

APPLICATION # A-2022-0285
WARD 7

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **KAMALDEEP ARORA AND RABINDER ARORA** 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 104, Plan M-338, Part 3, Plan 43R-10957 municipally known as **31 NEWBRIDGE CRESCENT**, Brampton;

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

1. To permit a 1.01m (3.31 ft.) path of travel leading from the front of the property to the 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;
2. To permit an exterior stairway leading to a below grade entrance in the required interior side yard whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard;
3. To permit an interior side yard setback of 1.0m (3.28 ft.) to the exterior stairway leading to a below grade entrance whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.);
4. To permit a fence height of 2.29m (7.51 ft.) along an existing deck whereas the by-law permits a maximum fence height of 2.0m (6.56 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, October 4, 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.

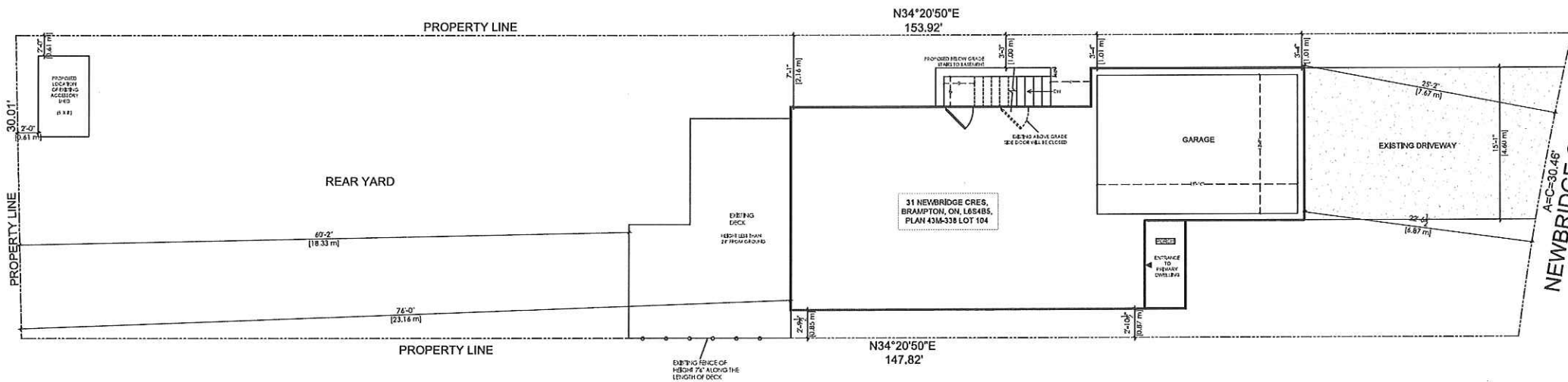
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

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

DATED at Brampton Ontario, this 22nd 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



SITE PLAN

SC: 3/32" - 1'-0"

General Notes

* CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING.
 * ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK.
 * THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE CONSULTANT.
 * DRAWINGS ARE NOT TO BE SCALED.

LEGENDS:-

REVISION NO.	DATE	DESCRIPTION	BY

Firm Name and Address
MEM ENGINEERING INC
 2355 DERRY ROAD EAST
 MISSISSAUGA, ON, L5S 1V6
 416-558-6755
 Email:harry@memengineering.ca



PROJECT TITLE:
 31 NEWBRIDGE CRES
 BRAMPTON, ON L6S 4B5

SHEET TITLE:
SITE PLAN

CLIENT EMAIL:

SCALE:
 3/32"-1'-0"
 PLOT DATE:
 23-08-2022
 DRAWN BY:
 GG
 CHECKED BY:
 HS

DRAWING NO.:
A100

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 **October 4, 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 29, 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 29, 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 29, 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 29, 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

