

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

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.

2022-12-02

COVERING LETTER

To

A - 2023-0018

The Secretary-Treasurer

Committee of Adjustment

City of Brampton

2 Wellington Street West

Brampton, Ontario

L6Y 4R2

Subject: Minor Variance application 2 Benhurst Cres, Brampton, ON L7A 0B7

Sir/ Madam,

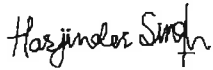
We hope this letter finds you well. Please accept our minor variance application for our client 2 Benhurst Cres, Brampton, ON L7A 0B7

We have proposal to permit Proposed below grade staircase to the basement in exterior side yard whereas City by-law does not permitted staircase in exterior side yard.

So, we request you to kindly consider our application for minor variance.

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-2023-0018

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)** NAVDEEP SINGH CHHINA, TANBIR CHHINA
Address 2 Benhurst Cres. Brampton, ON L7A 0B7

Phone # 847-515-4187 **Fax #** _____
Email chhina.navdeep@gmail.com

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

Phone # 905-517-6755 **Fax #** _____
Email MEM.PENG@OUTLOOK.COM

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

PROPOSED BELOW GRADE STAIR TO THE BASEMENT IN EXTERIOR SIDE YARD
WHEREAS CITY BY LAW DOES NOT PERMITTED STAIRCASE IN EXTERIOR YARD.

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

CITY BY LAW DOES NOT PERMITTED STAIRCASE IN EXTERIOR YARD

5. **Legal Description of the subject land:**
Lot Number 75
Plan Number/Concession Number M2043
Municipal Address 2 Benhurst Cres, Brampton, ON L7A 0B7

6. **Dimension of subject land (in metric units)**
Frontage 12.10M
Depth 27.5M
Area 332.75 M2

7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>

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 DETACHED DWELLING
SINGLE FAMILY DWELLING
GROSS FLOOR AREA: 313.45 M2
HEIGHT OF PROPERTY: 8.5M, WIDTH - 11.68M, DEPTH- 17.47M

PROPOSED BUILDINGS/STRUCTURES on the subject land:

TWO UNIT DWELLING
PROPOSED BELOW GRADE STAIR TO THE BASEMENT IN 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	<u>2.72M</u>
Rear yard setback	<u>6.00M</u>
Side yard setback	<u>0.63M</u>
Side yard setback	<u>2.51M</u>

PROPOSED

Front yard setback	<u>2.72M</u>
Rear yard setback	<u>6.00M</u>
Side yard setback	<u>0.63M</u>
Side yard setback	<u>2.51M</u>

10. Date of Acquisition of subject land: 2021
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: 2021
15. Length of time the existing uses of the subject property have been continued: 1.5 YEAR

16. (a) What water supply is existing/proposed?
- | | | |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" 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 _____

Hazjinder Singh
Signature of Applicant(s) or Authorized Agent

DATED AT THE _____ CITY _____ OF _____ BRAMPTON
THIS 05 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 GREHAL 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: _____

