

APPLICATION # A-2023-0187
WARD #10

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **SUKHJIT MATHARU** 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 64, Plan M-304 municipally known as **10 GRAFTON CRESCENT**, Brampton;

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

1. To permit a building height of 12.45m (40.85 ft) whereas the by-law permits a maximum building height of 10.6m (34.78 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	File Number: _____
Application for Consent: _____	NO	File Number: _____

The Committee of Adjustment has appointed **TUESDAY, July 11, 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.

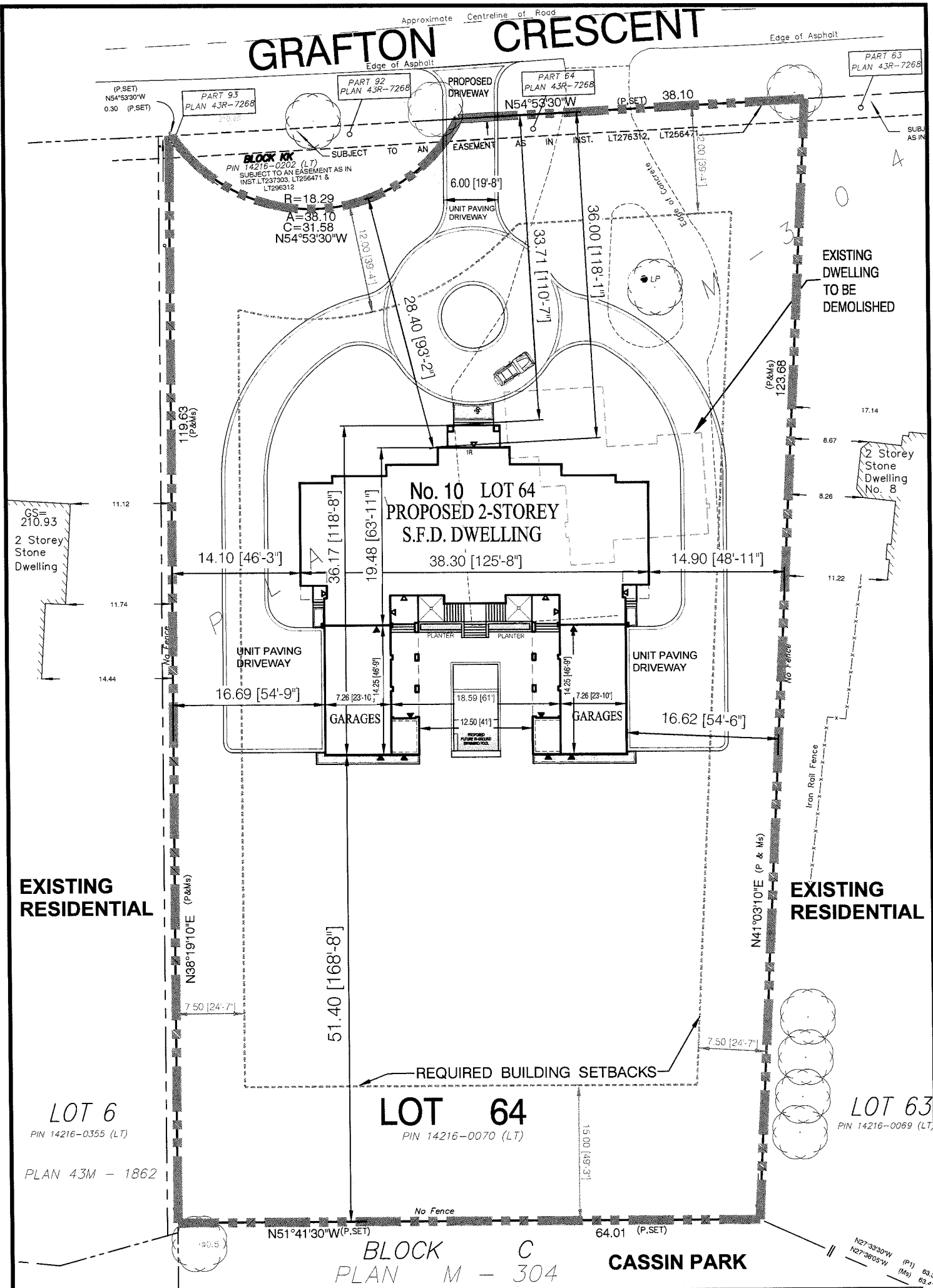
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

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

DATED at Brampton Ontario, this 29th Day of June, 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:

