

**APPLICATION # A-2023-0010**  
**WARD #3**

**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **MIHIR PALANPURWALA** 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 173, Plan M-614 municipally known as **9 BLACKMERE CIRCLE**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s):

1. To permit the parking of an oversized motor vehicle whereas the by-law prohibits the parking of oversized motor vehicles;
2. To permit an existing accessory structure (shed) having a rear yard setback of 0.45m (1.48 ft.) whereas the by-law requires a minimum setback of 0.6m (1.97 ft.) to the nearest property lines for an accessory structure.

**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: _____	<b>NO</b>	File Number: _____
Application for Consent: _____	<b>NO</b>	File Number: _____

The Committee of Adjustment has appointed **TUESDAY, March 7, 2023 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 an Ontario Land 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 Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body.

**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**

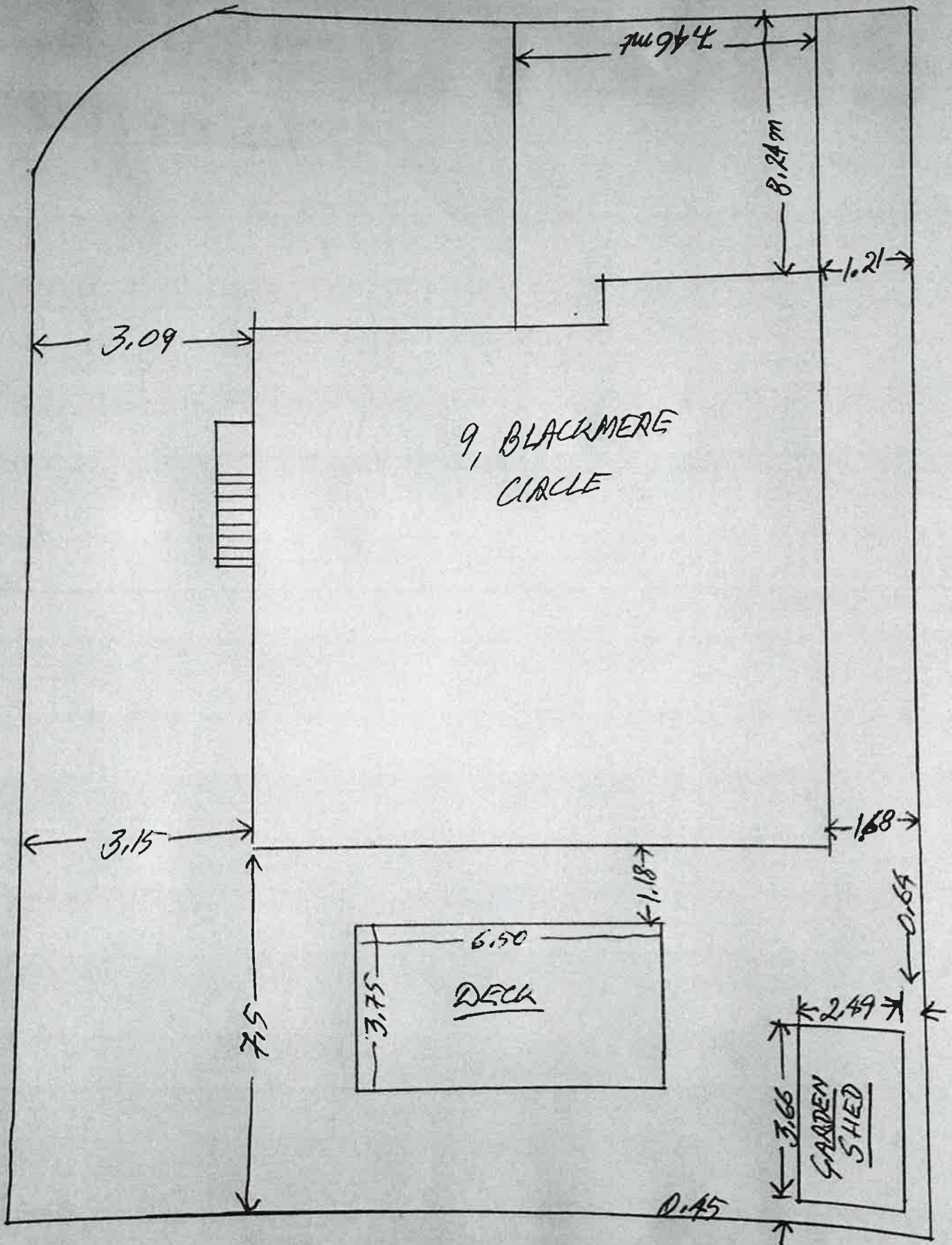
DATED at Brampton Ontario, this this 23rd Day of February, 2023.

