

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **HARJINDERPAL SINGH GORAYA** 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 130, Plan M-774 municipally known as **44 RAVENSWOOD DRIVE**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s):

1. To permit a rear yard setback of 6.09m (19.98 ft.) to a one storey rear addition whereas the by-law requires a minimum rear yard setback of 7.5m (24.60 ft.) to a rear addition;
2. To permit a rear yard setback of 0.1m (0.33 ft.) to an existing accessory structure (shed) in the rear yard whereas the by-law requires a minimum setback of 0.6m (1.97 ft.) for an accessory structure to the nearest property lines.

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: NO

File Number: _____
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.

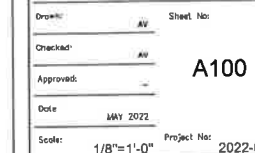
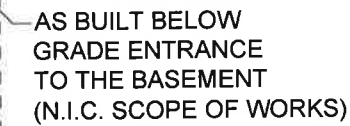
PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

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

**PROPOSED LOT COVERAGE INCLUDING
STORAGE SHED - 45.8% OF THE LOT AREA**



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
HARJINDER PAL GORAYA
LOT 130, PLAN M-774
A-2022-0374 – 44 RAVENSWOOD DRIVE**

Please **amend** application **A-2022-0374** to reflect the following:

1. To permit a rear yard setback of 6.09m (19.98 ft.) to a one storey rear addition whereas the by-law requires a minimum rear yard setback of 7.5m (24.60 ft.) to a rear addition;
2. To permit a rear yard setback of 0.1m (0.33 ft.) to an existing accessory structure (shed) in the rear yard whereas the by-law requires a minimum setback of 0.6m (1.97 ft.) for an accessory structure to the nearest property lines.



Applicant/Authorized Agent

Flower City



brampton.ca

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

FILE NUMBER: A-2022-0374

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) Harjinder Pal Singh Gotaya
Address 44 Ravenswood Drive,
Brampton, ON. L6Y 3Z5
Phone # (416) 365-1313 Fax # _____
Email _____

2. Name of Agent ABHAY VAID
Address 103-120 TRADERS BLVD. E.,
MISSISSAUGA, ONTARIO.
L4Z 2H7
Phone # (416) 432-1419 Fax # _____
Email vaaidc@gmail.com; vaaidc@outlook.com

3. Nature and extent of relief applied for (variances requested):
RELIEF required for rear yard setback of 6.09m;
whereas minimum rear yard setback of 7.5m required
for PROPOSED SUNROOM. See attached drawings
A100, A102, A103, A105 & A106.

4. Why is it not possible to comply with the provisions of the by-law?
Because of the size of the Sunroom (21'x12'-11" &
11'-0"x8'-5") proposed in the rear yard. (6.4m x 3.73m
& 3.35m x 2.56m)

5. Legal Description of the subject land:
Lot Number 130
Plan Number/Concession Number PART LOT 14, CONCESSION 1 W4HS (City of Brampton) PLAN M774
Municipal Address 44 RAVENSWOOD DRIVE, BRAMPTON,
L6Y 3Z5

6. Dimension of subject land (in metric units)
Frontage 12.2m
Depth 33.46m
Area 408.2 sq. metres

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.)

DOUBLE STOREY STRUCTURE (dwelling unit)
REAR YARD BECK (APPX. 20' x 8')
BELOW GRADE ENTRANCE

PROPOSED BUILDINGS/STRUCTURES on the subject land:

PROPOSED REAR YARD SUN ROOM (6.4 m x 3.93 m & 3.35 m x 2.56 m)

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 6.09 m
Rear yard setback 10.0 m
Side yard setback (L.H.S. - 1.00 m)
Side yard setback (R.H.S. - 1.5 m)

PROPOSED

Front yard setback 6.09 m
Rear yard setback 6.09 m
Side yard setback 1.2 m - L.H.S.
Side yard setback 1.2 m - R.H.S.

10. Date of Acquisition of subject land:
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: SINCE BUILT
15. Length of time the existing uses of the subject property have been continued: SINCE OCCUPIED
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 _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON
THIS 24TH DAY OF OCTOBER, 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, ABHAY VAID SECRETARY
HARTINDER PAL SINGH OF THE CITY OF BRAMPTON MISSISSAUGA
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 CITY OF

BRAMPTON THIS 23RD DAY OF
OCTOBER 2022
NOVEMBER

A Commissioner etc.

