



Committee of Adjustment
APPLICATION # A-2023-0098
WARD #6

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

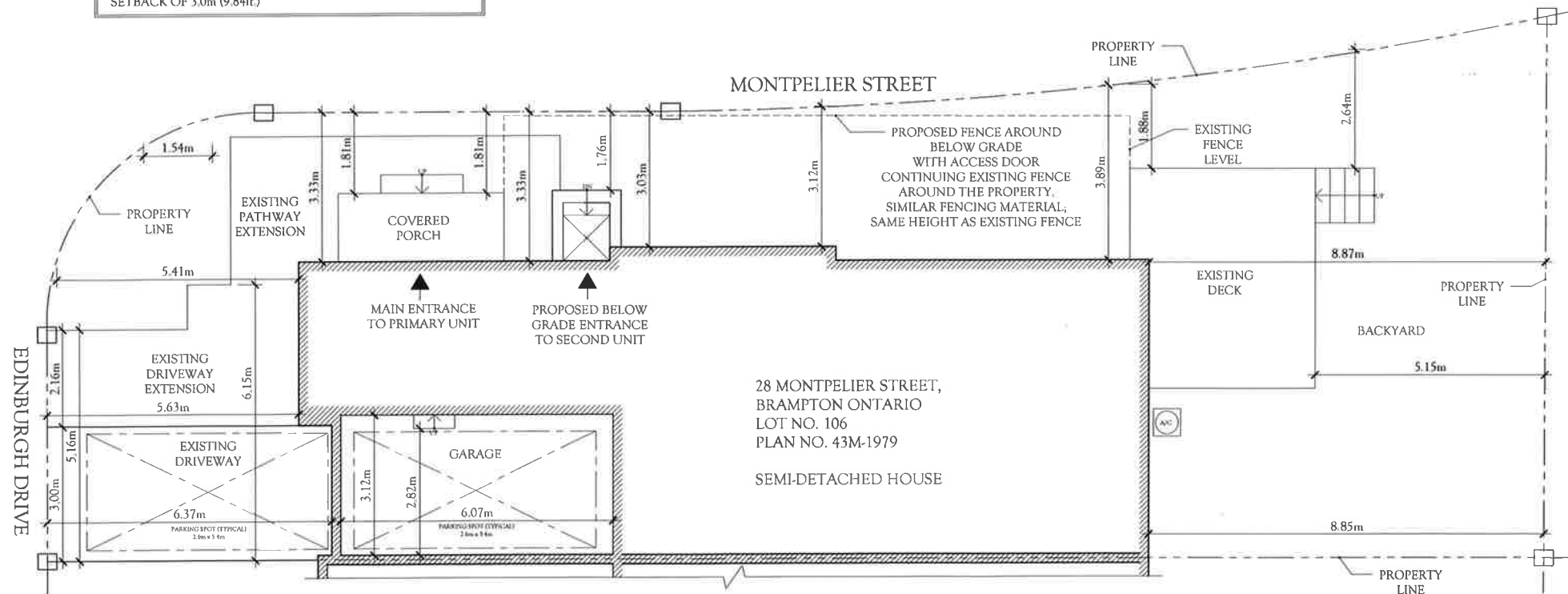
MINOR VARIANCE APPLICATION

TO PERMIT A BELOW GRADE ENTRANCE BETWEEN THE MAIN WALL OF THE DWELLING AND THE FLANKAGE LOT LINE WHEREAS THE BY-LAW DOES NOT PERMIT A BELOW GRADE ENTRANCE BETWEEN THE MAIN WALL OF THE DWELLING AND THE FLANKAGE LOT LINE

TO PERMIT AN EXTERIOR SIDE YARD SETBACK OF 1.76m (5.77ft) TO A BELOW GRADE ENTRANCE WHEREAS THE BY-LAW REQUIRES A MINIMUM EXTERIOR SIDE YARD SETBACK OF 3.0m (9.84ft.)

