

Application for Minor VarianceSection 45 of the *Planning Act*, R.S.O. 1990 c.P.13

Application Number: A-2023-0280
Property Address: 49 ROYCE AVENUE
Legal Description: LOT 2, PLAN 42949 ROYCE AVENUE
Agent: CHETAN DALAL
Owner(s): VIJAY PAL SINGH BHULLAR,
Other applications: nil
under the *Planning Act*
Meeting Date and Time: Tuesday, OCTOBER 3, 2023, at 9:00 am
Meeting Location: Hybrid in-person and virtual meeting – Council Chambers,
4th Floor Brampton City Hall, 2 Wellington Street West

Purpose of the Application:

1. TO PERMIT A REDUCED PATH OF TRAVEL OF 1.19 METRE FOR A PRINCIPAL ENTRANCE FOR THE SECOND UNIT, WHEREAS THE BY-LAW REQUIRES A MINIMUM UNOBSTRUCTED PATH OF TRAVEL MEASURING NO LESS THAN 1.2 METRE IS REQUIRED.
2. TO PERMIT AN INTERIOR SIDE YARD SETBACK OF 0.1 METRE TO A PROPOSED BELOW GRADE ENTRANCE, WHEREAS THE BY-LAW REQUIRES A MINIMUM 0.3 METRE SETBACK TO EXTERIOR STAIRWAY LEADING TO A BELOW GRADE ENTRANCE IN THE INTERIOR YARD PROVIDED THAT A CONTINUOUS SIDE YARD WIDTH OF NO LESS THAN 1.2 METRE IS PROVIDED ON THE OPPOSITE SIDE OF THE DWELLING.

Participate in the Meeting:

- Send an email with your written comments to coa@brampton.ca. Written submissions must include your name and mailing address, the application number or property address you are commenting on, and must be received no later than **12:00 pm on Friday, September 29, 2023**
- Participate in person by attending the meeting on the date and time noted above. You are encouraged to register for in person attendance by emailing coa@brampton.ca and indicating if you plan to address Committee.
- Participate virtually (computer, tablet or smartphone). To participate virtually via WebEx, you must register in advance, no later than **12:00 pm on Friday, September 29, 2023**, by emailing coa@brampton.ca, and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

Note: Information provided in your correspondence, virtual or in-person delegation will become part of the public meeting record and will be posted on the City's website. If you do not participate in the public meeting, Committee may make a decision in your absence and you will not be entitled to any further notice in the proceedings.

Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

Appeal Process: If you wish to be notified of the decision of Committee, you must submit a written request to coa@brampton.ca. This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, municipality, certain public bodies and the Minister can appeal a decision to the OLT. If a decision is appealed, you may request participant status by contacting olt.clo@ontario.ca.

Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. 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.

Dated this 20th day of September 2023

Secretary Treasurer
Committee of Adjustment, City Clerk's Office
2 Wellington Street West, Brampton, L6Y 4R2
P: 905.874.2117
E: coa@brampton.ca

PROPOSAL TO CONSTRUCT A SECOND DWELLING UNIT INCLUDING BELOW GRADE ENTRANCE.