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

Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation:

R1C section 2630

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.

Rose Bruno

Zoning Officer

October 28, 2022

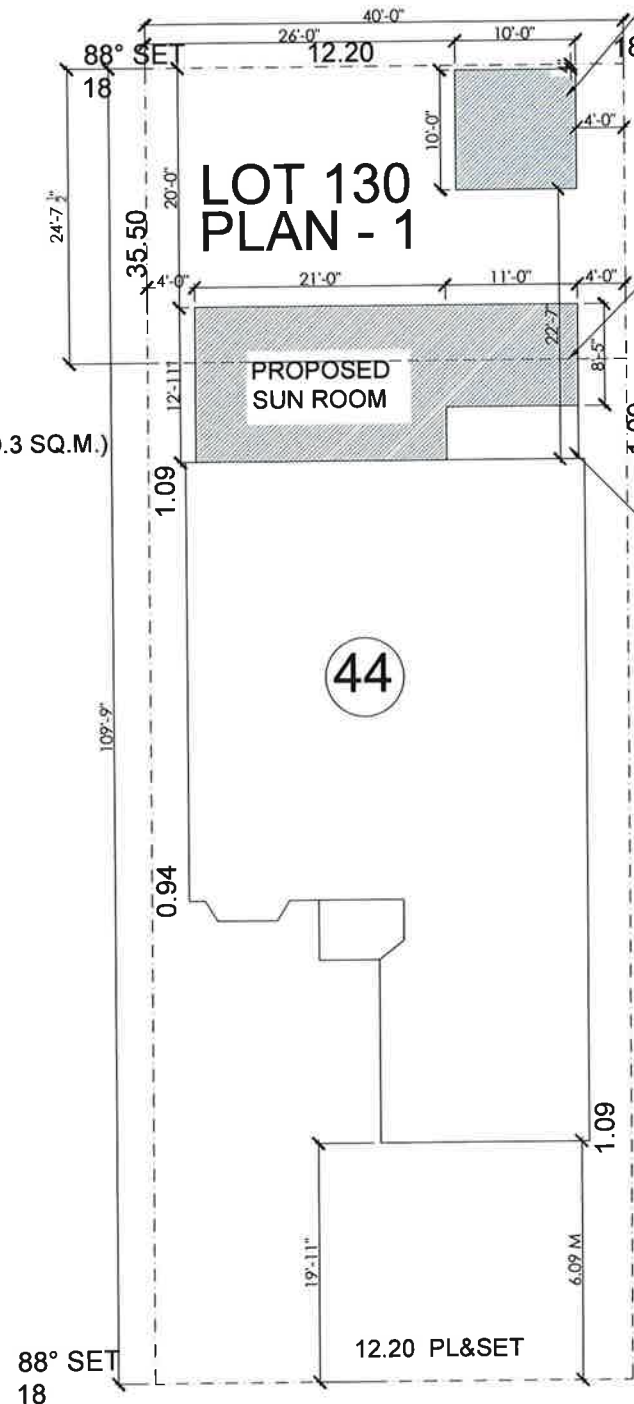
Date

DATE RECEIVED November 23, 2022

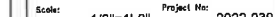
Date Application Deemed
Complete by the Municipality

