

APPLICATION # A-2022-0048
WARD #1

DEFERRED APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **MANUPRIYA SHARMA** 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 24, Plan BR-32, Part of Lot 23, Plan 43R-9448 municipally known as **43 DAVID STREET**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s) associated with the proposed "severed" lot under consent application B-2022-0003:

1. To permit a lot area of 438.2 square metres whereas the by-law requires a minimum lot area of 450 square metres;
2. To permit a lot width of 9.07 metres whereas the by-law requires a minimum lot width of 15 metres;

OTHER PLANNING APPLICATIONS:

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-2022-0003

The Committee of Adjustment has appointed **TUESDAY, December 6, 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 a Local Planning Appeal 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 Local Planning Appeal 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.

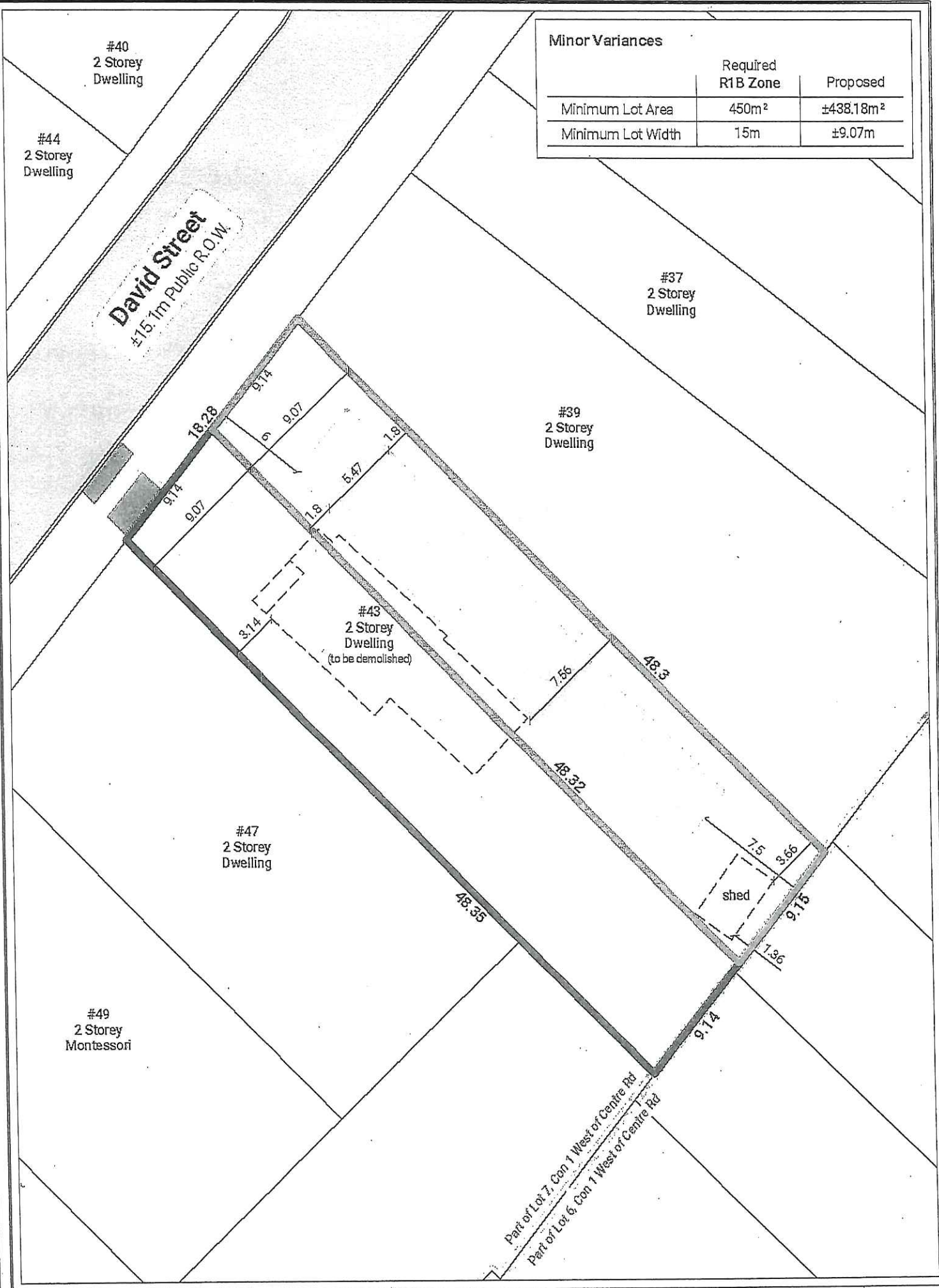
PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 17th Day of November, 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

