

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **DIPEN PAREKH AND SONAL SHAW** 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 29, Plan 43M-1962 municipally known as **393 ROYAL WEST DRIVE**, Brampton;

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

1. To permit a below grade entrance to be located between the main wall of a dwelling and the flankage lot line whereas the by-law does not permit a below grade entrance to be located between a main wall of a dwelling and the flankage lot line;
2. To permit an exterior side yard setback of 3.156m (10.35 ft.) to an exterior stairway leading to a below grade entrance whereas the by-law requires a minimum exterior side yard setback of 4.5m (14.76 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

ROYAL WEST DR

LOT:29 PLAN:1962
393 ROYAL WEST DR
2 STOREY DETACHED HOUSE

MINOR VARIANCE FOR:
- BELOW GRADE ENTRANCE IN SIDE YARD

PROPOSED BELOW GRADE
ENTRANCE IN SIDE YARD

MAIN ENTRANCE
FOR UPSTAIRS

COVERED
PORCH

FRONT YARD
GRASS

REAR YARD
GRASS

UNWIND CRES

SITE PLAN

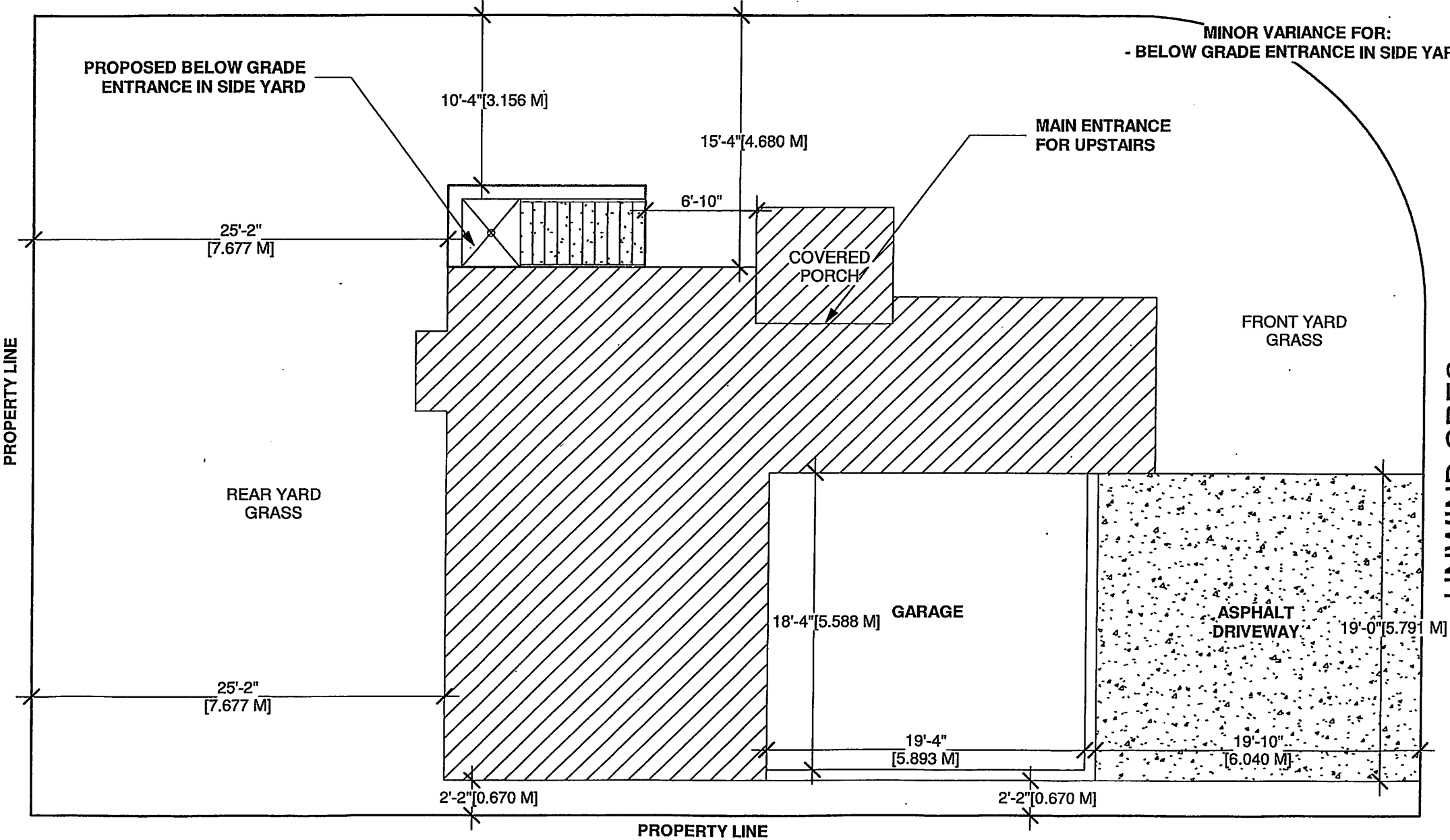
1	ISSUED FOR MINOR VARIANCE	OCT 04/20
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PROJECT ADDRESS:
393 ROYALWEST
DR, BRAMPTON, ON

DRAWN BY: CHECKED BY:
PROJECT NUMBER:

DATE:
SEP 16/20
SCALE:
1" = 7'-6"

DWG. No:
A-1



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.

