

## Public Notice



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

April 26, 2023

To: Committee of Adjustment  
**JASWINDER BAINS AND NARINDER BAINS**  
**LOT 47 AND PART OF LOT 46, PLAN D-14**  
**A-2023-0091 – 10 EASTERN AVENUE**

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Please **amend** application **A-2023-0091** to reflect the following:

1. To permit lot coverage of 32.76% whereas the by-law permits a maximum lot coverage of 30%;
2. To permit a building height of 10.0m (32.80 ft) whereas the by-law permits a maximum building height of 8.5m (27.89 ft.).



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Applicant/Authorized Agent

FILE NUMBER: A-2023-0091

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) JASWINDER BAINS Narinder Bains

Address 10 EASTERN AVE , BRAMPTON,

Phone # 647-500-0185 Fax #

Email sunny@ampowerelectric.com

2. Name of Agent JOHN RAMIREZ

Address UNIT A - 371 STRAWBERRY CREST, WATERLOO, N2K 3J3

Phone # 416-745-7828 Fax #

Email PERMITS@JRHOMEDESGINER.COM

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

1 - TO PROPOSE A LOT COVERAGE OF 32.76% WHEREAS, THE MAXIMUM LOT COVERAGE IS 30%

2 - TO PROPOSE A BUILDING HEIGHT OF 8.61m TO THE MID-POINT OF THE ROOF, WHEREAS, THE MAXIMUM BUILDING HEIGHTS IS 8.5m TO THE MID-POINT OF THE ROOF.

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

THE VARIANCES PROPOSED ARE NOT ABLE TO COMPLY DUE TO THE LOT SIZE.

5. Legal Description of the subject land: PART OF LOTS 46 & 47 - REGISTERED PLAN D-14, CITY OF BRAMPTON, REGION OF PEEL

Lot Number 46 & 47

Plan Number/Concession Number D-14

Municipal Address 10 EASTERN AVE , BRAMPTON, L6W 1X6

6. Dimension of subject land (in metric units)

Frontage 15.85m

Depth 30.48

Area 483.10m2

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.)

~~EXISTING 1 STOREY FRAMED DWELLING SINGLE FAMILY DWELLING~~

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

~~PROPOSING A NEW 2 STOREY PRIMARY HOUSE W/ A 2UNIT IN THE BASEMENT~~

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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>7.11m</u>
Rear yard setback	<u>11.50m</u>
Side yard setback	<u>1.12m ( EAST SIDE)</u>
Side yard setback	<u>10.09m ( WEST SIDE)</u>

**PROPOSED**

Front yard setback	<u>6.66m</u>
Rear yard setback	<u>10.72m</u>
Side yard setback	<u>1.83m ( EAST SIDE)</u>
Side yard setback	<u>1.32m ( WEST SIDE)</u>

10. Date of Acquisition of subject land: 2014

11. Existing uses of subject property: SINGLE FAMILY DWELLING

12. Proposed uses of subject property: 2 UNIT FAMILY DWELLING

13. Existing uses of abutting properties: 1 STOREY HOUSE

14. Date of construction of all buildings & structures on subject land: APPROX. 1970's

15. Length of time the existing uses of the subject property have been continued: APPROX 40 YEARS

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 type="checkbox"/>            | Other (specify) _____ |
| Ditches | <input type="checkbox"/>            |                       |
| Swales  | <input checked="" 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 _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY \_\_\_\_\_ OF \_\_\_\_\_ WATERLOO  
THIS <sup>5TH</sup> 3RD DAY OF <sup>APRIL</sup> MARCH, 20 23

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, John Ramirez, OF THE CITY OF WATERLOO  
IN THE REGION OF WATERLOO 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, 20 23

A Commissioner etc.

