

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **ASHOK KUMAR BODALIA AND KAUSHIKABEN BODALIA** 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 41, Plan 43M-2060 municipally known as **9 LADYSMITH STREET**, Brampton;

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

1. To permit an above grade door in the side wall of a dwelling where a minimum side yard width of 0.6m (1.97 ft.) is provided extending from the front wall of the dwelling up to the door whereas the by-law does not permit a door in the side wall unless there is a minimum side yard width of 1.2m (3.94 ft.) extending from the front wall of the dwelling up to and including the door;
2. To permit a driveway width of 8.03m (26.35 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.);
3. To provide 0.0m of permeable landscaping abutting the side property line whereas the by-law requires a minimum 0.6m (1.97 ft.) wide permeable landscape strip abutting the side property line.

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	File Number: _____
Application for Consent: _____	NO	File Number: _____

The Committee of Adjustment has appointed **TUESDAY, January 3, 2023 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.

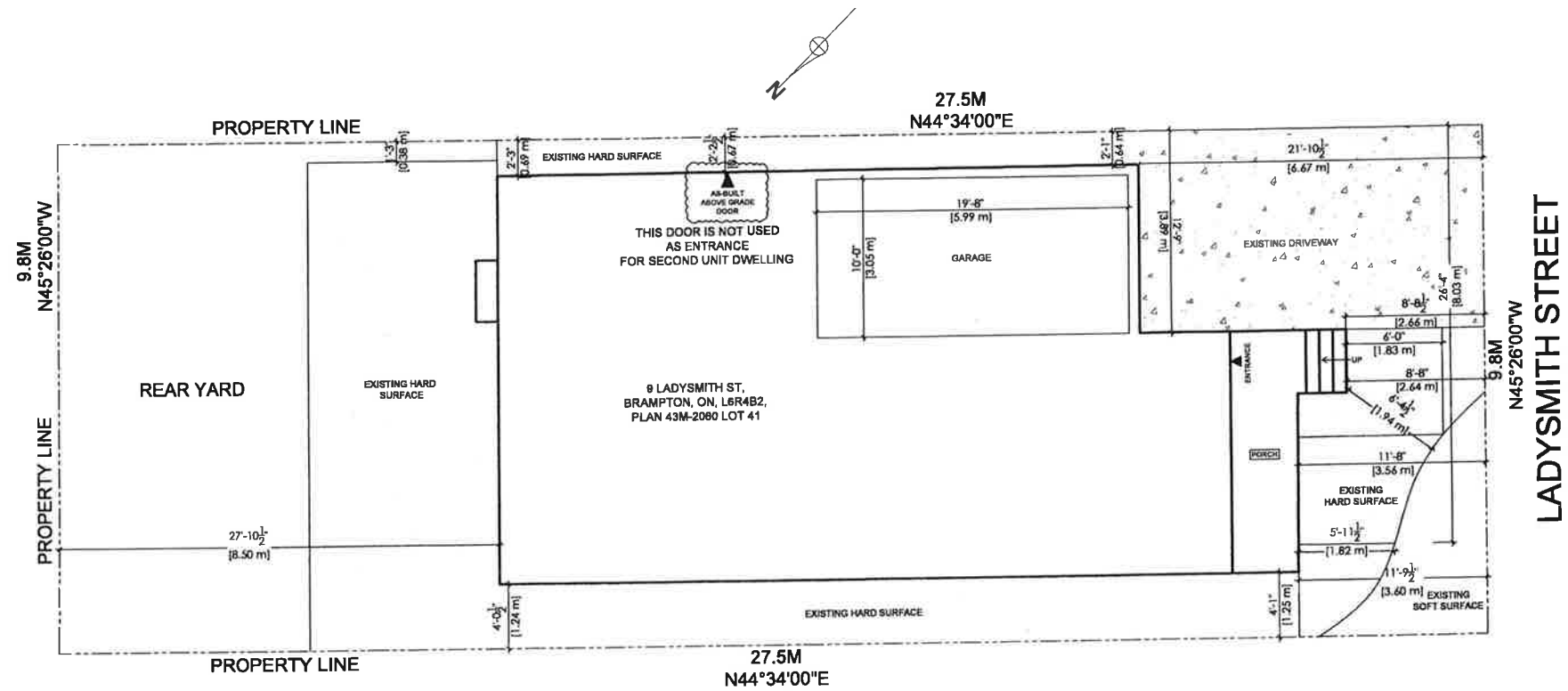
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

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

DATED at Brampton Ontario, this 15th Day of December, 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: 1/8" - 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 UNTIL SIGNED BY THE CONSULTANT.

