

APPLICATION # A-2023-0132
WARD #7

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **LUIS CARATING** 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 325, Plan M-614 municipally known as **154 AVONDALE BOULEVARD**, Brampton;

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

1. To permit an interior side yard setback of 0.17m (0.56 ft) to a below grade entrance whereas the by-law requires a minimum setback of 0.3m (0.98 ft) provided that a continuous side yard width of no less than 1.2m (3.94 ft) is provided on the opposite side.

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 _____ File Number: _____
Application for Consent: _____ NO _____ File Number: _____

The Committee of Adjustment has appointed **TUESDAY, May 30, 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 18th Day of May, 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

General Notes

* CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING
 * ALL DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK
 * THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE CONSULTANT
 * DRAWINGS ARE NOT TO BE SCALED

LEGENDS:-

REVISION NO.	DATE	DESCRIPTION	BY

Firm Name and Address
MEM ENGINEERING INC
 2355 DERRY ROAD EAST
 MISSISSAUGA, ON, L6S 1V6
 905-873-9100
 Email: harry@memengineering.ca

PROJECT TITLE:
 154 AVONDALE BLVD,
 BRAMPTON, ON

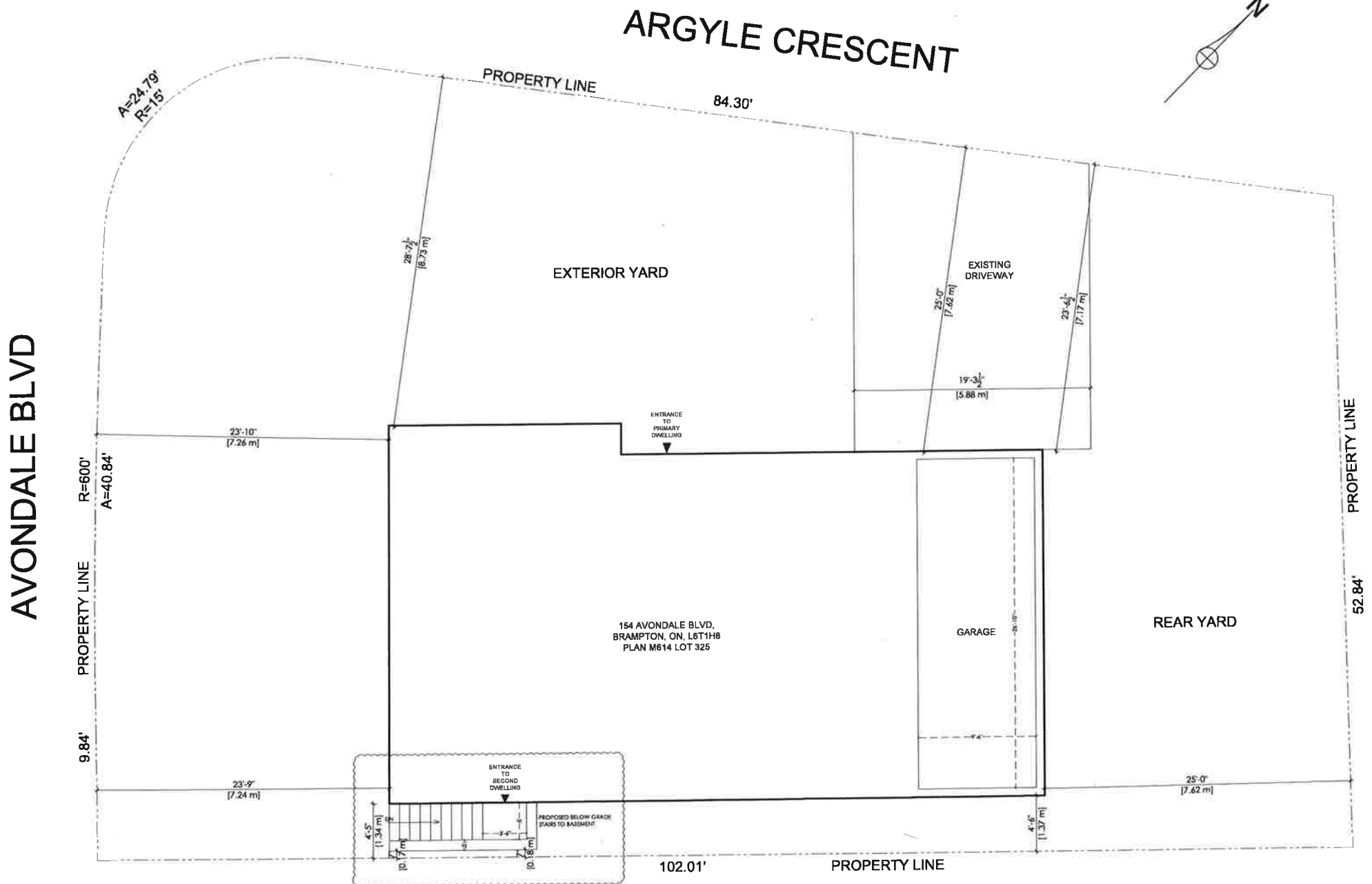
SHEET TITLE:
SITE PLAN

CLIENT EMAIL:

CLIENT CONTACT:

SCALE: 1/8" = 1'-0"
 PLEDY DATE: 01-05-2023
 DRAWN BY: SB
 CHECKED BY: HS

DRAWING NO.:
A100



SITE PLAN
 SC: 1/8" - 1'-0"

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 30, 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 25, 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 25, 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 25, 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 25, 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.

A-2023-0132

2023-05-01

COVERING LETTER

To

The Secretary-Treasurer

Committee of Adjustment

City of Brampton

2 Wellington Street West

Brampton, Ontario

L6Y 4R2

Subject: Minor Variance application 154 Avondale Blvd, Brampton, ON L6T 1H8

Sir/ Madam,

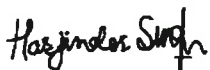
We hope this letter finds you well. Please accept our minor variance application for our client 154 Avondale Blvd, Brampton, ON L6T 1H8.

We have a proposal to permit a below grade stairwell in the side yard with reduced setback of 0.17 m to lot line for second unit dwelling in the basement.

So, we request you to kindly consider our application for minor variance.

We appreciate your cooperation in this matter.

Thank You



Harjinder Singh

P Eng. PMP, CET, RCJI



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)** LUIS CARATING
Address 154 AVONDALE BLVD., BRAMPTON L6T 1H8
Phone # 647-382-0457 **Fax #** _____
Email MANDIP13THIND@GMAIL.COM

2. **Name of Agent** HARJINDER SINGH / MEM ENGINEERING INC.
Address UNIT 28, 2355 DERRY ROAD EAST, MISSISSAUGA L5S1V6
Phone # 905-517-6755 **Fax #** _____
Email MEM.PENG@OUTLOOK.COM

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

PROPOSED BELOW GRADE STAIRCASE IN SIDE YARD WITH REDUCED SETBACK OF 0.17M

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

BY- LAW REQUIRES A MINIMUM OF 0.6M OF SETBACK FROM BELOW GRADE STAIRWELL TO LOT LINE.

5. **Legal Description of the subject land:**
Lot Number 325
Plan Number/Concession Number M614
Municipal Address 154 AVONDALE BLVD, BRAMPTON L6T 1H8

6. **Dimension of subject land (in metric units)**
Frontage 19.22 M
Depth 31.09 M
Area 560.74 SQ. M

7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>

- 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 BRICK DWELLING
 SINGLE FAMILY DWELLING
 G.F.A. - 116.91 SQ.M
 LENGTH OF PROPERTY- 16.22 M, WIDTH - 9.37 M, HEIGHT - 7.3 M

PROPOSED BUILDINGS/STRUCTURES on the subject land:

TWO UNIT DWELLING
 PROPOSED BELOW GRADE STAIRWELL IN SIDE YARD WITH REDUCED SETBACK OF 0.17 M

- 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 7.24 M
 Rear yard setback 7.62 M
 Side yard setback 1.34 M
 Side yard setback 7.17 M

PROPOSED

Front yard setback 7.24M
 Rear yard setback 7.62 M
 Side yard setback REDUCED 0.17 M DUE TO PROPOSED BELOW GRADE STAIRWELL
 Side yard setback 7.17 M

10. Date of Acquisition of subject land: 2023

11. Existing uses of subject property: SINGLE FAMILY DWELLING

12. Proposed uses of subject property: TWO UNIT DWELLING

13. Existing uses of abutting properties: RESIDENTIAL

14. Date of construction of all buildings & structures on subject land: 1988

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 _____

Harjinder Singh

Signature of Applicant(s) or Authorized Agent

DATED AT THE _____ CITY _____ OF _____ MISSISSAUGA _____

THIS 01 DAY OF MAY, 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, Raman Khamat OF THE City Region 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 2nd DAY OF
May, 2023

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

Raman Khamat
Signature of Applicant or Authorized Agent

Jeanie Myers
A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: R2A(1), 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