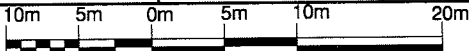
Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall, 2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca



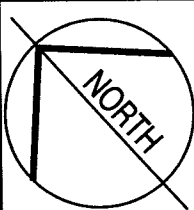
SITE STATISTICS					BUILDING HEIGHT 10.6m MAX. TO MID POINT OF SLOPED ROOF / TOP OF FLAT ROOF					
OBC CLASSIFICATION: Group C (Residential Occupancies)					ZONING: RE2					
MUNICIPAL ADDRESS	LOT No.	LOT AREA	G.F.A.	FRONT YARD AREA	BUILDING COVERAGE (INCLUDING PORCHES)	BUILDING COVERAGE (WITHOUT PORCHES)	FRONT YARD LANDSCAPED AREA	AVERAGE GRADE	BUILDING HEIGHT (TO TOP OF FLAT ROOF)	
10 GRAFTON CRESCENT	64	7931.21 m ²	1464.62 m ²	893.56 m ²	873.76 m ² 11.0%	854.35 m ² 10.8%	766.41 m ² 85.8 %	211.22	12.42 m	

SCHEMATIC SITE PLAN
10 GRAFTON CRESCENT

PROJ. No. 22-05 | DATE: JUNE 1, 2023 | SCALE: 1:500



SCALE 1:500



LOT 64
REGISTERED PLAN M-304
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

jardin
DESIGN GROUP INC.
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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 **July 11, 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, July 8, 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, July 8, 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, July 8, 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, July 8, 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.



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)** SUKHJIT MATHARU
Address 40 BURLWOOD ROAD
BRAMPTON, ON L6P 4E8

Phone # 647-830-7759 **Fax #** _____
Email dmatharu@msssteel.ca
2. **Name of Agent** _____
Address _____

Phone # _____ **Fax #** _____
Email _____
3. **Nature and extent of relief applied for (variances requested):**
We do not meet the roof height requirement as per City by-law.
We would require building height relief of 12.45m to top to flat roof.

4. **Why is it not possible to comply with the provisions of the by-law?**
By-law permits maximum height of 10.6m, we will need the height relief to achieve architectural style roof
massing and proportion approved by urban design.

5. **Legal Description of the subject land:**
Lot Number 64
Plan Number/Concession Number M-304
Municipal Address 10 GRAETON CRESCENT
6. **Dimension of subject land (in metric units)**
Frontage 68.80
Depth 121.65
Area 873.76 m2
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-storey single brick family dwelling
(4000 sq. ft.) 371.61 m2

PROPOSED BUILDINGS/STRUCTURES on the subject land:
2-storey single family dwelling
1474.56 m2

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 30.34
Rear yard setback 72.27
Side yard setback EAST SIDE 8.58
Side yard setback WEST SIDE 36.65

PROPOSED
Front yard setback 28.40
Rear yard setback 51.40
Side yard setback EAST SIDE 14.90
Side yard setback WEST SIDE 14.10

10. Date of Acquisition of subject land: September 2021
11. Existing uses of subject property: 2-storey family dwelling
12. Proposed uses of subject property: 2-storey family dwelling
13. Existing uses of abutting properties: EXISTING RESIDENTIAL 2-STOREY/PARK ON REAR YARD
14. Date of construction of all buildings & structures on subject land: 1980
15. Length of time the existing uses of the subject property have been continued: 43
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 # EG23-015 Status OPEN

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]
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton

THIS 6th DAY OF June, 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, Sukhjit Matharu, 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

June, 2023

[Signature]
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]
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