Revised 2022-02-17

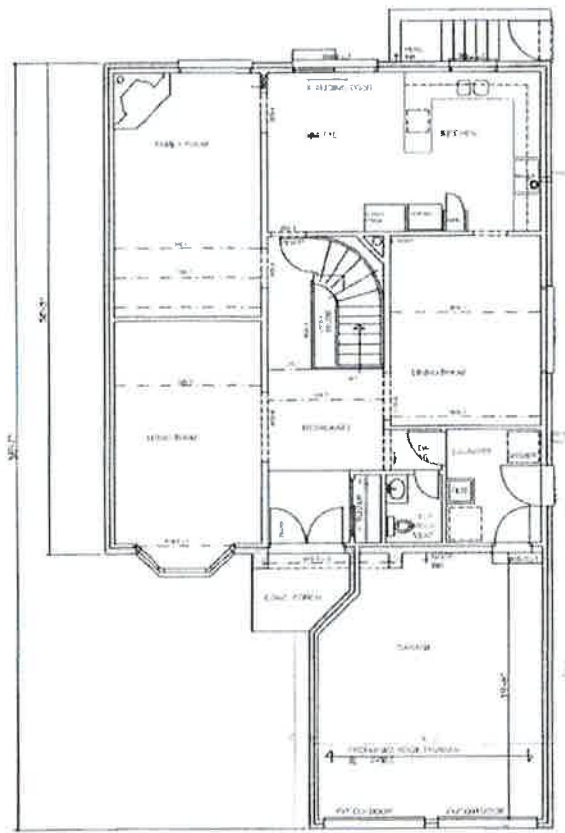
**PROPOSED LOT COVERAGE INCLUDING
STORAGE SHED - 45.8% OF THE LOT AREA**



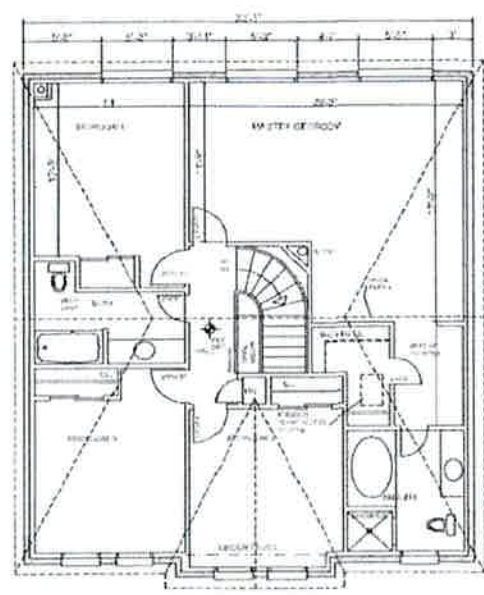
AS BUILT BELOW
GRADE ENTRANCE
TO THE BASEMENT
(N.I.C. SCOPE OF WORKS)



RAVENSWOOD DRIVE



GROUND FLOOR PLAN



SECOND FLOOR PLAN



V.A. ARCHITECT INC.

1101 10th St.
 Suite 100
 New York, NY 10011
 Tel: (212) 123-4567
 Fax: (212) 123-4568
 Email: info@va-architect.com

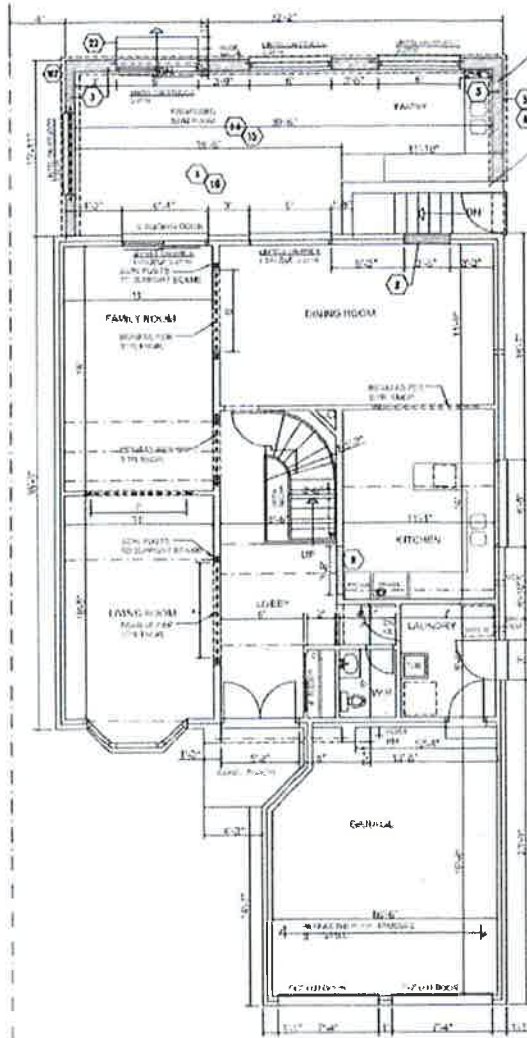
Rev.	Description	Date
1	Initial Design	10/1/2024
2	Revised Design	10/15/2024
3	Final Design	10/30/2024

Client: Mr. John Doe
Project: New York City Office Building
Location: 1101 10th St., New York, NY 10011
Architect: V.A. ARCHITECT INC.
Scale: 1/8" = 1'-0"

