



APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **BALWINDER SRAN AND AMARJIT SRAN** 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 53, Plan 43M-587 municipally known as **25 HIGGINS CRESCENT**, Brampton;

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

1. To permit an exterior stairway leading to a below grade entrance in the required interior side yard whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard;
2. To permit an interior side yard setback of 0.79m (2.60 ft.) to an exterior stairway leading to a below grade entrance whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.);
3. To permit an existing driveway width of 7.34m (24.08 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.).

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, November 10, 2020 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.

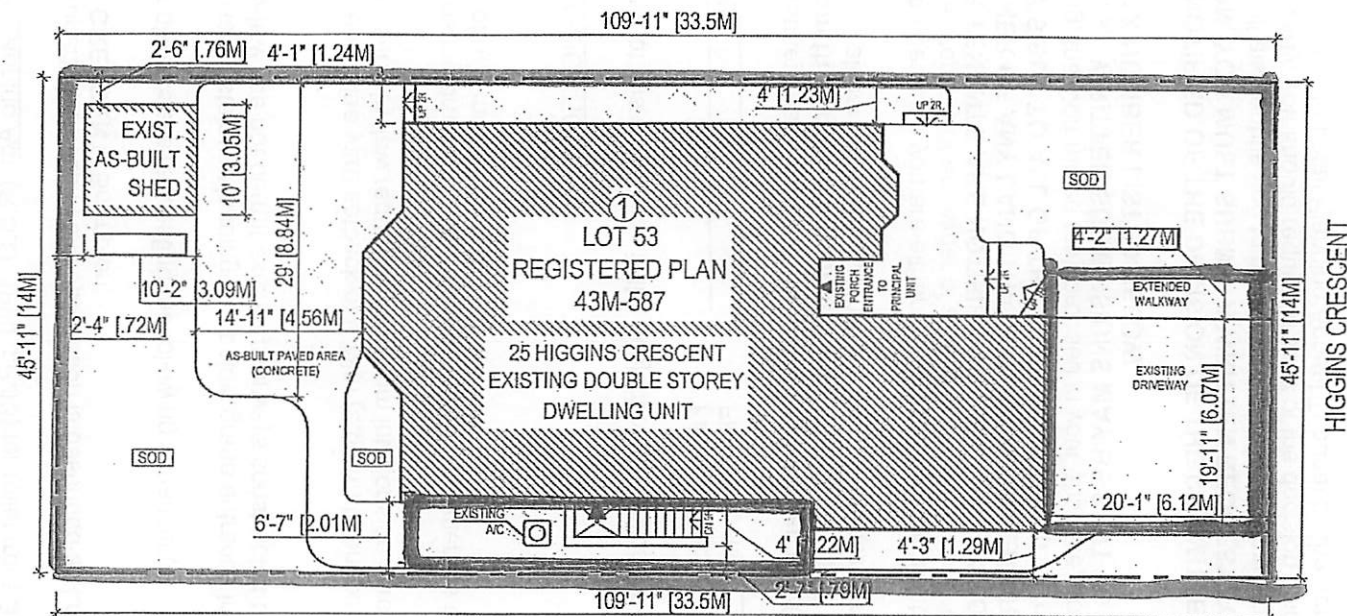
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

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

DATED at Brampton Ontario, this 29th day of October, 2020.

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

SCALE: $\frac{3}{32}" = 1'-0"$

AREA STATISTICS

EXISTING LOT AREA:	5045 SQ.FT.
EXISTING HOUSE FOOT PRINT AREA:	1873 SQ.FT.
EXISTING SHED AREA:	100 SQ.FT.
EXISTING DRIVEWAY AREA:	401 SQ.FT.
EXISTING SOD AREA:	1317 SQ.FT.
EXISTING/AS-BUILT CONCRETE PAVED AREA:	1354 SQ.FT.

▲ ENTRANCE / EGRESS

The undersigned has prepared and taken responsibility for this design, and has the responsibility and power to sign and seal on their own behalf and in the name of the firm.	
Qualification Information	
Registered Architect (No. 12, 825), of the building code	
Harvinder Malik	10/27/22
Member	10/27/22
Registration Information	
Registered Architect (No. 12, 825), of the building code	
weDesignBuild Inc.	111001
Date Issued	10/27/22



weDesignBuild Inc.
MAKE IDEAS HAPPEN
9 205 Advance Blvd Brampton
ON L6Y 4R2
Tel: +1 (847) 770-3230
Info@wdesignbuild.ca
www.wdesignbuild.ca

DESIGNER

PROJECT TITLE

SITE PLAN

PROJECT ADDRESS

25 HIGGINS CRESCENT
BRAMPTON

DRAWN BY

MN

CHECKED BY

HM

SCALE

$\frac{3}{32}" = 1'-0"$

DATE

2020-09-06

DRAWING NO.