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

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

R1B, Mature Neighbourhood

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

L Barbuto

Zoning Officer

March 7, 2023

Date

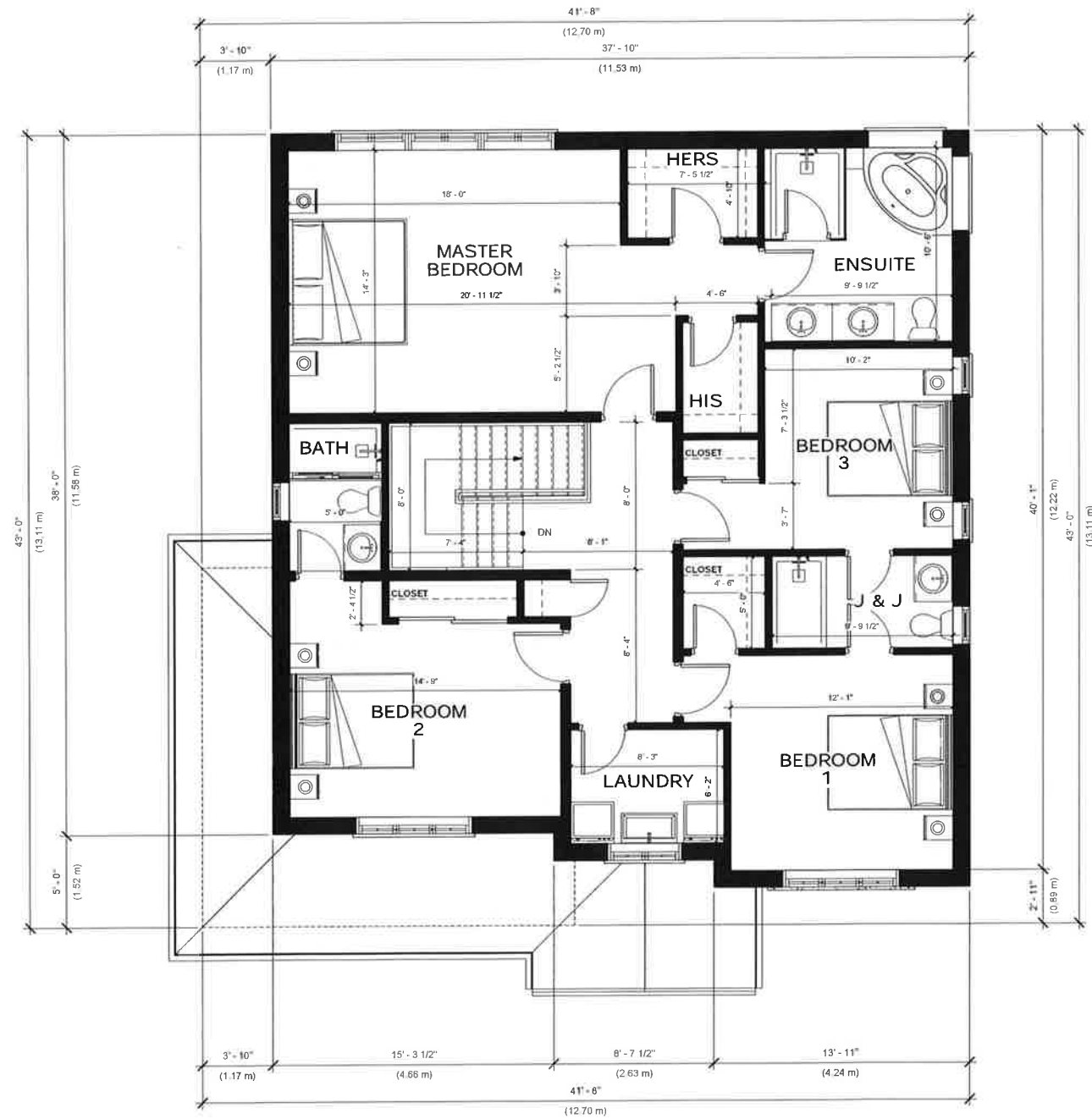
DATE RECEIVED Mar April 5, 2023











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

DRAWINGS MUST NOT BE SCALED  
DRAWINGS TO BE READ IN CONJUNCTION WITH GENERAL  
NOTES AND O.B.C.  
All drawings and information shown on these drawings must be checked and  
verified by the owner or construction professional before construction. No  
liability shall be accepted for any errors or omissions. The drawings are  
intended to be used as a guide only. The drawings are not to be used for  
any other purpose without the written consent of the designer. The  
designer shall not be responsible for any errors or omissions in the  
drawings or for any consequences arising from the use of the drawings.  
The drawings are provided for informational purposes only. The  
owner is responsible for obtaining all necessary permits and for  
compliance with all applicable codes and regulations. The  
designer shall not be responsible for any errors or omissions in the  
drawings or for any consequences arising from the use of the drawings.

