

APPLICATION # A-2022-0316
WARD 6

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **BARRY RAMDHANI AND CARMEN LEE** 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 33, Plan 43M-2058, Part 5, Plan 43R-38907 municipally known as **36 BRENT STEPHENS WAY**, Brampton;

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

1. To permit a rear yard setback of 4.67m (15.32 ft.) to a proposed sunroom addition whereas the by-law requires a minimum rear yard setback of 6.0m (19.68 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 25, 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

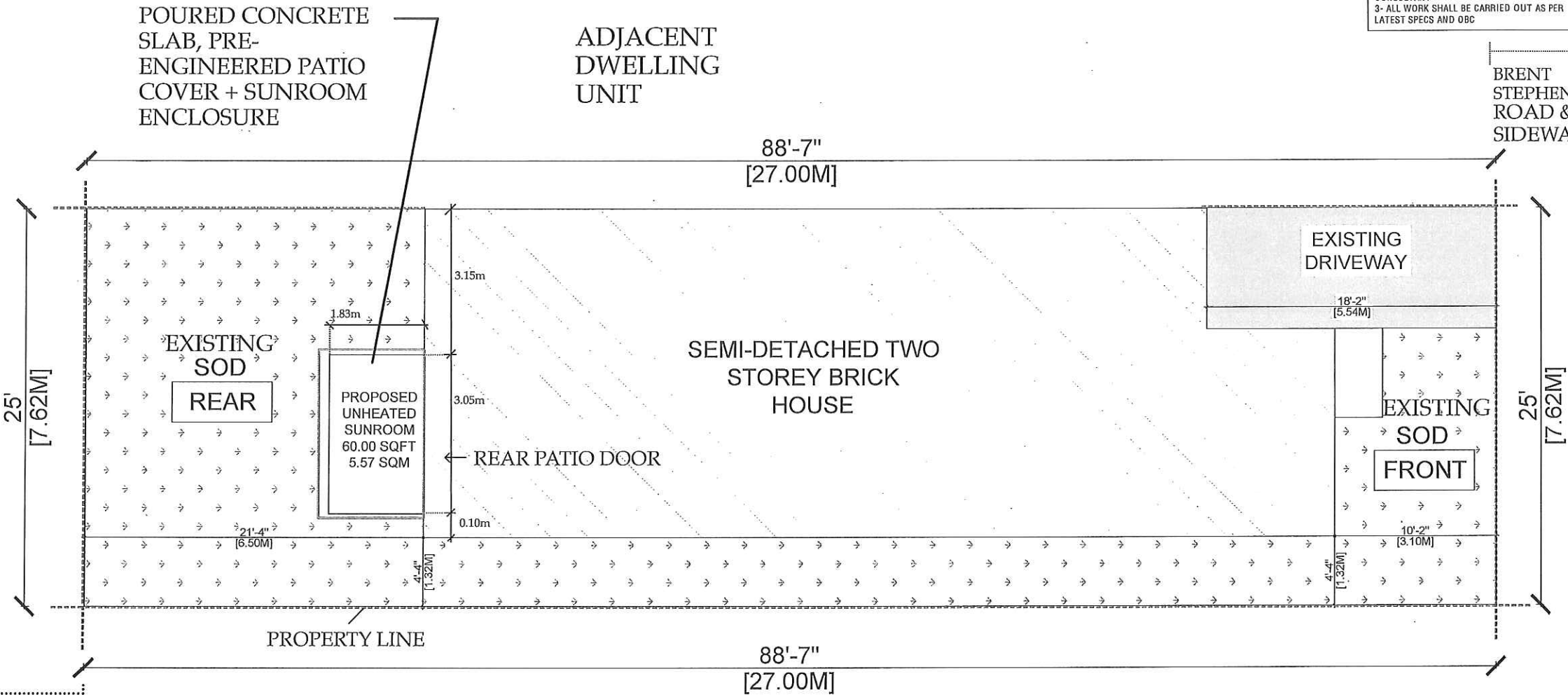
DATED at Brampton Ontario, this 13th Day of October, 2022

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


- NOTES:
- 1- CONTRACTOR TO CONFIRM ON SITE PRIOR TO COMMENCEMENT THAT ALL THE EXISTING STRUCTURAL MEMBERS MATCH THE INFORMATION STATED IN THESE PERMIT DRAWINGS
 - 2- REPORT ANY DISCREPANCIES TO THE CONSULTANT
 - 3- ALL WORK SHALL BE CARRIED OUT AS PER LATEST SPECS AND OBC

