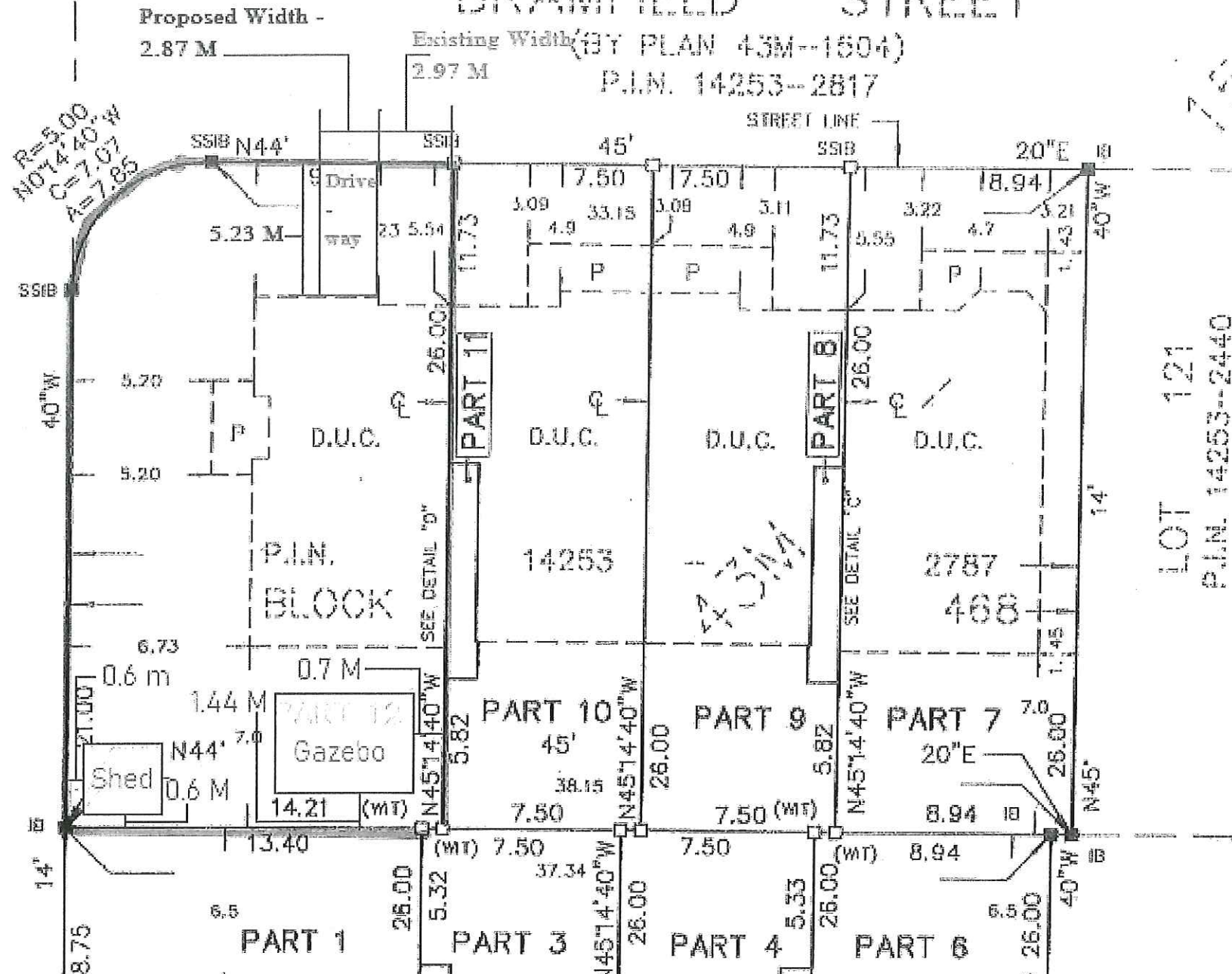
Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

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

1604

DATE Sept. 9th, 2002

T. SINGH, O.L.B.



LOT 121

SURVEYOR'S

I CERTIFY THAT:

1. THIS SURVEY AND PLAN
SURVEYS ACT, THE SURV
THE REGULATIONS MADE

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 **September 13, 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, September 8, 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, September 8, 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, September 8, 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, September 8, 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.