Note:

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JOHN RAMIREZ 32125  
DATE 10/1/2024  
J-R HOME DESIGNER INC. 110313  
COORDINATOR

J-R  
J-R Home Designer Inc.  
371 Shawberry Cres. Waterloo, ON N2K 3J3 T 416 737 9413  
E: john@jrhomedesigner.com www.jrhomedesigner.com

10 EASTERN AVE.  
BRAMPTON, ONTARIO

NEW CONSTRUCTION

SECOND FLOOR PLAN  
AS NOTED

Drawn By: RUBEN MONTERO SABINA  
Checked By: JOHN RAMIREZ





ORI  KODAK







**A7**



Note:

INCORPORATION HAS REVIEWED AND APPROVED THE DESIGN AND AS THE  
OWNER'S REPRESENTATIVE, IT IS THE OWNER'S RESPONSIBILITY TO  
OBTAIN NECESSARY PERMITS AND APPROVALS FROM THE  
APPLICABLE AGENCIES.



10 EASTERN AVE.  
BRAMPTON, ONTARIO

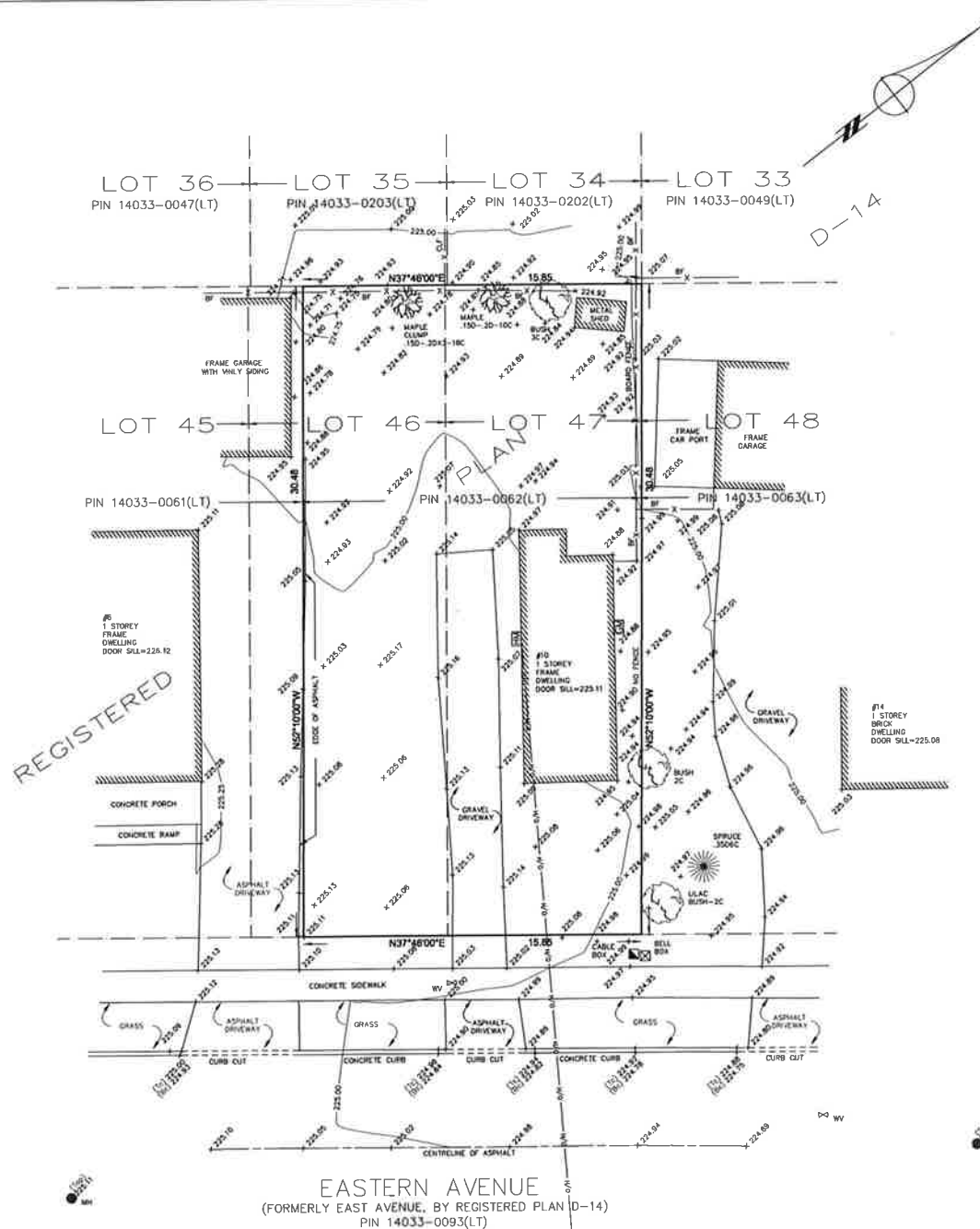
### FAST ELEVATION

Created By	Reviewed By
RUBEN MONTERO SABINA	JOHN RAMIREZ









TOPOGRAPHY SURVEY OF  
LOT 47 AND PART OF LOT 46  
REGISTERED PLAN D-14  
CITY OF BRAMPTON

REGIONAL MUNICIPALITY OF PEEL

SCALE 1:150

TED VAN LANKVELD, O.L.S. 2015

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

BENCH MARK

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO  
CITY OF BRAMPTON BENCH MARK #162 HAVING AN ELEVATION OF  
223.665 METRES.

CONCRETE BLOCK BUILDING, No. 22 KENNEDY ROAD SOUTH,  
SOUTHEAST CORNER OF KENNEDY ROAD AND EASTERN AVENUE.  