49 ROYCE AV., BRAMPTON

SITE PLAN

JULY 2023

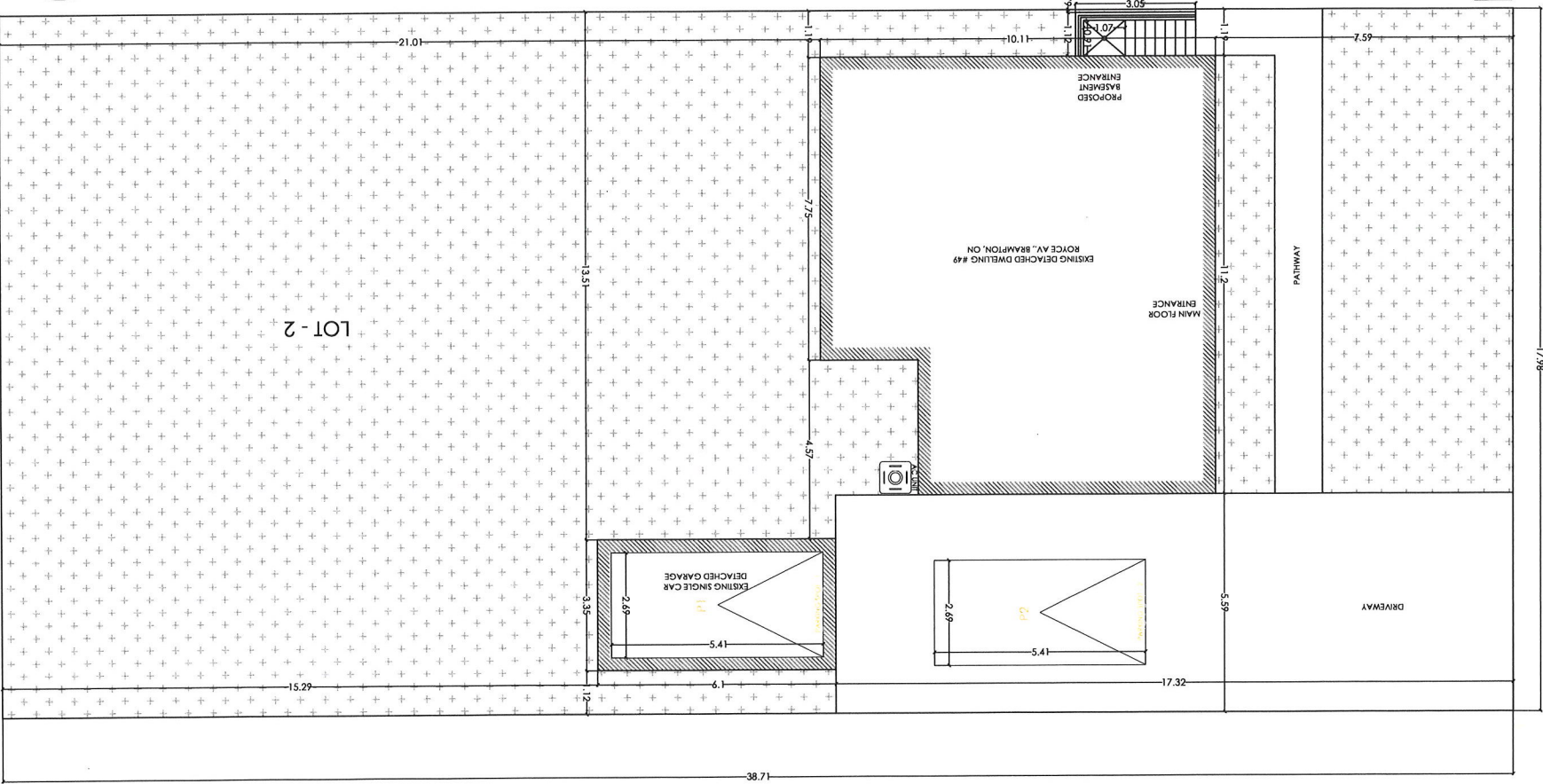
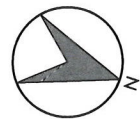
SCALE = 1:125

LV

SITE PLAN

VARIANCE REQUESTED:

1. TO PERMIT AN INTERIOR SIDE YARD SETBACK OF 0.079M TO A PROPOSED OR EXISTING EXTERIOR STAIRWAY LEADING TO A BELOW GRADE ENTRANCE, WHEREAS THE BY-LAW REQUIRES A MINIMUM SETBACK OF 0.3M TO AN EXTERIOR STAIRWAY LEADING TO A BELOW GRADE ENTRANCE IN THE INTERIOR SIDE YARD PROVIDED THAT A CONTINUOUS SIDE YARD WIDTH OF NO LESS THAN 1.2M (3.94 FT.) IS PROVIDED ON THE OPPOSITE SIDE OF THE DWELLING.





FILE NUMBER: A-2023-0280

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)** Vijay Pal Singh Bhullar, Sukhpreet Bariar
Address 49 Royce Av., Brampton, ON L6Y 1J8