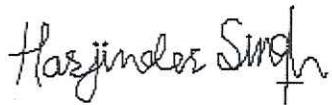
September 16, 2022

To: Committee of Adjustment

**RE: APPLICATION FOR MINOR VARIANCE
KAMALDEEP ARORA AND RABINDER ARORA.
A-2022-0285 – 31 NEWBRIDGE CRES**

Please **amend** application **A-2022-0285** to reflect the following:

1. To provide a 1.01m path of travel leading from the front of the property to the primary entrance for a second unit, whereas the by-law requires a path of travel width of 1.2m
2. To permit an exterior stairway leading to a below grade entrance in the required interior side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard.
3. To permit an interior side yard setback of 1.0m to the exterior stairway leading to a below grade entrance, whereas the by-law requires an interior side yard setback of 1.2m.
4. To permit a fence height along an existing landscape deck of 2.29m whereas the by-law permits a maximum fence height of 2m



Applicant/Authorized Agent

2022-08-23

COVERING LETTER

A-2022-0285

To
The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

Subject: Minor Variance application for 31 Newbridge Cr., Brampton, ON L6S4B5

Sir/ Madam,

Trust this letter finds you well. Please accept our minor variance application for a client at 31 Newbridge Cr., Brampton, ON L6S4B5

We have a proposal of a proposed below grade entrance with setback of 1.00m to lot line and existing 1.01m side yard to be used as a path of travel for primary entrance for second dwelling.

So, we request you to kindly consider our application.

We appreciate your cooperation in this matter.

Thank You



Harjinder Singh

P Eng. PMP, CET, RCJI



For Office Use Only
(to be inserted by the Secretary-Treasurer
after application is deemed complete)

FILE NUMBER: A-2022-0285

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)** KAMALDEEP ARORA and RABINDER ARORA
Address 31 NEWBRIDGE CRES, BRAMPTON L6S4B5

Phone # 416-300-2890 **Fax #** _____
Email kdsingh10@hotmail.com

2. **Name of Agent** HARJINDER SINGH
Address UNIT 28 , 2355 DERRY ROAD EAST, MISSISSAUGA L5S1V6

Phone # 905-517-6755 **Fax #** _____
Email MEM.PENG@OUTLOOK.COM

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

1. To permit 1.01m as a path of travel to primary entrance for second unit dwelling.
 2. To permit exterior stairway leading to below grade entrance in required interior side yard.
 3. To permit an interior side yard setback of 1.00 m to exterior stairway leading to below grade entrance.

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

Because the zoning-by law requires a minimum of 1.2 m of path of travel to second unit dwelling entrance and also, a min. of 1.2 m setback from below grade stairwell to lot line is required in interior side yard.

5. **Legal Description of the subject land:**
Lot Number 104
Plan Number/Concession Number M338
Municipal Address 31 NEWBRIDGE CRES, BRAMPTON L6S4B5

6. **Dimension of subject land (in metric units)**
Frontage 9.29m
Depth 46.88m
Area 420.36 m2

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.)

2 STOREY DWELLING SINGLE FAMILY DWELLING GFA - 117.07 m2 HEIGHT OF PROPERTY - 8.5M, WIDTH - 7.26 M, LENGTH- 15.48M EXISTING DECK (HEIGHT LESS THAN 24" FROM GROUND)

PROPOSED BUILDINGS/STRUCTURES on the subject land:

TWO UNIT DWELLING PROPOSED BELOW GRADE STAIRS TO BASEMENT IN INTERIOR SIDE YARD WITH REDUCED SETBACK OF 1.00M
--

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	6.87m
Rear yard setback	23.16m
Side yard setback	0.85m
Side yard setback	1.01m

PROPOSED

Front yard setback	6.87m
Rear yard setback	23.16m
Side yard setback	0.85m
Side yard setback	reduced to 1.00m

10. Date of Acquisition of subject land: 2021
11. Existing uses of subject property: SINGLE FAMILY DWELLING
12. Proposed uses of subject property: TWO UNIT DWELLING
13. Existing uses of abutting properties: RESIDENTIAL
14. Date of construction of all buildings & structures on subject land: 1992
15. Length of time the existing uses of the subject property have been continued: 30 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 _____

Hasjinder Singh

Signature of Applicant(s) or Authorized Agent

DATED AT THE _____ CITY _____ OF _____ MISSISSAUGA _____

THIS 23 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, Raman Kumar, 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 2nd DAY OF

Sept, 2022

A Commissioner etc.