A-03

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 during the COVID-19 Emergency

Electronic Hearing Procedures
How to get involved in the Virtual Hearing

Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committee are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

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, November 5, 2020**.
- Advance registration for applicants, agents and other interested persons is required to participate 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, Friday, November 6, 2020**.
 - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. 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 Friday, **November 6, 2020**. City staff will contact you and provide you with further details.
- 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 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


October 27, 2020

To: Committee of Adjustment

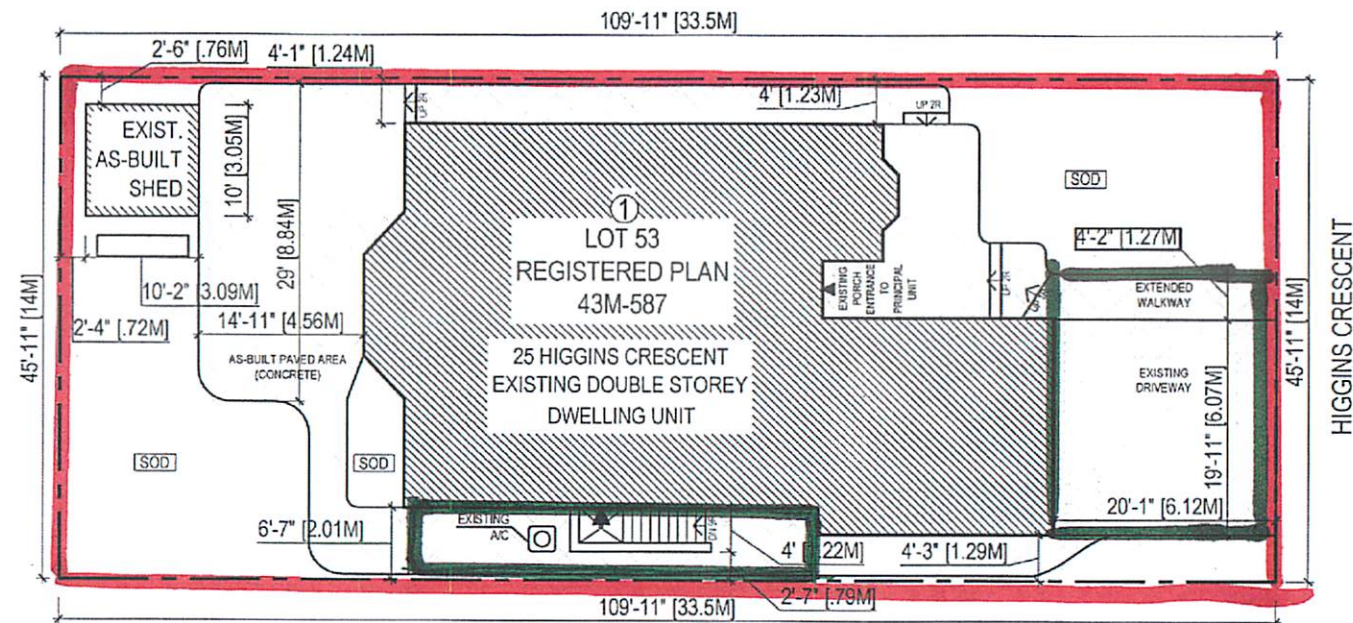
**RE: APPLICATION FOR MINOR VARIANCE
BALWINDER SRAN AND AMARJIT SRAN
LOT 53, PLAN 43M-587
A-2020-00106 – 25 HIGGINS CRESCENT
WARD 3**

Please **amend** application **A-2020-0106** to reflect the following:

1. To permit an exterior stairway leading to a below grade entrance in the required interior side yard whereas the by-law does not permit exterior stairways constructed below grade in the required exterior side yard;
2. To permit an interior side yard setback of 0.79m (2.60 ft.) to an exterior stairway leading to a below grade entrance whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.);
3. To permit an existing driveway width of 7.34m (24.08 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.).



Applicant/Authorized Agent
(Balwinder Singh Sran)



SITE PLAN

SCALE: $\frac{3}{32}'' = 1'-0''$

AREA STATISTICS

EXISTING LOT AREA:	5045 SQ.FT.
EXISTING HOUSE FOOT PRINT AREA:	1873 SQ.FT.
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EXISTING/AS-BUILT CONCRETE PAVED AREA:	1354 SQ.FT.