BRENT STEPHENS WAY
ROAD &
SIDEWALK



ADJACENT HOUSE
PROPERTY LINE

ADJACENT HOUSE
PROPERTY LINE

 ITI PERMITTING Permit Designer Inc.		603 Argus Rd, Suit 201 Oakville, ON (647) 973-1733 itipermits@gmail.com itipermits.com	
ADDRESS: 36 BRENT STEPHENS WAY, BRAMPTON			
PROJECT NAME: PROPOSED UNHEATED SUNROOM			
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.		CLIENT APPROVAL DATE: 12-17-21	
QUALIFICATION INFORMATION Required unless design is exempt under 3.2.5. of Div. C, of the building code		REV. 1 DATE: REV. 2 DATE:	
VIVEK GUPTA 39587 [Name] [BCN]		REV. 3 DATE: REV. 4 DATE:	
[Signature] #CURDATE		REV. 5 DATE: REV. 6 DATE:	
REGISTRATION INFORMATION Required unless design is exempt under 3.2.5. of Div. C, of the building code		REV. 7 DATE: REV. 8 DATE:	
ITI PERMIT DESIGNERS INC. [Firm Name] [BCN]		REV. 9 DATE: REV. 10 DATE:	
DRAWN BY: AH		DRG. SCALE: 1:75	
CHECKED BY: VG		DRAWING NAME: A101	
SITE PLAN		SHEET SIZE: 17" x 11"	

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 or 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 or 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 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

October 12, 2022

To: Committee of Adjustment

**RE: APPLICATION FOR MINOR VARIANCE
BARRY RAMDHANI AND CARMEN LEE
PART OF LOT 33, PLAN 43M-2058
PART5, PLAN 43R-38907
A-2022-0316– 36 BRENT STEVENS WAY**

Please **amend** application **A-2022-0316** to reflect the following:

1. To permit a rear yard setback of 4.67m (15.32 ft.) to a proposed sunroom addition whereas the by-law requires a minimum rear yard setback of 6.0m (19.68 ft.)

Jacob Mujunen

Applicant/Authorized Agent

FILE NUMBER: A-2022-0316

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) Barry Ramdhani & Carmen Lee
Address 36 Brent Stephens Way, Brampton, ON. L7A 5B5

Phone # (416) 884-2669 Fax # _____
Email carms.lee@alum.utoronto.ca
barryramdhani@yahoo.com
2. Name of Agent Jacob Mujunen
Address 9 Maple Court, Bradford, ON. L3Z 2C2

Phone # (705) 333-5735 Fax # _____
Email jacob@scandiacanada.com
3. Nature and extent of relief applied for (variances requested):
To provide a 4.64m rear yard setback to a proposed addition (3 -season sunroom) whereby the by-law requires a minimum 6.5m rear yard setback.
The sunroom is 3.0m in width and 1.83m in depth, resulting in a total of 5.49m^2 occupying the rear setback.
4. Why is it not possible to comply with the provisions of the by-law?
The backyard has limited yard space, the goal here is to increase the usability of the backyard by constructing a 3 season sunroom attached to the rear of the house. Though small, the footage encroaches into the rear set-back.
5. Legal Description of the subject land:
Lot Number 33L
Plan Number/Concession Number 143 65-4063
Municipal Address 36 Brent Stephens Way, Brampton, ON.
L7A 5B5
6. Dimension of subject land (in metric units)
Frontage 7.62m
Depth 27m
Area 205.74m
7. Access to the subject land is by:
Provincial Highway ☐
Municipal Road Maintained All Year ☒
Private Right-of-Way ☐
Seasonal Road ☐
Other Public Road ☐
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.)

Existing Semi-detached 2 Story dwelling. Approximately 1830 sq.ft.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

6' x 10' (6") re-enforced concrete patio with pre-engineered patio cover & unheated 3-season sunroom.

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 3.10m

Rear yard setback 6.50m

Side yard setback 1.32m

Side yard setback 0m

PROPOSED

Front yard setback 3.10m

Rear yard setback 5.0m

Side yard setback 1.32m

Side yard setback 0m

10. Date of Acquisition of subject land: August 20, 2019

11. Existing uses of subject property: Residential

12. Proposed uses of subject property: Residential - 3 season use

13. Existing uses of abutting properties: Residential

14. Date of construction of all buildings & structures on subject land: August 20, 2019

15. Length of time the existing uses of the subject property have been continued: 3 Years

16. (a) What water supply is existing/proposed?