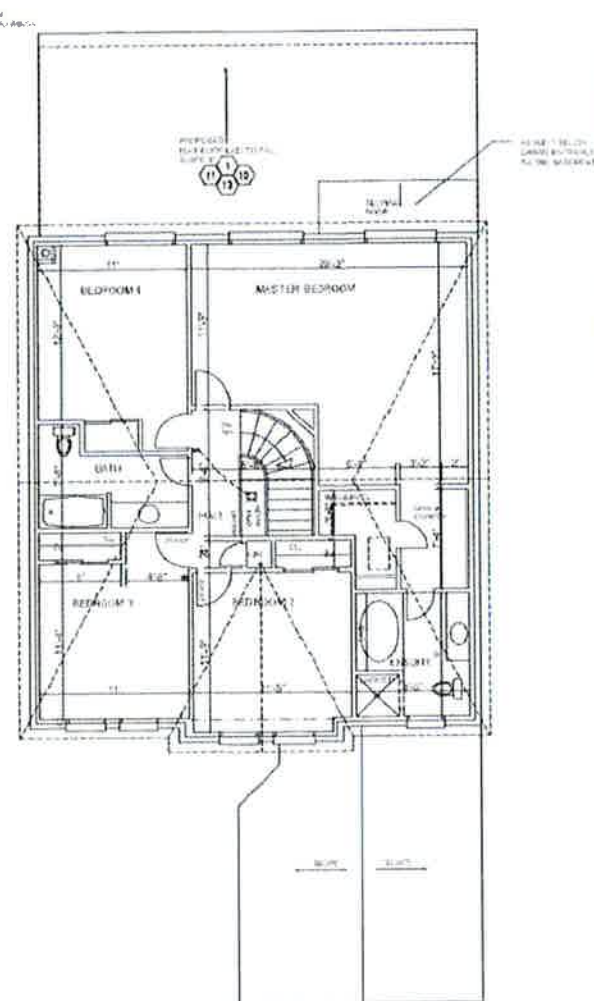
Sheet Title: EXISTING FLOOR PLANS

Sheet No: A102

Project No: 2024-0319



GROUND FLOOR PLAN



SECOND FLOOR PLAN



V.A. ARCHITECT INC.

1000 N. 10TH ST. SUITE 100
DURHAM, NC 27601
TEL: 919.286.1000
WWW.VAARCHITECT.COM

Description	Date	Particulars	By
Working Issues			
Rev 01 2012	Issued for Client review		
Rev 02 2012	Issued for Client review		
Rev 03 2012	Issued for Client review		
Rev 04 2012	Issued for Client review		
Rev 05 2012	Issued for Client review		
Rev 06 2012	Issued for Client review		
Rev 07 2012	Issued for Client review		

