

General Notes

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- * ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANT 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
 2355 DERRY ROAD EAST
 MISSISSAUGA, ON, L5S 1V6
 905-517-6755
 Email: herry@memengineering.ca

PROJECT TITLE:
 13 Sandy Beach Rd, Brampton,
 ON L7A 2T1

SHEET TITLE:
SITE PLAN

CLIENT EMAIL:

CLIENT CONTACT:

SCALE: 1/8" = 1'-0"	DRAWING NO.: A100
PLOT DATE: 26-12-2022	
DRAWN BY: SB	
CHECKED BY: HS	

SITE PLAN

SC: 1/8" = 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 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 **March 7, 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, March 2, 2023.**

- 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, March 2, 2023.**
 2. To participate in-person, please email the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, March 2, 2023.**
- 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, March 2, 2023.** . 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.

2022-12-26

COVERING LETTER

A - 2023-0022

To

The Secretary-Treasurer

Committee of Adjustment

City of Brampton

2 Wellington Street West

Brampton, Ontario L6Y 4R2

Subject: Minor Variance application for 13 Sandy Beach Rd, Brampton, ON L7A 2T1

Sir/ Madam,

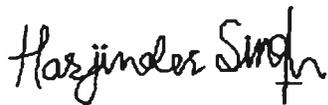
We hope this letter finds you well. Please accept our minor variance application for our client at 13 Sandy Beach Rd, Brampton, ON L7A 2T1.

We have proposed a below grade steps for entrance to the basement in a North side yard with reduced setback of 0.34m whereas city by law requires 1.20m setback from lot line to proposed below grade steps.

So, we request you to kindly consider our application for minor variance and allow for the below grade steps (entrance) from the side yard.

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-2023-0022

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)** AFTAB IFTIKHAR; NAILA ZAFAR
Address 13 Sandy Beach Rd, Brampton, ON L7A 2T1

Phone # 437-983-0315 **Fax #** _____
Email enr.afab034@gmail.com

2. **Name of Agent** HARJINDER SINGH/ MEM ENGINEERING INC.
Address UNIT 28, 2355 DERRY ROAD EAST, MISSISSAUGA, ON L5S 1V6

Phone # 905-517-8755 **Fax #** _____
Email MEM.PENG@OUTLOOK.COM

3. **Nature and extent of relief applied for (variances requested):**
Proposed Below Grade steps (3 risers) with the reduced setback of 0.34 m from the property line to below grade steps.
- To permit a Existing driveway width of 8.09m.
- To permit a Existing setback from permeable landscaping to side lot line of 0.31m.

4. **Why is it not possible to comply with the provisions of the by-law?**
The reduced setback from proposed below grade steps is 0.34m whereas required minimum setback is 1.2m.
- By-law permit a maximum driveway width of 6.71m.
- By-law requires a minimum 0.6m setback of permeable landscaping to the side lot line.

5. **Legal Description of the subject land:**
Lot Number 23
Plan Number/Concession Number M1511
Municipal Address 13 Sandy Beach Rd, Brampton, ON L7A 2T1

6. **Dimension of subject land (in metric units)**
Frontage 13.70M
Depth 25.40M
Area 347.98 M2

7. **Access to the subject land is by:**
Provincial Highway Seasonal Road
Municipal Road Maintained All Year Other Public Road
Private Right-of-Way 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.)

EXISTING 2 STOREY SEMI- DETACHED DWELLING.
SINGLE FAMILY DWELLING
GROSS FLOOR AREA-212.5 M2
HEIGHT OF PROPERTY -8.5 M, WIDTH-11.4 M, LENGTH - 11.93 M

PROPOSED BUILDINGS/STRUCTURES on the subject land:

TWO UNIT DWELLING
PROPOSED BELOW GRADE STEPS WITH THE REDUCED SETBACK OF 0.34Y M TO ACCESS THE BASEMENT.