A-2022-0274

47 Bramfield Street
Brampton, ON, L7A 2W1
August 10, 2022

Planning and Development Staff
Committee of Adjustment Members
2 Wellington Street West, Brampton

RE: Minor Variance Application – 47 Bramfield Street, Brampton ON, L7A 2W1

Dear Staff and Committee Members,

We are writing to ask for your support and understanding as it pertains to the enclosed *Minor Variance Application* for 47 Bramfield Street.

We moved into this house just over one year ago and we are very happy with our decision to buy a house in the City of Brampton. Both of us are young professionals who work in public service (provincial & federal). We are fortunate that our family will be growing and expanding very soon, and as such, we have begun to view our home differently.

One of the areas we have identified is the driveway. As it stands, we currently have a one car driveway. Considering that we both work, we have two cars and this poses challenges & inconveniences at times, as we work during different times of the day making it difficult to maneuver the cars, which is especially challenging in the winter months when there are snow banks and ice.

Furthermore, we anticipate our family members to actively visit us in the near future to help with childcare and emotional & moral support, and it would be a big help to have a wider driveway to facilitate this if family members will be staying for longer period of time. As our family grows and ages in this home, it will be helpful to have the extra space to accommodate a bigger vehicle (SUV/Van) or multiple vehicles without causing inconveniences for the neighbors and ourselves.

We thank you in advance for your time, support and understanding as you consider our request and application. We look forward to hearing back from you in the near future.

Sincerely,

Parth Shah
Sneha Panchal

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) Parth Shah & Sneha Panchal
Address 47 Bramfield Street
Brampton, ON L7A 2W1
Phone # 647-458-7423 Fax # n/a
Email parth.shah.jayesh@gmail.com

2. Name of Agent Not Applicable
Address
Phone # Fax #
Email

3. Nature and extent of relief applied for (variances requested) :
To permit a driveway depth of 5.23 meters, whereas the by-law requires a minimum depth of 5.4 meters.
To permit an existing accessory structure (shed) to be located in an exterior side yard whereas the by-law does not permit an accessory structure in an exterior side yard.

4. Why is it not possible to comply with the provisions of the by-law?
Due to the design and layout of the property and property lines, I am lacking the physical space to meet the appropriate depth required (5.4m). No modifications can be made to the existing dwelling to meet this requirement.

5. Legal Description of the subject land:
Lot Number Part 12
Plan Number/Concession Number PLAN 43M1504 PT BLK 468 RP 43R27518
Municipal Address 47 Bramfield Street, Brampton, ON L7A 2W1

6. Dimension of subject land (in metric units)
Frontage 14.21 meters
Depth 26.00 meters
Area 369.46 meters

7. Access to the subject land is by:
Provincial Highway ☐ Seasonal Road ☐
Municipal Road Maintained All Year ☒ Other Public Road ☐
Private Right-of-Way ☐ 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.)

Dwelling (Corner Townhouse, Gross Floor Area - 196.49 sq meters)
Shed, Backyard (Gross Floor Area - 8.02 sq meters, Height 2.33 meters)
Free-standing Gazebo, Backyard (Gross Floor Area - 11.15 sq meters, Height 2.96 meters)

PROPOSED BUILDINGS/STRUCTURES on the subject land:

No proposed buildings/structures, just widening existing driveway.

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	5.25 meters
Rear yard setback	7.00 meters
Side yard setback	6.73 meters
Side yard setback	n/a

PROPOSED

Front yard setback	none
Rear yard setback	none
Side yard setback	none
Side yard setback	none

10. Date of Acquisition of subject land: June 7, 2021
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: 2002
15. Length of time the existing uses of the subject property have been continued: Approx 1.25 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 _____

Parth Shah Snscha Panchal
Signature of Applicant(s) or Authorized Agent

DATED AT THE City _____ OF Brampton _____

THIS 12 DAY OF August, 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, Parth Shah & Snscha Panchal, OF THE Region _____ OF Peel _____

IN THE City _____ OF Brampton _____ 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 16th DAY OF
August, 20 22.
Jeanie 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.