Client: HARJINDER PAL SINGH

Project: INTERIOR ALTERATIONS

Sheet Title: PROPOSED FLOOR PLANS

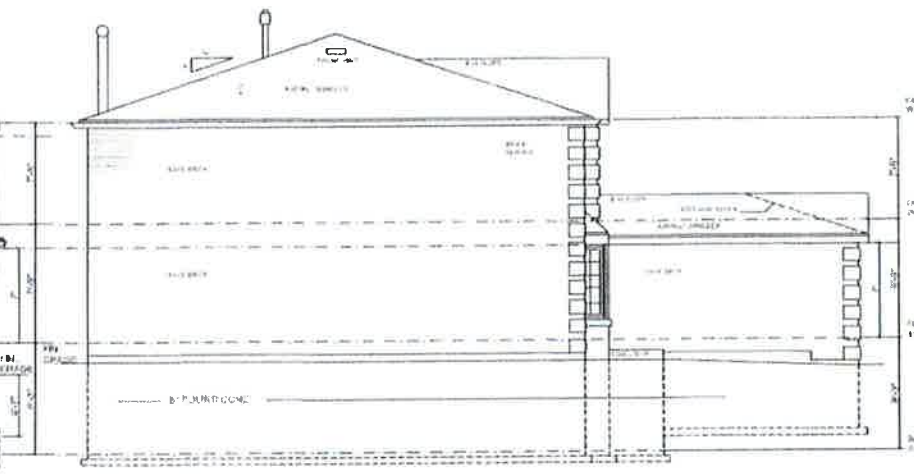
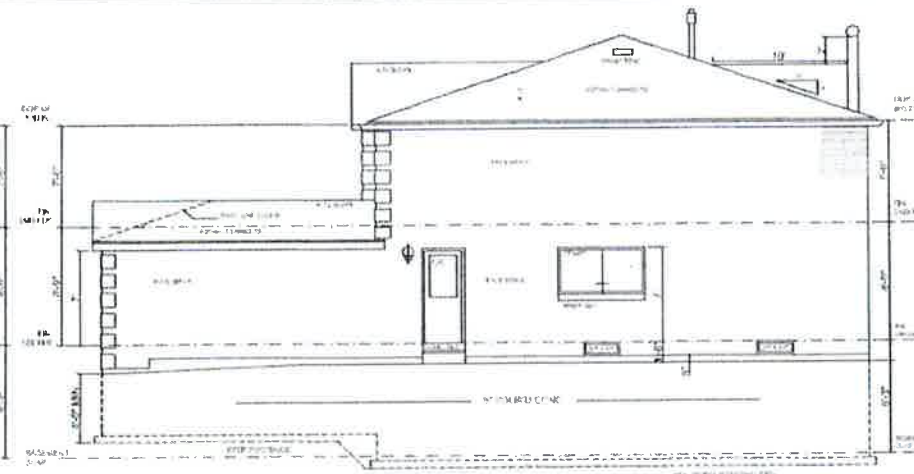
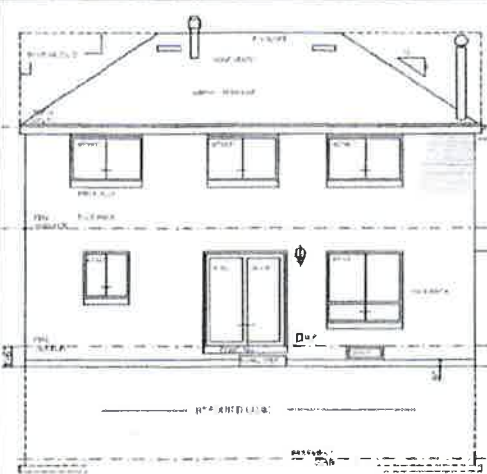


Name	Title
_____ Architect	_____ Architect
_____ Client	_____ Client
_____ Engineer	_____ Engineer
_____ Surveyor	_____ Surveyor
_____ Inspector	_____ Inspector
_____ Owner	_____ Owner

A103

Scale: 1/8" = 1'-0" Project No: 2012-009





V.A.Architect Inc.

[illegible]

Year	Population	Area
1990	100	100
2000	100	100
2010	100	100
2020	100	100
2030	100	100
2040	100	100
2050	100	100
2060	100	100
2070	100	100
2080	100	100
2090	100	100
2100	100	100

Inventory Shrink		
Date	Formulation	%
May 01 2013	Issued for Check return	
June 02 2013	Issued for O&E return	
July 03 2013	Issued for O&E return	
Sept 18 2013	Issued for return	
Oct 11 2013	Issued for O&E of 4000 equipment	

[illegible]

<p>Notes</p>

HARJINDER PAL SINGH

INTERIOR ALTERATIONS

EXISTING ELEVATIONS

[illegible]

6327

A105

F **and** **FILE**

Page	File No.	Project No.
	100-103	2072-339



**Credit Valley
Conservation**
inspired by nature

Credit Valley Conservation Authority

Date of Issuance: August 10, 2022

PERMIT 22/236

IN ACCORDANCE WITH:

ONTARIO REGULATION 160/06, PURSUANT TO SECTION 28 OF THE CONSERVATION AUTHORITIES ACT (R.S.O. 1990 Chapter C.27).

PERMISSION HAS BEEN GRANTED TO:

Owner Name:	Harjinderpal Singh Goraya	Tel:	416	365-1313
Address:	44 Ravenswood Dr, Brampton ON L6Y 3Z5			
Agent Name:	V.A. Architect Inc. (Abhay Vaid)	Tel:	416	432-1419
Address:	103 – 120 Traders Blvd E, Mississauga ON L4Z 2H7			
Property Location:	44 Ravenswood Drive Part Lot 14, Concession 1 WHS City of Brampton (Toronto TWP)			

This permit is issued for the above noted property for the purpose of:

Development in the Regulated Area for the purpose of constructing a sunroom

This permit is valid for 2 (two) years and is
subject to the following conditions:

**Expiry
Date:**

August 10, 2024

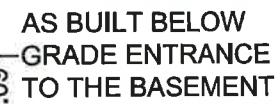
CONDITIONS:

- That the work be carried out in accordance with the following plans which are marked: **22/236**
 - Dwg. A100 prepared by V.A. Architect Inc. last revised July 8, 2022.**
- That permission granted herein shall lapse on the above noted expiry date, unless the work for which the permission has been given has been completed. If the work has not been completed by the aforementioned date, this permit is invalid and all on-going and future work must cease and a new application be submitted to the Credit Valley Conservation Authority. New applications will be assessed in accordance with information, policies and practices in place as of the date of receipt of the new submission. What shall be deemed as "complete" is within the sole discretion of the Credit Valley Conservation Authority.
- That the Credit Valley Conservation Authority be notified 48 hours prior to the commencement of any works and be notified of the completion of the project.
- That appropriate erosion and sediment control measures must be installed prior to construction and maintained until all disturbed areas have been stabilized.
- That all disturbed areas be stabilized and restored to existing conditions or better immediately upon completion of the works.

INSPECTIONS MAY BE CARRIED OUT BY CVC STAFF MEMBERS TO ENSURE THAT THE WORK IS UNDERTAKEN AND COMPLETED ACCORDING TO THE APPROVED PLANS.

Be advised that the Credit Valley Conservation Authority may, at any time, withdraw this permission, if, in the opinion of the Authority, the conditions of the permit are not being complied with. This approval does not exempt the property owner/applicant/agent from the provisions of any other Federal, Provincial or Municipal statutes, regulations or by-laws, or any rights under common law.


Regulations Officer



-RAVENSWOOD DRIVE



V.A.ARCHITECT INC.

UNIT 103,
 120 TRADERS BLVD. E.,
 MISSISSAUGA, ON
 Tel : (905) 501-1000
 Email : vaainc@gmail.com
 Web : www.vaainc.ca

Revisions:

Date:	Particulars:	By:
-	-	-

Working Hours:

Date:	Particulars:	By:
07 07 2022	Issued for Client review	-
June 03 2022	Issued for CMC review	-
2022-07-2022	Issued for CMC permit	-

RESERVATION

TY

DRAWINGS AND SPECIFICATIONS ARE "RETAINED" OF
 SERVICE ARE THE PROPERTY OF V.A.A. ARCHITECT INC.
 RETURNED TO: _____

"BE MADE IN WITNESS THE HAND AND SEAL OF
 V.A.A. ARCHITECT INC. FOR ASSAULT AND
 BATTERY"

THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND DATA NOTED HERE
 IN WITH CONDITIONS ON THIS SITE AND HOLD HIM RESPONSIBLE FOR RECOVERING
 ANY DISCREPANCY FOR V.A.A. ARCHITECT INC. FOR ASSAULT AND
 BATTERY.

THIS DRAWING IS NOT TO BE USED FOR BUILDING PURPOSE UNTIL
 SEALED AND SIGNED BY THE CONSULTANT. THE CLIENT EXPRESSLY
 AGREES THAT V.A.A. ARCHITECT INC. EMPLOYEES, TRAINING ARCHITECT
 AND PRINCIPAL SHALL HAVE
 NO PERSONAL LIABILITY TO THE CLIENT
 IN RESPECT OF A CLAIM, WHETHER IN CONTRACT, TORT
 AND/OR OTHERWISE CAUSE OF ACTION BEING
 ACCIDENTALLY, THE CLIENT EXPRESSLY RELEASES
 V.A.A. ARCHITECT INC. FROM ALL SUCH CLAIMS AND
 TAKES NO ACTION BY ANY COURT OF LAW
 AGAINST V.A.A. ARCHITECT INC. ITS EMPLOYEES,
 PRINCIPALS OR THE PERSONAL CAPACITY.

THE INFORMATION ON THIS DRAWING SHALL NOT
 BE USED FOR ANY PROJECT OR WORKS.
 THE INFORMATION ON THIS DRAWING APPLIES
 SOLELY ON THIS PROJECT.