* DRAWINGS ARE NOT TO BE SCALED.

LEGENDS:-

REVISION			
NO.	DATE	DESCRIPTION	BY

Firm Name and Address

MEM ENGINEERING INC
2385 DERRY ROAD EAST
MISSISSAUGA, ON, L5S 1V8
905-517-6765
Email:harry@memengineering.ca

PROJECT TITLE:

8 LADYSMITH ST,
BRAMPTON, ON

SHEET TITLE:

SITE PLAN

CLIENT EMAIL:

CLIENT CONTACT:

SCALE:	DRAWING NO.:
1/8"=1'-0"	A100
PLOT DATE:	
DRAWN BY:	
CHECKED BY:	

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 **January 3, 2023** 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 22, 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 22, 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 22, 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 22, 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.

Note: City Hall will be closed to the public from 12:00 Noon on December 23, 2022 to January 2, 2023 inclusive. City Hall will re-open on Tuesday, January 3, 2023.

AMENDMENT LETTER

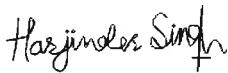
December 14, 2022

To: Committee of Adjustment

**RE: APPLICATION FOR MINOR VARIANCE
ASHKOR KUMAR BODALIA AND KAUSHIKABEN BODALIA
LOT 41, PLAN M-2060
A-2022-0378 – 9 LADYSMITH STREET**

Please **amend** application **A-2022-0378** to reflect the following:

1. To permit an above grade door in the side wall of a dwelling where a minimum side yard setback width of 0.6m (1.97 ft.) is provided extending from the front wall of the dwelling up to the door whereas the by-law does not permit a door in the side wall unless there is a minimum side yard width of 1.2m (3.94 ft.) extending from the front wall of the dwelling up to and including the door;
2. To permit a driveway width of 8.03m (26.35 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.);
3. To provide 0.0m of permeable landscaping abutting the side property line whereas the by-law requires a minimum 0.6m (1.97 ft.) wide permeable landscape strip abutting the side property line.



Applicant/Authorized Agent

2022-11-22

COVERING LETTER

A - 2022 - 0378

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

Subject: Minor Variance application for 9 Ladysmith St., Brampton, ON L6R 4B2

Sir/ Madam,

We hope this letter finds you well. Please accept our minor variance application for our client at 9 Ladysmith St., Brampton, ON, L6R 4B2

We have proposal for as built above grade side door at 0.67m setback from side lot line, to permit an existing driveway width of 9.8m and 0.0 m permeable landscaping abutting the side property lines.

So, we request you to kindly consider our application for minor variance.

We appreciate your cooperation in this matter.

Thank You

Harjinder Singh

P Eng. PMP, CET, RCJI

Flower City



brampton.ca

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

FILE NUMBER: A-2022-0378

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)** ASHOK KUMAR BODALIA and KAUSHIKABEN BODALIA
Address 9 LADYSMITH ST., BRAMPTON L6R 4B2

Phone # 647-741-5562 **Fax #** _____
Email abodalia7@hotmail.com

2. **Name of Agent** HARJINDER SINGH/ MEM ENGINEERING INC.
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 as- built above grade side door in side yard with setback of 0.67m.
2. To permit existing driveway width of 9.8m.
3. To provide 0.0 m of permeable landscaping abutting the side property line on both sides.

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

1. Zoning by-law requires a minimum of 1.2m in interior side yard to permit above grade door.
2. By- law permits a maximum of 6.71m of driveway width.
3. By- law requires a minimum of 0.6m wide permeable landscape strip abutting the side property line.

5. **Legal Description of the subject land:**
Lot Number 41
Plan Number/Concession Number M2060
Municipal Address 9 LADYSMITH ST., BRAMPTON L6R 4B2

6. **Dimension of subject land (in metric units)**
Frontage 9.8 M
Depth 27.5 M
Area 269.37 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.)

EXISTING 2 STOREY SEMI-DETACHED DWELLING
SINGLE FAMILY DWELLING
GROSS FLOOR AREA - 199.75 M2
HEIGHT OF PROPERTY - 8.7 M, WIDTH - 7.87M, LENGTH- 16.72M

PROPOSED BUILDINGS/STRUCTURES on the subject land:

SINGLE FAMILY DWELLING
EXISTING AS - BUILT ABOVE GRADE SIDE DOOR IN THE INTERIOR SIDE YARD WHERE
SETBACK IS 0.67M

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	2.64M
Rear yard setback	8.5 M
Side yard setback	0.64M
Side yard setback	1.24 M

PROPOSED

Front yard setback	2.64M
Rear yard setback	8.5M
Side yard setback	0.64M
Side yard setback	1.24M

