

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **RAJANMOL DHINDSA AND PREET BOPARAI DHINDSA** 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 118, Plan 43M-1898 municipally known as **24 TEMPLAR STREET**, 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 existing accessory structure (shed) to be located in the exterior side yard whereas the by-law does not permit an accessory structure to be located in the exterior side yard.

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

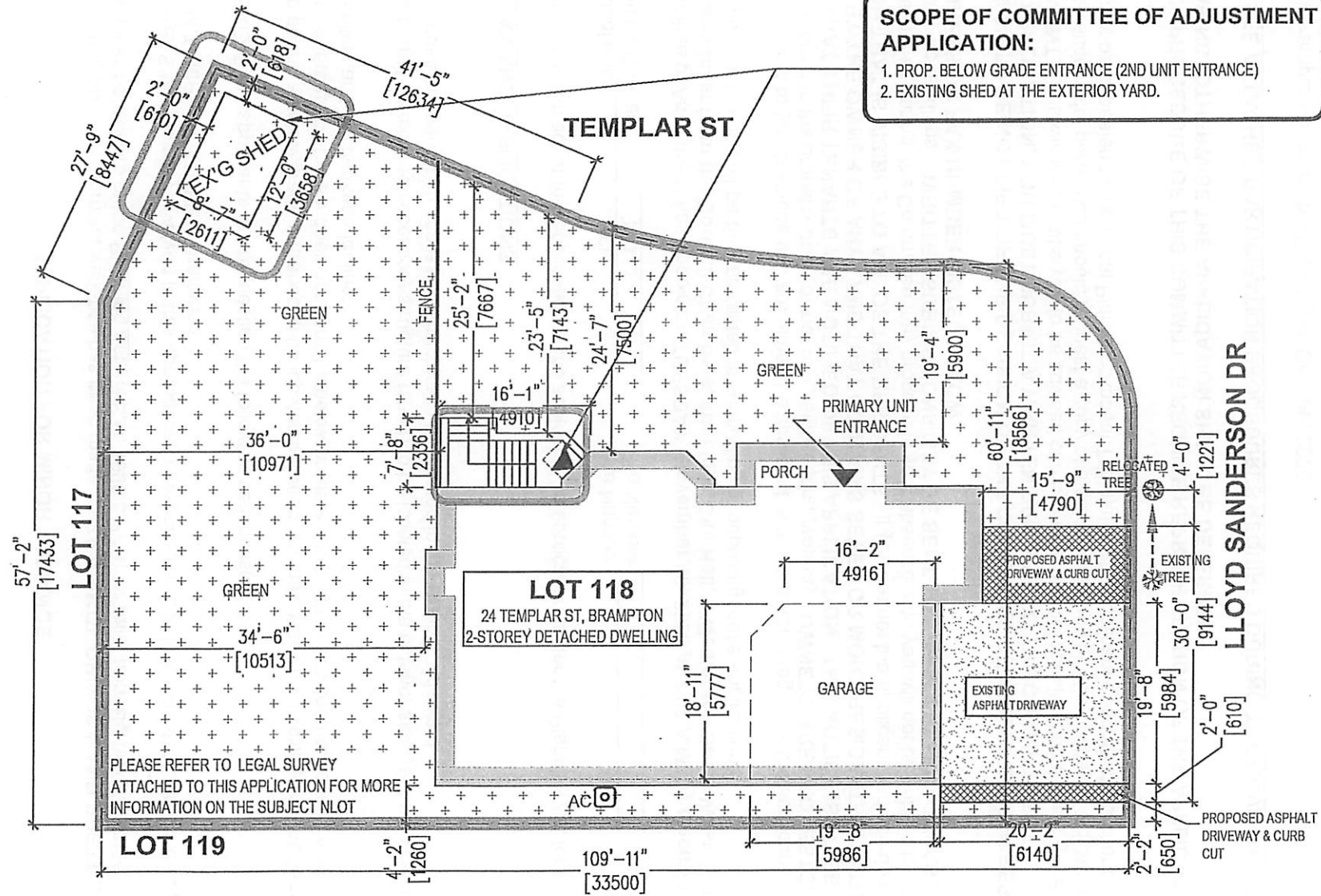
DATED at Brampton Ontario, this 29th day of October, 2020.