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

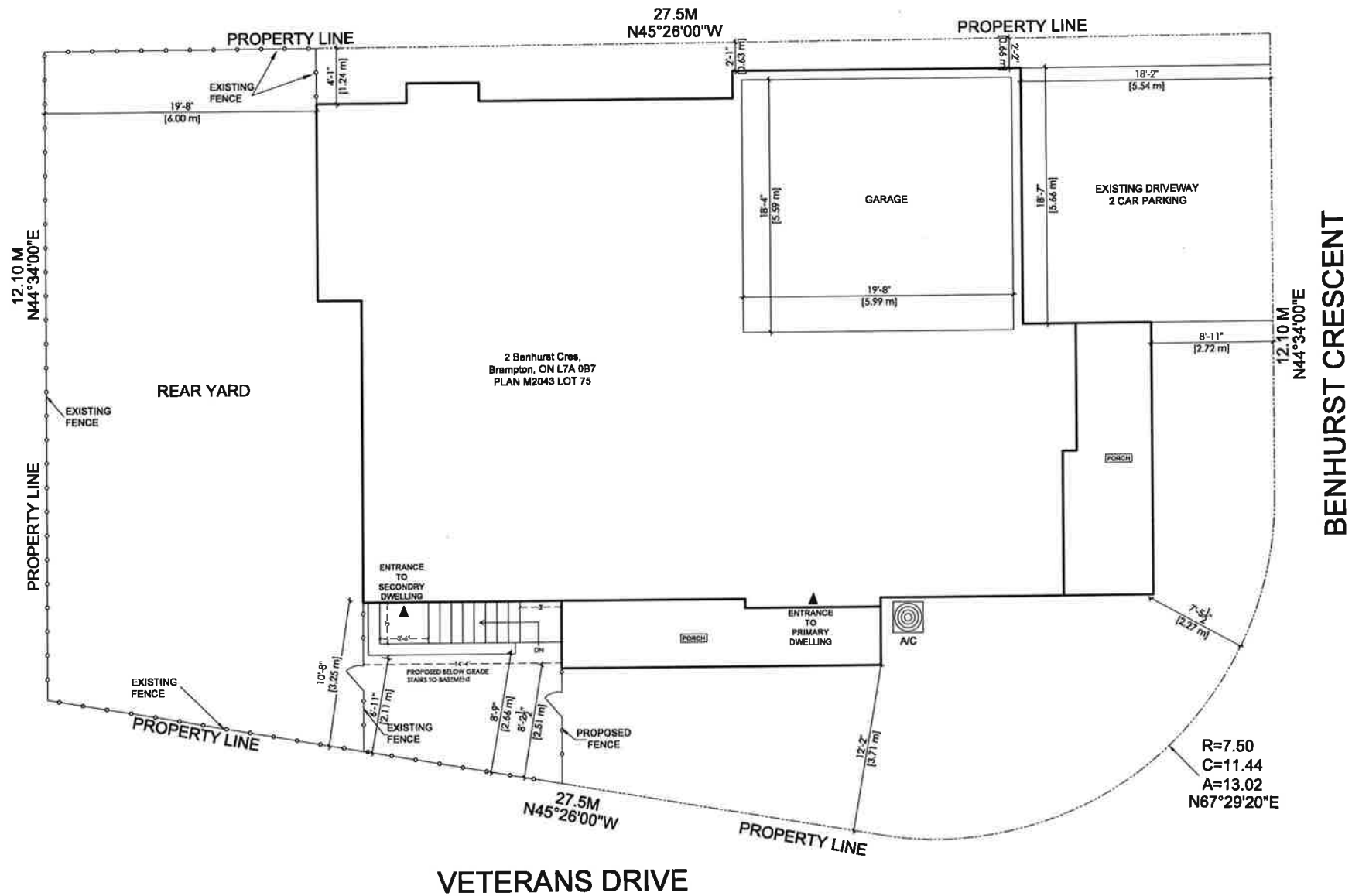
Date

DATE RECEIVED

Date Application Deemed Complete by the Municipality

January 23, 2023

Revised 2022/02/17



SITE PLAN
SC: 1/8" = 1'-0"

General Notes

* CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING.
* ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS 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
2365 DERRY ROAD EAST
MISSISSAUGA, ON, L6S 1V8
905-517-8765
Email: harry@mamengineering.ca

PROJECT TITLE:

2 Benhurst Cres, Brampton, ON L7A 0B7

SHEET TITLE:

SITE PLAN

CLIENT EMAIL:

CLIENT CONTACT:

SCALE: 1/8" = 1'-0"	DRAWING NO.: A100
PLOT DATE: 28-12-2022	
DRAWN BY: SB	
CHECKED BY: HS	

SURVEYOR'S REAL PROPERTY REPORT

PART 1

PLAN OF LOTS 75, 76, 77,
78, 79, 80 AND 81

PLAN 43M-2043

CITY OF BRAMPTON

REGIONAL MUNICIPALITY OF PEEL

SCALE 1:300

10m 5m 0 10m 20metres

R-PE 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.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2175659



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1028, Section 28(2)

NOTES

- DENOTES MONUMENT FOUND
- PS DENOTES PLASTIC BAR
- SSB DENOTES SHORT STANDARD IRON BAR
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- P DENOTES PORCH
- TOW DENOTES TOP OF WALL ELEVATION

ALL FOUND MONUMENTS BY RADY-PENDEX & EDWARD
SURVEYING LTD., O.L.S.