10. Date of Acquisition of subject land: 2022
11. Existing uses of subject property: SINGLE FAMILY DWELLING
12. Proposed uses of subject property: SINGLE FAMILY DWELLING
13. Existing uses of abutting properties: RESIDENTIAL
14. Date of construction of all buildings & structures on subject land: 2018
15. Length of time the existing uses of the subject property have been continued: 4 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 _____

Hazimdar Singh

Signature of Applicant(s) or Authorized Agent

DATED AT THE _____ CITY OF _____ MISSISSAUGA

THIS 22 ND DAY OF NOVEMBER, 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, Ramon Kumar, OF THE Region OF Peel
IN THE city OF Brampton 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 25th DAY OF

Nov, 20 22

Jeanie Myers
A Commissioner etc.

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

Ramon Kumar
Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

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

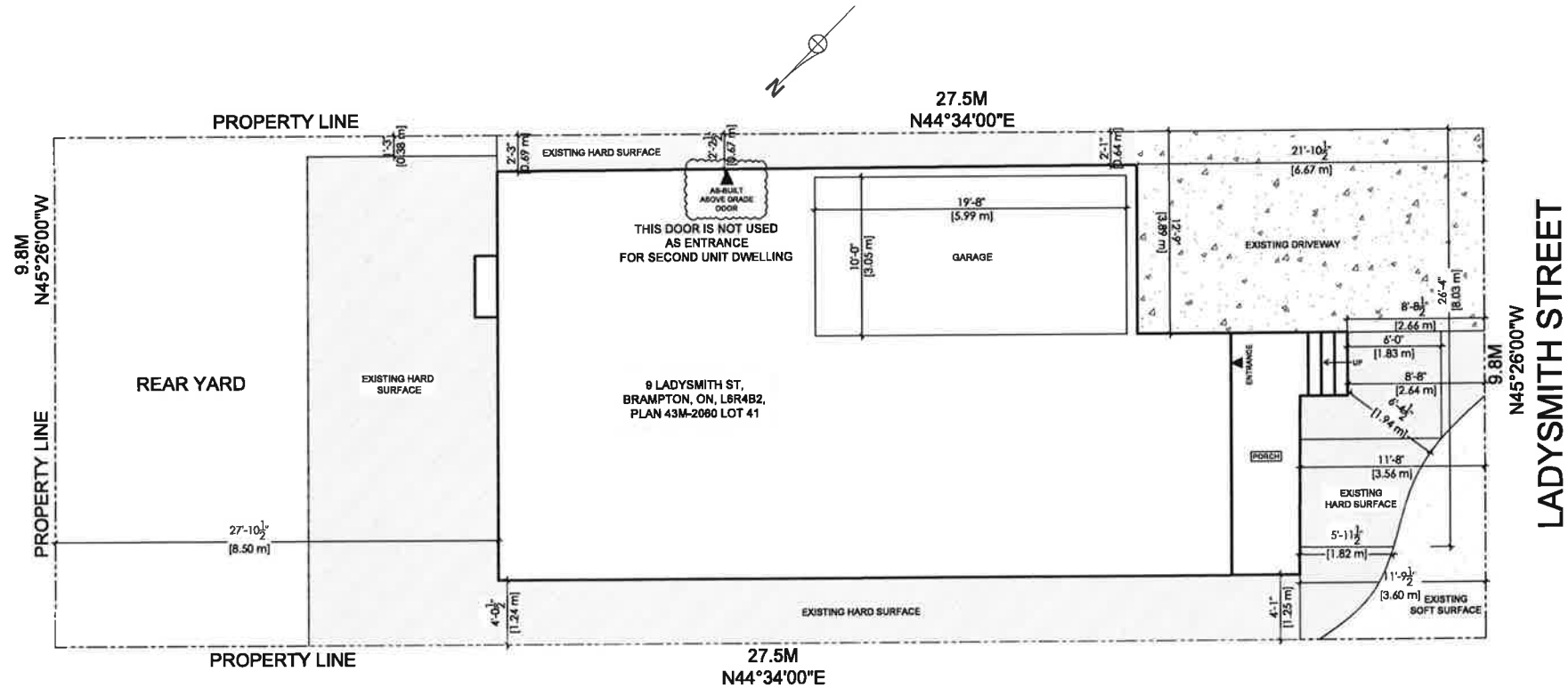
Zoning Officer

Date

DATE RECEIVED November 25, 2022

Date Application Deemed
Complete by the Municipality _____

Revised 2022/02/17



SITE PLAN
SC: 1/8" - 1'-0"

General Notes

- * CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING.
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- * DRAWINGS ARE NOT TO BE SCALED.

