

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

Application Number: A-2023-0267
Property Address: 140 MOFFATT AVENUE
Legal Description: LOT 34, PLAN 43M-958
Agent:
Owner(s): DHANSUKHBHAI AHIR, LAXMIBAHEN AHIR
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 provide a 8.15 metre wide driveway whereas the By-law permits a maximum driveway width of 6.71 metre;
2. To provide a lot coverage of 36% whereas the By-law permits a maximum lot coverage of 30%;
3. To provide a 0.28 metre side yard setback to an existing open roofed porch whereas the By-law requires a minimum setback of 1.2 metre; and
4. To provide a 0.79 metre wide path of travel leading to an existing primary entrance for a existing second unit whereas the By-law requires a minimum path of travel width of 1.2 metre.

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.

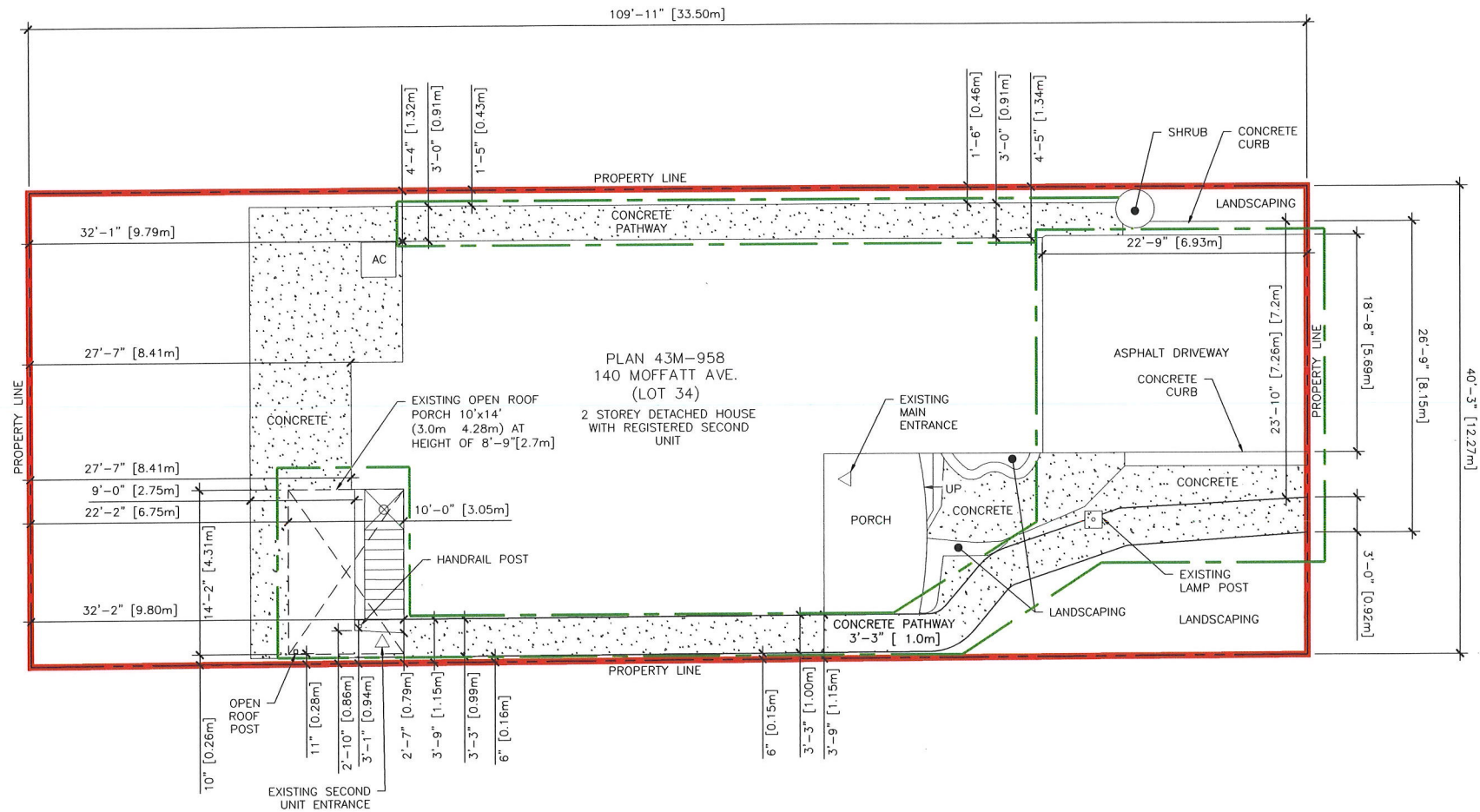
Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. This notice is to be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

Dated this 21st 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

1 SITE PLAN

Scale: NTS



<u>LOT COVERAGE AREA</u>	
Lot Area:	410.71 SQ. M
Ground Floor:	135.00 SQ. M
Open Roof Porch:	12.84 SQ. M
Total Covered Area:	147.84 SQ. M
LOT COVERAGE AREA % = $(147.84/410.71) \times 100 = 36.0\%$	