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

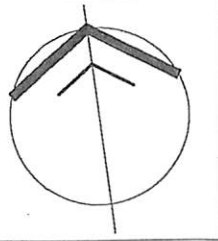
PROPOSED BELOW GRADE ENTRANCE @ EXTERIOR SIDE LOT

24 TEMPLAR ST, BRAMPTON



SCOPE OF COMMITTEE OF ADJUSTMENT APPLICATION:

1. PROP. BELOW GRADE ENTRANCE (2ND UNIT ENTRANCE)
2. EXISTING SHED AT THE EXTERIOR YARD.



No.	Description	Date

PROPOSED BELOW GRADE ENTRANCE @ EXTERIOR SIDE LOT

57 BLACK DIAMOND CRES., BRAMPTON

Drawing by:
NESTA DESIGN CO.
48 COVEBANK CRESCENT
BRAMPTON, ON, L6P 2Y1
PHONE: 647-741-4552
EMAIL: amini@nestadesign.ca

Checked by:

Drawn by:
Date: 15/10/2020
DRAWING NAME:

SITE PLAN

SHEET NUMBER **A1**

1 SITE PLAN
1/16" = 1'-0"

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.



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) RAJANMOL DHINDSA & PREET BOPARAI DHINDSA
Address 24 TEMPLAR ST, BRAMPTON ON L6Y 3A6

Phone # 647-588-3950 Fax # _____
Email dhindsa2k@gmail.com

2. Name of Agent ISMATULLAH AMIRI
Address _____
48 COVEBANK CRES, BRAMPTON - L6P 2Y1

Phone # 647-741-4552 Fax # _____
Email amiri@nestadesign.ca

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

3.1. A RELIEF FROM ZONING BY LAW TO ALLOW A PROP. BELOW GRADE ENTRANCE @ EXTERIOR SIDE LOT
THE BELOW GRADE ENTRANCE WILL BE USED AS SEPARATE ENTRANCE TO A 2ND UNIT. SECOND UNIT
BUILDING PERMIT APPLICATION TO BE FILED.

The main purpose of the stair at the exterior side lot is to provide two separate yards for both the Principle and 2nd units keeping privacy of the Units intact. This can only be achieved by construction of below grade entrance at the exterior side yard.

3.2. To allow for an accessory structure to be located in the exterior side yard. Whereas the Zoning By-law does not permit an accessory structure in the exterior side yard.

4. Why is it not possible to comply with the provisions of the by-law?
THE ZONING BY LAW DOES NOT PERMIT BELOW GRADE STAIRS AT THE EXTERIOR SIDE LOT
Zoning By-law does not permit an accessory structure in the exterior side yard.

5. Legal Description of the subject land:
Lot Number LOT 118
Plan Number/Concession Number PLAN M1898 LOT 118
Municipal Address 24 TEMPLAR ST, BRAMPTON

6. Dimension of subject land (in metric units)
Frontage 18.57 M
Depth 33.5 M
Area 676.99 M2

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.)

SINGLE FAMILY DWELLING 17.8 M X 9.9 M 2 STOREY (DETACHED) - GROSS FLR AREA =279.3 M2

SHED 2.61 M X 3.66 M AREA=9.55 M2

PROPOSED BUILDINGS/STRUCTURES on the subject land:

BELOW GRADE STAIR WELL 2.34M X 4.91M

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 setback4.79 M

Rear yard setback10.51 M

Side yard setback(INTERIOR) 1.2 M

Side yard setback(EXTERIOR) 5.9 M

PROPOSED

Front yard setbackN/A

Rear yard setbackN/A

Side yard setback(INTERIOR) N/A

Side yard setback(EXTERIOR) 7.67M - PLEASE REFER TO SITE PLAN

10. Date of Acquisition of subject land: 2012

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: 2012

15. Length of time the existing uses of the subject property have been continued: RESIDENTIAL SINCE CONSTRUCTION

16. (a) What water supply is existing/proposed?

Municipal☒

Well☐

Other (specify)

(b) What sewage disposal is/will be provided?

Municipal☒

Septic☐

Other (specify)

(c) What storm drainage system is existing/proposed?

Sewers☒

Ditches☐

Swales☐

Other (specify)

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 of Applicant(s) or Authorized Agent

DATED AT THE CITY _____ OF BRAMPTON

THIS 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, Ismatullah Amiri, 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

9th OF October

IN THE City OF

Brampton THIS 30th DAY OF

October, 2020.

[Signature]
A Commissioner etc.

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

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1E - Section 2268

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

October 15, 2020

Date

DATE RECEIVED OCTOBER 9, 2020

24 TEMPLAR ST, BRAMPTON

[illegible]

PROPOSED
BELOW GRADE
ENTRANCE @
EXTERIOR SIDE
LOT

Drawing by:
NESTA DESIGN CO.
48 COVERBANK CRESCENT
BRAMPTON, ON, L6P 2Y1
PHONE: 647-711-6552
EMAIL: arnin@nestadesign.ca

Checked by:

Drawn by	
Date	15/10/2020
DRAWING NAME	

SITE PLAN

SHEET NUMBER

A1

SITE PLAN

 $1/16" = 1'-0"$

A-2020-0113

a

b

c

d

e

