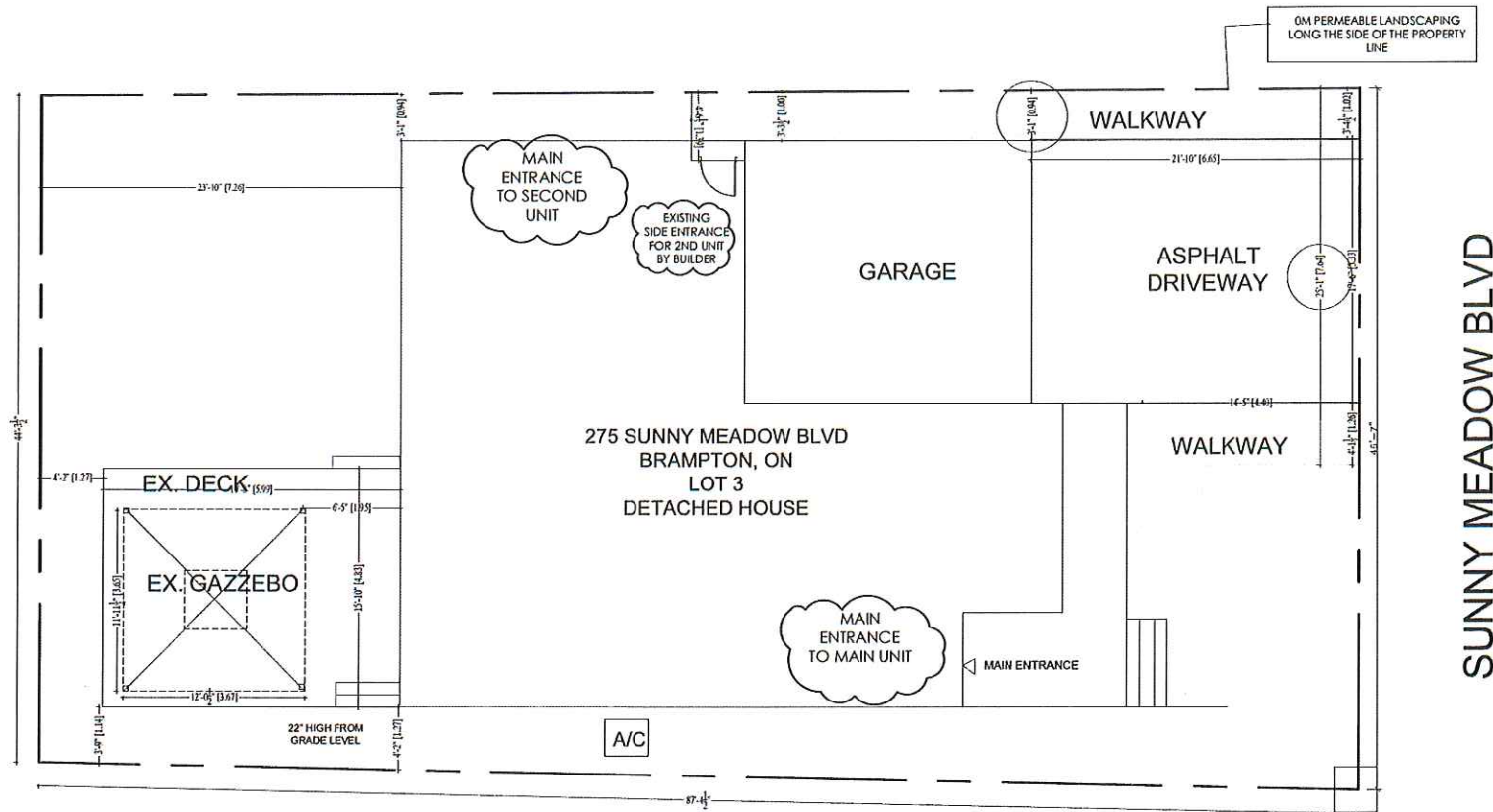




**APPLICATION # A-2022-0317**  
**WARD 9**

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)



NO OF STOREY: 2 STORIED  
GROSS FLOOR AREA: 3393 SQ.FT  
BASEMENT SECOND UNIT AREA= 583 SQ.FT.  
GROUND FLOOR AREA= 1025 SQ.FT.  
SECOND FLOOR AREA= 931 SQ.FT

EXISTING USE OF ABUTTING PROPERTY: RESIDENTIAL

The undersigned has reviewed and takes responsibility for design and has the qualifications and means the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION  
Required unless design is exempt under 3.2.5.1 (division O) of Ontario Building Code.

