

APPLICATION # A-2022-0255
WARD 10

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **SANDEEP SANDHU AND VALENTINA PRABHJOT KAUR SANDHU** 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 38, Plan 43M-1582 municipally known as **23 HOYLE DRIVE**, Brampton;

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

1. To permit 0.0m of permeable landscaping abutting the side lot line whereas the by-law requires a minimum 0.6m (1.97 ft.) wide permeable landscape strip abutting the side lot line;
2. To permit a 0.93m (3.05 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.

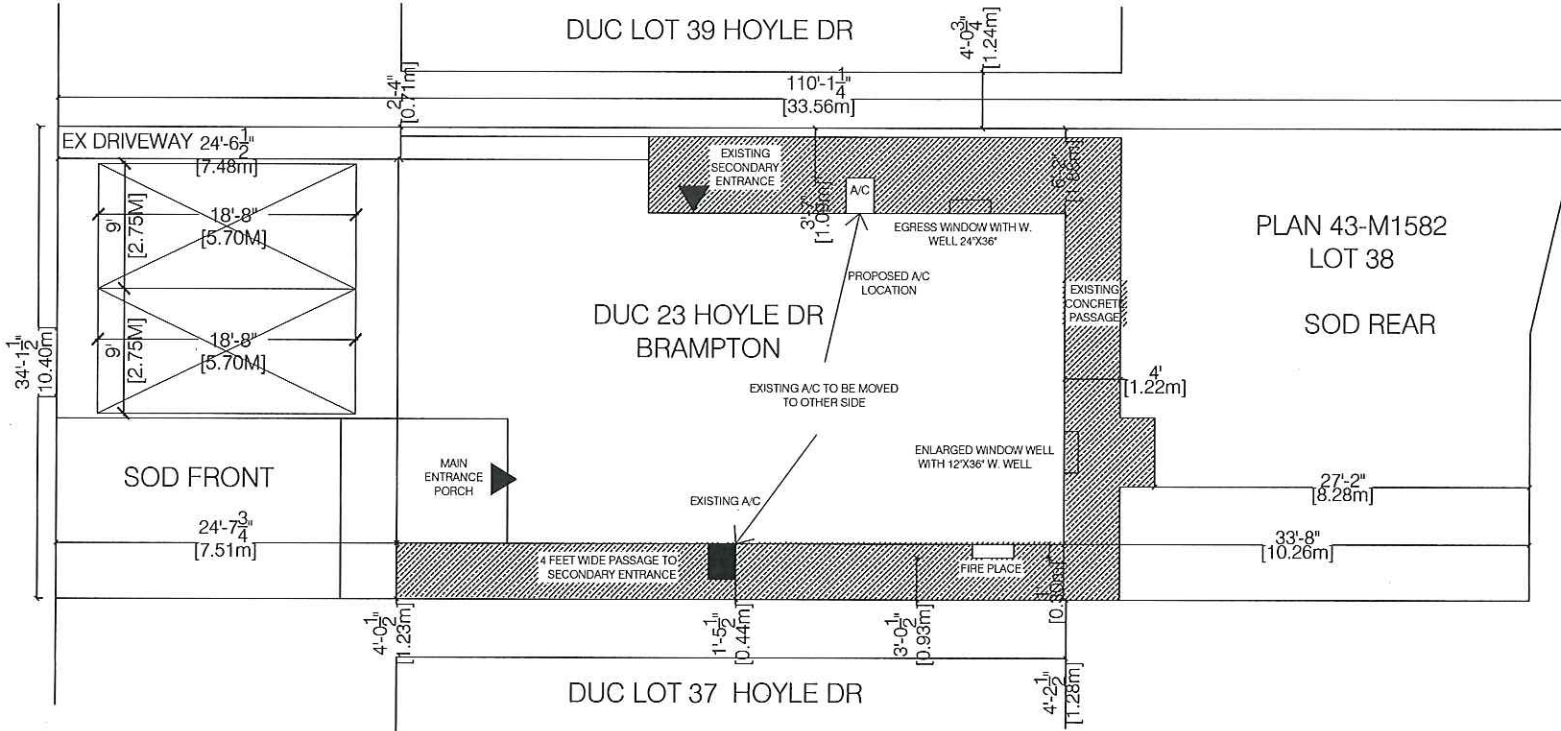
PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