▲ ENTRANCE / EGRESS

The undersigned has prepared and taken responsibility for this design, and has the qualifications and meet the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

Professional Information
 Registered Professional Engineer under the O.E.A. and the Building Code
 Harrison Mokk $\frac{1}{10}$ 10/10/20 10/27/22
 Name Registration No. 19131
 Registered Professional Engineer
 Registered Professional Engineer under the O.E.A. and the Building Code
 weDesignBuild Inc. 111.001
 Print Name 15.20



weDesignBuild Inc.
 MAKE IDEAS HAPPEN
 205 Advance Blvd. Brampton
 ON L7T 4V9
 Tel: (905) 770-2230
 Fax: (905) 770-2231
 www.wedesignbuild.ca

DESIGNER

PROJECT TITLE

PROJECT ADDRESS

DRAWN BY

MN

CHECKED BY

HM

SCALE

$\frac{3}{32}'' = 1'-0''$

DATE

2020-09-06

DRAWING NO.

A-03



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)** Balwinder Sran and Amarjit Sran
Address 25 Higgins Crescent, Brampton, Ontario, L6Y 0B5

Phone # (416) 824 - 7200 **Fax #** (905) 450 - 7805
Email sranlawoffice@gmail.com

2. **Name of Agent** _____
Address _____

Phone # _____ **Fax #** _____
Email _____

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

(1) To permit an interior side yard setback of 0.79m (2.59 ft) to a stairway leading to a below grade entrance whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft)

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

North Exterior Side yard was 2.01m, after the below grade entrance, the available access to back yard is 0.79m which is less than the required 1.2m.

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

Lot Number 53
Plan Number/Concession Number 43M-587
Municipal Address 25 Higgins Crescent, Brampton

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

Frontage 14.5 metres
Depth 33.5 metres
Area 485.15 Sq. m.

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.)

Two Storey - Detached Residential House with attached garage and accessory structure

Gorss Floor Area of House = 276.98 sq. m.

Gorss Floor Area of Shed = 9.30 sq. m.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

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	<u>6.12m</u>
Rear yard setback	<u>8.48m</u>
Side yard setback	<u>North - 2.01m</u>
Side yard setback	<u>South - 1.23m</u>

PROPOSED

Front yard setback	<u>N/A</u>
Rear yard setback	<u>N/A</u>
Side yard setback	<u>North - 0.79m</u>
Side yard setback	<u>South Side yard - N/A</u>

10. Date of Acquisition of subject land: July 25, 2003
11. Existing uses of subject property: Residential
12. Proposed uses of subject property: Residential
13. Existing uses of abutting properties: North Side - Residential; South Side - Residential
East - Residential; West - Higgins Crescent - City Road;
14. Date of construction of all buildings & structures on subject land: In or about 1986
15. Length of time the existing uses of the subject property have been continued: 34 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?

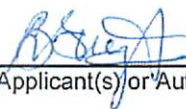
Yes ☒ No ☐

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 _____


Signature of Applicant(s) or Authorized Agent

DATED AT THE _____ CITY _____ OF _____ BRAMPTON _____

THIS 08th DAY OF October, 20 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, Balwinder Singh Sran, OF THE City OF Brampton

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

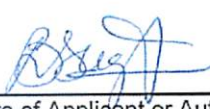
City _____ OF Brampton

IN THE Province/Region OF _____

Ontario/peel THIS 08th DAY OF

October, 20 20.


A Commissioner etc.


Signature of Applicant or Authorized Agent

April Dela Cerna, ad.
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires May 8, 2021

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

R1C - 3227, 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.







Zoning Officer

OCT. 13. 2020

Date

DATE RECEIVED October 8, 2020



DRAWING NO. A-03	DATE 2020-09-06	SCALE 3/32" = 1'-0"	CHECKED BY HM	DRAWN BY MN	PROJECT ADDRESS 25 HIGGINS CRESCENT BRAMPTON	PROJECT TITLE SITE PLAN	DESIGNER  205 Advance Blvd Brampton ON L9T 4V9 • 1 (647) 770-3230 info@wedesignbuild.ca www.wedesignbuild.ca	 weDesignBuild Inc.
					PROJECT ADDRESS 25 HIGGINS CRESCENT BRAMPTON	PROJECT TITLE SITE PLAN	DESIGNER  205 Advance Blvd Brampton ON L9T 4V9 • 1 (647) 770-3230 info@wedesignbuild.ca www.wedesignbuild.ca	 weDesignBuild Inc.

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A-2020-0106

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