RE2-1500

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

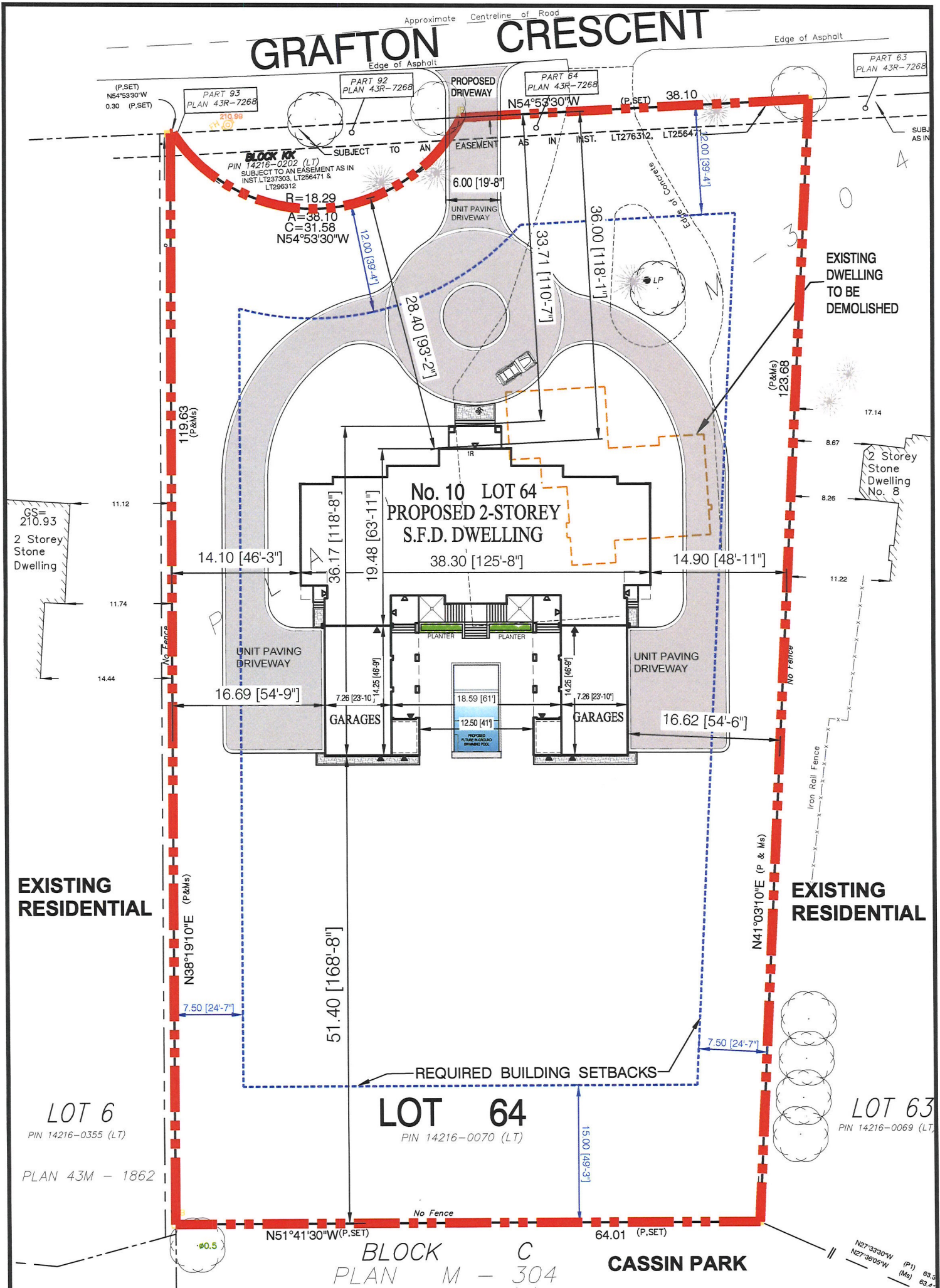
[Signature]
Zoning Officer

June 5, 2023

Date

DATE RECEIVED

June 6, 2023



SITE STATISTICS						BUILDING HEIGHT 10.6m MAX. TO MID POINT OF SLOPED ROOF / TOP OF FLAT ROOF					
OBC CLASSIFICATION: Group C (Residential Occupancies)						ZONING: RE2					
MUNICIPAL ADDRESS	LOT No.	LOT AREA	G.F.A.	FRONT YARD AREA	BUILDING COVERAGE (INCLUDING PORCHES)	BUILDING COVERAGE (WITHOUT PORCHES)	FRONT YARD LANDSCAPED AREA	AVERAGE GRADE	BUILDING HEIGHT (TO TOP OF FLAT ROOF)		
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SCHEMATIC SITE PLAN
10 GRAFTON CRESCENT

