



## Public Meeting Notice

### Committee of Adjustment

### Application for Minor Variance

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

<b>Application Number:</b>	<b>A-2023-0258</b>
<b>Property Address:</b>	<b>54 BEECH STREET</b>
<b>Legal Description:</b>	<b>LOT 4, PLAN 380, 1</b>
<b>Agent:</b>	<b>SYED ALI SHABIB</b>
<b>Owner(s):</b>	<b>ROOP MANN, AMANDEEP MANN</b>
<b>Other applications: under the <i>Planning Act</i></b>	<b>nil</b>
<b>Meeting Date and Time:</b>	<b>Tuesday, OCTOBER 24, 2023 at 9:00 am</b>
<b>Meeting Location:</b>	<b>Hybrid in-person and virtual meeting – Council Chambers, 4<sup>th</sup> Floor Brampton City Hall, 2 Wellington Street West</b>

#### Purpose of the Application:

1. To permit a duplex, whereas the bylaw does not permit the use;
2. To permit a lot area of 368.74 squared metres, whereas the bylaw requires a minimum lot area of 450 squared metres;
3. To permit a lot width of 9.755 metres, whereas the bylaw requires a minimum lot width of 15.0 metres;
4. To permit a lot coverage of 42%, whereas the bylaw permits a maximum lot coverage of 30%; and
5. To permit a total of two parking spaces for a Duplex dwelling, whereas the By-law requires 2 parking spaces per dwelling unit resulting in a requirement of 4 parking spaces on a property containing a duplex dwelling.

#### Participate in the Meeting:

- Send an email with your written comments to [coa@brampton.ca](mailto: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 **4:00 pm on Thursday, October 19, 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](mailto: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 **4:00 pm on Thursday, October 19, 2023**, by emailing [coa@brampton.ca](mailto: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](http://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](http://www.brampton.ca).

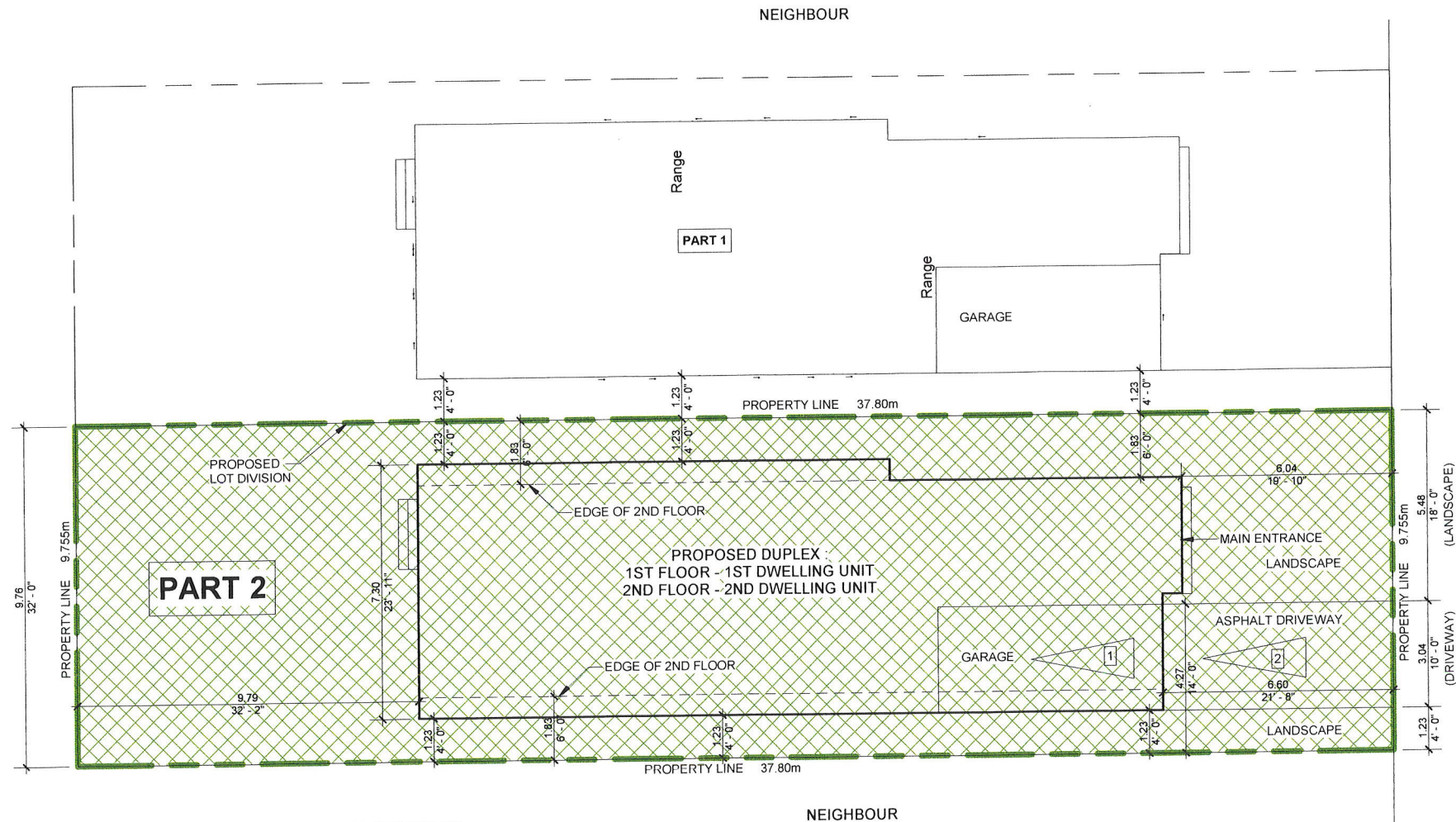
**Appeal Process:** If you wish to be notified of the decision of Committee, you must submit a written request to [coa@brampton.ca](mailto:coa@brampton.ca). This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, 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](mailto: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 13th day of October 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](mailto:coa@brampton.ca)