LEGENDS:-

REVISION			
NO.	DATE	DESCRIPTION	BY

Firm Name and Address
MEM ENGINEERING INC
2386 DERRY ROAD EAST
MISSISSAUGA, ON, L6S 1V6
905-517-8756
Email: harry@memengineering.ca

PROJECT TITLE:
**9 LADYSMITH ST,
BRAMPTON, ON**

SHEET TITLE:
SITE PLAN

CLIENT EMAIL:-

CLIENT CONTACT:

SCALE: 1/8"=1'-0"	DRAWING NO.: A100
PLOT DATE: 28-11-2022	
DRAWN BY: SB	
CHECKED BY: HB	

SURVEYOR'S REAL PROPERTY REPORT

PART 1
PLAN OF LOTS 41, 42, 43 AND 44
PLAN 43M-2060
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:300

10m 5m 0 10m 20metres

R-PE SURVEYING LTD., O.L.S.

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PART 2 (SURVEY REPORT)

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: LOTS 41 TO 44 ARE SUBJECT TO AN EASEMENT AS SET OUT IN PR1279464. THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

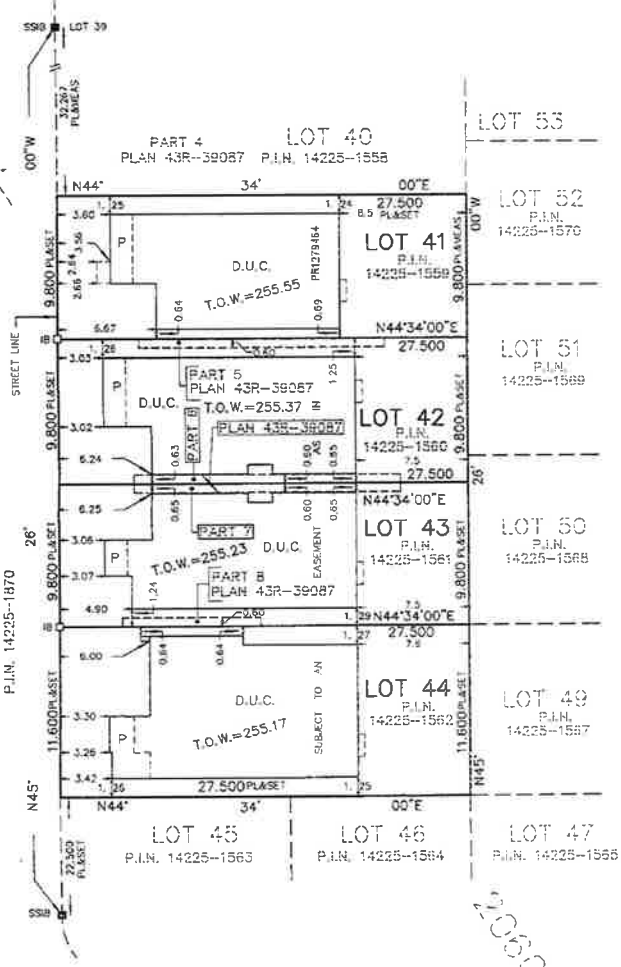
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 10th DAY OF JULY, 2019.

DATE Aug. 12, 2019.

T. SINGH
ONTARIO LAND SURVEYOR

PLAN 43M-2060

LADYSMITH STREET
(BY PLAN 43M-2060)
P.I.N. 14225-1870



NOTES

- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- IB DENOTES IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- PL DENOTES PLAN 43M-2060
- P DENOTES PORCH
- T.O.W. DENOTES TOP OF WALL ELEVATION

ALL FOUND MONUMENTS BY J. D. BARNES LIMITED, O.L.S.

ALL TIES TO CONCRETE FOUNDATIONS

BEARINGS ARE GRID AND ARE REFERRED TO THE NORTHEASTERLY LIMIT OF LADYSMITH STREET AS SHOWN ON PLAN 43M-2060 HAVING A BEARING OF N45°26'00\"W.

THIS REPORT WAS PREPARED FOR COUNTRYWIDE HOMES AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES

©R-PE SURVEYING LTD., O.L.S. 2019.



R-PE SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 Christie Road, Suite 7
Woodbridge, Ontario L4L 8A3
Tel. (416) 635-5000 Fax (416) 635-5001
Tel. (905) 264-0881 Fax (905) 264-2099
Website: www.r-pe.ca
DRAWN: V.H. CHECKED: G.Y./T.S.
JOB No. 18-252 CAD FILE No. 2060-41

18-252 *40M-2060 L41-44*



A-2022-0378

a

b

J1

J2