PROJ. No. 22-05 | DATE: JUNE 1, 2023 | SCALE: 1:500

10m 5m 0m 5m 10m 20m

SCALE 1:500



LOT 64
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FRONT ELEVATION



REAR ELEVATION

6		
5		
4		
3		
2		

1 JUNE 1, 2023 ISSUED FOR C.O.A

No: DATE: WORK DESCRIPTION:

jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

LOT 64
REGISTERED PLAN
M-304
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCHEMATIC ELEVATIONS

10 GRAFTON CRESCENT



TYPE COA	AREA
SCALE:	N.T.S.
PROJ. No. 22-05	DWG. No. 1

Zoning Non-compliance Checklist

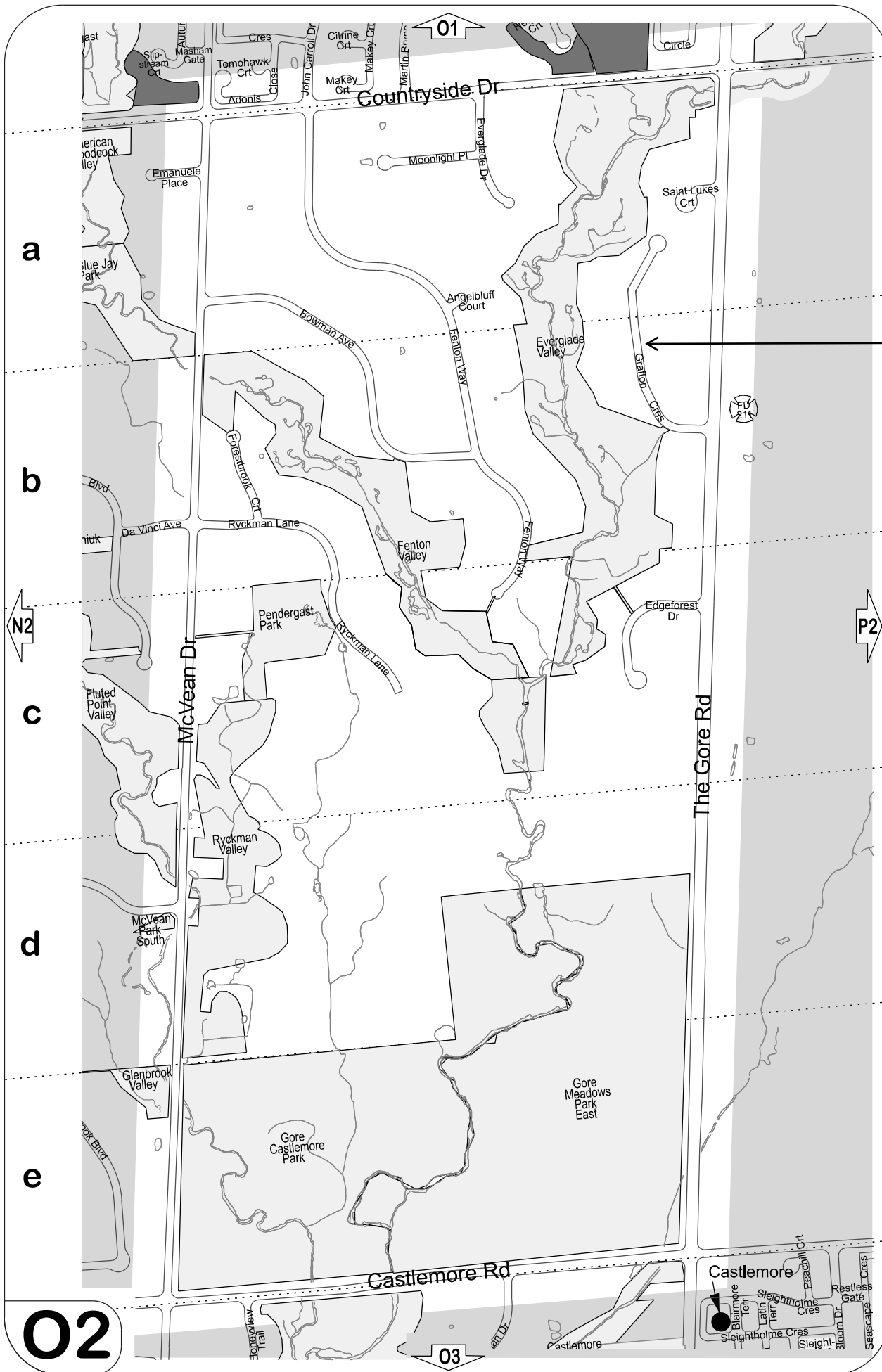
File No.
A-2023-0187

Applicant: Sukhjit Matharu
Address: 10 Grafton Cres
Zoning: RE2-1500
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT	To permit a building height of 12.45m	Whereas the By-law permits a maximum building height of 10.6m	11.2.2
COVERAGE			
PARKING			
DRIVEWAY			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
OTHER –			


Reviewed by Zoning

June 5, 2023
Date



A-2023-0187