Parth Shah Snscha Panchal
Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: R3B - SECTION 1011

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

August 16, 2022
Date

DATE RECEIVED August 16, 2022

Date Application Deemed Complete by the Municipality _____

RETURN TO O.L.S.

I REQUIRE THIS PLAN TO BE DEPOSITED
UNDER THE LAND TITLES ACT.

DATE Sept. 9th, 2002

T. Singh
T. SINGH, O.L.S.

PLAN 43R-27518

RECEIVED AND DEPOSITED

DATE Sept 18, 2002.

ASSISTANT DEPT. CAROL CARRIGAN
LAND REGISTRAR FOR THE LAND TITLES
DIVISION OF PEEL (No. 43)

SCHEDULE

PART	ALL OF BLOCK	PLAN	ALL OF P.I.N.
1 TO 6 BOTH INCLUSIVE	465	43M-1504	14253-2784
7 TO 12 BOTH INCLUSIVE	468		14253-2787

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 9th DAY OF SEPT., 2002.

DATE Sept. 9th, 2002.

T. Singh
T. SINGH

ONTARIO LAND SURVEYOR

NOTES

■
□
IB
CCIB

DENOTES MONUMENT FOUND
DENOTES MONUMENT SET
DENOTES IRON BAR
DENOTES CUST. STAMP FOR IRON BAR

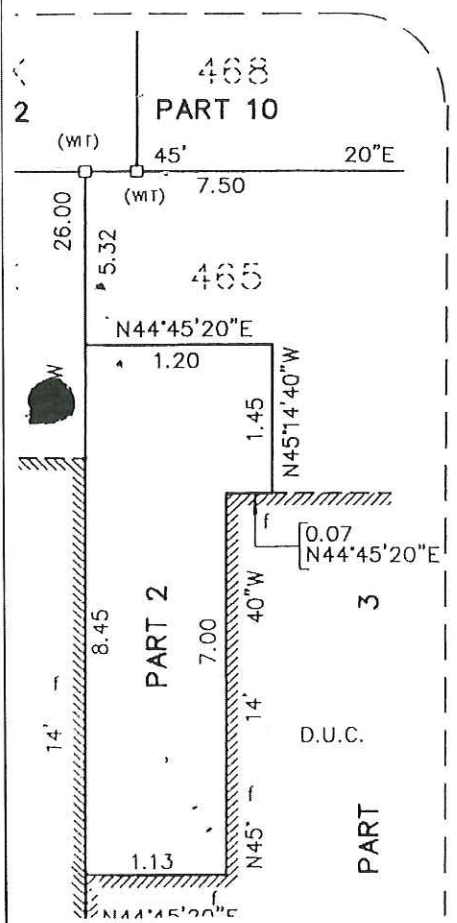
1504
IB
40'W
14'
LOT 121
P.I.N. 14253-2440

