

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **SAURAV BUBBER AND MANSEE BUBBER** 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 428, Plan 679 municipally known as **11 FERNDAL CRESCENT**, Brampton;

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

1. To permit a garden suite having a rear yard setback of 0.9m (2.95 ft) whereas the by-law requires a minimum rear yard setback of 2.5m (8.20 ft.);
2. To permit a garden suite having a side yard setback of 0.9m (2.95 ft.) whereas the by-law requires a minimum side yard setback of 1.8m (5.91 ft);
3. To permit a garden suite having a gross floor area of 41.63 sq. m (448.10 sq. ft) whereas the by-law permits a maximum gross floor area of 35 sq. m (376.74 sq. 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, May 9, 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.

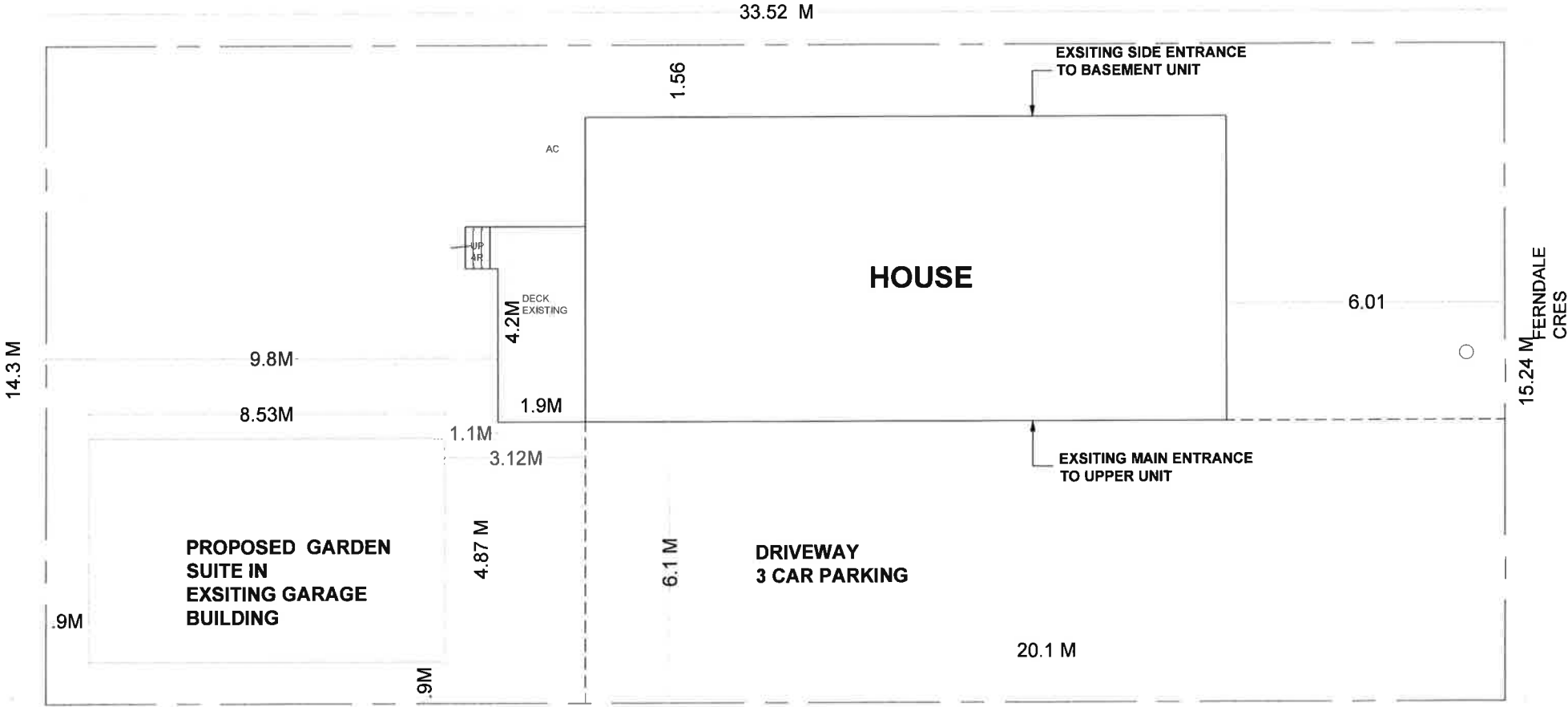
PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 27th 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