Rashmi Sharma  
Name: Signature: BCIN: 114300  
Company's BCIN: 118287



91 Cordgrass Crescent  
Brampton, ON L6R 2A2  
647- 608-0096  
mhdesigns21@gmail.com

Project Title:

**BASEMENT SECOND UNIT**

Project Address:

275 SUNNY MEADOW BLVD  
BRAMPTON, ON

Drawing Title:

**SITE PLAN**

Scale:

1:200

Date:

SEP, 2022

Designed:

Rashmi Sharma  
BCIN No: 114300

Project No.

21-36

Sheet No.

A1.0



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 **October 25, 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, October 20, 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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, October 20, 2022**.
  2. To participate in-person, please email the Secretary-Treasurer at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, October 20, 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, October 20, 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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto: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](http://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](mailto: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)** Narayan and Punya Regmi  
**Address** 275 Sunny Meadow Blvd, Brampton, ON L6R 3C3

**Phone #** 4168386346 **Fax #** \_\_\_\_\_  
**Email** regminp1@gmail.com

2. **Name of Agent** \_\_\_\_\_  
**Address** \_\_\_\_\_

**Phone #** \_\_\_\_\_ **Fax #** \_\_\_\_\_  
**Email** \_\_\_\_\_

3. **Nature and extent of relief applied for (variances requested):**  
Minimum side foot yard is 48 inches for a legal basement side entrance, however, I have 38.2 inches on that side. I am applying for the minor variance to allow me to have a separate legal dwelling unit with this side yard for the second unit entry way. The side yard is shared with the neighbour and the neighbour is perfectly fine with this shared space.  
\* To permit an existing driveway width of 7.63m;  
\* To permit 0.0m of permeable landscaping along the side property line;  
\* To permit a 0.94m path of travel leaving to a principle entrance for a second unit.

4. **Why is it not possible to comply with the provisions of the by-law?**  
The side entrance for the basement is already built on the side of the house by the builder and I am unable to increase the distance between the door and my property limit on that side of the house.

5. **Legal Description of the subject land:**  
**Lot Number 3**  
**Plan Number/Concession Number** PLAN 43M1568  
**Municipal Address** 275 Sunny Meadow Boulevard, Brampton, ON, L6R3C3

6. **Dimension of subject land (in metric units)**  
**Frontage** 47.90 ft  
**Depth** 87.37 ft  
**Area** 4815.02 sq ft

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, two stories (first and second floor, exclude basement). The gross floor area is 2688 square ft or 249.72 square metre.

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

Legal second unit dwelling

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 4.20 m

Rear yard setback 7.26 m

Side yard setback 0.97 m

Side yard setback 1.23 m

**PROPOSED**

Front yard setback

Rear yard setback

Side yard setback

Side yard setback

10. Date of Acquisition of subject land: August 27th, 2010
11. Existing uses of subject property: Residential Single Dwelling
12. Proposed uses of subject property: Residential Two Unit Dwelling
13. Existing uses of abutting properties: Residential
14. Date of construction of all buildings & structures on subject land: March 26, 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 ☒ 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 _____

Narayan Regmi

Signature of Applicant(s) or Authorized Agent

DATED AT THE 6th day City OF September 2022 Brampton  
THIS 6th 27 DAY OF September, 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, Narayan Regmi, 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 6th 27th DAY OF

September \_\_\_\_\_, 2022.

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

A Commissioner etc.