TO PERMIT A BELOW GRADE ENTRANCE BETWEEN THE
MAIN WALL OF THE DWELLING AND THE FLANKAGE LOT
LINE WHEREAS THE BY-LAW DOES NOT PERMIT A BELOW
GRADE ENTRANCE BETWEEN THE MAIN WALL OF THE
DWELLING AND THE FLANKAGE LOT LINE

TO PERMIT AN EXTERIOR SIDE YARD SETBACK OF 1.76m
(5.77ft) TO A BELOW GRADE ENTRANCE WHEREAS THE
BY-LAW REQUIRES A MINIMUM EXTERIOR SIDE YARD
SETBACK OF 3.0m (9.84ft.)



SITE PLAN
SCALE: 1:100

TRUE _i	PROJ _i
	

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION -
REQUIRED UNLESS DESIGN IS EXEMPT
UNDER 3.2.5.1 OF DIVISION "C" OF THE
ONTARIO BUILDING CODE

NAME: RAFAEL MARTINS

SIGNATURE: Robert Perkins

BCIN: 112 144



PROJECT TITLE:

28 MONTPELIER STREET

DRAWING TITLE:

SITE PLAN

SCALE₁

1100

DATE:

2023-03-26

DESIGNED BY:
SINGH D
MARTINS R

REVISION:	0
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PROJECT NO.

SHEET NO.	A-101
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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-2023-0098

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) Mohsin Moin and Moinuddin Syed
Address 28 Montpelier Street, Brampton Ontario L6Y 6A6

Phone # 647-860-2708 Fax # _____
Email balasubramian.vishwanathan@gmail.com

2. Name of Agent Dilpreet Singh
Address 12 Rae Avenue, Brampton Ontario L6P 0E9

Phone # 647-574-0220 Fax # _____
Email permits@rdadesigns.ca

3. Nature and extent of relief applied for (variances requested):
TO PERMIT A BELOW GRADE ENTRANCE BETWEEN THE MAIN WALL OF THE DWELLING AND THE FLANKAGE LOT LINE WHEREAS THE BY-LAW DOES NOT PERMIT A BELOW GRADE ENTRANCE BETWEEN THE MAIN WALL OF THE DWELLING AND THE FLANKAGE LOT LINE.
TO PERMIT AN EXTERIOR SIDE YARD SETBACK OF 1.76m (5.77ft) TO A BELOW GRADE ENTRANCE WHEREAS THE BY-LAW REQUIRES A MINIMUM EXTERIOR SIDE YARD SETBACK OF 3.0m (9.84ft.)

4. Why is it not possible to comply with the provisions of the by-law?
Proposed below grade entrance is street facing and does not comply with the zoning-by law

5. Legal Description of the subject land:
Lot Number 106
Plan Number/Concession Number 43M-1979
Municipal Address 28 Montpelier Street, Brampton Ontario L6Y 6A6

6. Dimension of subject land (in metric units)
Frontage 29.45ft (8.98m)
Depth 89.08ft (27.15m)
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.)

Single Family Dwelling: Approx 2450sqft (227.61sqm); 2 Story Building (Residential)

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Single Family Dwelling (Existing) (Residential)

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 5.63m

Rear yard setback 8.85m

Side yard setback 3.03m

Side yard setback N/A

PROPOSED

Front yard setback 5.63m

Rear yard setback 8.85m

Side yard setback 3.03m (To Building) 1.76m (To Proposed Below Grade Entrance)

Side yard setback N/A

10. Date of Acquisition of subject land: June 9th 2016
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: 2016
15. Length of time the existing uses of the subject property have been continued: Since Construction (7 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 _____

Dilpreet Singh

Signature of Applicant(s) or Authorized Agent

DATED AT THE City _____ OF Brampton _____

THIS 30th 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, Dilpreet Singh _____ 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 6th DAY OF
April, 2023

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

Dilpreet Singh

Signature of Applicant or Authorized Agent

A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation:

R2D-7.5-2419

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.

