

APPLICATION # A-2022-0319
WARD 5

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **13172589 CANADA INC.** 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 7, Concession 4 W.H.S municipally known as **9224 CREDITVIEW ROAD**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s) for construction of a new single detached dwelling in conjunction with the proposed severed lot under Consent Application B-2022-0013:

1. To permit a minimum lot width of 20.16 metres whereas the by-law requires a minimum lot width of 45.0 metres;
2. To permit a front yard depth of 4.55 metres whereas the by-law requires a minimum front yard depth of 12.0 metres;
3. To permit a side yard depth of 2.0 metres whereas the by-law requires a minimum side yard depth of 7.5 metres;
4. To permit a rear yard depth of 7.71 metres whereas the by-law requires a minimum rear yard depth of 15.0 metres;
5. To permit a minimum lot area of 0.09 hectares whereas the by-law requires a minimum lot area of 0.4 hectares.

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: NO
Application for Consent: YES

File Number: _____
File Number: B-2022-0013

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.

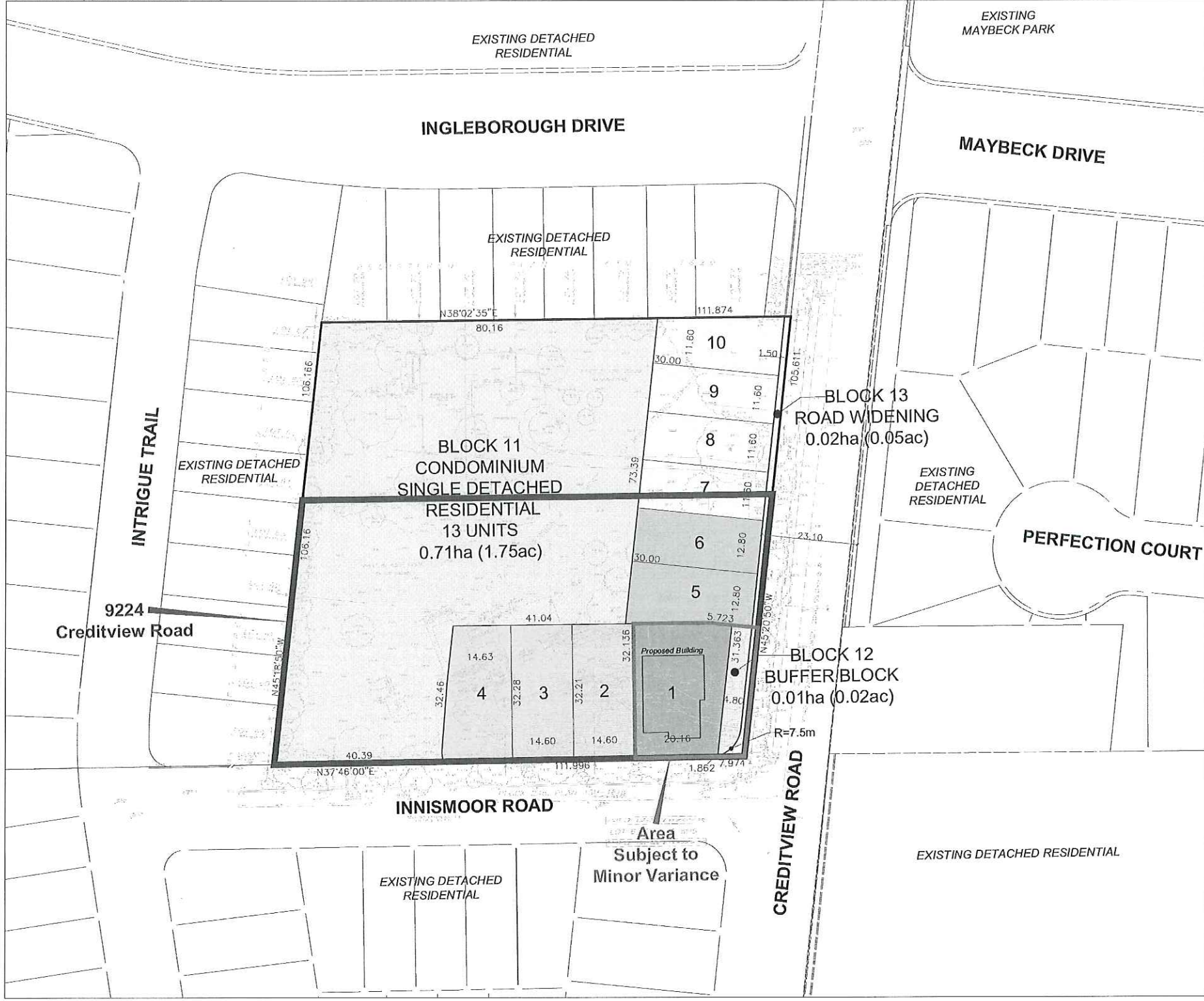
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

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

DATED at Brampton Ontario, this 6th 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



DRAFT PLAN OF SUBDIVISION
9224 & 9230 CREDITVIEW ROAD
13172589 CANADA INC.
FILE # 21T-

PART OF LOT 7, CONCESSION 4 W.H.S.,
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

OWNERS CERTIFICATE
I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF BRAMPTON FOR APPROVAL.

SIGNED _____ DATE: _____
TEJINDER SINGH, ASO
13172589 CANADA INC.

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED _____ DATE: _____
JEFFREY E. BUSMAN, OLS
VAN HARTEN SURVEYING INC.
660 RIDGE ROAD
ORANGEVILLE ON, L9W 5G5
PHONE: (519) 940-4110
WEB: www.vanharten.com

ADDITIONAL INFORMATION
(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G, J & L ARE SHOWN ON THE DRAFT AND KEY PLANS.