TABLET IS SET 0.1m SOUTHEAST OF THE MOST NORTHWESTERLY  
CORNER AND 0.04m BELOW ASPHALT.

NOTE

BOUNDARY INFORMATION WAS DERIVED FROM REGISTERED PLAN D-14  
AND ARE NOT VERIFIED BY FIELD MEASUREMENTS.

BUSHES, TREES LESS THAN 0.15D AND DEAD TREE WERE NOT LOCATED  
UNLESS NOTED OTHERWISE

LEGEND

- (Tc) DENOTES TOP OF CURB
- (Bc) DENOTES BOTTOM OF CURB
- ✕ DENOTES EXISTING GRADE ELEVATION
- 0.105C DENOTES CONIFEROUS TREE WITH TRUNK  
AND CANOPY DIAMETER
- 0.105D DENOTES DECIDUOUS TREE WITH TRUNK  
AND CANOPY DIAMETER
- BF DENOTES BOARD FENCE
- CLF DENOTES CHAIN LINK FENCE
- GM DENOTES GAS METER
- HM DENOTES HYDRO METER
- MH DENOTES MANHOLE
- WV DENOTES WATER VALVE
- o/h DENOTES HYDRO SERVICE (OVERHEAD)
- > DENOTES FENCE

THE SURVEY WAS COMPLETED ON THE 27th DAY OF APRIL, 2015

DATE APRIL 30, 2015

TED VAN LANKVELD  
ONTARIO LAND SURVEYOR

TED VAN LANKVELD  
ONTARIO LAND SURVEYORS

110 GOLDCREST ROAD  
BRAMALEA, ONTARIO  
L6S 1H4  
TEL(905) 792-6641

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Unauthorized reproduction, distribution, alteration or use of  
this plan, in whole or in part, is strictly prohibited.

FIELD: T.V. DRAWN: S.D. CHECKED: T.V. JOB No: 15-2204-T  
DWG NAME: 15-2204-T.DWG PLOT DATE: APRIL 29, 2015

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H4

G4

G5