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

Raman Kumar

Signature of Applicant or Authorized Agent

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.

[Signature]
Zoning Officer

Sept 1, 2022

Date

DATE RECEIVED

Date Application Deemed Complete by the Municipality

September 2, 2022

Revised 2022/02/17

General Notes

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LEGENDS:-

REVISION NO.	DATE	DESCRIPTION	BY

Firm Name and Address
MEM ENGINEERING INC
 2355 DERRY ROAD EAST
 MISSISSAUGA, ON, L5S 1V6
 416-558-6755
 Email: harry@memengineering.ca



PROJECT TITLE:
 31 NEWBRIDGE CRES
 BRAMPTON, ON L6S 4B5

SHEET TITLE:

SITE PLAN

CLIENT EMAIL:

SCALE:

3/32" = 1'-0"

PLOT DATE:

23-08-2022

DRAWN BY:

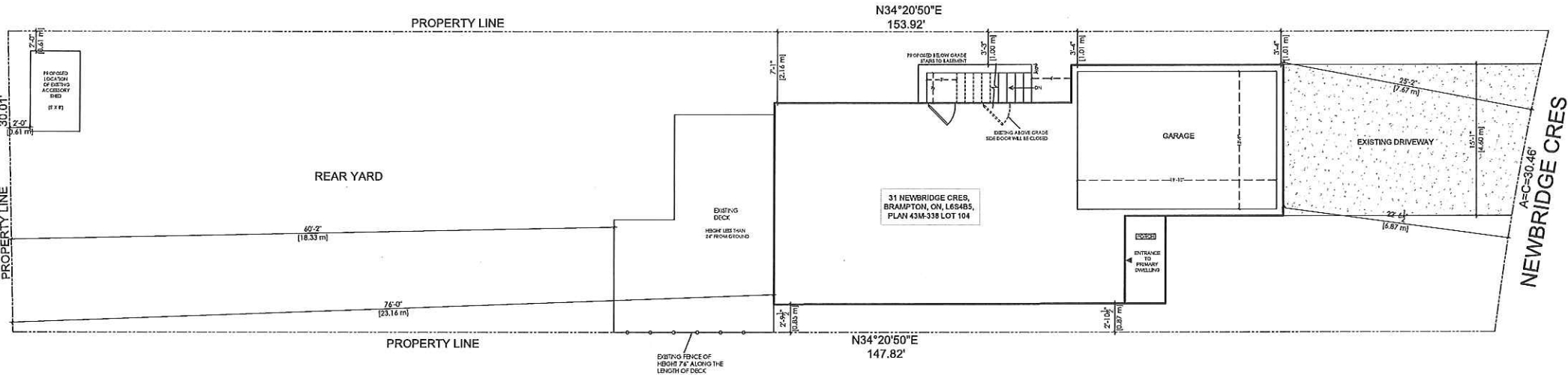
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CHECKED BY:

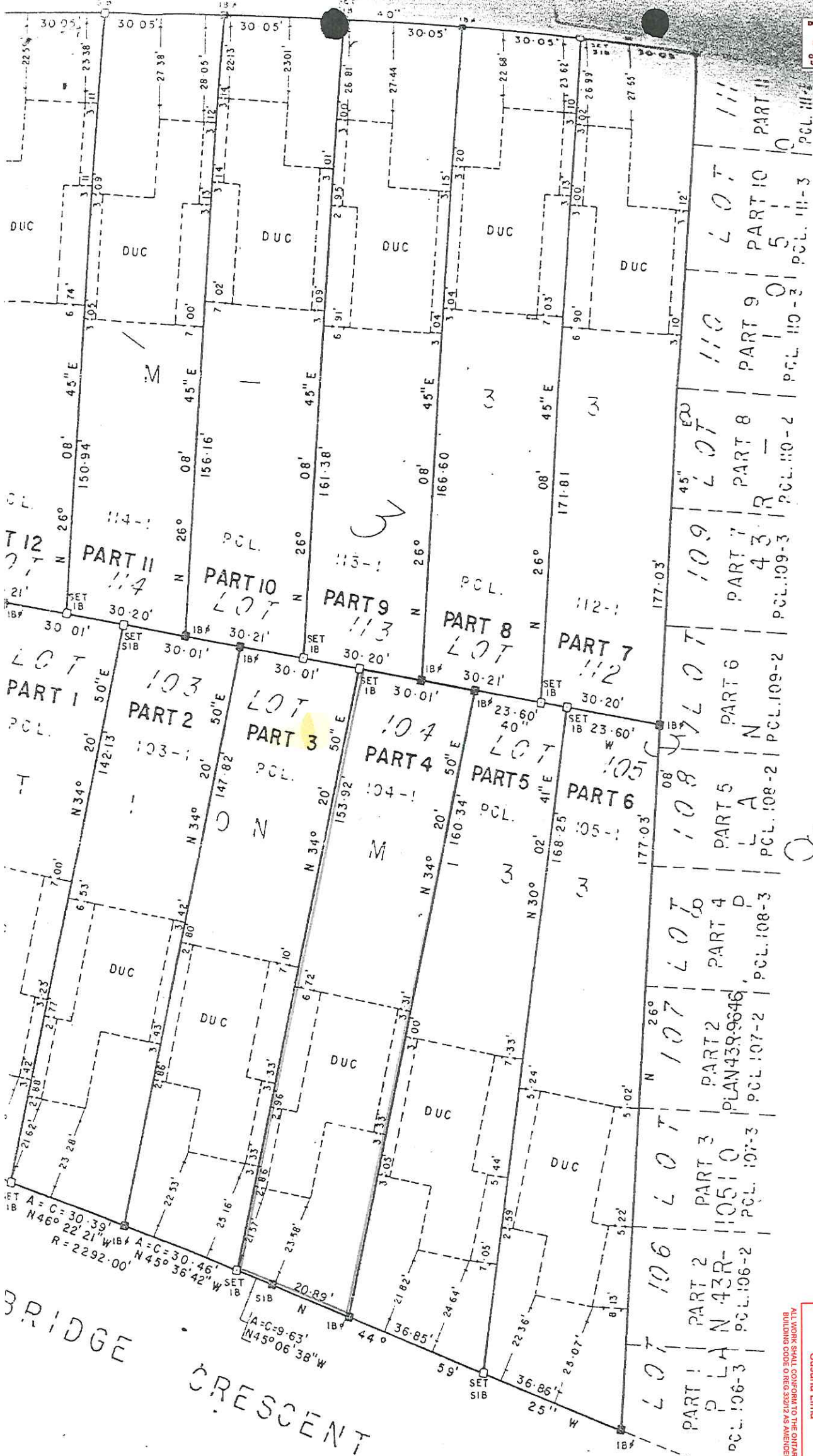
HS

DRAWING NO.:

A100



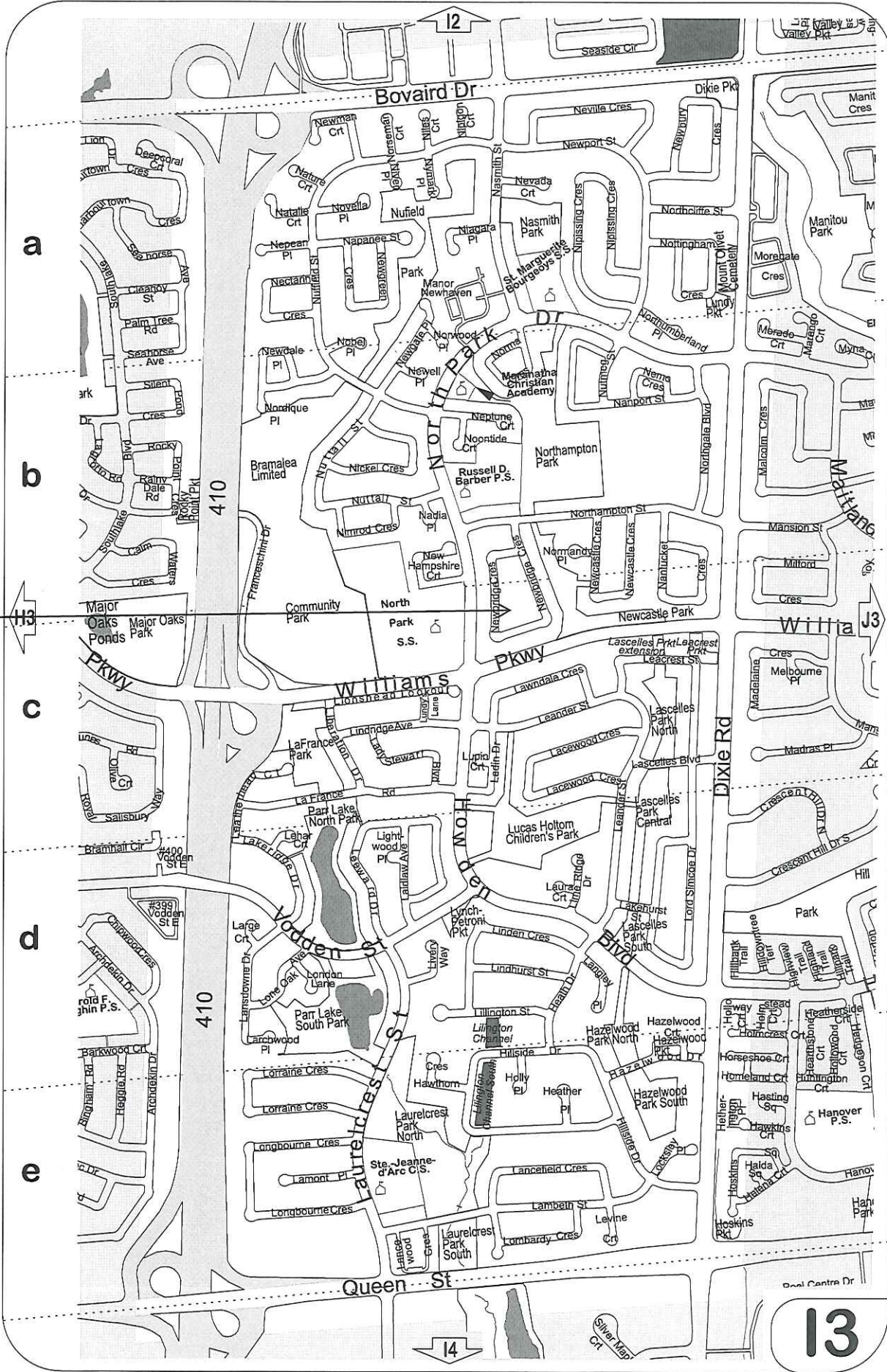
SITE PLAN
 SC: 3/32" - 1'-0"



BRIDGE CRESCENT
 43R-10957

Dtd May 20/83
 JOSEPH RADY-PENTEK LTD.
 ONTARIO LAND SURVEYOR
 678 SHEPPARD AVE., W. DOWNSVIEW ONT.
 635-5886

City of Brampton
 Building Division
 Building Reviewed
 Susana Lima
 2022/04/14
 ALL WORK SHALL CONFORM TO THE ONTARIO BUILDING CODE O REG 33212 AS AMENDED



A-2022-0285

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Silver Map Cr