MOFFATT AVE

3	09/19/23	REISSUED FOR REVIEW	TA
2	09/15/23	REISSUED FOR REVIEW	TA
1	09/12/23	REISSUED FOR REVIEW	TA
0	07/15/23	ISSUED FOR REVIEW	TA
NO.	DATE	REVISIONS	BY

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NORTH ARROW :



CLIENT NAME :

DHANSUKHBHAI AHIR

ADDRESS:

140 MOFFATT AVE

DRAWING TITLE:

SITE PLAN

DRAWN BY: TA

CHECKED BY: TA

PLOT DATE: 19-Sep-23

SCALE: AS NOTED

DRAWING NO :

A-1.0

RECEIVED / REVISED
SITE MAP.
SEP 19 2023

CITY CLERK'S OFFICE

FILE NUMBER:

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)

Address

Phone # Fax #

Email

2. Name of Agent

Address

Phone # Fax #

Email

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

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

5. Legal Description of the subject land:

Lot Number

Plan Number/Concession Number

Municipal Address

6. Dimension of subject land (in metric units)

Frontage

Depth

Area

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.)

PROPOSED BUILDINGS/STRUCTURES on the subject land:

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

Rear yard setback

Side yard setback

Side yard setback

PROPOSED

Front yard setback

Rear yard setback

Side yard setback

Side yard setback

10. Date of Acquisition of subject land:

11. Existing uses of subject property:

12. Proposed uses of subject property:

13. Existing uses of abutting properties:

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

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

16. (a)

What water supply is existing/proposed?

Municipal

Well

Other (specify)

(b)

What sewage disposal is/will be provided?

Municipal

Septic

Other (specify)

(c)

What storm drainage system is existing/proposed?

Sewers

Ditches

Swales

Other (specify)

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 _____ OF _____

THIS _____ DAY OF _____, 20____.

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, _____, OF THE _____ OF _____
IN THE _____ OF _____ 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

_____ OF _____
IN THE _____ OF _____
_____ THIS _____ DAY OF _____, 20____.

Signature of Applicant or Authorized Agent

A Commissioner etc.

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 _____

Date Application Deemed
Complete by the Municipality

APPOINTMENT AND AUTHORIZATION OF AGENT

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: _____

I/We, _____
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject lands, hereby authorize

please print/type the full name of the agent(s)

to make application to the **City of Brampton Committee of Adjustment** in the matter of an application for **minor variance** with respect to the subject land.

Dated this _____ day of _____, 20____.

(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(where the owner is a firm or corporation, please print or type the full name of the person signing.)

NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

NOTE: Unit owners within a Peel Standard Condominium Corporation are to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to submission of an application. Signatures from all Members of the Board of Directors are required.

PERMISSION TO ENTER

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: _____

I/We, _____
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject land, hereby authorize the Members of the City of Brampton Committee of Adjustment and City of Brampton staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to the attached application for Minor Variance and/or consent.

Dated this _____ day of _____, 20____.

(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(where the owner is a firm or corporation, please print or type the full name of the person signing.)

NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION

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.)

- TWO STORY DETACHED HOUSE OF 206.80 SQ.MT. WITH REGISTERED BASEMNT SECOND UNIT
 - GROUND FLOOR AREA - 1150 SQ.FT. (106.84 SQ.MT.)
 - GROSS FLOOR AREA - 2226 SQ.FT. (206.80 SQ.MT.)
 - BASEMENT FLOOR AREA - 970 SQ.FT. (90.11 SQ.MT.)



PROPOSED BUILDINGS/STRUCTURES on the subject land:

- TO PERMIT DRIVEWAY WIDTH OF 7.10 M
 - TO PERMIT EXISTING 1.0 M AND 0.9 M PATH OF TRAVEL LEADING TO REGISTERD SECOND UNIT AND BACKYARD
 - TO PERMIT 0.3 M SETBACK TO AN EXISTING ACCESSORY STRUCTURE

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	6.90 M
Rear yard setback	8.40M
Side yard setback	1.10 M
Side yard setback	1.30M

PROPOSED

Front yard setback	6.90 M
Rear yard setback	8.40M
Side yard setback	1.10 M
Side yard setback	1.30 M

10. Date of Acquisition of subject land: SEPTEMBER 21, 2012
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: 1994
15. Length of time the existing uses of the subject property have been continued: 29 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 _____



Signature of Applicant(s) or Authorized Agent

DATED AT THE _____ CITY _____ OF _____ BRAMPTON _____

THIS 21 DAY OF AUGUST, 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, DHANSUKHBHAI AHIR, 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 21 DAY OF

AUGUST, 2023.

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


A Commissioner etc.

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.

