

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **KAMLESH PARMAR AND NIKITA PARMAR** 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 48, Plan M-537 municipally known as **52 ESKER DRIVE**, Brampton;

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

1. To permit a deck encroachment of 3.48m (11.42 ft) into the required rear yard, resulting in a rear yard setback of 4.52m (14.83 ft) whereas the by-law permits a maximum deck encroachment of 3.0m (9.84 ft), resulting in a rear yard setback of 5.0m (16.40 ft);
2. To permit an interior side yard setback of 0.432m (1.42 ft.) to an as-built deck whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 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, April 18, 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.

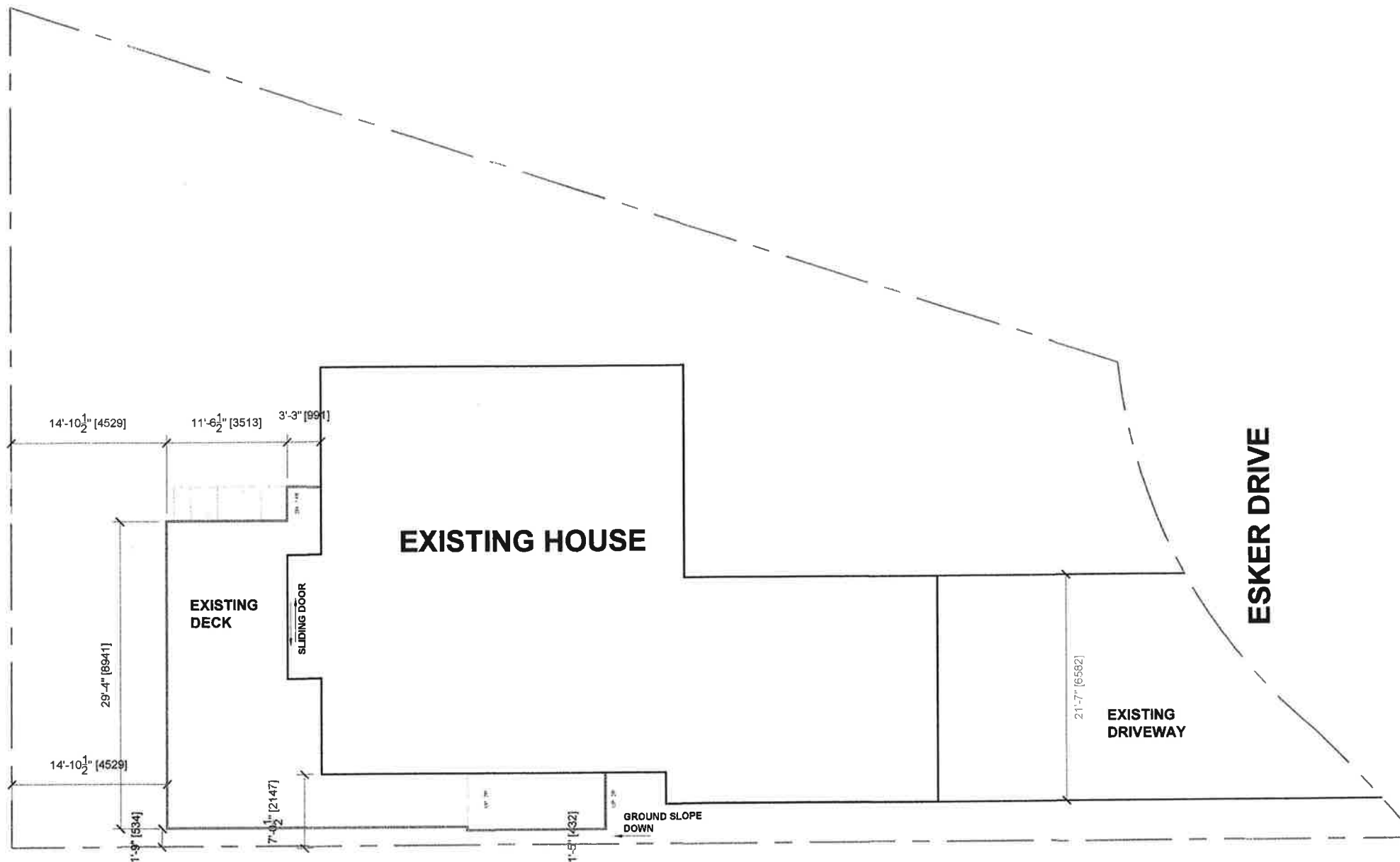
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this this 5th Day of April, 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