LOT AREA : 5500 SQ FT
TOTAL LOT COVERAGE :28.69%



GENERAL NOTES:

I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

Individual BCIN: 20565
Firm BCIN: 110812

SIGNATURE:

MANPREET KOHLI
290323
MANPREET KOHLI & ASSOCIATES INC.
(Registered Design Firm)
BCIN: 110812

NO.	REVISION/ ISSUE	DATE
1.	INITIAL ISSUE	

FIRM NAME & ADDRESS:

PUNJAB DESIGN & CONSTRUCTIONS INC.
BCIN: 110812
PH: 437 984 5005

PROJECT NAME & ADDRESS:

11 FERNDAL CRES

SHEET NAME:

SITE PLAN

DATE:

SCALE: 1:4

SHEET NO.: SP1

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 **May 9, 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, May 4, 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, May 4, 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, May 4, 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, May 4, 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-2023-0092**

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) SAURAV BUBBER , Mansee Bubber

Address 11 FERNDAL CRES

BRAMPTON

Phone # 4164563025

Fax #

Email nbubber@gmail.com

2. Name of Agent MANPREET KOHLI

Address 66 ENMOUNT DR

BRAMPTON, ONTARIO

Phone # 4379845005

Fax # 667 409

Email PANJABDESIGN@GMAIL.COM

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

Garden suite Bylaw requires minimum rear setback of 2.5 m and side setback of 1.8 m
Relief is requested from above requirements for an existing garage to be converted to
Garden Suite which has existing rear yard setback of .9 m and side yard setback of .9m.
Also, maximum permitted area for garden suite is 35 sq m ,
Relief is requested to convert existing garage area
41.63 sq m into garden suite

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

Relief is requested because garage building is existing on site and setbacks can not be
changed without demolishing garage.

5. Legal Description of the subject land:

Lot Number LOT 428

Plan Number/Concession Number PLAN 679

Municipal Address 11 Ferndale Cres

6. Dimension of subject land (in metric units)

Frontage 15.24 m

Depth 33.52 m

Area 510.84 sq m

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.)

Two Family Dwelling:		
Ground Floor Area: 91.72 sq m, Gross Floor Area: 183.44 sq m		
Number of Storeys: 2, Width : 6.64 m, Length : 13.8 m Height: 4.9 m		
Garage		
Ground Floor Area 41.63 sq m, Gross Floor Area 41.63 sq m	Storeys: 1 Width 4.87m Length 8.53m	Height: 4.9m

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Existing Garage is proposed to be converted to Garden Suite

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	Two Dwelling unit: 6.09 m	Garage: 24.07 m
Rear yard setback	13.4	.9m
Side yard setback	1.58m	9.44m
Side yard setback	6.15m	.9m

PROPOSED

Front yard setback	Two Family Dwelling: 6.09m	Garage: 24.07m
Rear yard setback	13.4m	.9m
Side yard setback	1.58m	9.44m
Side yard setback	6.15m	.9m

10. Date of Acquisition of subject land: Jun 1980
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: Jun 1980
15. Length of time the existing uses of the subject property have been continued: 42 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 _____


KOHLI DESIGN & CONSTRUCTIONS INC
(Registered Design Firm)
BCIN: 110812

Signature of Applicant(s) or Authorized Agent


DATED AT THE CITY OF BRAMPTON
THIS 05 DAY OF APRIL, 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, Manpreet Kohli, 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 5th DAY OF April, 2023

A Commissioner etc.

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


KOHLI DESIGN & CONSTRUCTIONS INC
(Registered Design Firm)
BCIN: 110812

Signature of Applicant or Authorized Agent

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.