Narayan Regmi

Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: \_\_\_\_\_

R1B - SECTION 2595

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

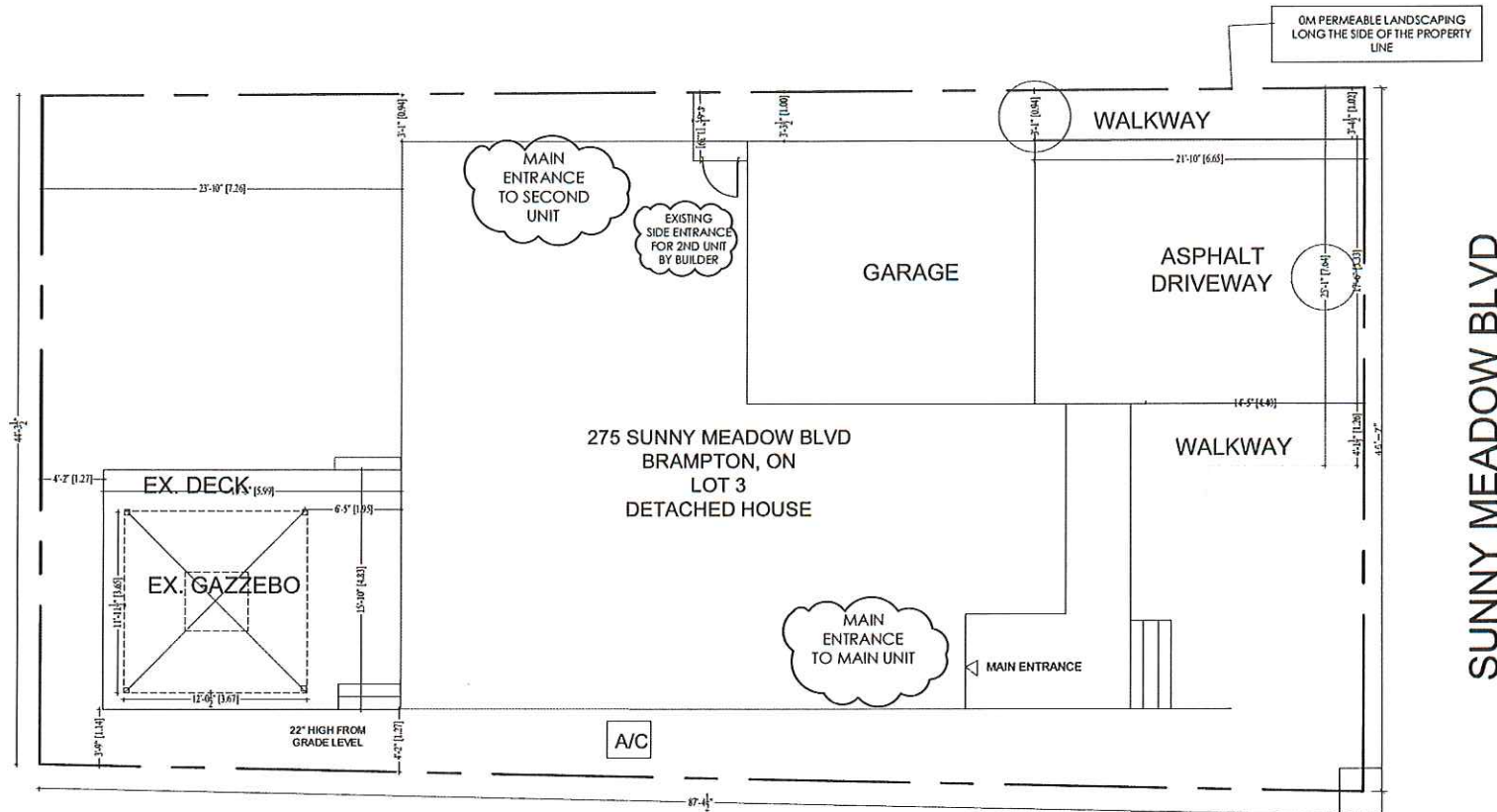
J. Chau  
Zoning Officer

September 27, 2022  
Date

DATE RECEIVED

Date Application Deemed  
Complete by the Municipality

Revised 2022/02/17



NO OF STOREY: 2 STORIED  
GROSS FLOOR AREA: 3393 SQ.FT  
BASEMENT SECOND UNIT AREA= 583 SQ.FT.  
GROUND FLOOR AREA= 1025 SQ.FT.  
SECOND FLOOR AREA= 931 SQ.FT

EXISTING USE OF ABUTTING PROPERTY: RESIDENTIAL

The undersigned has reviewed and takes responsibility for design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION  
Required unless design is exempt under 3.2.5.1 (division O) of Ontario Building Code.

Rashmi Sharma  
Name: Signature: 114300  
BCIN  
Company's BCIN: 118387



91 Cordgrass Crescent  
Brampton, ON L6R 2A2  
647-608-0096  
mhdesigns21@gmail.com

Project Title:

**BASEMENT SECOND UNIT**

Project Address:

275 SUNNY MEADOW BLVD  
BRAMPTON, ON

Drawing Title:

**SITE PLAN**

Scale:

1:200

Date:

SEP, 2022

Designed:

Rashmi Sharma  
BCIN No: 114300

Project No.

21-36

Sheet No.

A1.0

BASEMENT APARTMENT GENERAL NOTES:




1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE  
ONTARIO BUILDING CODE AND REGULATIONS
2. FRAMING NOTES:

2.1. DIMENSIONAL LUMBER TO BE S-P-F GRADE 1 OR 2.

2.2. INSULATION WALLS R12 OR R14.

2.3. VAPOUR BARRIER 6MIL POLY.

WALL DETAILS

<div>W1</div> <div></div>	EXTERIOR WALL CONSTRUCTION : (EXISTING) IN FOLLOWING ORDER TO EXISTING CONCRETE WALL 1. DAMP PROOFING PAPER 2. 1" AIR SPACE 3. R12 MINERAL FIBRE INSULATION 4. 2"X4" WOOD STUDS @ 16" O.C. 5. 6MIL POLY VAPOR BARRIER 6. 1/2" DRYWALL
<div>W2</div> <div></div>	INTERIOR WALL CONSTRUCTION : (EXISTING) • 1/2" DRYWALL • 2" X 4" WOOD STUD @ 16" O.C. • 1/2" DRYWALL
<div>W3</div> <div></div>	30MIN FIRE SEPARATION WALL : (PROPOSED) • 1/2" DRYWALL ON ONE SIDE • 2" X 4" WOOD STUD @ 16" O.C. • 89mm THICK ABSORPTIVE MATERIAL (ROXUL SAFE & SOUND) • 1/2" DRYWALL
<div>CH</div>	CEILING HEIGHT : 92" FROM BASEMENT UNFINISHED FLOOR LEVEL
<div>CE1</div>	CEILING CONSTRUCTION : 15 MIN FIRE SEPARATION OBC COMPLIANCE C147 (b) ON CEILING • EXISTING 2"X10" WOOD FLOOR JOISTS • ONE LAYER 1/2" GYPSUM BOARD TYPE "C" ON CEILING

DOOR REFERENCE

D1	32"X80" NEW 20 min. FIRE RATED DOOR & FRAME WITH SELF CLOSING DEVICE
D2	32"X80" DOOR 1" SHORT A.F.F. TO ALLOW FOR RETURN AIR
D3	30"X80" DOOR 1" SHORT A.F.F. TO ALLOW FOR RETURN AIR
D4	26"X80" DOOR 1" SHORT A.F.F. TO ALLOW FOR RETURN AIR

REFERENCE

①	PROPOSED AIR SUPPLY REGISTER AT CEILING
②	AIR RETURN REGISTER AT FLOOR LEVEL
Ⓢ	INTERCONNECTED SMOKE ALARM : SHOULD HAVE VISUAL SIGNALING COMPONENT INTEGRATED
Ⓒ	CARBON MONOXIDE DETECTOR
⊕	EXHAUST FAN
●	COLUMN
⦿	GLASS BULB TYPE SPRINKLER HEAD FED BY CITY WATER SUPPLY
ⓈⒹ	SMOKE DETECTOR TO BE INSTALLED IN THE SUPPLY OR RETURN AIR DUCT SYSTEM WHICH WOULD TURN OFF THE ELECTRICAL POWER TO THE HEATING SYSTEM UPON ACTIVATION OF SUCH DETECTOR
\$3	3-WAY ELECTRICAL SWITCH

The undersigned has reviewed and taken responsibility for design and  
has the qualifications and meets the requirements set out in the  
Ontario Building Code to be a designer.

QUALIFICATION INFORMATION  
Required unless design is exempt under S.2.3.1 (division O) of  
Ontario Building Code

Rashmi Sharma 114300  
Name Signature BCIN

Company's BCIN: 112282



91 Cordgrass Crescent  
Brampton , ON L6R 2A2  
647- 608-0096  
mhdesigns21@gmail.com

Project Title:

SECOND UNIT PERMIT

Project Address:

275 SUNNY MEADOW BLVD  
BRAMPTON, ON

Drawing Title:

GENERAL NOTES

Scale:

NTS

Date:

MAR, 2022

Designed:

Rashmi Sharma  
BCIN No: 114300

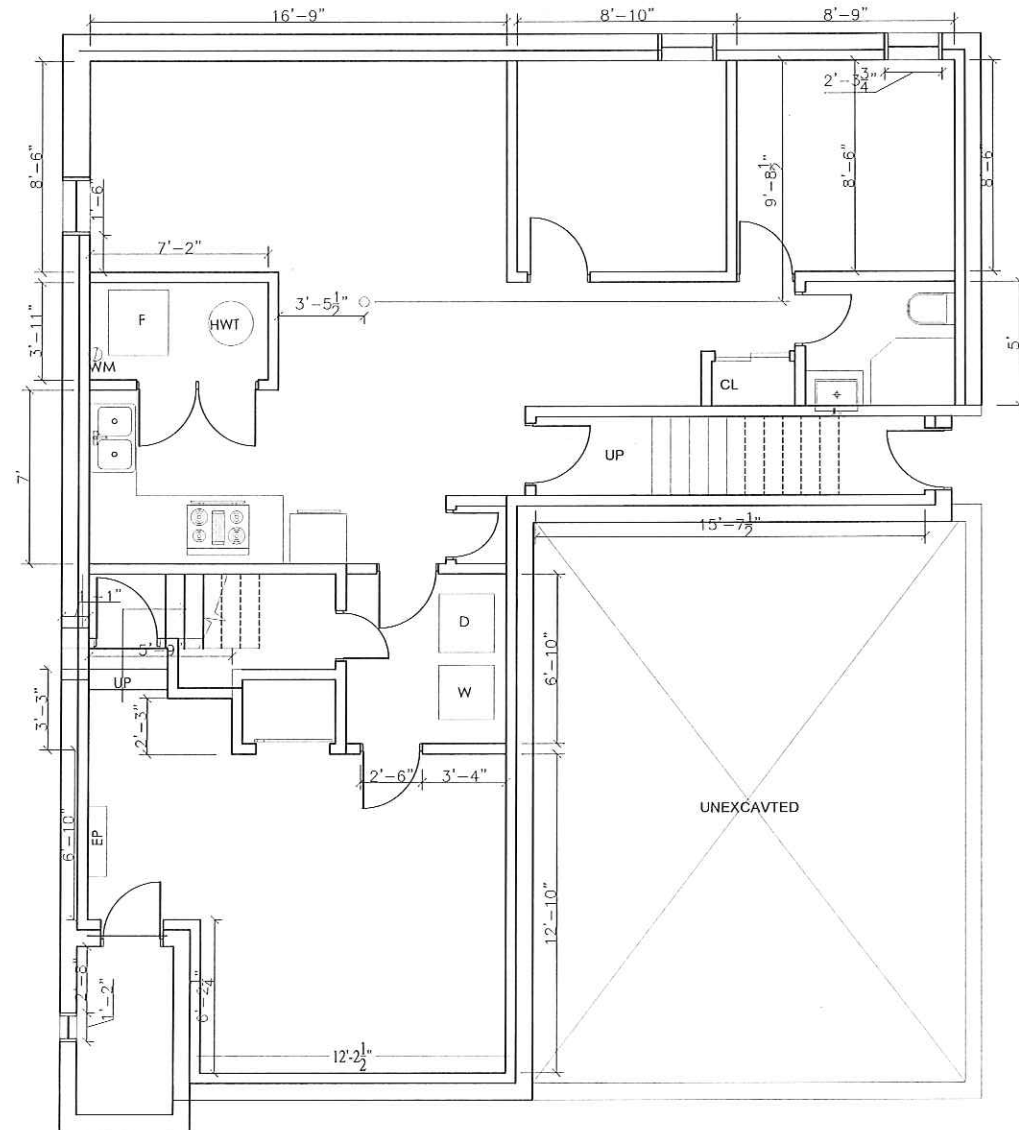
Project No.

21-36

Sheet No.

A2.0





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QUALIFICATION INFORMATION  
Required unless design is exempt under 3.2.5.1 (division 3) of Ontario Building Code.

Rashmi Sharma 114300  
Name Signature BCIN  
Company's BCIN 118287



91 Cordgrass Crescent  
Brampton, ON L6R 2A2  
647-608-0096  
rnhdesigns21@gmail.com

Project Title:

**BASEMENT SECOND UNIT**

Project Address:

275 SUNNY MEADOW BLVD  
BRAMPTON, ON

Drawing Title:

**AS BUILT  
BASEMENT  
PLAN**

Scale:

1:60

Date:

MAR, 2022

Designed:

Rashmi Sharma  
BCIN No: 114300

Project No.