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

HOYLE DR



NOTE:
EXISTING PASSAGE TO SECONDARY ENTRANCE SHOULD BE ACCEPTED
AS PASSAGE TO 2ND. UNIT ENTRANCE

PLAN 43-M1582
LOT 38

SOD REAR

SOD FRONT

Professional Engineering Services
Abdul Rauf Qamar P. Eng.
2565 Steeles Ave. E. Unit 11 Brampton, L6T 4L6
Ph: 647-802-9008 E-mail: abdul9008@gmail.com

PROJECT:
MINOR VARIANCE
23 HOYLE DR, BRAMPTON

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

ABDUL QAMAR P. ENG.



Drawing Title:
PROPOSED LAYOUT

Drawing Number: **A - 02**

Drawing Scale: **N. T. S.**

Date:

Rev. 1

Rev. 2

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-2022-0255

Date: July 30, 2022

The Secretary
The Committee of Adjustments
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

Re: Request for Minor Variance – 23 Hoyle Drive, Lot 38 Plan 43M1582, Brampton, Ontario

Dear Sir / Madame,

The subject property is a detached home located in a sub-division built in 2003. The home is owned by the same owners who bought it from the builder. There has been no addition or alterations done to the property since then. The minor variance is proposed due to following reasons.

1. The landlord wants to convert the property into 2 unit dwelling as allowed under the city by-laws.
2. A 1.2 meter wide passage way is required up to the entrance of the 2nd. unit.
3. The subject property has a setback of 1.23 meter
4. The adjacent home is also a detached property and has a setback of 1.28 meter.
5. There is an existing fireplace chimney, which encroach about 12" into the passage for a length of 4 feet.
6. Minor variance is required to accept this existing passage as a passage to 2nd.unit.
7. The other option is only to provide an entrance to 2nd unit is through garage, as there is only 0.71 meter set back available on other side of the home.
8. The entrance through garage limits the option to park in winter, as there will be an additional parking spot required for 2nd. Unit.

The approval of minor variance to allow the passage to 2nd. Unit will help to create more residential units with parking and won't have any adverse effect on the adjacent properties.

Submitted for favorable consideration.

Regards,



Abdul Rauf Qamar, P.Eng.
647-802-9008
abdul9008@gmail.com



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)** SANDEEP SANDHU & VALENTINA PRABHJOT KAUR SANDHU
Address 23 HOYLE DRIVE, BRAMPTON, ONTARIO, L6P 1T5

Phone # 416-569-5551 **Fax #** _____
Email sunny@sunnysandhu.com

2. **Name of Agent** Abdul Rauf Qamar P. Eng.
Address 2565 STEELES AVE. EAST, UNIT 11, BRAMPTON, ONTARIO, L6T 4L6

Phone # 647-802-9008 **Fax #** _____
Email abdu9008@gmail.com

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

1. TO PROVIDE 0.93 M PATH OF TRAVEL FOR 1 METER LENGTH ONLY, LEADING TO THE PRIMARY ENTRANCE OF SECOND UNIT, WHEREAS THE BY-LAW REQUIRES MINIMUM 1.2 M WIDE PATH OF TRAVEL

2. TO PROVIDE 0.0 M PERMEABLE LANDSCAPING ABUTTING THE SIDE LOT LINE WHEREAS THE BY-LAW REQUIRES A MINIMUM OF .6 M WIDE PERMEABLE LANDSCAPE STRIP ABUTTING THE SIDE LOTLINE, WEST SIDE LOT LINE ONLY

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

FIRE PLACE CHIMNEY IS PERMANENT STRUCTURE BUILT BY THE BUILDER CAN NOT BE REMOVED

THE OTHER OPTION TO BUILD AN ENTRANCE THROUGH GARAGE IS NOT FEASIBLE IN WINTER TIME
 PARKING IN WINTER WILL BE A HAZZARD

5. **Legal Description of the subject land:**

Lot Number LOT 38 PLAN 43M1582
Plan Number/Concession Number PLAN 43M1582
Municipal Address 23 HOYLE DRIVE, BRAMPTON, ONTARIO, L6P 1T5