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 3.94M
Rear yard setback 6.45M
Side yard setback 1.51M (NORTH SIDE)
Side yard setback 0.69M(SOUTH SIDE)

PROPOSED

Front yard setback 3.94M
Rear yard setback 6.45 M
Side yard setback REDUCED SETBACK OF 0.34 M FROM PROPOSED BELOW GRADE STEPS
Side yard setback 0.69M (SOUTH SIDE)

10. Date of Acquisition of subject land: 2022
11. Existing uses of subject property: SINGLE FAMILY DWELLING
12. Proposed uses of subject property: TWO UNIT DWELLING
13. Existing uses of abutting properties: RESIDENTIAL
14. Date of construction of all buildings & structures on subject land: 2002
15. Length of time the existing uses of the subject property have been continued: 20 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 26 DAY OF DECEMBER, 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, GURWINDER GREWAL, 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 23rd DAY OF Jan., 2023
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.
Hazjinder Singh
Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: R1C-1123

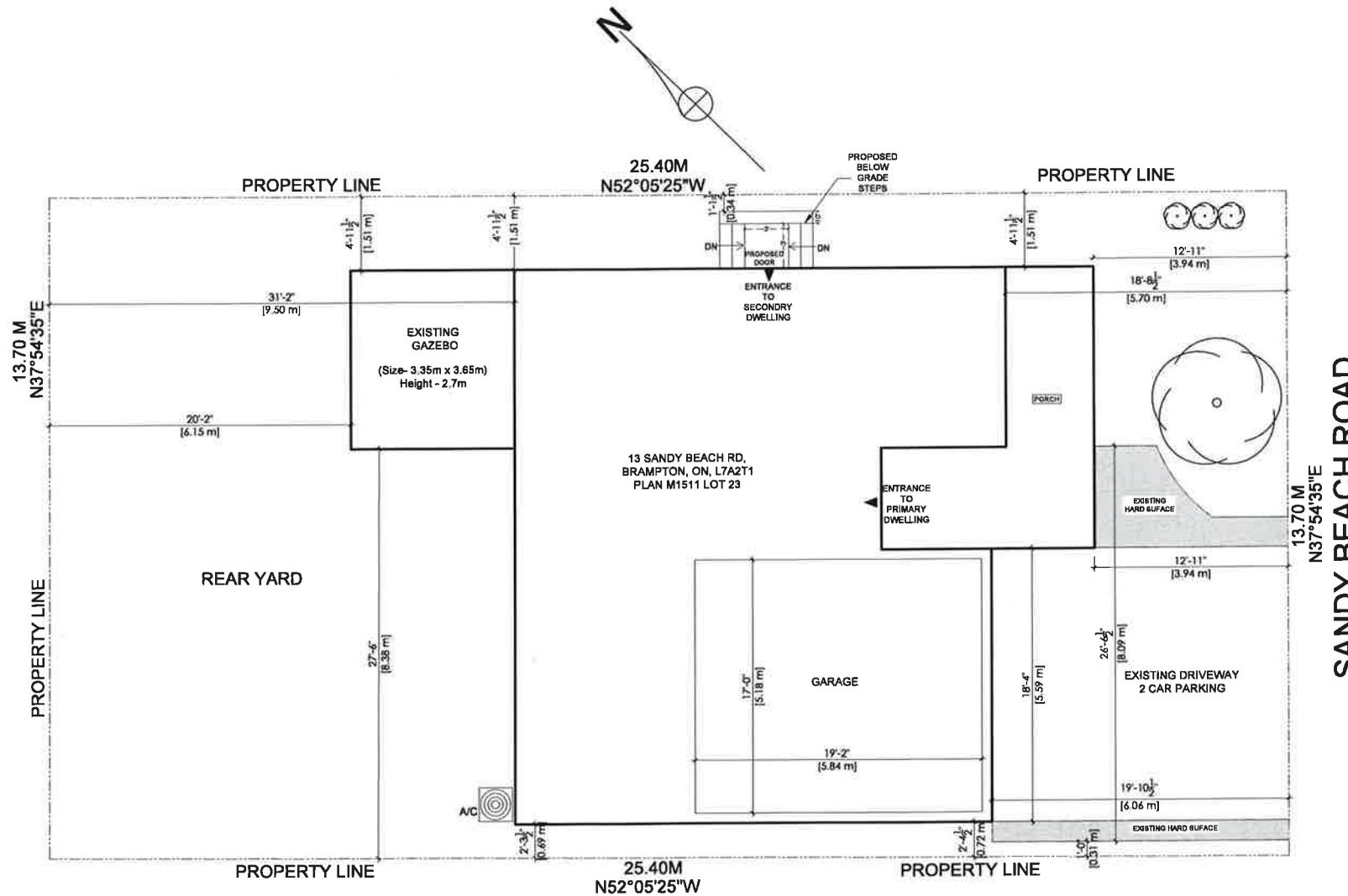
This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

L Barbuto
Zoning Officer

January 19, 2023
Date

DATE RECEIVED

Date Application Deemed Complete by the Municipality January 23, 2023.