21-36

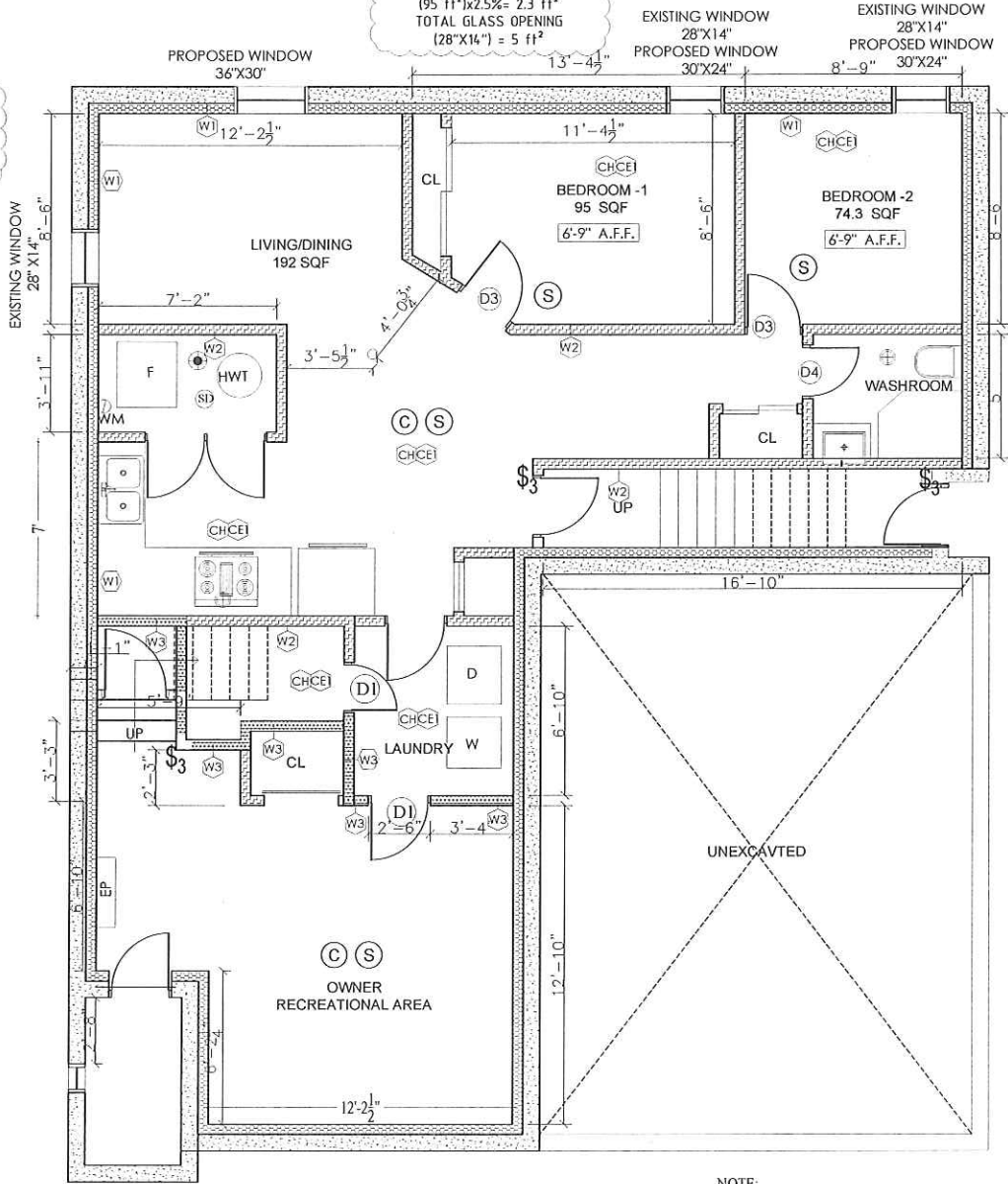
Sheet No.

A3.0

WINDOW CALCULATIONS  
LIVING/DINING @ 5%  
(192 ft<sup>2</sup>)x5%= 9.6 ft<sup>2</sup>  
TOTAL GLASS OPENING  
(36X30)+(28X14)=10.2 ft<sup>2</sup>

WINDOW CALCULATIONS  
BED ROOM @ 2.5%  
(95 ft<sup>2</sup>)x2.5%= 2.3 ft<sup>2</sup>  
TOTAL GLASS OPENING  
(28X14)= 5 ft<sup>2</sup>

WINDOW CALCULATIONS  
BED ROOM @ 2.5%  
(74.3 ft<sup>2</sup>)x2.5%= 1.8 ft<sup>2</sup>  
TOTAL GLASS OPENING  
(30X24)= 5 ft<sup>2</sup>



NOTE:  
- INSTALL SMOKE ALARM IN EVERY BEDROOM ON SECOND FLOOR AND INTERCONNECT WITH SMOKE ALARM ON MAIN FLOOR AND BASEMENT.  
- SMOKE ALARM SHALL CONFIRM TO O.B.C. DIV. B 9.10.19  
- EXISTING SECOND FLOOR WALL & CEILING IS 3/4" DRYWALLED

(S) SMOKE ALARM  
- SHALL HAVE A VISUAL SIGNALING COMPONENT INTEGRATED INTO THE SMOKE ALARM.  
- SHALL HAVE A BATTERY BACKUP

The undersigned has reviewed and takes responsibility for design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION  
Required unless design is exempt under 3.2.5.1 (division O) of Ontario Building Code