Minor Variances		
	Required R1B Zone	Proposed
Minimum Lot Area	450m ²	±438.18m ²
Minimum Lot Width	15m	±9.07m







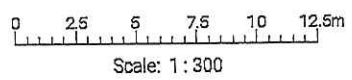
Appendix C

Minor Variance Sketch

49 David Street,
City of Brampton

Legend

-  Lands Subject to Minor Variance
Lot Area: ±438.18m² (0.11 ac)
Lot Width: ±9.07m
-  Other Lands Owned by Applicant
Lot Area: ±438.30m² (0.11 ac)
Lot Width: ±9.07m
-  Proposed 2 Storey Building Envelopes
-  Existing Structures to be Demolished



Note: This drawing is for discussion purposes only.
Property boundary to be verified by an O.L.S.
Source: MyBrampton Interactive map.

Drawn By: A.M. Date: March 23, 2022

File No: 182-22



Powell Planning & Associates

Town of New Tecumseth County of Simcoe, ON Mobile: 647.828.2467 Email: aimee@powellplanning.ca

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 **December 6, 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, December 1, 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, December 1, 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, December 1, 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, December 1, 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.

AMENDMENT LETTER

March 28, 2022

To: Committee of Adjustment

RE: APPLICATIONS FOR MINOR VARIANCE
MANUPRIYA SHARMA
LOT 24, PLAN BR-32, PART 2, PLAN 43R-9448
43 DAVID STREET
A-2022-0047 AND A-2022-0048

Please **amend** applications **A-2022-0047 AND a-2022-0048** to reflect the following:

1. To permit a lot area of 438.2 square metres whereas the by-law requires a minimum lot area of 450 square metres;
2. To permit a lot width of 9.07 metres whereas the by-law requires a minimum lot width of 15 metres;



Applicant/Authorized Agent



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)** Manupriya Sharma
Address 43 David Street, Brampton, L6X 1J3
Phone # 647-960-0007 **Fax #** _____
Email gouravbhanot@yahoo.com

2. **Name of Agent** Powell Planning & Associates c/o Aimee Powell
Address 202 Eighth Avenue, New Tecumseth, ON L9R 0H5
Phone # 647-828-2467 **Fax #** _____
Email aimee@powellplanning.ca

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

SEVERED LANDS APPLICATION

1. to permit a minimum lot area of 438.2 square metres
2. to permit a minimum lot frontage of 9.1 metres

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

1. the by-law requires a minimum lot area of 450 square metres
2. the by-law requires a minimum lot frontage of 15 metres

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

Lot Number 24

Plan Number/Concession Number

Plan BR-32 Part 2, Plan 43R-9448

Municipal Address 43 David Street

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

Frontage 18.3 m (existing) 9.1 m proposed, pending approval of consent

Depth 48.3

Area 876.5 metres square (existing), 438.2 square metres, proposed pending approval of consent

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.)

1 existing house and 1 existing shed. GFA for existing dwelling is 213.4 square metres. GFA for existing shed is 13.6 square metres. Both the existing shed and existing dwelling are to be demolished.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

single detached residential unit once severed

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 11.2 m

Rear yard setback 21 m

Side yard setback 8 m

Side yard setback 3.4 m

PROPOSED

Front yard setback 6 m

Rear yard setback 7.5 m

Side yard setback 1.2 m

Side yard setback 1.2 m

10. Date of Acquisition of subject land: June 8, 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: 1890

15. Length of time the existing uses of the subject property have been continued: 132 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 # B-2022-0003
unassigned

Status CONCURRENT
pending

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

Manu Rishi Sharma
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton
THIS 16th DAY OF March, 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, Manu Rishi Sharma, 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 16th DAY OF March, 20 22.

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

Manu Rishi Sharma
Signature of Applicant or Authorized Agent

Jeanie Myers
A Commissioner etc.

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

R1B (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.

Todd Payne
Zoning Officer

March 24, 2022.