Committee Of Adjustment
City of Brampton
2 Wellington Street West,
Brampton, ON – L6Y4R2

RE: Application for Minor Variance or Special Permission

City Planners & Committee of Adjustment Members,

We are writing as a resident of 393 Royal West Drive, Brampton; to allow a below grade entrance from the exterior side yard of a corner lot. The request to approve exterior side entrance in order to finish the basement as a second dwelling unit for rental purpose.

It is a Single-Family House, Corner Lot and we are family of four with one son and one dog. We tend to spend more time in the backyard with our dog during warm weather and we are concerned if the future tenant of our basement might not be comfortable with our dog. For our privacy and their safety we would like to build the exterior stairs near the side entrance to our basement. The exterior stairs do not in any way impact any other exterior part of the house.

If you allow this variance, and it is built, it will give us the privacy in our backyard and allow us to utilize the space next to our entrance which is currently not being utilized.

Aesthetically, there is no change to house structure that would be unsightly. We appreciate your help and request your approval to our application.

Thank you for your consideration.

Regards,



Sonal Shah
Dipen Parekh
393 Royal West Drive
Brampton
ON L6X 5J9
416-545-7511



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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, 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)** DIPEN PAREKH, SONAL SHAH
Address 393 ROYAL WEST DR, BRAMPTON L6X5J9

Phone # 416-545-7511 **Fax #** _____
Email SONALDIPEN@YAHOO.COM

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

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

3. **Nature and extent of relief applied for (variances requested):**
TO ALLOW A BELOW GRADE ENTRANCE IN THE EXTERIOR SIDE YARD OF A CORNER LOT

4. **Why is it not possible to comply with the provisions of the by-law?**
BY-LAW DOES NOT PERMIT A BELOW GRADE ENTRANCE IN THE EXTERIOR SIDE YARD OF A CORNER LOT

5. **Legal Description of the subject land:**
Lot Number 29
Plan Number/Concession Number M-1962
Municipal Address 393 ROYAL WEST DR

6. **Dimension of subject land (in metric units)**
Frontage 15.132 M
Depth 25.800 M
Area 382.1 SQM

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 SINGLE DWELLING HOUSE - AREA 201.32 SQM

HEIGHT - 7 M

WIDTH - 10.82 M

LENGTH - 13.7 M

PROPOSED BUILDINGS/STRUCTURES on the subject land:

BELOW GRADE ENTRANCE IN THE EXTERIOR SIDE YARD

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 5.04 M

Rear yard setback 7.67 M

Side yard setback 4.68 M

Side yard setback 0.67 M

PROPOSED

Front yard setback NO CHANGE

Rear yard setback NO CHANGE

Side yard setback 3.15 M

Side yard setback NO CHANGE

10. Date of Acquisition of subject land: MAY 2016

11. Existing uses of subject property: SINGLE FAMILY RESIDENCE

12. Proposed uses of subject property: SINGLE FAMILY RESIDENCE

13. Existing uses of abutting properties: RESIDENTIAL

14. Date of construction of all buildings & structures on subject land: MARCH 2016

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 | <input type="checkbox"/> | Other (specify) | |
| Well | <input type="checkbox"/> | | |
- (b) What sewage disposal is/will be provided?
- | | | | |
|-----------|-------------------------------------|-----------------|--|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) | |
| Septic | <input type="checkbox"/> | | |
- (c) What storm drainage system is existing/proposed?
- | | | | |
|---------|-------------------------------------|-----------------|--|
| Sewers | <input checked="" type="checkbox"/> | Other (specify) | |
| Ditches | <input type="checkbox"/> | | |
| Swales | <input type="checkbox"/> | | |

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] *[Signature]*

Signature of Applicant(s) or Authorized Agent

DATED AT THE _____ City _____ OF _____ Brampton _____

THIS 6th 9th DAY OF October, 2020.

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, Sonal shah, 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 9th DAY OF

October, 2020

Jeanie Cecilia Myers,
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires April 8, 2021.