6. **Dimension of subject land (in metric units)**

Frontage 10.4 Meter
Depth 33.56 Meter
Area 349 Square meter

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 STORY DETACHED HOME

GROSS FLOOR AREA = 162.58 (GROUND FLOOR+2ND FLOOR)

PROPOSED BUILDINGS/STRUCTURES on the subject land:

THERE IS NO NEW STRUCTURE PROPOSED, ONLY ACCEPTANCE OF 4 FEET LENGTH OF PASSAGE, WHICH IS 36" WIDE

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	7.51 Meter
Rear yard setback	10.26 Meter
Side yard setback	1.23 Meter
Side yard setback	0.71 AND 1.88 Meter

PROPOSED

Front yard setback	NO CHANGE
Rear yard setback	NO CHANGE
Side yard setback	NO CHANGE
Side yard setback	NO CHANGE

10. Date of Acquisition of subject land: JULY 09, 2004
11. Existing uses of subject property: SINGLE FAMILY RESIDENTIAL
12. Proposed uses of subject property: 2 UNIT RESIDENTIAL
13. Existing uses of abutting properties: SINGLE FAMILY RESIDENTIAL
14. Date of construction of all buildings & structures on subject land: AUGUST 18 2003
15. Length of time the existing uses of the subject property have been continued: 19 YEARS

16. (a) What water supply is existing/proposed?
- | | | |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Well | <input type="checkbox"/> | |
- (b) What sewage disposal is/will be provided?
- | | | |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Septic | <input type="checkbox"/> | |
- (c) What storm drainage system is existing/proposed?
- | | | |
|---------|-------------------------------------|-----------------------|
| Sewers | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Ditches | <input type="checkbox"/> | |
| Swales | <input type="checkbox"/> | |

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 of Applicant(s) or Authorized Agent

DATED AT THE CITY _____ OF BRAMPTON

THIS 30 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, ABDUL RAUF QAMAR, OF THE CITY OF BRAMPTON

IN THE PROVINCE OF ONTARIO 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 10th DAY OF
August, 2022


A Commissioner etc.