ALL TIES TO CONCRETE FOUNDATIONS.

BEARINGS ARE GRID AND ARE REFERRED TO THE
SOUTHEAST LIMIT OF BENHURST CRESCENT AS SHOWN ON
PLAN 43M-2043 HAVING A BEARING OF N37°46'20"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 31ST DAY OF AUGUST, 2021

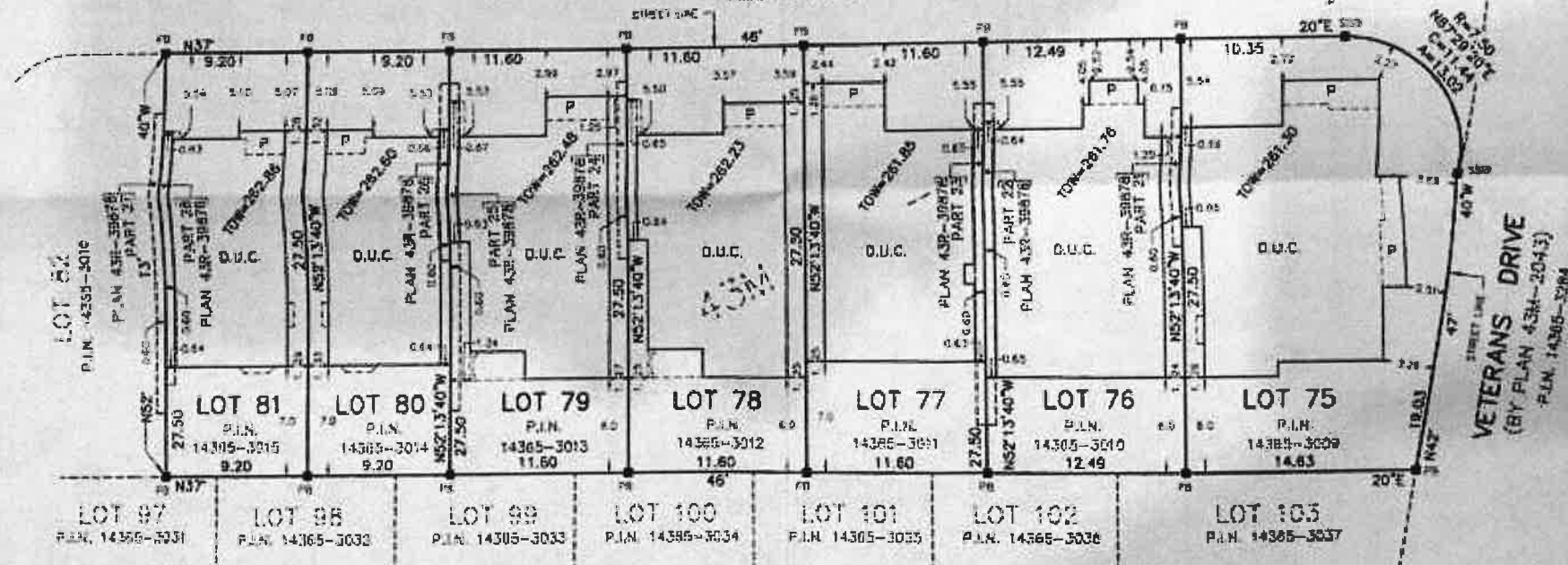
DATE SEPTEMBER 28, 2021

[Signature]
T. SMITH
ONTARIO LAND SURVEYOR

BENHURST CRESCENT

(BY PLAN 43M-2043)

P.I.N. 14305-3283



PLAN

DOCUMENTS RELEASED PURSUANT TO A REQUEST
UNDER THE

MUNICIPAL FREEDOM OF INFORMATION AND
PROTECTION OF PRIVACY ACT R.S.O. 1990c. M56

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TOWNWOOD HOMES
AND THE UNDERSIGNED ACCEPTS NO
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R-PE SURVEYING LTD.