[Signature]

Signature of Applicant or Authorized Agent

[Signature]
A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1F-11.6-2303

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

[Signature]
Zoning Officer

Oct 9, 2020

Date

DATE RECEIVED OCTOBER 9, 2020

ROYAL WEST DR

LOT:29 PLAN:1962
393 ROYAL WEST DR
2 STOREY DETACHED HOUSE

MINOR VARIANCE FOR:
- BELOW GRADE ENTRANCE IN SIDE YARD

MAIN ENTRANCE
FOR UPSTAIRS

COVERED
PORCH

FRONT YARD
GRASS

REAR YARD
GRASS

UNWIND CRES

ASPHALT
DRIVEWAY 19'-0" [5.791 M]

GARAGE 18'-4" [5.588 M]

PROPOSED BELOW GRADE
ENTRANCE IN SIDE YARD

10'-4" [3.156 M]

15'-4" [4.680 M]

6'-10"

25'-2" [7.677 M]

25'-2" [7.677 M]

2'-2" [0.670 M]

19'-4" [5.893 M]

19'-10" [6.040 M]

2'-2" [0.670 M]

SITE PLAN

PROJECT ADDRESS:
393 ROYALWEST
DR, BRAMPTON, ON

ISSUED FOR
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VARIANCE OCT 04/20

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A-2020-0112

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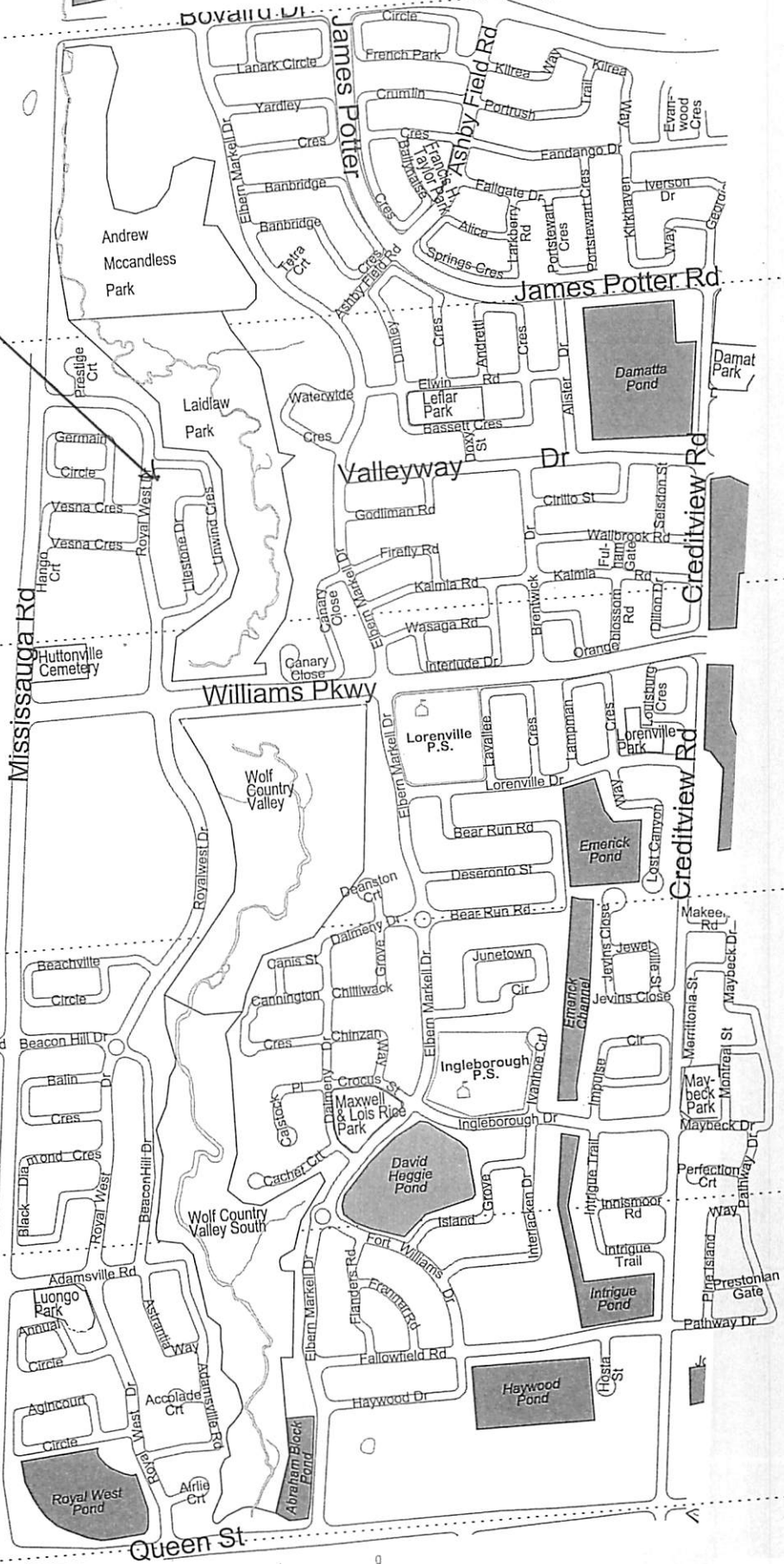
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d

e

C2

Mount Pleasant
Village Community
Centre & Library



D3

C3

C4