AREA STATEMENT

AREA OF DECK = 53.5 sq.mt. (576 sq.ft.)

NOTE

FOR SETBACKS REFER TO SURVEY

NO.		REVISIONS		BY	DATE
 ARCHITECTS INC. 2565 Steeles Ave. East, Unit-14, Suite-201, Brampton, ON, L6T 4L8 Ph: 647-998-7821 Email: r1arch77@outlook.com					
DECK IN BACKYARD AT 52 ESKER DRIVE BRAMPTON, ONTARIO					
CLIENT: _____				DATE: _____	
DRW BY:	CHK BY:	SCALE:	PAPER SIZE:	DWG. NO:	

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 **April 18, 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, April 13, 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, April 13, 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, April 13, 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, April 13, 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.

Flower City



brampton.ca

For Office Use Only
(to be inserted by the Secretary-Treasurer
after application is deemed complete)

FILE NUMBER: A-2023-0084

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) KAMLESH PARMAR, NIKITA PARMAR
Address 52 ESKER DRIVE, BRAMPTON, ONTARIO, L6Z 3C9

Phone # 416-834-0838 Fax #
Email kamleesh_parmar123@yahoo.com

2. Name of Agent ROHIT KUMAR
Address UNIT 14, 2565 STEELES AVE. EAST, BRAMPTON, ON, L6T 4L6, ON

Phone # 647,988,7621 Fax #
Email rkarch77@outlook.com

3. Nature and extent of relief applied for (variances requested):
MINOR VARIANCE APPLICATION FOR EXISTING DECK FOR BACKYARD AND SIDE YARD SETBACK.
1. BACKYARD SETBACK REQUIRED 5.0M PROVIDED 4.529
2. SIDEYARD SETBACK REQUIRED 0.6 M PROVIDED 0.432

4. Why is it not possible to comply with the provisions of the by-law?
THE DECK IS ALREADY BUILT

5. Legal Description of the subject land:
Lot Number 48
Plan Number/Concession Number PLAN M537
Municipal Address 52 ESKER DRIVE

6. Dimension of subject land (in metric units)
Frontage 18m
Depth 39.15m
Area .066 ha

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 DETACHED HOUSE. EXISTING DECK IN THE BACKYARD AREA 53.5 sq.mt.
GROSS FLOOR AREA 258.7 sq.mt. , NO. OF STORIES 2

PROPOSED BUILDINGS/STRUCTURES on the subject land:

none

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	6.14m, 13.14m
Rear yard setback	8.25m
Side yard setback	3.52m
Side yard setback	1.56m

PROPOSED

Front yard setback	6.14m, 13.14m
Rear yard setback	4.529m
Side yard setback	3.52m
Side yard setback	.432m

10. Date of Acquisition of subject land: MARCH 2019
11. Existing uses of subject property: RESIDENTIAL DETACHED HOUSE
12. Proposed uses of subject property: RESIDENTIAL DETACHED HOUSE
13. Existing uses of abutting properties: RESIDENTIAL
14. Date of construction of all buildings & structures on subject land: 1985
15. Length of time the existing uses of the subject property have been continued: 35 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 _____

Jeff Rohit
CITY OF BRAMPTON Signature of Applicant(s) or Authorized Agent
DATED AT THE PEEL CITY OF BRAMPTON
THIS 21 DAY OF MARCH, 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, ROHIT KUMAR, OF THE CITY OF MISSISSAUGA
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 21 DAY OF
March, 2023

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

Rohit
Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation:

R1B(2)-278

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.