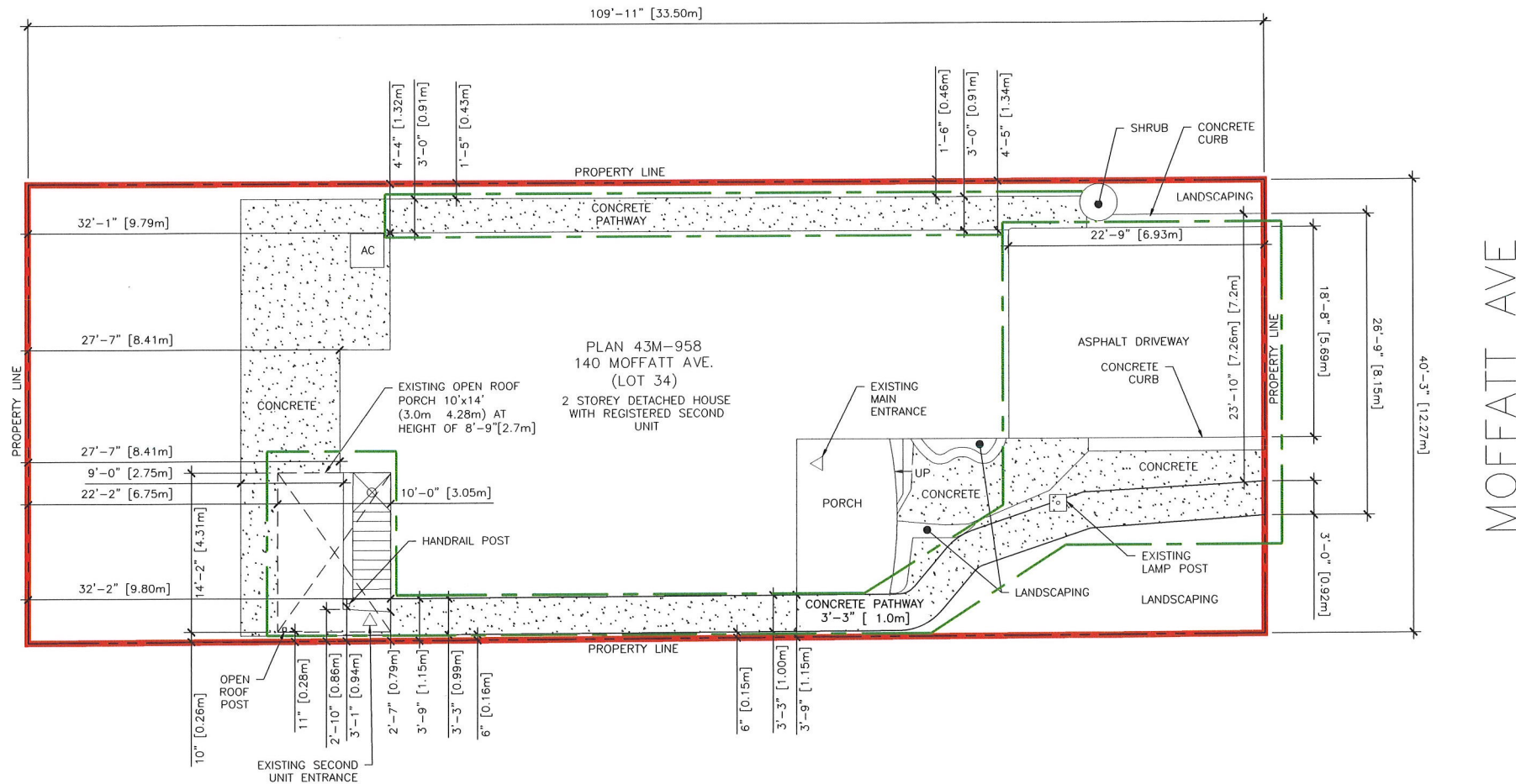
Zoning Officer

Date

DATE RECEIVED

Date Application Deemed
Complete by the Municipality

Revised 2022/02/17



LOT COVERAGE AREA	
Lot Area:	410.71 SQ. M
Ground Floor:	135.00 SQ. M
Open Roof Porch:	12.84 SQ. M
Total Covered Area:	147.84 SQ. M
LOT COVERAGE AREA % = (147.84/410.71)x100 = 36.0%	

1 SITE PLAN
Scale: NTS

NO.	DATE	REVISIONS	BY
3	09/19/23	REISSUED FOR REVIEW	TA
2	09/15/23	REISSUED FOR REVIEW	TA
1	09/12/23	REISSUED FOR REVIEW	TA
0	07/15/23	ISSUED FOR REVIEW	TA

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NORTH ARROW :



CLIENT NAME :
DHANSUKHBHAI AHIR

ADDRESS:
140 MOFFATT AVE

DRAWING TITLE:
SITE PLAN

DRAWN BY: TA CHECKED BY: TA

PLOT DATE: 19-Sep-23

PROJECT NO: 23-04 SCALE: AS NOTED

DRAWING NO :

A-1.0

Building Division

Planning & Development Services Department

8850 McLaughlin Road, Unit 1, Brampton, Ontario L6Y 5T1
Zoning: (905) 874-2090

TWO-UNIT DWELLING REGISTRATION CERTIFICATE

#19-504866

Address: 140 Moffatt Ave

Legal Description: PLAN M958 LOT 34

Registration Date: August 27, 2020

This is to confirm that the above noted property has met the conditions required by By-law 87-2015 for the registration of a two-unit dwelling.

Rick Conard
Chief Building Official