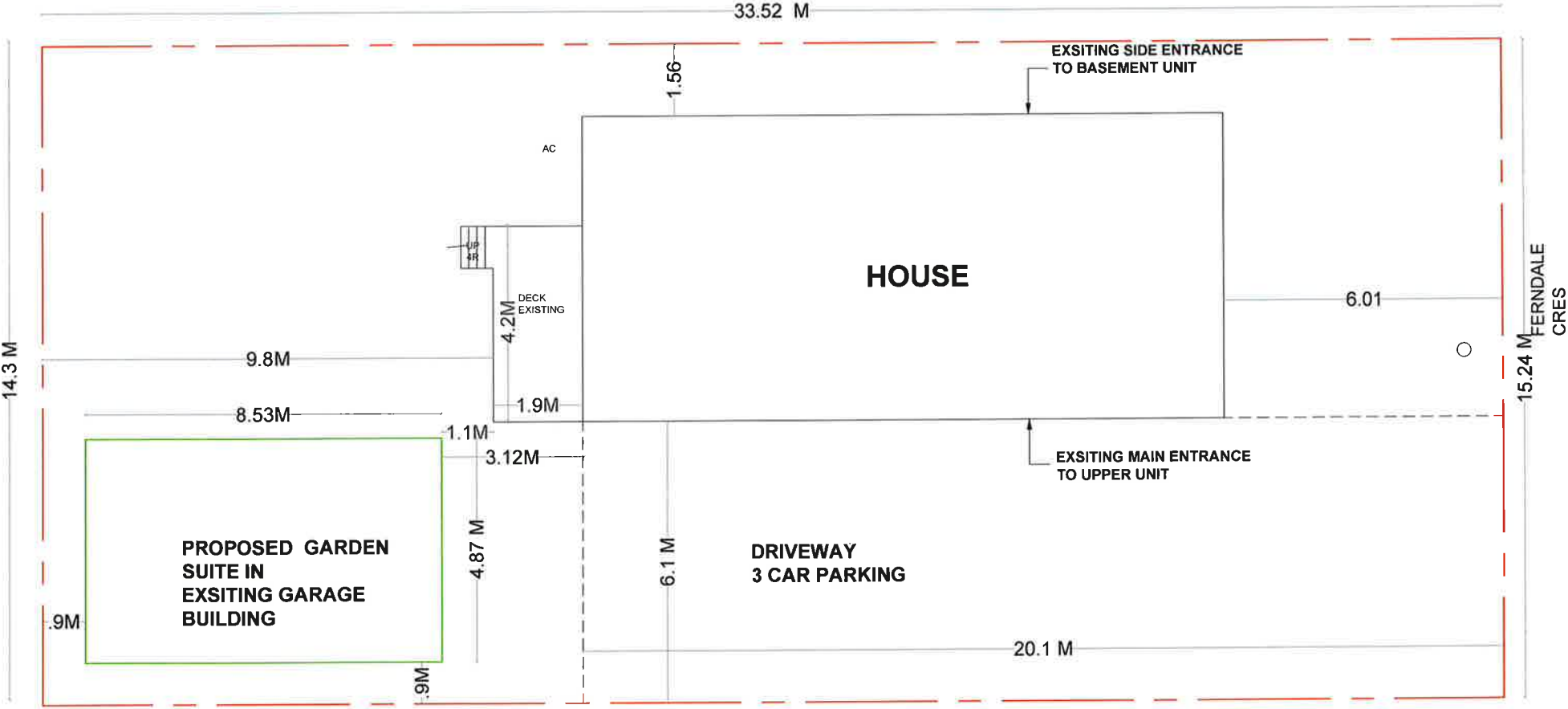
Zoning Officer

Date

DATE RECEIVED April 5, 2023

Date Application Deemed Complete by the Municipality _____

LOT AREA : 5500 SQ FT
TOTAL LOT COVERAGE :28.69%



GENERAL NOTES:

I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.
Individual BCIN: 20565
Firm BCIN: 110812

SIGNATURE:

MANPREET KOHLI
290323
KOHLI DESIGN & CONSTRUCTIONS INC.
(Registered Design Firm)
BCIN: 110812

NO.	REVISION/ ISSUE	DATE
1.	INITIAL ISSUE	

FIRM NAME & ADDRESS:

PUNJAB DESIGN & CONSTRUCTIONS INC.
BCIN: 110812
PH: 437 984 5005

PROJECT NAME & ADDRESS:

11 FERNDAL CRES

SHEET NAME:

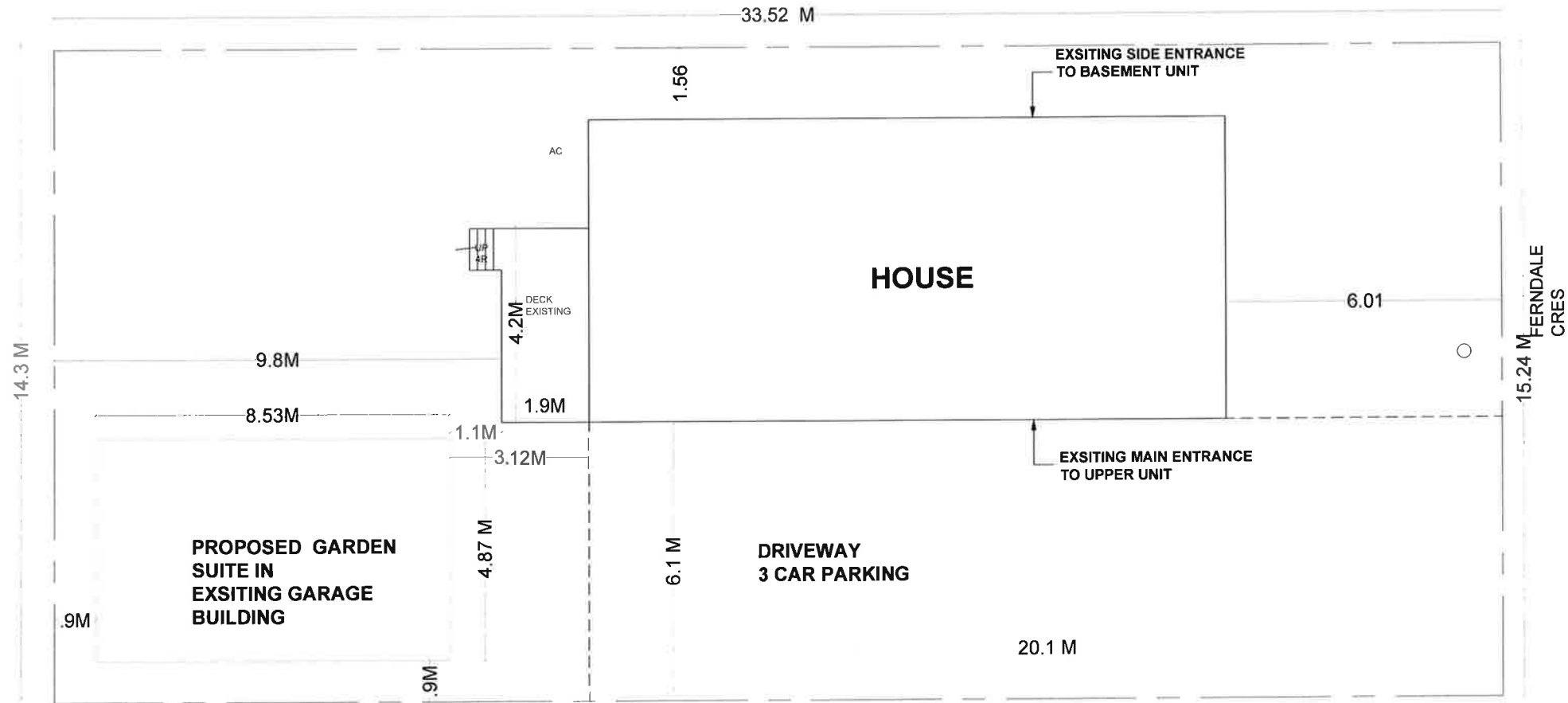
SITE PLAN

DATE:

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SIGNATURE:

MANPREET KOHLI
290323
KOHLI DESIGN & CONSTRUCTIONS PVT
(Registered Design Firm)
BCIN: 110812

NO.	REVISION/ ISSUE	DATE
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FIRM NAME & ADDRESS:

**PUNJAB DESIGN &
CONSTRUCTIONS INC.**
BCIN: 110812
PH: 437 984 5005

PROJECT NAME & ADDRESS:

11 FERNDALE CRES

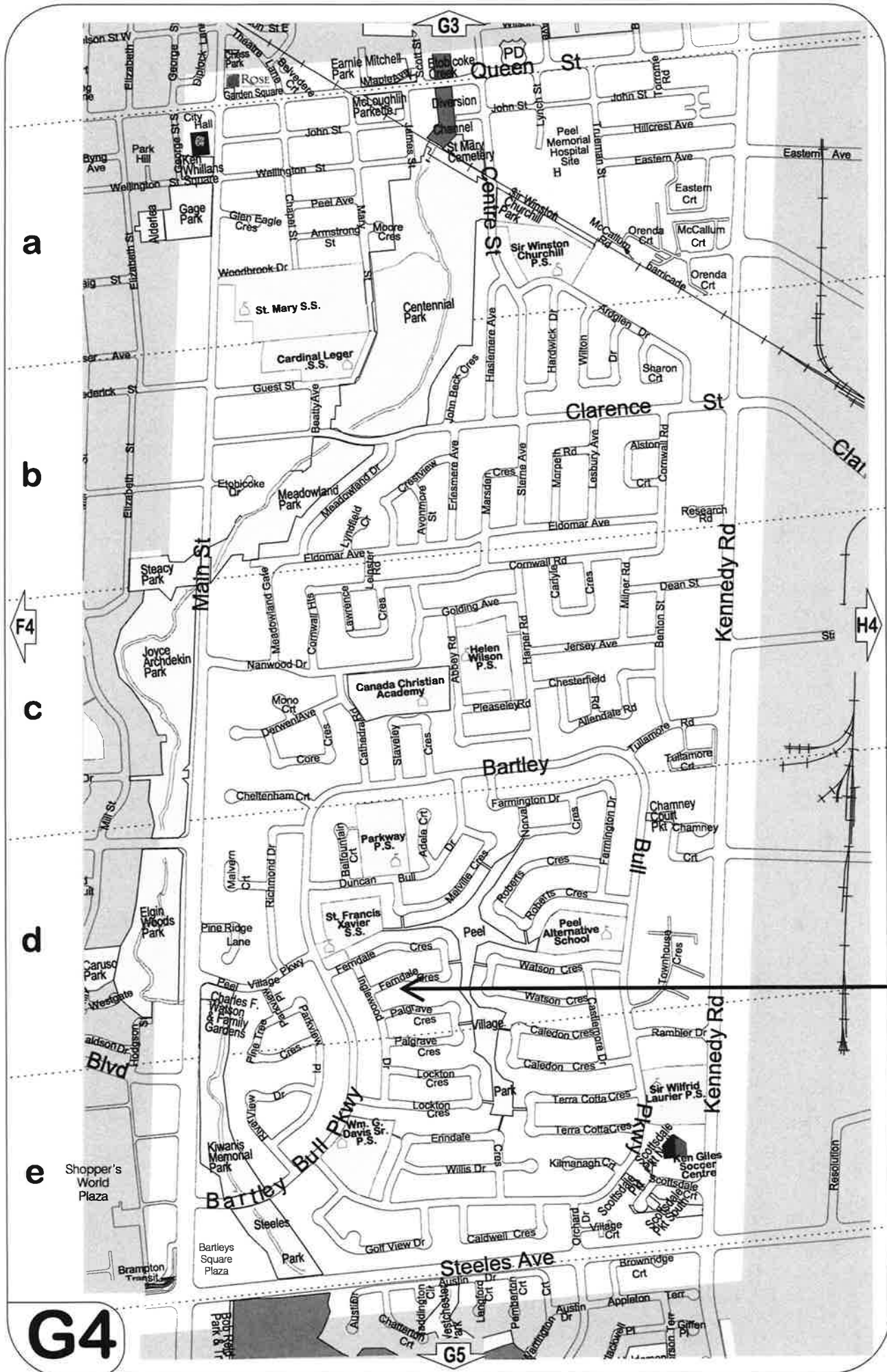
SHEET NAME:

SITE PLAN

DATE: _____

SCALE: 1:4

SHEET NO.: SP1



A-2023-0092