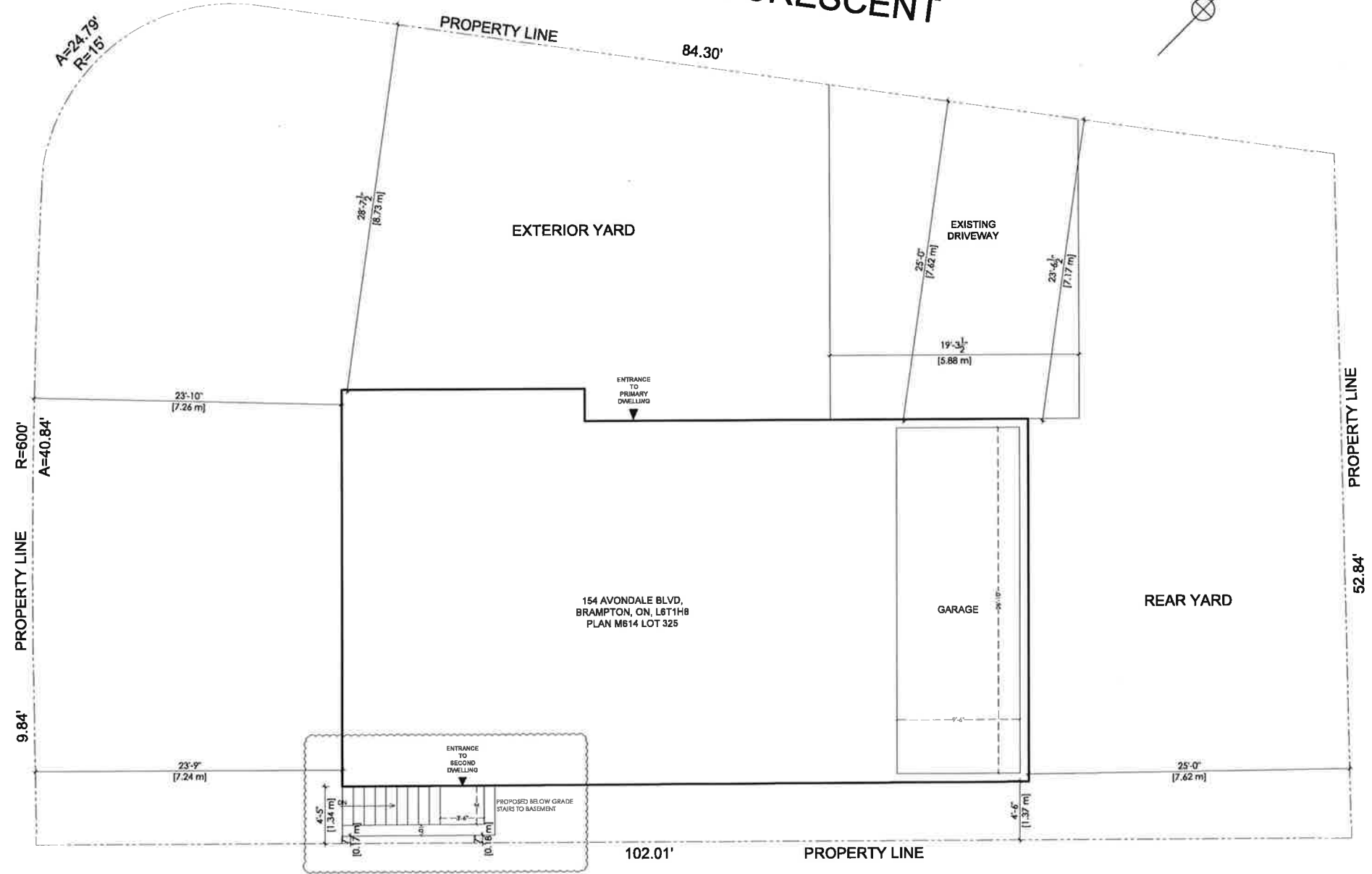
May 2, 2023
Date

DATE RECEIVED MAY 2, 2023

Date Application Deemed Complete by the Municipality _____

AVONDALE BLVD

ARGYLE CRESCENT



SITE PLAN

SC: 1/8" - 1'-0"

General Notes

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- DRAWINGS ARE NOT TO BE SCALED.