J. Chau
Zoning Officer

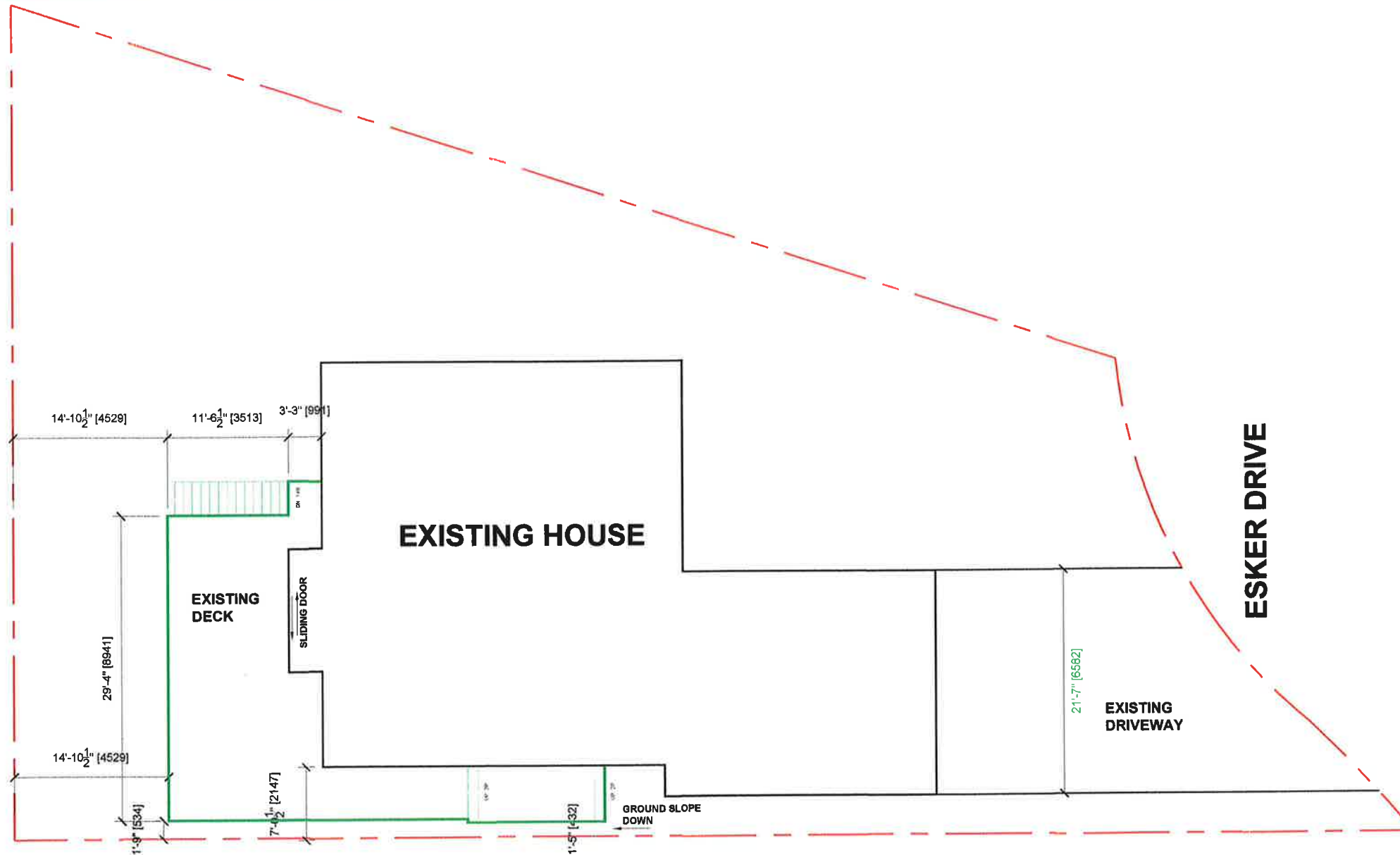
March 21, 2023

Date

DATE RECEIVED March 21, 2023

Date Application Deemed
Complete by the Municipality

Revised 2022/02/17



AREA STATEMENT

AREA OF DECK = 53.5 sq.mt. (576 sq.ft.)