[Signature]
Zoning Officer

April 11, 2023

Date

DATE RECEIVED

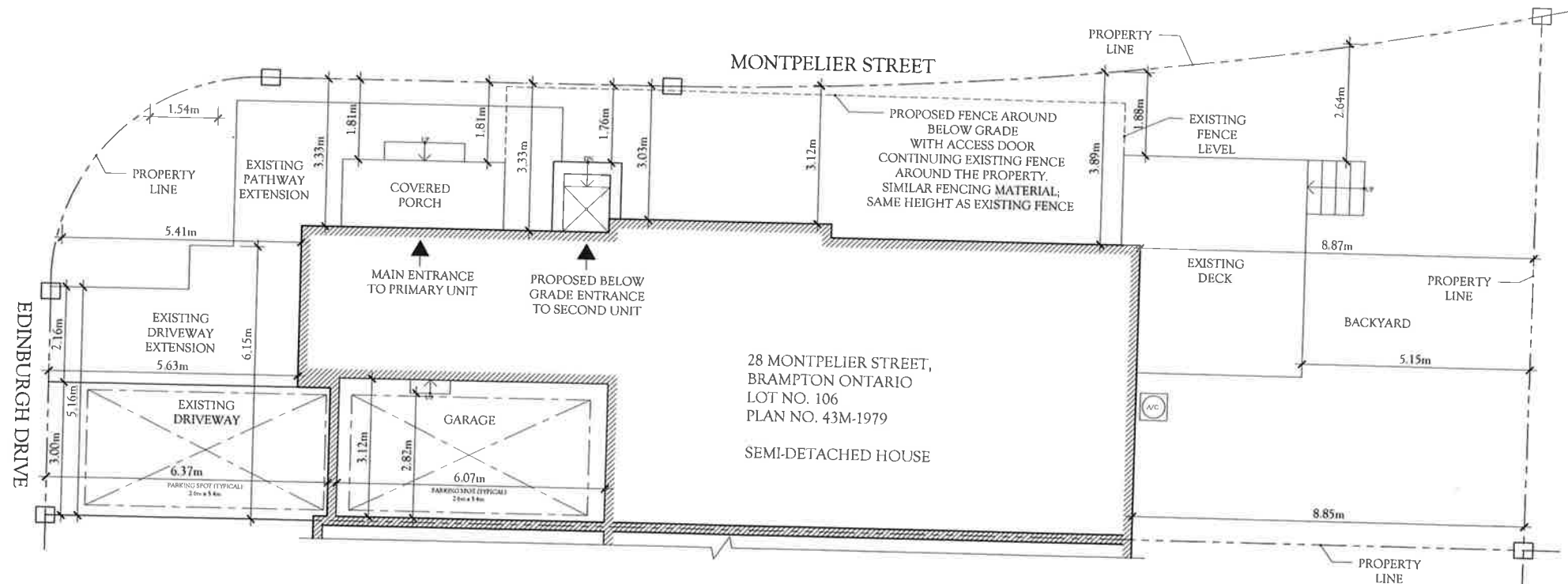
April 6, 2023

Date Application Deemed
Complete by the Municipality

Revised 2022/02/17

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SITE PLAN
SCALE 1:100

NOTES:



TRUE:



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UNDER 3.2.5.1 OF DIVISION 'C' OF THE
ONTARIO BUILDING CODE

NAME: RAFAEL MARTINS

SIGNATURE: *[Signature]*

BCIN: 112 144



RDA Designs

647-574-0220 / 647-518-3376

www.rdarchdesigns.com

rdarch.designs@gmail.com

PROJECT TITLE:

28 MONTPELIER STREET

DRAWING TITLE:

SITE PLAN

SCALE₁

1100

DATE: _____

2023-03-26

DESIGNED BY:

SINGH D.
MARTINS R.

REVISION:

0

PROJECT NO.

SHEET NO. _____

A-101



A-2023-0101

G4