LEGENDS:-

REVISION NO.	DATE	DESCRIPTION	BY

Firm Name and Address
MEM ENGINEERING INC
 2385 DERRY ROAD EAST
 MISSISSAUGA, ON, L5S 1V6
 905-873-9100
 Email: harry@memengineering.ca

PROJECT TITLE:
 154 AVONDALE BLVD,
 BRAMPTON, ON

SHEET TITLE:
SITE PLAN

CLIENT EMAIL:

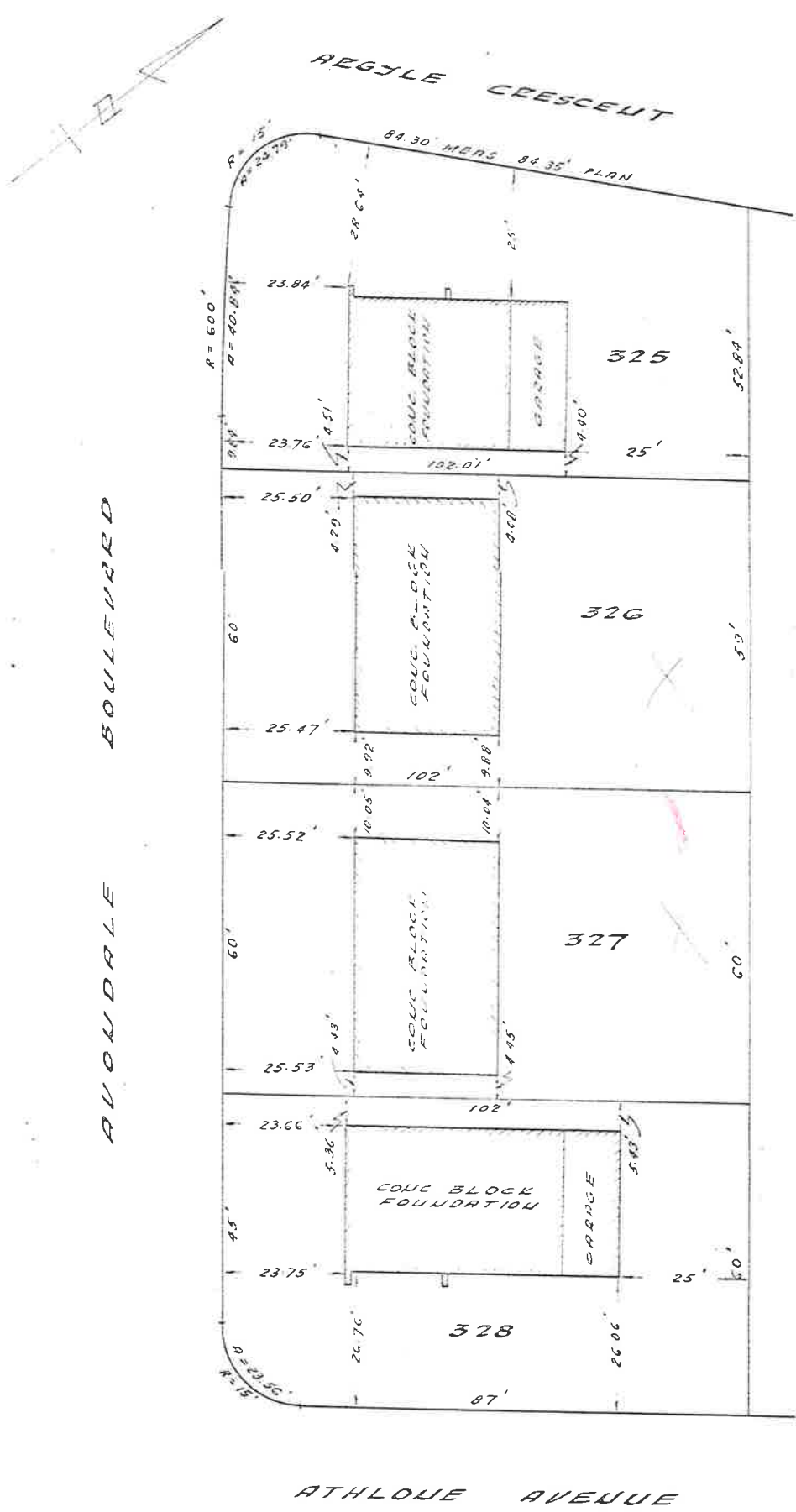
CLIENT CONTACT:

SCALE: 1/8" = 1'-0"
 PLOT DATE: 01-08-2023
 DRAWN BY: SB
 CHECKED BY: HS


DRAWING NO.:
A100

3370-B-58

PLAN
 of SURVEY of
LOTS 325, 326, 327, 328 REGISTERED PLAN NO 614
 TOWNSHIP of
CHINGUACOUS
 COUNTY of
PEEL



SURVEYED FOR
WESTBURY HOMES
 2028 AVENUE ROAD
 TORONTO ONTARIO

J. D. MADNS & ASSOCIATES

 1 JUNE 1961
 1" = 20'
 3370-B-58 3370-B

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J4