Phone # 6472781586 **Fax #** _____
Email royce@softwarearcade.ca

2. **Name of Agent** Chetan Dalal
Address 67 Education Rd., Brampton, ON, L6P3P3

Phone # 6475125278 **Fax #** _____
Email chetandalal333@gmail.com

3. **Nature and extent of relief applied for (variances requested):**
1: TO PERMIT AN INTERIOR SIDE YARD SETBACK OF 0.079M TO A (PROPOSED OR EXISTING) EXTERIOR STAIRWAY LEADING TO A BELOW GRADE ENTRANCE, WHEREAS THE BY-LAW REQUIRES A MINIMUM SETBACK OF 0.3M TO AN EXTERIOR STAIRWAY LEADING TO A BELOW GRADE ENTRANCE IN THE INTERIOR SIDE YARD PROVIDED THAT A CONTINUOUS SIDE YARD WIDTH OF NO LESS THAN 1.2M (3.94 FT.) IS PROVIDED ON THE OPPOSITE SIDE OF THE DWELLING.
2: TO PERMIT A 1.19M WIDE PEDESTRIAN PATH OF TRAVEL LEADING TO THE PRINCIPAL ENTRANCE OF A ADDITIONAL RESIDENTIAL UNIT, WHEREAS THE BY-LAW REQUIRES AN UNOBSTRUCTED PEDESTRIAN PATH OF TRAVEL HAVING A MINIMUM WIDTH OF 1.2M LEADING TO THE PRINCIPAL ENTRANCE OF AN ADDITIONAL RESIDENTIAL UNIT.

4. **Why is it not possible to comply with the provisions of the by-law?**
1: TO PERMIT AN INTERIOR SIDE YARD SETBACK OF 0.079M TO A (PROPOSED OR EXISTING) EXTERIOR STAIRWAY LEADING TO A BELOW GRADE ENTRANCE, WHEREAS THE BY-LAW REQUIRES A MINIMUM SETBACK OF 0.3M TO AN EXTERIOR STAIRWAY LEADING TO A BELOW GRADE ENTRANCE IN THE INTERIOR SIDE YARD PROVIDED THAT A CONTINUOUS SIDE YARD WIDTH OF NO LESS THAN 1.2M (3.94 FT.) IS PROVIDED ON THE OPPOSITE SIDE OF THE DWELLING.
2: TO PERMIT A 1.19M WIDE PEDESTRIAN PATH OF TRAVEL LEADING TO THE PRINCIPAL ENTRANCE OF A ADDITIONAL RESIDENTIAL UNIT, WHEREAS THE BY-LAW REQUIRES AN UNOBSTRUCTED PEDESTRIAN PATH OF TRAVEL HAVING A MINIMUM WIDTH OF 1.2M LEADING TO THE PRINCIPAL ENTRANCE OF AN ADDITIONAL RESIDENTIAL UNIT.

5. **Legal Description of the subject land:**
Lot Number 2
Plan Number/Concession Number 429
Municipal Address 49 Royce Av., Brampton, ON L6Y 1J8

6. **Dimension of subject land (in metric units)**
Frontage 17.98
Depth 38.71
Area 696SM

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** ☐

RECEIVED / REVISED
PAGE
SEP 19 2023
CITY CLERK'S OFFICE

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.)
Detached dwelling unit: Ground Floor Area = 104.54 SM, Gross Floor Area = 189.60 SM, No. of Storey = 1,
Width = 11.2 M, Length = 10.11M, Height = 4.57 M
Detached Garage = Ground Floor Area = 20.43 SM, Gross Floor Area = 20.43 SM, No. of Storey = 1,
Width = 3.35 M, Length = 6.1M, Height = 3.65 M

PROPOSED BUILDINGS/STRUCTURES on the subject land:
Detached dwelling unit: Ground Floor Area = 104.54 SM, Gross Floor Area = 189.60 SM, No. of Storey = 1,
Width = 11.2 M, Length = 10.11M, Height = 4.57 M
Detached Garage = Ground Floor Area = 20.43 SM, Gross Floor Area = 20.43 SM, No. of Storey = 1,
Width = 3.35 M, Length = 6.1M, Height = 3.65 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 7.59m
Rear yard setback 21.10m
Side yard setback LHS = 5.59m
Side yard setback RHS = 1.19m

PROPOSED
Front yard setback 7.59m
Rear yard setback 21.10m
Side yard setback LHS = 5.59m
Side yard setback RHS = 0.079m

10. Date of Acquisition of subject land: July 2023
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: 1961 (As per property survey available)
15. Length of time the existing uses of the subject property have been continued: 62 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 _____

X

Olutay

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton

THIS 06 DAY OF September, 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, Chetan Dalal, 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 06 DAY OF

September, 2023.

M. Osayamen Osaze

A Commissioner etc.