ONTARIO LAND SURVEYORS

643 Christie Road, Suite 7

Woodbridge, Ontario L4L 8A3

Tel. (416) 635-5000 Fax (416) 635-5001

Tel. (905) 264-0881 Fax (905) 264-2099

Website: www.r-pe.ca

DRAWN: V.K.

CAD FILE No. 2043-75

CHECKED: G.Y./T.S.

JOB No. 17-253

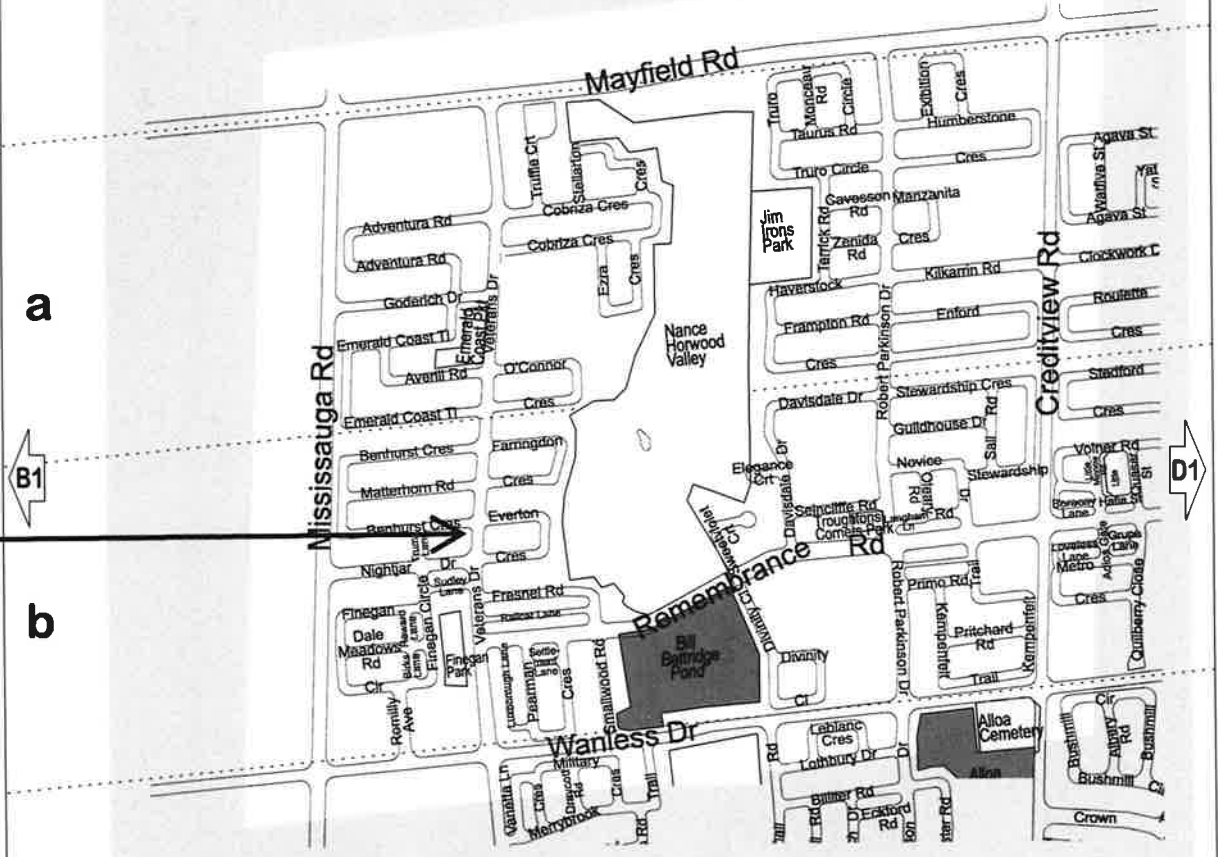
17-253 *43M-2043 L75-81*



A-2023-0018

a

b



C2

C1