- H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
- I) SANDY LOAM AND CLAY LOAM
- K) SANITARY AND STORM SEWERS TO BE PROVIDED

LAND USE SCHEDULE					
LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS	
SINGLE DETACHED - 11.90m (39')	7-10	0.14	0.38	4	
SINGLE DETACHED - 12.80m (42')	5-6	0.08	0.20	2	
SINGLE DETACHED - 14.60m (48')	1-3	0.14	0.36	3	
SINGLE DETACHED - 16.24m (53')	4	0.07	0.17	1	
CONDOMINIUM DETACHED AND SEMI-DETACHED	11	0.71	1.75	13	
BUFFER BLOCK	12	0.01	0.02		
ROAD WIDENING	13	0.02	0.05		
TOTAL	13	1.18	2.91	23	

NOTES
- EXISTING STRUCTURES TO BE REMOVED

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.

FILE NUMBER: A-2022-0319

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)** 13172589 Canada Inc. (c/o Tejinder Singh)
Address 9224 Creditview Rd. Brampton, Ontario. ~~13172589~~ L6X 0E3

Phone # _____ **Fax #** _____
Email tejinder@rogers.com

2. **Name of Agent** Glen Schnarr & Associates Inc. (c/o Colin Chung)
Address 700-10 Kingsbridge Garden Circle, Mississauga, ON L5R 3K6

Phone # 416-459-2424 **Fax #** _____
Email colinc@gsai.ca

3. **Nature and extent of relief applied for (variances requested):**
Minimum Lot Width of 20.16 metres is proposed (45 metres is required)
Minimum front yard depth of 4.55 metres is proposed (12 metres is required)
Minimum side yard depth of 2.00 metres is proposed (7.5 metres is required)
Minimum rear yard depth of 7.71 metres is proposed (15 meters is required)
Minimum Lot Area of 0.09 Hectares is proposed (0.4 hectares is required)

4. **Why is it not possible to comply with the provisions of the by-law?**
The severed lot triggers zoning variance for the Agricultural zone since the size of the severed lot is not typical of agricultural farm properties.

5. **Legal Description of the subject land:**
Lot Number 7
Plan Number/Concession Number 43R-30530 Concession No. 4
Municipal Address 9224 Creditview Road

6. **Dimension of subject land (in metric units)**
Frontage 20.16 metres
Depth 3214 metres
Area 0.07 ha (0.17 ac)

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.)

There is an existing one-storey residential detached dwelling with approximately 2100 square feet on the Lands to be retained which will not be demolished at this time.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

one (1) ^{one}~~two~~-storey single detached dwelling approximately 14.68 metres wide, aby 18.30 meters in length. Please see the attached Lot 1 citing plan for further details.
GROUND FLOOR AREA OF 2100 sq. ft.

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 _____
Rear yard setback _____
Side yard setback _____
Side yard setback _____

PROPOSED

Front yard setback 4.55 metres _____
Rear yard setback 7.71 metres _____
Side yard setback 2.00 metres _____
Side yard setback 4.55 metres _____

10. Date of Acquisition of subject land: August 4, 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: Unknown
15. Length of time the existing uses of the subject property have been continued: Unknown

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 ☐

CONSENT B-2022-6013 - CONCURRENT

If answer is yes, provide details:

File # OZS-2022-2013

Status In Review

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 _____ OF _____

THIS _____ DAY OF _____, 20 _____.

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, Colin Chung, OF THE City OF Burlington

IN THE Region OF Halton 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 Mississauga

IN THE Region OF

Peel THIS 26th DAY OF

September 20 22

A Commissioner etc.

Signature of Applicant or Authorized Agent

Submit by Email

Laura Kim Amorim, a Commissioner of the
Province of Ontario, for
Glen Schnarr & Associates Inc.
Expires March 3, 2023.

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

Agricultural

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

Sept 27.22

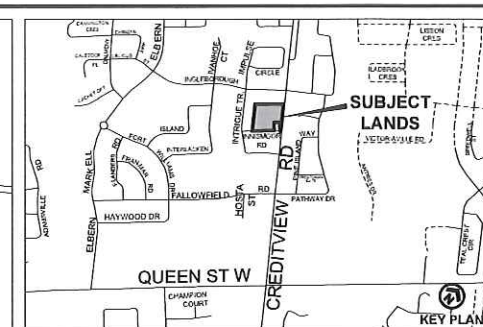
Date

DATE RECEIVED

September 27, 2022

Date Application Deemed
Complete by the Municipality

Revised 2022/02/17



PART OF LOT 7, CONCESSION 4 W.H.S.,
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF BRAMPTON FOR APPROVAL.

DATE:

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

DATE:

(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G, J & L ARE SHOWN ON THE DRAFT AND KEY PLANS.

H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
I) SANDY LOAM AND CLAY LOAM
K) SANITARY AND STORM SEWERS TO BE PROVIDED

LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS
SINGLE DETACHED - 11.60m (38)	7-10	0.14	0.35	4
SINGLE DETACHED - 14.60m (42)	5,6	0.08	0.20	2
SINGLE DETACHED - 14.60m (48)	1-3	0.14	0.35	3
SINGLE DETACHED - 15.24m (44)	4	0.07	0.17	1
CONDOMINIUM DETACHED AND SEMI-DETACHED	11	0.71	1.75	13
BUFFER BLOCK	12	0.01	0.02	0
ROAD WIDTH (x3)	13	0.01	0.03	0
TOTAL	13	1.18	2.91	23

NOTES
- EXISTING STRUCTURES TO BE REMOVED



a

b

c

d

e

B3

D3

C4

C3

B-2022-0013
A-2022-0319