

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

Application Number: A-2023-0278
Property Address: 36 TOPIARY LANE
Legal Description: LOT 148, PLAN 43M-1491
Agent: LEKESH VERMA
Owner(s): MANDEEP SINGH REHAL,
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 EXTERIOR SIDE YARD SETBACK OF 2.49M TO A PROPOSED BELOW GRADE ENTRANCE, WHEREAS THE BYLAW REQUIRES A MINIMUM EXTERIOR SIDE YARD SETBACK OF 3.0 METRES.
2. TO PERMIT A BELOW GRADE ENTRANCE TO BE LOCATED BETWEEN A MAIN WALL OF A DWELLING AND THE FLANKAGE LOT LINE, WHEREAS THE BYLAW DOES NOT PERMIT A BELOW GRADE ENTRANCE TO BE LOCATED BETWEEN A MAIN WALL OF A DWELLING AND THE FLANKAGE LOT LINE.

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.

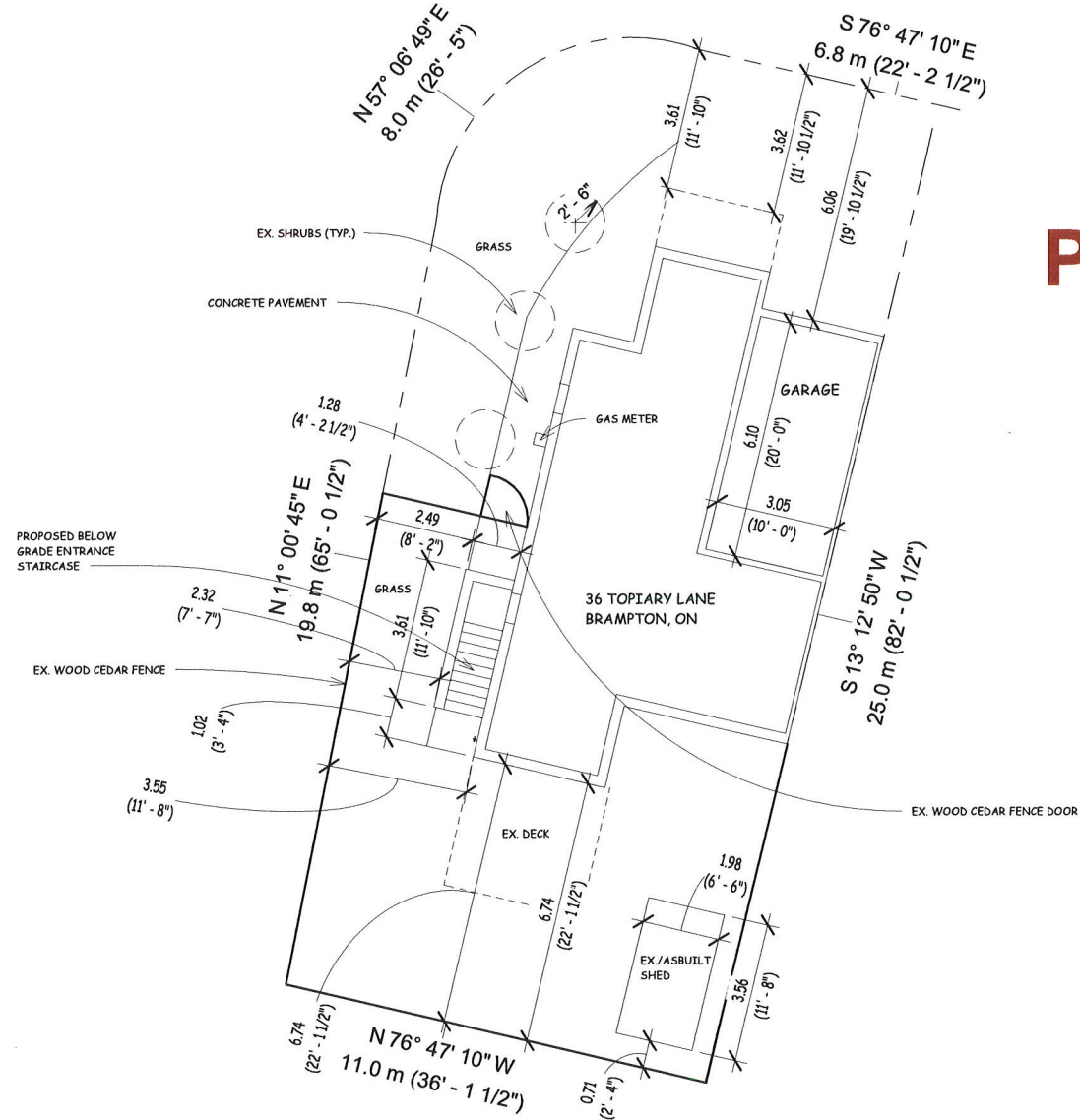
Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

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.