NOTE

FOR SETBACKS REFER TO SURVEY

NO.	REVISIONS	BY	DATE
RE ARCHITECTS INC. 2565 Steeles Ave. East, Unit-14, Suite-201, Brampton, ON, L6T 4L8 Ph: 647-998-7621 Email: rkarch77@outlook.com			
DECK IN BACKYARD AT 52 ESKER DRIVE BRAMPTON ONTARIO			
CLIENT:			DATE:
DRW BY:	CHK BY:	SCALE:	PAPER SIZE:
DWG. NO:			

STAIR DETAIL
TREAD = 10"
RISER = 7.57

6"x6" WOOD POST SPF PT (SEE DETAIL TYP.) ON
10" DIA. CONCRETE PIER (SONOTUBE) MINIMUM
4'-0" BELOW GRADE TYP. SEE SECTION

6"x6" WOOD POST SPF PT (SEE DETAIL TYP.) ON
10" DIA. CONCRETE PIER (SONOTUBE) MINIMUM
4'-0" BELOW GRADE TYP. SEE SECTION



WOOD DECKING W/ 1/2" GAPS PERPENDICULAR TO DECK JOIST FRAMING

FIRST FLOOR LVL.

2"x8" LEDGER BOARD LAG BOLTED THRU WALL W/ 1/2" DIA. THRU BOLTS AT 24" O.C.

BASEMENT FLOOR LVL.

CONC. FOUNDATION

GLASS RAILING BY POLYTESTS INC. AS PER DOCUMENTATION AND SPECS PROVIDED BY THE MANUFACTURER.

3-2x8 WOOD BEAM W/ PLYWOOD FILLERS
SIMPSON JOIST HANGER

6"x6" WOOD POST SECURED TO CONC. PIER W/ METAL SHOE ANCHORED TO PIER MINIMUM 4" INTO CONCRETE W/ 1/2" DIA. ANCHOR BOLT THRU METAL SHOE AND WOOD POST

10" DIA. CONCRETE PIER MINIMUM 4'-0" BELOW GRADE.

SECTION 1

SCALE = 1/4"=1'-0"

4"x4" SUPPORT POSTS @4'-0" O.C.