Olutay

Signature of Applicant or Authorized Agent

Mercelyn Osayamen Osaze
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires June 20, 2025. M.O

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

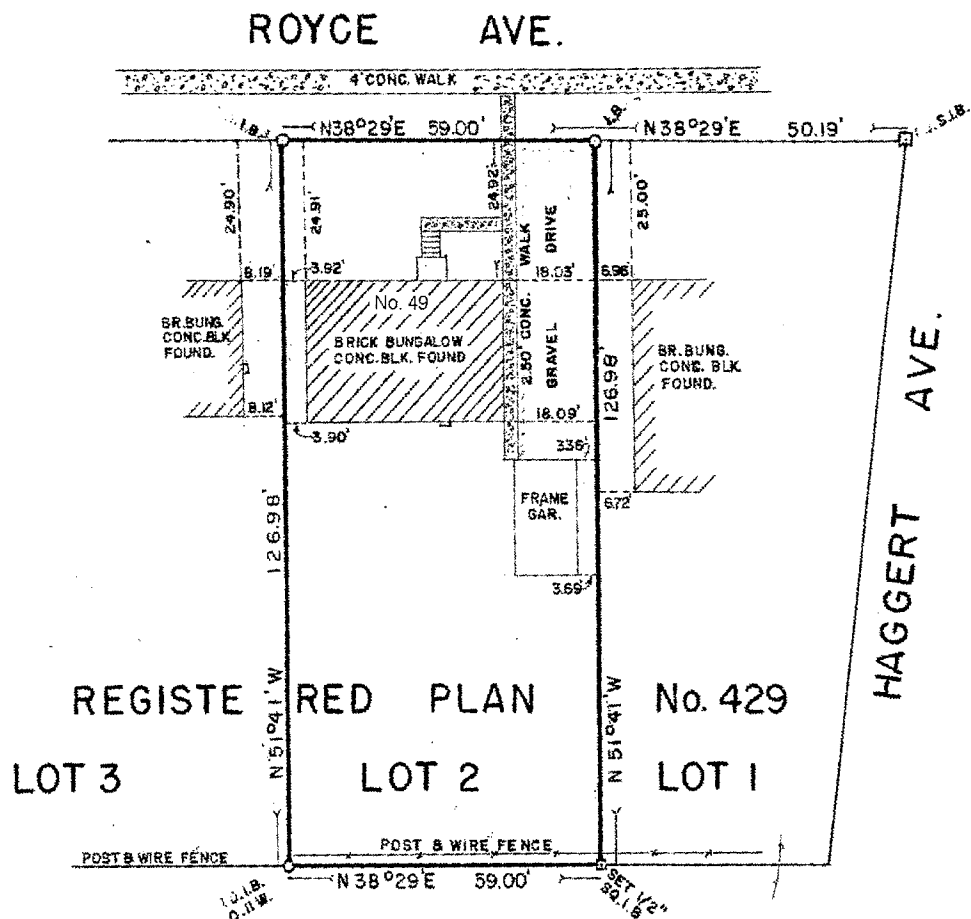
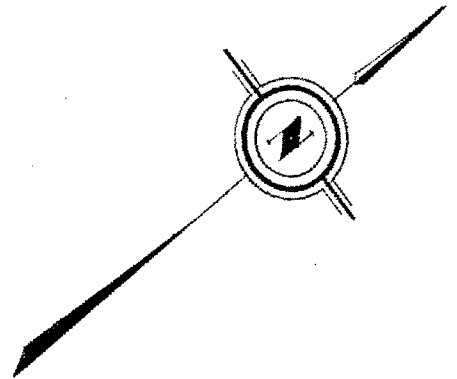
DATE RECEIVED

Sept 6, 2023 *OO*

PLAN SHOWING LOCATION OF
HOUSE ON

LOT 2, REGISTERED PLAN No. 429 TOWN OF BRAMPTON COUNTY OF PEEL

SCALE: 1"=30'



MADE FOR:

DAVIS, DAVIS & WE
MAIN ST. S.
BRAMPTON, ONT
RE: MCTAGGAR

ARTHUR DEATH, O.L.S.
14 GEORGE ST. N. ROOM 202
BRAMPTON, ONTARIO
PHONES: Glandale 1-0460
Butler 6-3422

Arthur Death
ONTARIO LAND SURVEYOR

JULY 13, 1961
BRAMPTON