N45°
IB
LOT 122
P.I.N. 14253-2441

SURVEY OF
165 AND 468-16
1-1504
BRAMPTON
MUNICIPALITY OF PEEL

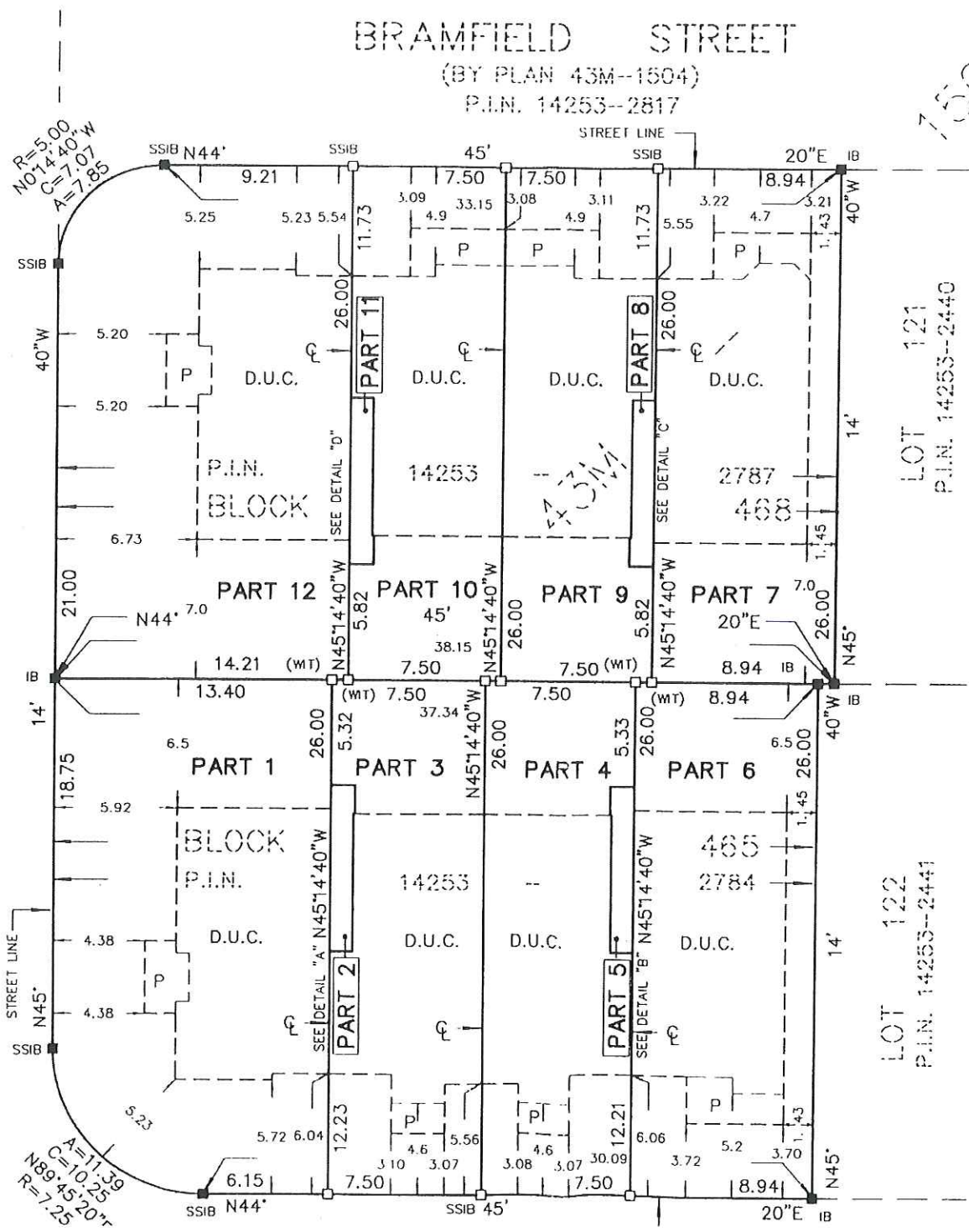
10m. 20m 30 metres
WARD SURVEYING LTD., O.L.S.

PLAN ARE IN METRES AND CAN
BE OBTAINED BY DIVIDING BY 0.3048.



DOCUMENTS RELEASED PURSUANT TO A REQUEST
UNDER THE
MUNICIPAL FREEDOM OF INFORMATION AND
PROTECTION OF PRIVACY ACT R.S.O. 1990c. 165
COPYRIGHT ACT R.S., 1985, c. C-42 APPLIES TO THE
USE AND REPRODUCTION OF THESE DOCUMENTS

TIDELAND DRIVE
(BY PLAN 43M-1504)
P.I.N. 14253-2827



1504

I REQUIRE THIS PLAN TO BE DEPOSED
UNDER THE LAND TITLES ACT.
DATE Sept. 9th, 2002
T. Singh
T. SINGH, O.L.S.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN
WAS MADE IN ACCORDANCE WITH THE
SURVEYS ACT, THE SURVEY
REGULATIONS MADE
THEREUNDER AND
2. THE SURVEY WAS COMPLETED
DATE Sept. 9th

NOTES
■ DENOTES MONUMENT
□ DENOTES MONUMENT



New Driveway Width 19 FT 2 Inches

Curb Cut
~ 9 FT 5 inches

~ 9 FT 9 inches

~ 2 FT



A-2022-0274

a

c

d

e

E1

F2

E2

E3