2-#7 3" CORROSION RESISTANT SPIRAL NAILS OR SCREWS TYPICAL

DROPPED FRAMING MEMBER INTO WHICH EACH STRINGER IS END NAILED USING 3" NAILS MAX. 36" BETWEEN STRINGERS

10" MINIMUM STRINGER DEPTH

2"x4" WOOD BLOCKING @4'-0" O.C. MIN. BETWEEN STRINGERS

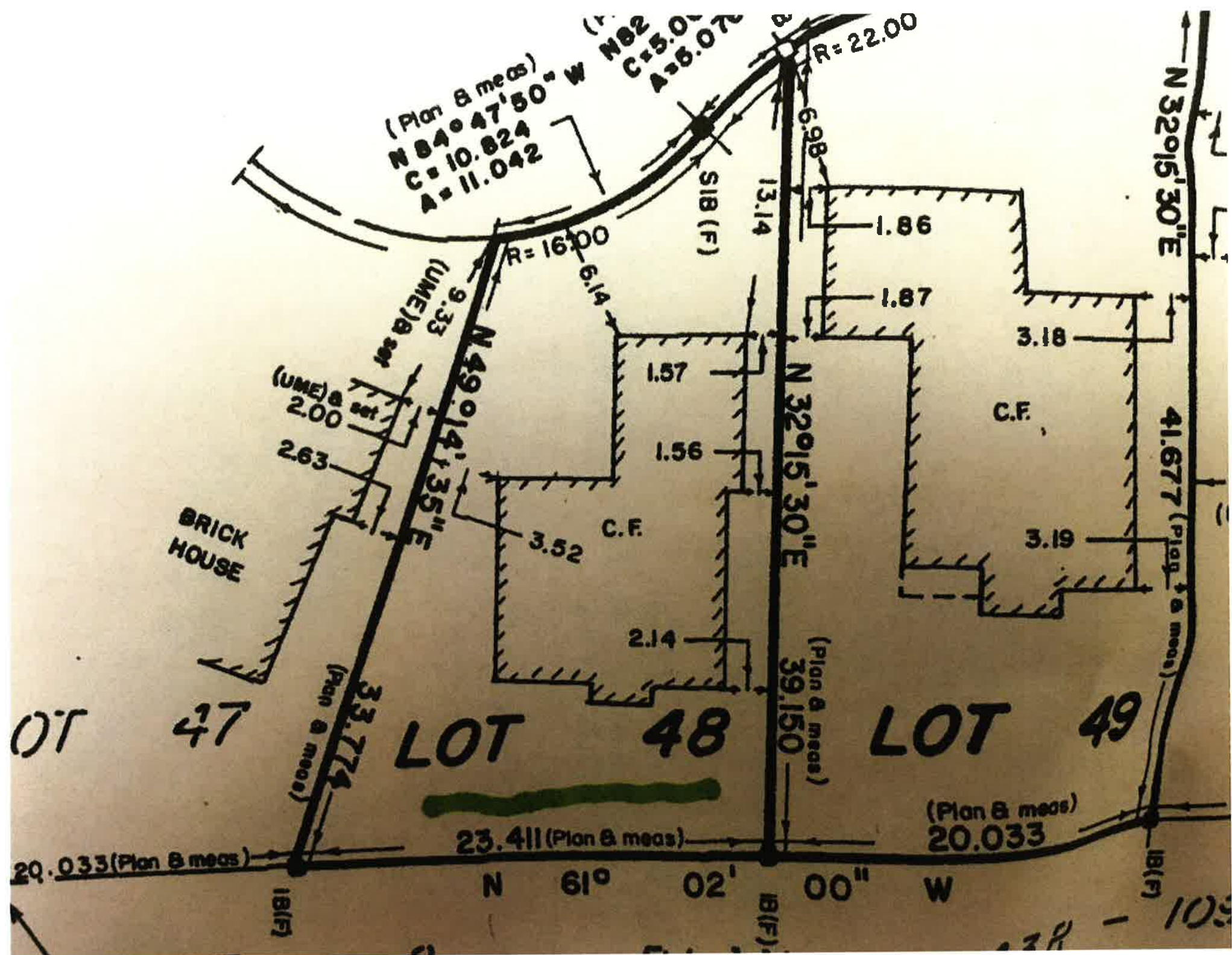
DECK STAIR DETAIL

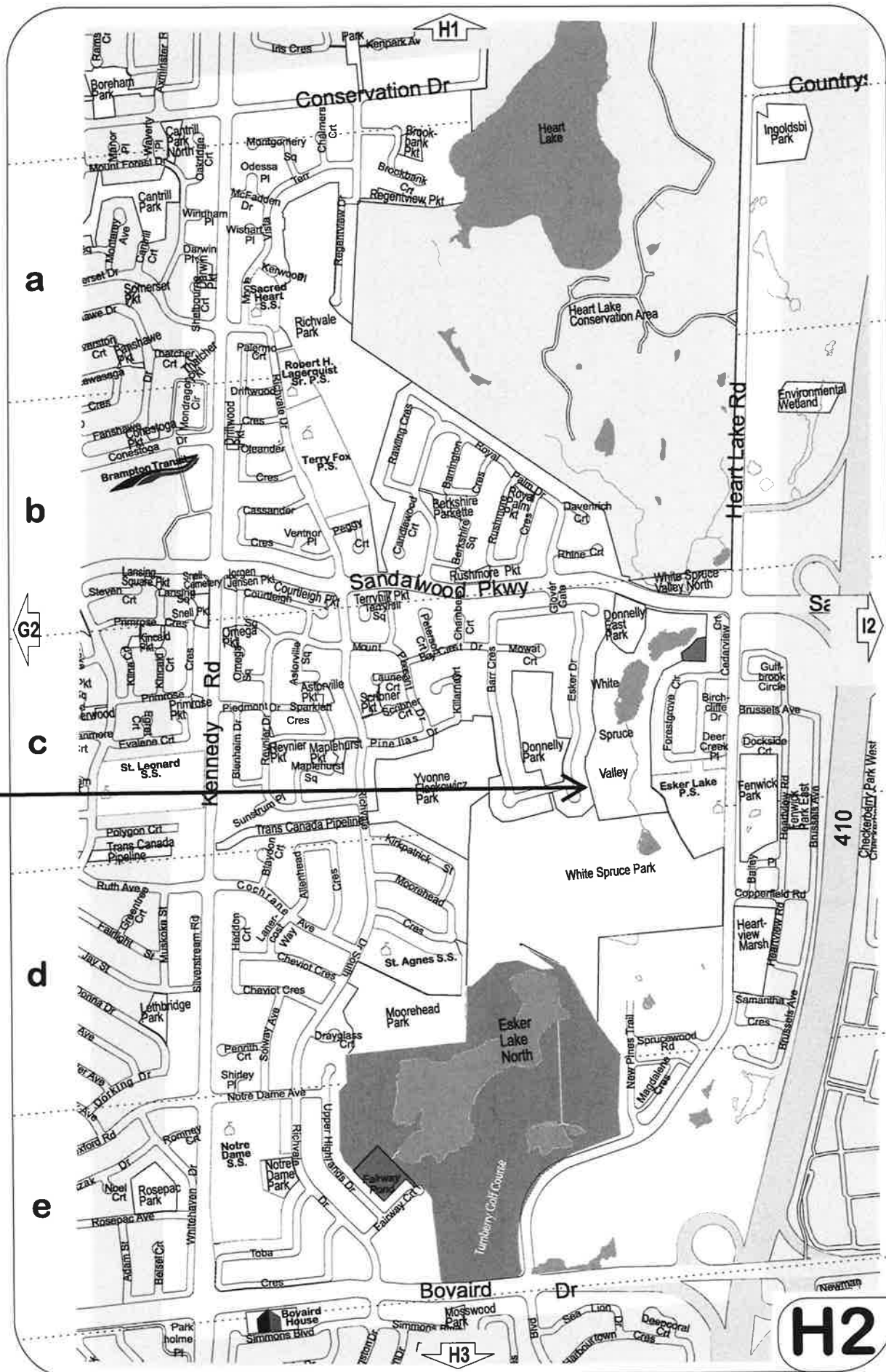
SCALE = 1/2"=1'-0"

GLASS RAILING BY POLYTESTS INC. AS PER DOCUMENTATION AND SPECS PROVIDED BY THE MANUFACTURER. TO BE INSTALLED BY THE CONTRACTOR AS PER MANUFACTURER INSTRUCTIONS

STRINGERS ANCHORED TO PRECAST CONCRETE 2- 3/8" DIAMETER THRU BOLTS C/W 1 1/2" O.D. WASHERS

NO.	REVISIONS	BY	DATE
RK ARCHITECTS INC. 2565 Steeles Ave. East, Unit 14, Suite 201, Brampton, ON, L6T 4L6 Ph: 647-995-7521 Email: rkarch77@outlook.com			
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A-2023-0084