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](mailto:jeanie.myers@brampton.ca)

CONCRETE SIDE WALK ROAD

ROAD  
CONCRETE SIDE WALK



**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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto: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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto: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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto: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](http://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**

February 6, 2023

To: Committee of Adjustment

**RE: MIHIR PALANPURWALA  
LOT 173, PLAN M-614  
A-2023-0010 – 9 BLACKMERE CIRCLE**

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Please **amend** application **A-2023-0010** to reflect the following:

1. To permit the parking of an oversized motor vehicle whereas the by-law prohibits the parking of oversized motor vehicles;
2. To permit an existing accessory structure (shed) having a rear yard setback of 0.45m (1.48 ft.) whereas the by-law requires a minimum setback of 0.6m (1.97 ft.) to the nearest property lines for an accessory structure.



Applicant/Authorized Agent





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)** MIHIR PALANPURWALA  
**Address** 9 BLACKMERE CIRCLE, BRAMPTON, ONTARIO, L6W 4C2  
  
**Phone #** 416 624 6234 **Fax #** \_\_\_\_\_  
**Email** MIHIRNIMI@YAHOO.COM

2. **Name of Agent** \_\_\_\_\_  
**Address** \_\_\_\_\_  
  
**Phone #** \_\_\_\_\_ **Fax #** \_\_\_\_\_  
**Email** \_\_\_\_\_

3. **Nature and extent of relief applied for (variances requested):**  
TO PERMIT THE PARKING OF AN OVERSIZED MOTOR VEHICLE  
TO PERMIT A DRIVEWAY WIDTH OF 7.46 METERS  
TO PERMIT AN ACCESSORY STRUCTURE WITH A 0.45M SETBACK TO THE REAR  
PROPERTY LINE

4. **Why is it not possible to comply with the provisions of the by-law?**  
THE BY-LAW DOES NOT PERMIT THE PARKING OF AN OVERSIZED MOTOR  
VEHICLE  
THE BY-LAW PERMITS A MAX. DRIVEWAY WIDTH OF 7.32 METERS.  
THE BY-LAW REQUIRES A MINIMUM SETBACK OF 0.6 METERS.

5. **Legal Description of the subject land:**  
**Lot Number** 173  
**Plan Number/Concession Number** M614  
**Municipal Address** 9 BLACKMERE CIRCLE

6. **Dimension of subject land (in metric units)**  
**Frontage** 17.51 MT.  
**Depth** 33.02 MT.  
**Area** \_\_\_\_\_

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.)

2 STORY DWELLING,  
GROSS FLOOR AREA : GROUND FLOOR INCLUDING ATTACHED GARAGE: 220.3  
SQ. MT, SECOND FLOOR: 220.3 SQ MT.  
GARDEN SHED: 11 SQ. MT  
DRIVEWAY DIMENTIONS: 8.24 MT LOMG, 7.30 MT WIDE

**PROPOSED BUILDINGS/STRUCTURES on the subject land:**

NO CHANGE IN THE BUILDING PROPOSED

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 7.69 MT

Rear yard setback 7.5 MT

Side yard setback 3.09 MT

Side yard setback 1.24 MT

**PROPOSED**

Front yard setback NA

Rear yard setback NA

Side yard setback NA

Side yard setback NA

10. Date of Acquisition of subject land: AUGUST 2007
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: AUGUST 2007
15. Length of time the existing uses of the subject property have been continued: 15 YRS
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 _____

MIHIR PALANPURWALA  
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY 9 BLACKMERE CIRCLE OF BRAMPTON

THIS 8<sup>th</sup> DAY OF DECEMBER JANUARY 2022 2023

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, MIHIR PALANPURWALA, 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 10<sup>th</sup> DAY OF

January, 20 23

Jeanie Myers  
A Commissioner etc.