Date

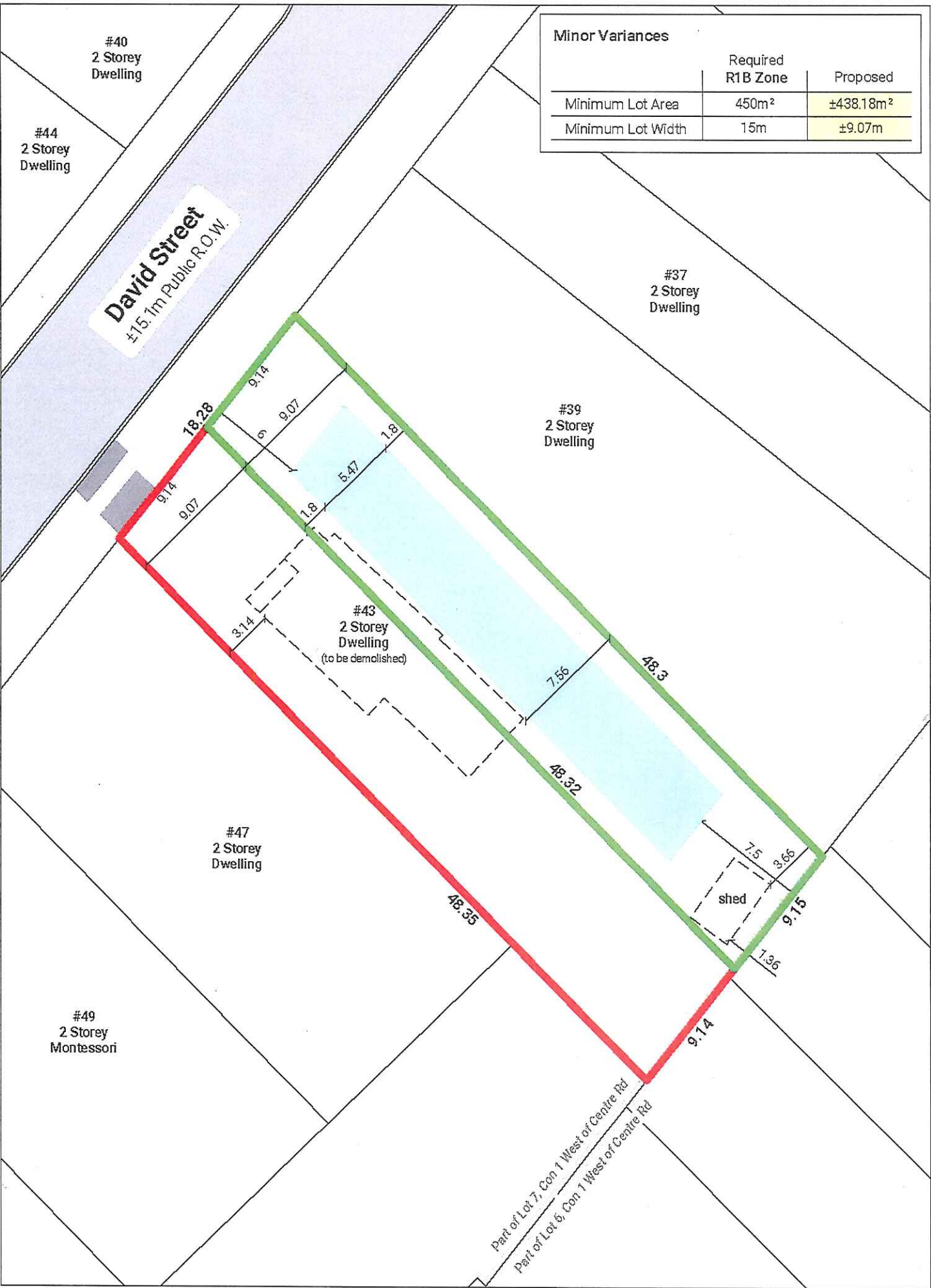
DATE RECEIVED

March 16, 2022

Date Application Deemed
Complete by the Municipality

MARCH 25, 2022

Revised 2022/02/17



Minor Variances

	Required R1B Zone	Proposed
Minimum Lot Area	450m ²	±438.18m ²
Minimum Lot Width	15m	±9.07m

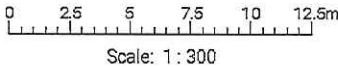
Appendix C

Minor Variance
Sketch

43 David Street,
City of Brampton

Legend

-  Lands Subject to Minor Variance
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Lot Width: ±9.07m
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Note: This drawing is for discussion purposes only.
Property boundary to be verified by an O.L.S.
Source: MyBrampton Interactive map.

Drawn By: A.M. Date: March 23, 2022

File No: 132-22



Powell Planning & Associates

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