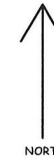
Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. This notice is to be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

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



Preliminary
2023-09-01 10:00:08 PM



PROJECT TITLE:
36 TOPIARY LANE
BRAMPTON, ON



Quintic Engineering Inc.
64 Durango Dr.
Brampton, ON L6X 5G9
Phone: 437-881-4252
Email: design@quintic.ca

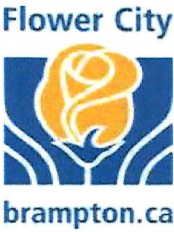
No.	Description	Date

Site Plan

Project number 2023-QUINTIC-34
Date 2023-09-01
Drawn by Jasmine Bakshi
Checked by Lekesh Verma

A5

Scale 3/32" = 1'-0"



For Office Use Only
(to be inserted by the Secretary-Treasurer
after application is deemed complete)

FILE NUMBER: A-2023-0278

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) MANDEEP SINGH REHAL
Address 36 TOPIARY LANE
BRAMPTON, ON L7A 2R4

Phone # (416) 970-9496 Fax # _____
Email MANDEEPSINGHREHAL@OUTLOOK.COM

2. Name of Agent LEKESH VERMA
Address 64 DURANGO DR.
BRAMPTON, ON
L6X5G9

Phone # 437-481-4252 Fax # _____
Email DESIGN@QUINTIC.CA

3. Nature and extent of relief applied for (variances requested):
1. TO PERMIT A REDUCED EXTERIOR SIDE YARD SETBACK OF 2.49M TO A PROPOSED BELOW GRADE ENTRANCE, WHEREAS THE BYLAW REQUIRES A MINIMUM EXTERIOR SIDE YARD SETBACK OF 3.0 METRES.

2. TO PERMIT A BELOW GRADE ENTRANCE TO BE LOCATED BETWEEN A MAIN WALL OF A DWELLING AND THE FLANKAGE LOT LINE, WHEREAS THE BYLAW DOES NOT PERMIT A BELOW GRADE ENTRANCE TO BE LOCATED BETWEEN A MAIN WALL OF A DWELLING AND THE FLANKAGE LOT LINE.

4. Why is it not possible to comply with the provisions of the by-law?
AFTER INSTALLATION, THE EXTERIOR YARD SETBACK FROM THE FACE OF THE BELOW GRADE STAIRS RETAINING WALL TO THE PROPERTY LINE BECOMES LESS THAN 3m WHICH IS REQUIRED BY THE ZONING (R2B) LAWS OF THE SUBJECT PROPERTY.

5. Legal Description of the subject land:
Lot Number LOT 148 (RIGHT HOUSE VIEWED FROM THE FRONT)
Plan Number/Concession Number 43M-1491
Municipal Address 36 TOPIARY LANE, BRAMPTON, ON L7A 2R4

6. Dimension of subject land (in metric units)
Frontage (6.772+8.046+11.006)/2=12.912M
Depth (19.823+25)/2=22.4115M
Area 289.03 M^2

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
SEP 20 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.)

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	3.61M (PORCH) 5.13M(BUILDING)
Rear yard setback	6.74M
Side yard setback	3.55M (BUILDING)
Side yard setback	0M

PROPOSED

Front yard setback	3.61M(PORCH) 5.13M(BUILDING)
Rear yard setback	6.74M
Side yard setback	2.32M (FACE OF PROPOSED RETAINING WALL ALONG BELOW GRADE STAIRCASE)
Side yard setback	0M

10. Date of Acquisition of subject land: 2020
11. Existing uses of subject property: SINGLE FAMILY DWELLING (SEMI-DETACHED)
12. Proposed uses of subject property: TWO UNIT DWELLING (SEMI-DETACHED)
13. Existing uses of abutting properties: SINGLE FAMILY DWELLING (SEMI-DETACHED)
14. Date of construction of all buildings & structures on subject land: 11/05/2001
15. Length of time the existing uses of the subject property have been continued: 21 YEARS 10 MONTHS

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 _____

Lekesh Verma

Signature of Applicant(s) or Authorized Agent

DATED AT THE 64 DURANGO DR OF BRAMPTON, ON

THIS 01 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, LEKESH VERMA, OF THE CITY OF 64 DURANGO DR OF BRAMPTON, ON

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 6 DAY OF

SEPTEMBER, 2023

[Signature]
A Commissioner etc.

Laurie Dianne Robinson
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires April 22, 2024.

Lekesh Verma

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R2A-942

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

Sept 5, 2023

Date

DATE RECEIVED

Date Application Deemed
Complete by the Municipality

Sept 29 2023
Clara


Revised 2022/02/17

Zoning Non-compliance Checklist

File No.

Applicant: Mandeep Singh Rehal
Address: 36 Topiary Lane
Zoning: R2A-942
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR	To permit a 2.49m exterior side yard setback to a proposed below grade entrance	Whereas the By-law requires a minimum exterior side yard setback of 3.0m	942.2(7)
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
PARKING			
DRIVEWAY			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
OTHER –	To permit a below grade entrance between the main wall of a dwelling and a flankage lot line	Whereas the By-law prohibits below grade entrances between the main wall of a dwelling and a flankage lot line	10.23.1


Reviewed by Zoning

Sept 5, 2023
Date