Rashmi Sharma  
Name Signature BCIN 114300  
Company's BCIN 118287



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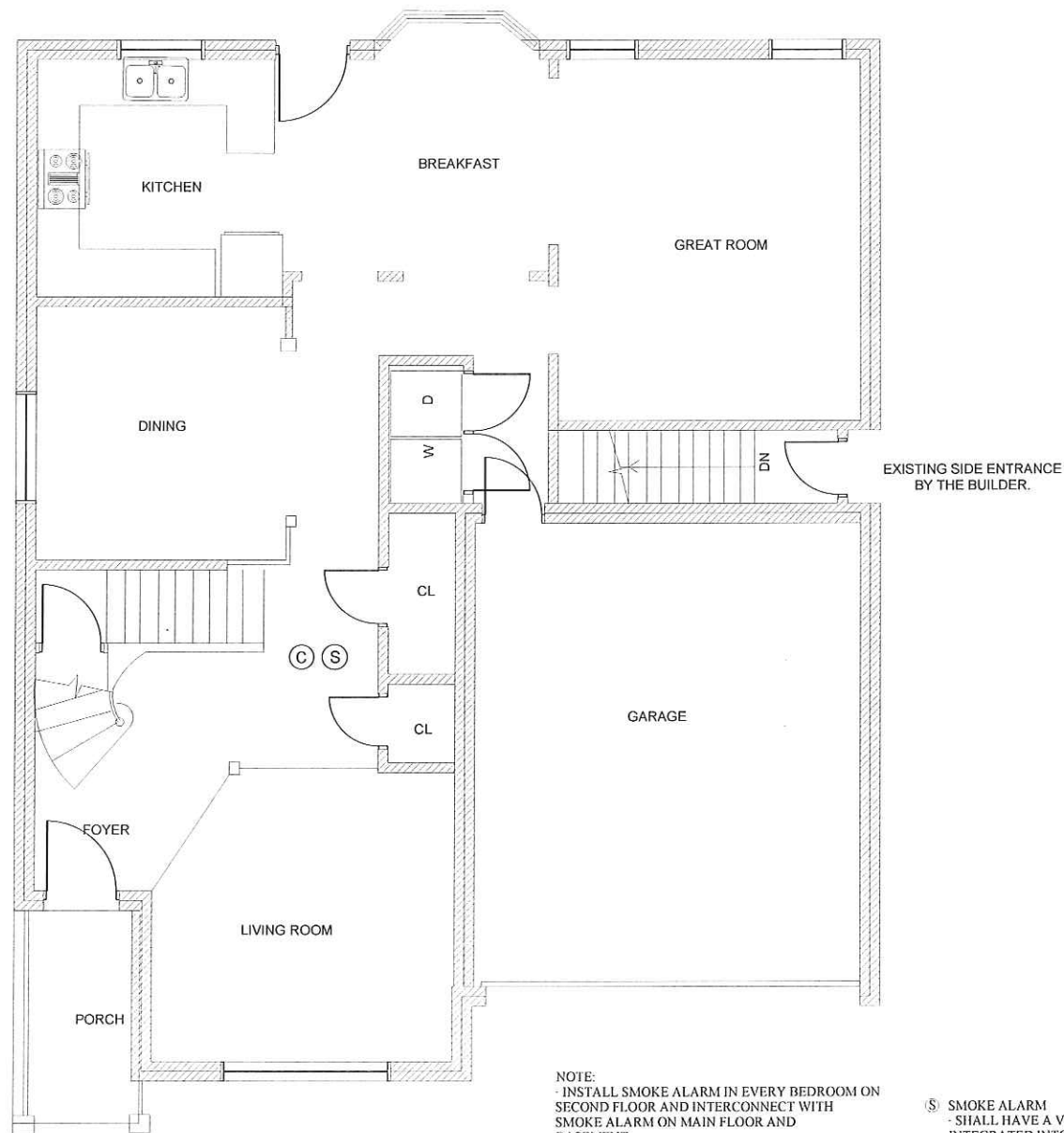
Drawing Title:  
**PROPOSED BASEMENT PLAN**

Scale: 1:60  
Date: MAR, 2022

Designed:  
Rashmi Sharma  
BCIN No: 114300

Project No. 21-36  
Sheet No. A4.0





NOTE:  
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Rashmi Sharma 114300  
Name Signature BCIN