J.N.  
Jeanie Cecilia Myers  
a Commissioner, etc.,  
Province of Ontario  
for the Corporation of the  
City of Brampton  
Expires April 8, 2024

Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

R1C-2572

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

Todd Payne  
Zoning Officer

Dec 7, 2022

Date

DATE RECEIVED

Date Application Deemed  
Complete by the Municipality

January 10, 2023



**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1) PLAN OF**  
**LOT 173**  
**REGISTERED PLAN 43M-614**  
**CITY OF BRAMPTON**  
**REGIONAL MUNICIPALITY OF PEE**  
**SCALE 1:300**  
**P. SALNA CO. LTD., O.L.S.**

**ASSOCIATION OF ONTARIO**  
**LAND SURVEYORS**  
**PLAN SUBMISSION FORM**  
**1630541**

THIS PLAN IS NOT VALID  
 UNLESS IT IS AN EMBOSSED  
 ORIGINAL COPY  
 ISSUED BY THE SURVEYOR  
 in accordance with  
 Regulation 1829, Section 29(3).

THIS REPORT WAS PREPARED FOR  
 MINIR PALANPURNALA  
 AND THE UNDERSIGNED ACCEPTS NO  
 RESPONSIBILITY FOR USE BY  
 OTHER PARTIES

**LEGEND**

- DENOTES SURVEY MONUMENT PLANTED
- DENOTES SURVEY MONUMENT FOUND
- DENOTES STANDARD IRON BAR
- DENOTES CUT CROSS
- DENOTES MEASURED
- DENOTES SET
- P1 DENOTES REGISTERED PLAN 43M-614
- P2 DENOTES PLAN BY P. SALNA CO. LTD., O.L.S.
- DATED NOVEMBER 22nd, 1996
- DENOTES PLAN BY P. SALNA CO. LTD., O.L.S.
- DATED JANUARY 13th, 1997
- MM DENOTES MARSHALL MACLIN MONAGHAN LTD., O.L.S.

- CWB DENOTES CONCRETE WALKWAY
- BWB DENOTES BRICK WALKWAY
- BF DENOTES BOARD FENCE
- DBF DENOTES DOUBLE BOARD FENCE
- OCF DENOTES CONCRETE CURB
- WO DENOTES WALKOUT
- CPO DENOTES CONCRETE PAD
- P DENOTES PILLAR

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS  
 PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION  
 OF P. SALNA O.L.S.

**BEARING NOTE**

BEARINGS ARE ASTRONOMIC AND ARE  
 DERIVED FROM THE SOUTH-EASTERLY  
 LIMIT OF BLACKMERE CIRCLE  
 AS SHOWN ON REGISTERED PLAN 43M-614  
 HAVING A BEARING OF N44°30'00"E

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- 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.
- THE SURVEY WAS COMPLETED ON THE 22nd DAY OF JANUARY, 2007.

JANUARY 20th, 2007  
 DATE  
 VLADIMIR DOSEN, B.Sc.  
 ONTARIO LAND SURVEYOR

**P. SALNA COMPANY LTD.**  
**ONTARIO LAND SURVEYORS**

10225 YONGE STREET  
 RICHMOND HILL, ONTARIO L4C 3B2  
 PHONE: (905)884-3988 FAX: (905)737-7516

PARTY CHIEF PANCH	FILE: 85-45
DRAWN BY: GORAN L	JOB: 6347
CHECKED BY: BLAIR C	CAD FILE: 9BLACKMERE-SPPN

**METRIC**  
 DISTANCES SHOWN ON THIS  
 PLAN ARE IN METRES AND  
 CAN BE CONVERTED TO  
 FEET BY DIVIDING BY 0.3048

**PART 2) SURVEY REPORT**  
 REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:  
 LOT 173 IS SUBJECT TO RIGHT AS IN LT728147  
 COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:  
 THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING  
 BY-LAWS.

**BLACKMERE CIRCLE**  
 (BY REGISTERED PLAN 43M-614)  
 (BY 14029-02802.1)

**BLACKMERE CIRCLE**  
 (BY REGISTERED PLAN 43M-614)  
 (BY 14029-03210.1)

**HAVELOCK DRIVE**

**LOT 105**

**LOT 173**  
 (BY 14029-02802.1)

**LOT 174**  
 (BY 14029-02802.1)

**LOT 175**

**LOT 176**

**LOT 177**

**PLAN**

**43M-614**

Scanned by CamScanner



ROAD  
CONCRETE SIDE WALK

CONCRETE SIDE WALK. ROAD.