Municipal ☒

Well ☐

Other (specify) _____

- (b) What sewage disposal is/will be provided?

Municipal ☒

Septic ☐

Other (specify) _____

- (c) What storm drainage system is existing/proposed?

Sewers ☒

Ditches ☐

Swales ☐

Other (specify) _____

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 _____

Jalk

Signature of Applicant(s) or Authorized Agent

DATED AT THE TOWN OF INNISFIL

THIS 27 DAY OF September, 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, Jacob Mujunen, OF THE TOWN OF BRADFORD

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

Peel THIS 27th DAY OF

September, 20 22.

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

J.M.

Jalk

Signature of Applicant or Authorized Agent

Jeanie Myers
A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R2E-7.5-2557

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

Todd Payne

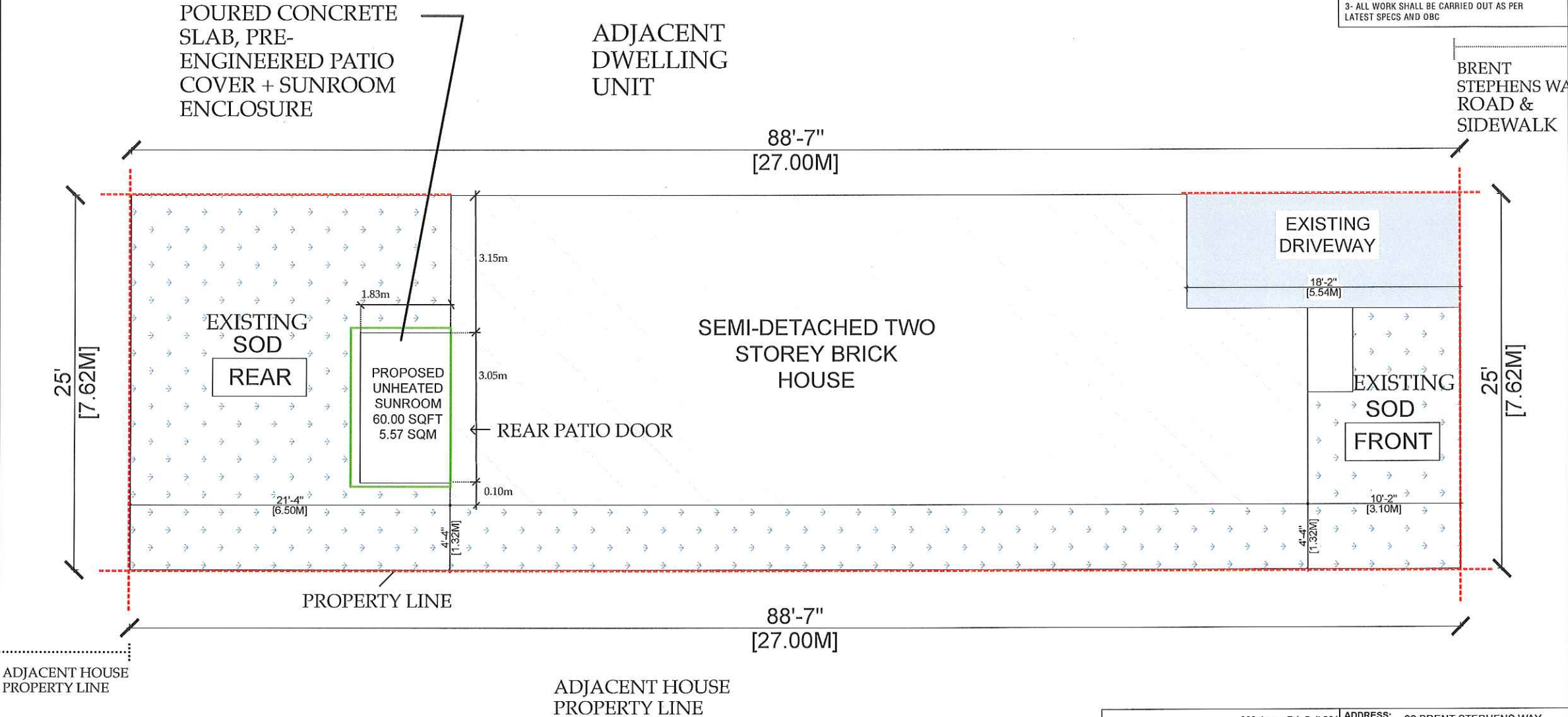
Zoning Officer


Sept 26, 2022

Date

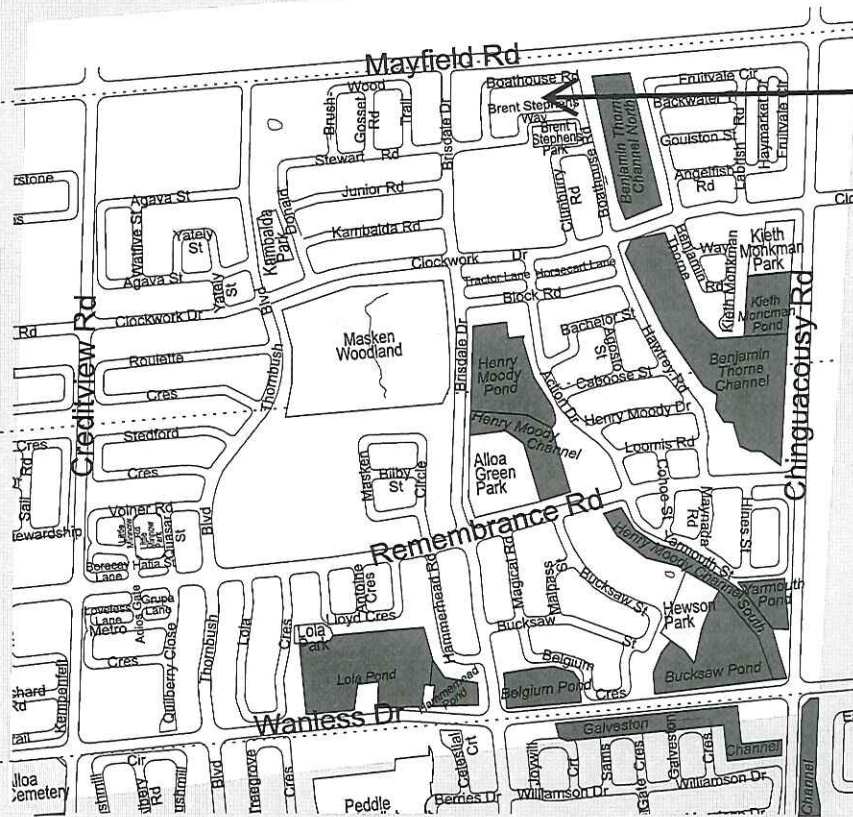
DATE RECEIVED September 27, 2022

NOTES:
1- CONTRACTOR TO CONFIRM ON SITE PRIOR TO COMMENCEMENT THAT ALL THE EXISTING STRUCTURAL MEMBERS MATCH THE INFORMATION STATED IN THESE PERMIT DRAWINGS
2- REPORT ANY DISCREPANCIES TO THE CONSULTANT
3- ALL WORK SHALL BE CARRIED OUT AS PER LATEST SPECS AND OBC



 <p>603 Argus Rd, Suit 201 Oakville, ON (647) 973-1733 itiperm@gmail.com itiperm.com</p>		ADDRESS: 36 BRENT STEPHENS WAY, BRAMPTON	
PROJECT NAME: PROPOSED UNHEATED SUNROOM			
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.		CLIENT APPROVAL DATE:	ORIGINAL DATE: 12-17-21
QUALIFICATION INFORMATION		REV. 1 DATE:	REV. 2 DATE:
Required unless design is exempt under 3.2.5 of Div.C. of the building code		REV. 3 DATE:	REV. 4 DATE:
NAME: VIVEK GUPTA	39587	REV. 5 DATE:	REV. 6 DATE:
Phone: [Redacted]	BCIN	REV. 7 DATE:	REV. 8 DATE:
Signature: [Redacted]	#CURDATE	REV. 9 DATE:	REV. 10 DATE:
Date: [Redacted]	Date: [Redacted]		
REGISTRATION INFORMATION		DRAWING NAME:	DRG. SCALE: 1:75
Required unless design is exempt under 3.2.5 of Div.C. of the building code		ITIPERMIT DESIGNERS INC.	DRAWING NO: A101
Firm Name: [Redacted]	BCIN		SHEET SIZE: 17" x 11"
SITE PLAN			

A-2022-0316



a



b



Hewson Pond

D1

D2