SITE PLAN

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

General Notes

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Firm Name and Address
MEM ENGINEERING INC
 2355 DERRY ROAD EAST
 MISSISSAUGA, ON, L5S 1V8
 905-517-8765
 Email: harry@memengineering.ca

PROJECT TITLE:
 13 Sandy Beach Rd, Brampton, ON L7A 2T1

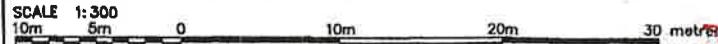
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PLOT DATE: 26-12-2022	
DRAWN BY: SB	
CHECKED BY: HS	

SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF LOTS 19, 20, 21, 22, 23 AND 24
PLAN 43M-1511
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL



RADY-PENTEK & EDWARD 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.

NOTES

- DENOTES MONUMENT FOUND
- IB DENOTES IRON BAR
- SIB DENOTES STANDARD IRON BAR
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- P DENOTES PORCH

ALL FOUND MONUMENTS BY RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.
 ALL TIES TO CONCRETE FOUNDATION.

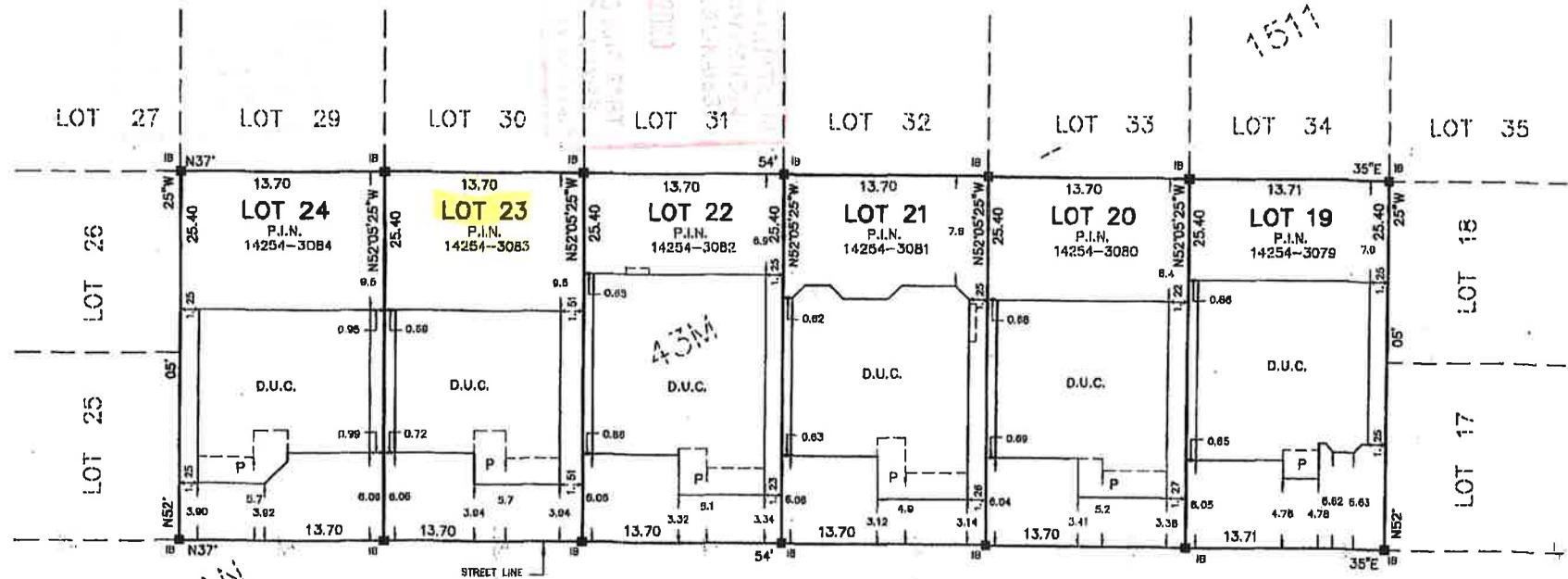
BEARINGS ARE GRID AND ARE REFERRED TO THE
 NORTHWEST LIMIT OF SANDY BEACH ROAD AS SHOWN ON
 PLAN 43M-1511 HAVING A BEARING OF N37°54'35"E.

PART 2 (SURVEY REPORT)
 REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: NONE
 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 23 DAY OF Sept., 2002
 DATE Nov. 19th, 2002.