V.A.A. ARCHITECT INC. SHALL NOT TAKE RESPONSIBILITY
 FOR ANY CHANGES TO OR DEVIATIONS FROM THE
 DRAWINGS (UNLESS APPROVED IN WRITING)

Seal:



12345

Client:

HARJINDER PAL SINGH

Project: **INTERIOR ALTERATIONS**

44 RAVENSWOOD DRIVE, BRAMPTON Ontario

Sheet Title: **SITE PLAN**

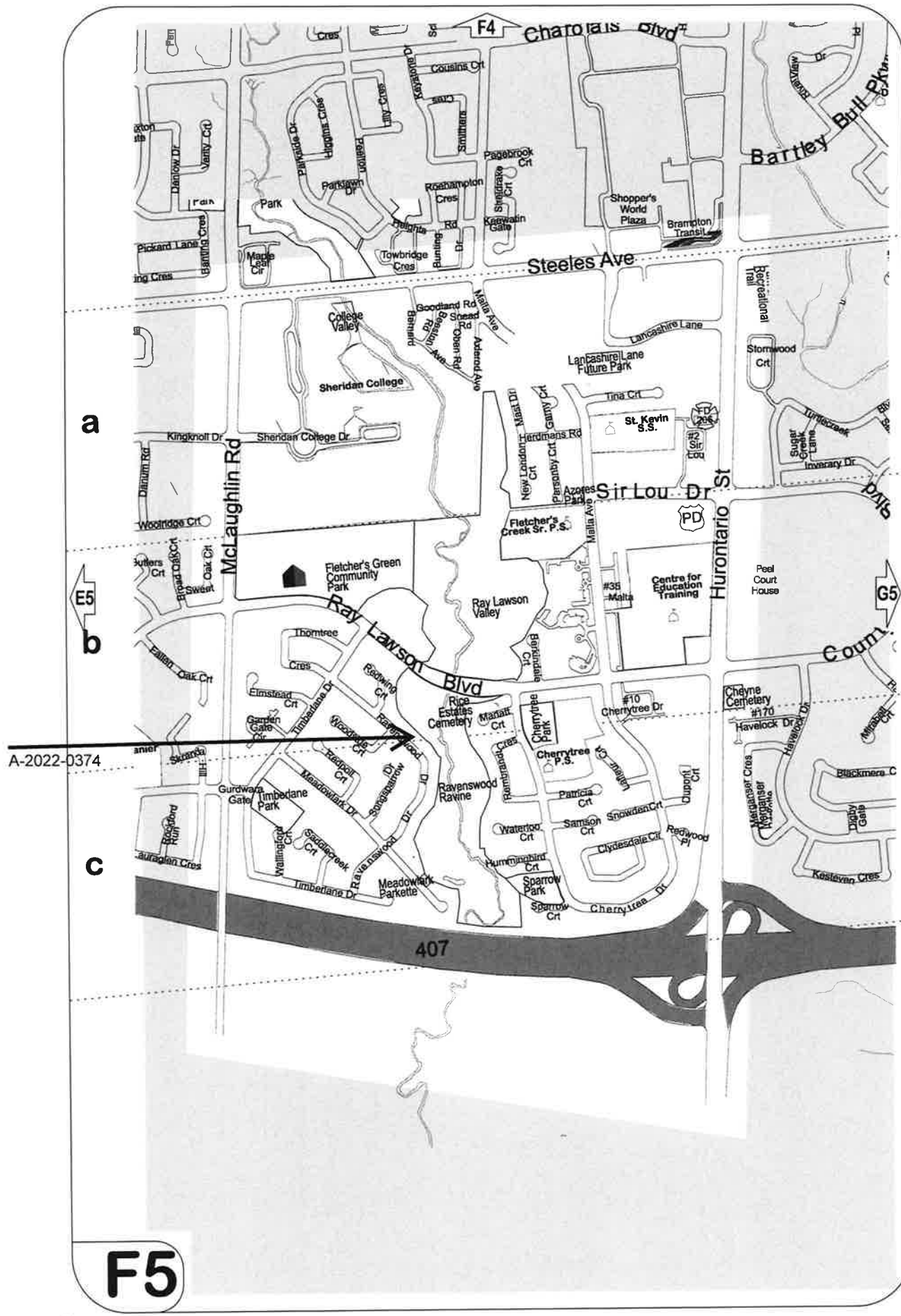
Drawn: *AV* **Sheet No:**

Checked: *AV* **A100**

Approved:

Date: **MAY 2022**

Scale: **1/8"=1'-0"** **Project No:** **2022-030**



F5