Signature of Applicant or Authorized Agent


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

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1D-1662

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


Zoning Officer

Aug 3, 2022

Date

DATE RECEIVED

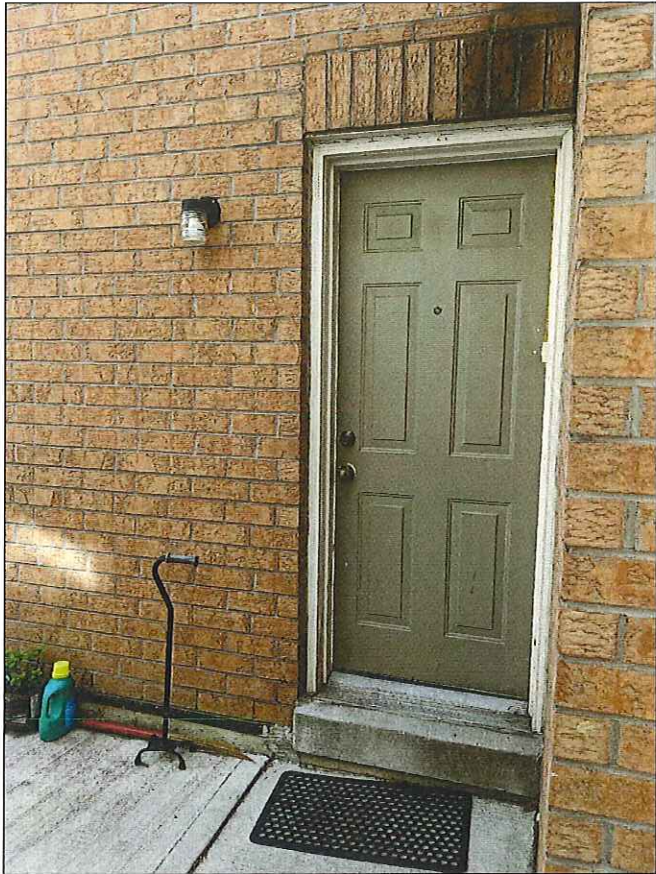
August 10, 2022

23 HOYLE DR. BRAMPTON
MINOR VARIANCE

PASSAGE FOR 2ND UNIT OBSTRUCTED BY FIRE
PLACE IN THE PASSAGE



FIRE PLACE IN THE PASSAGE



EXISTING SIDE ENTRANCE

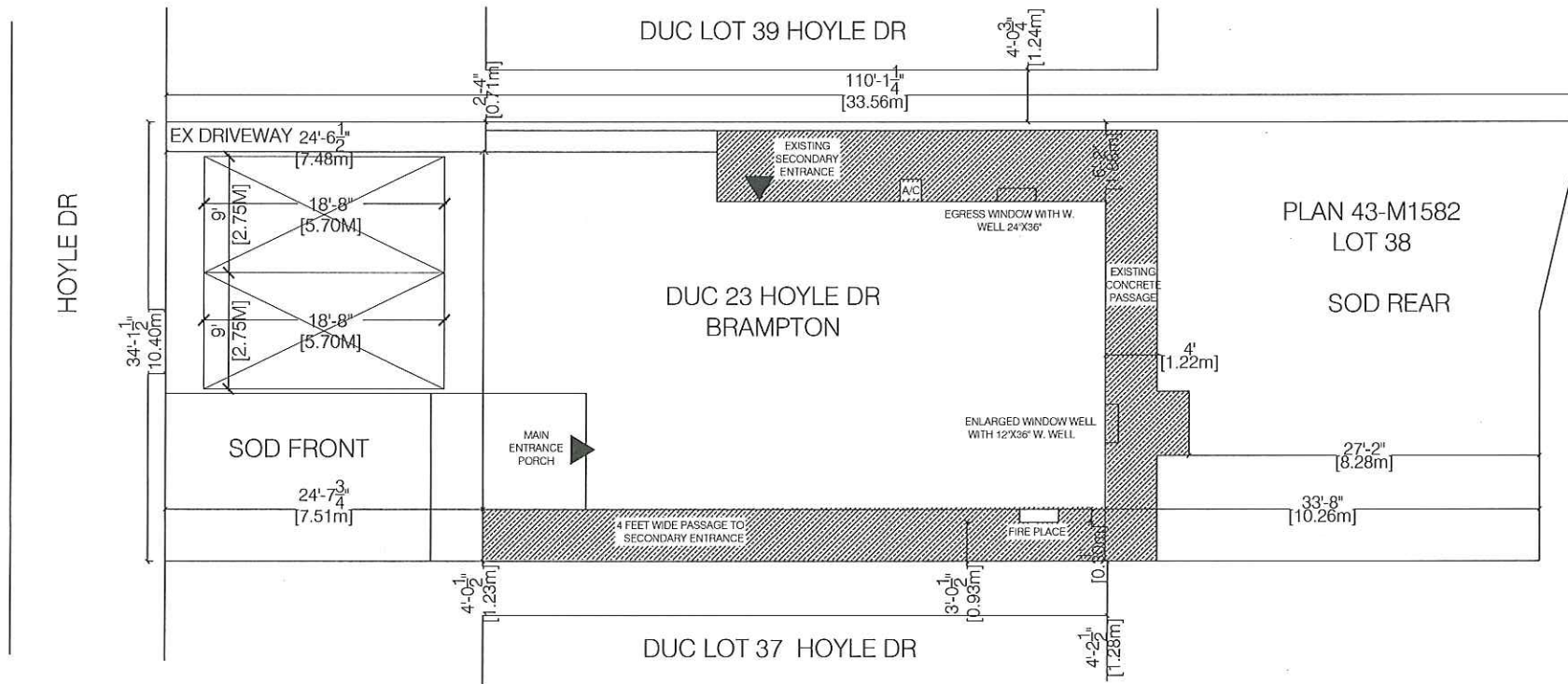
Professional Engineering Services
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Ph: 647-802-9008 E-mail: abdul9008@gmail.com

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MINOR VARIANCE
23 HOYLE DR, BRAMPTON

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ABDUL QAMAR P. ENG.



Drawing Title: COVER PAGE	
Drawing Number	A - 01
Drawing Scale:	N. T. S.
Date:	
Rev. 1	
Rev. 2	



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AS PASSAGE TO 2ND. UNIT ENTRANCE

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MINOR VARIANCE
23 HOYLE DR, BRAMPTON

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PROPOSED LAYOUT
Drawing Number: A - 02
Drawing Scale: N. T. S.
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Rev. 1
Rev. 2