Company's BCIN: 118287



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**BASEMENT SECOND UNIT**

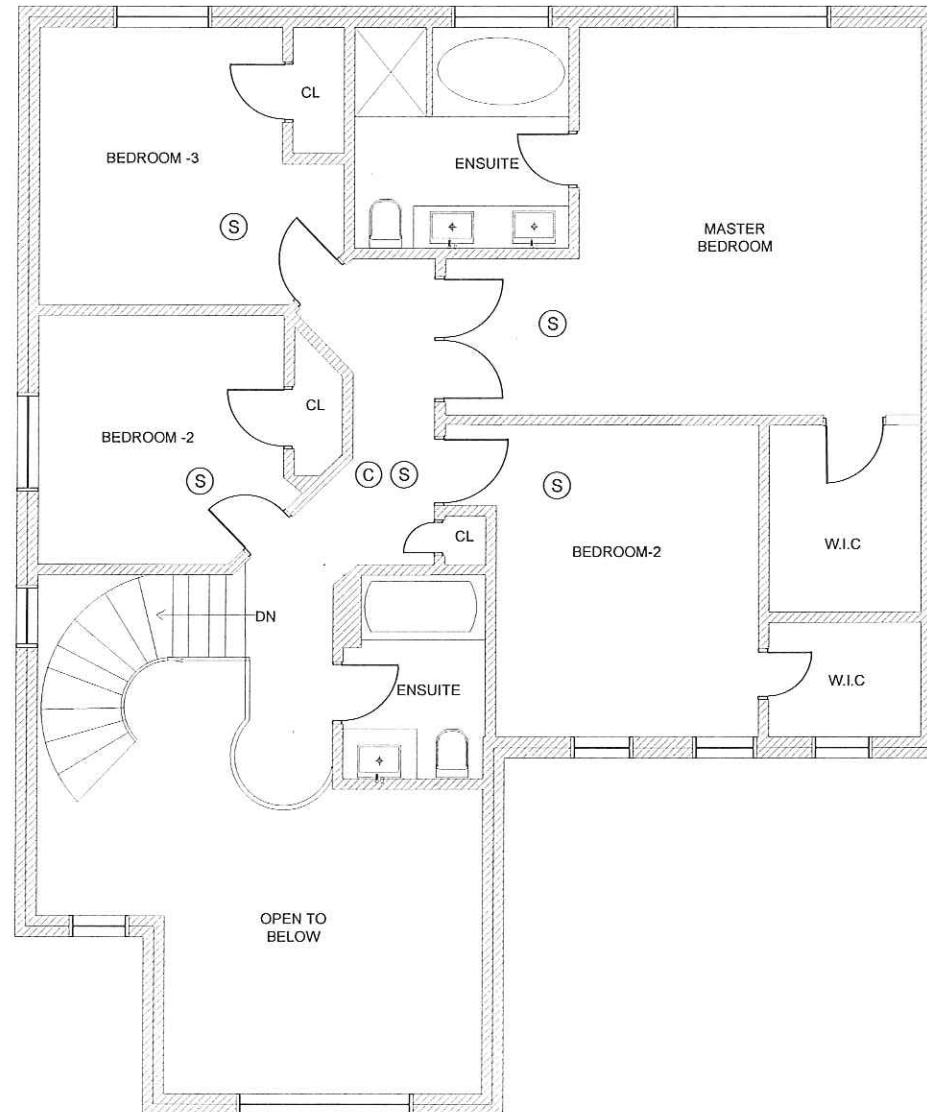
Project Address:  
275 SUNNY MEADOW BLVD  
BRAMPTON, ON

Drawing Title:  
**PROPOSED BASEMENT PLAN**

Scale: 1:60  
Date: MAR, 2022

Designed:  
Rashmi Sharma  
BCIN No: 114300

Project No. 21-36  
Sheet No. A5.0



**NOTE:**

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- SMOKE ALARM SHALL CONFIRM TO O.B.C. DIV. B 9.10.19
- EXISTING SECOND FLOOR WALL & CEILING IS 1/2" DRYWALLED

- ⑤ SMOKE ALARM
- SHALL HAVE A VISUAL SIGNALING COMPONENT INTEGRATED INTO THE SMOKE ALARM.
  - SHALL HAVE A BATTERY BACKUP

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**QUALIFICATION INFORMATION**  
Required unless design is exempt under 3.2.5.1 (division 0) of Ontario Building Code.

Rashmi Sharma  
Name Signature BCIN 114300  
Company's BCIN 118287



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Brampton, ON L6R 2A2  
647-608-0096  
rnhdesigns21@gmail.com

**Project Title:**

**BASEMENT SECOND UNIT**

**Project Address:**

275 SUNNY MEADOW BLVD  
BRAMPTON, ON

**Drawing Title:**

**PROPOSED  
BASEMENT  
PLAN**

**Scale:**

1:60

**Date:**

MAR, 2022

**Designed:**

Rashmi Sharma  
BCIN No: 114300

**Project No.**

21-36

**Sheet No.**

A6.0



PART 1  
PLAN 43R-28298  
PART 2

$R=300.000$   
 $A=14.602$   
 $C=14.601$   
(P&S)  
 $N7^{\circ}03'28''E$

PART 3  
 $R=300.000$   
 $A=8.096$   
 $C=8.096$   
(P&S)  
 $N9^{\circ}13'31''E$

PIN  
14223  
-4979  
(LT)  
DUC

PIN  
14223  
-4979  
(LT)  
DUC

LOT 2

LOT 3

LOT 4

5 (P&M)

13.305 (P&S)

13.50

6'

58'

40"

18'

E

$N84^{\circ}20'10''W$

$N81^{\circ}32'50''W$

26.630

26.612

6.59

0.97

0.94

7.26

4.41

4.20

1.97

1.23

4.06

1.61

1.23

4.13

S (P&S)