T. Singh
 T. SINGH
 ONTARIO LAND SURVEYOR

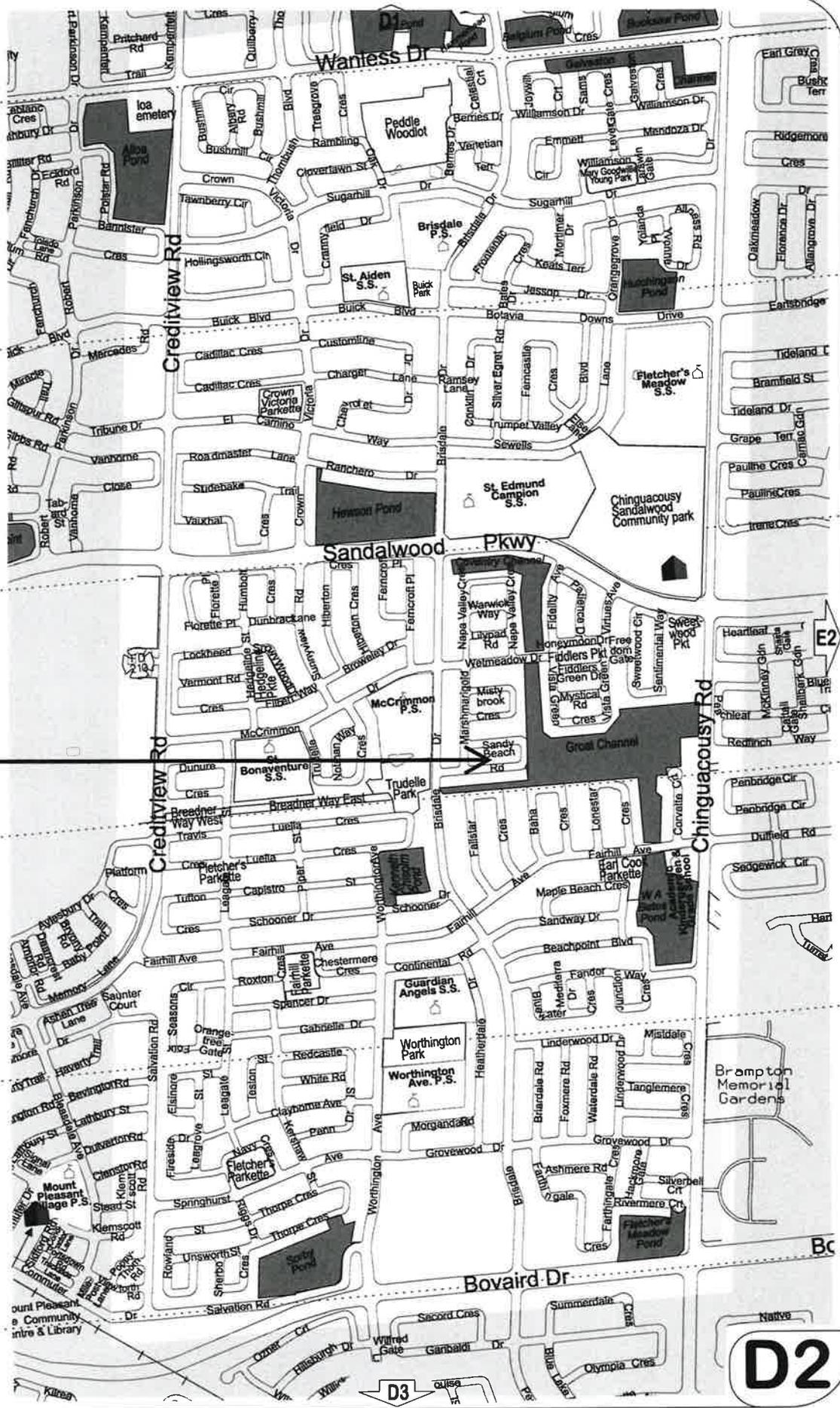


SANDY BEACH ROAD
 (BY PLAN 43M-1511)

THIS REPORT WAS PREPARED FOR
 MATTAMY HOMES
 AND THE UNDERSIGNED ACCEPTS NO
 RESPONSIBILITY FOR USE BY OTHER PARTIES.
 ©RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S., 2002

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 PROTECTION OF PRIVACY ACT R.S.O. 1990c. M56**
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rpe RADY-PENTEK & EDWARD SURVEYING LTD.
 ONTARIO LAND SURVEYORS
 465 WILSON AVENUE, DOWNSVIEW, ONTARIO
 Tel. (416) 635-5000 Fax (416) 635-5001
 E-Mail rpesurvey@rogers.com
 DRAWN: V.K. CHECKED: T.S.
 CAD FILE 1511-19 JOB No. 02-025



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b

c

d

e

C2

E2

Bc

A-2023-0022

D2

D3