1 PROPOSED SITE PLAN (PART 2)  
1 : 125

LOT LEGEND	
	SEVERED LOT (PART 2)

LOT 4 PART 2	LOT AREA (PART 2)		LOT COVERAGE (PART 2)			GFA (PART 2)		PROPOSED GFA
	Description	Area	DESCRIPTION	Area	COVERAGE	1ST FLOOR LVL	2ND FLOOR LVL	
	LOT AREA	368.74 m <sup>2</sup>	COVERED AREA	156.17 m <sup>2</sup>	42%	2ND FLOOR LVL	1419 ft <sup>2</sup>	
			OPEN AREA	212.57 m <sup>2</sup>	58%	GRAND TOTAL GFA	2800 ft <sup>2</sup>	
			EACH LOT AREA	368.74 m <sup>2</sup>				

REVISIONS			
DATE	NO	DESCRIPTION	BY
23 MAY 2023	1	CLIENT PRESENTATION	SA

FOR GENERAL NOTES, REFER TO SPECIFICATIONS MANUAL.  
DO NOT SCALE DRAWING. CONTRACTOR MUST VERIFY ALL  
DIMENSIONS AND CONDITIONS ON SITE PRIOR TO START OF  
ANY WORK AND MUST NOTIFY THE ARCHITECT/DESIGNER OF  
ANY VARIATIONS FROM THE SUPPLIED INFORMATION.  
CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES  
AND BY-LAWS.  
CONFIDENTIAL NOTICE:  
ALL DRAWINGS & INFORMATION DISCLOSED HEREIN ARE  
THE PROPERTY OF THE MAPLE DESIGN & BUILD INC. AND  
THEY CANNOT BE REPRODUCED OR SHARED WITHOUT  
WRITTEN CONSENT OF MAPLE DESIGN & BUILD INC.

DESIGNER:  
**MAPLE DESIGN  
& BUILD Inc.**  
2211 SHERBOKE ROAD, MISSISSAUGA  
PHONE: 437 970 6850

PROJECT:  
PROPOSED LOT SEVERANCE  
WITH DUPLEX DWELLING  
UNIT ON EACH LOT

LOCATION:  
54 BEECH ST. BRAMPTON,  
ON L6V 1V3

TITLE:  
**PROPOSED  
SITE PLAN  
(PART 2)**

SCALE	1 : 125
DRAWN	HZ
CHECKED	SA
DATE	23 MAY 2023
PROJECT NO.	04231
DRAWING	

A004



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

**Application Number:** A-2023-0258  
**Property Address:** 54 BEECH STREET  
**Legal Description:** LOT 4, PLAN 380  
**Agent:** SYED ALI SHABIB  
**Owner(s):** ROOP MANN, AMANDEEP MANN  
**Other applications:** B-2023-0023 and A-2023-0259  
**under the *Planning Act***

**Meeting Date and Time:** Tuesday, OCTOBER 24, 2023 at 9:00 am  
**Meeting Location:** Hybrid in-person and virtual meeting – Council Chambers,  
4<sup>th</sup> Floor Brampton City Hall, 2 Wellington Street West

**The applicant(s) are requesting the following variance(s) associated with the Consent Application(s):**

1. To permit a duplex, whereas the bylaw does not permit the use;
2. To permit a lot area of 368.74 squared metres, whereas the bylaw requires a minimum lot area of 450 squared metres;
3. To permit a lot width of 9.755 metres, whereas the bylaw requires a minimum lot width of 15.0 metres; and
4. To permit a lot coverage of 42%, whereas the bylaw permits a maximum lot coverage of 30%.

**Participate in the Meeting:**

- Send an email with your written comments to [coa@brampton.ca](mailto: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 Thursday October 19, 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](mailto: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 Thursday October 19, 2023**, by emailing [coa@brampton.ca](mailto:coa@brampton.ca), and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

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**Appeal Process:** If you wish to be notified of the decision of Committee, you must submit a written request to [coa@brampton.ca](mailto: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](mailto: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 5th day of October 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](mailto:coa@brampton.ca)

Received  
September 18/23  
a

Authentisign ID: 82848379-2418-EE11-A9B9-6045BDD47FEA

Flower City



brampton.ca

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

FILE NUMBER: A 2023-0258

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)** Roop Mann & Amandeep Mann  
**Address** 9 Bridgend Crescent, Brampton, Ontario L6P 1K8

**Phone #** 416 970 1065 **Fax #** \_\_\_\_\_  
**Email** amandeepmann9@gmail.com

2. **Name of Agent** Syed Ali Shabib  
**Address** Unit 1101, 2211 Sherobee Rd, Mississauga, ON L5A 2H5

**Phone #** 437 970 6850 **Fax #** \_\_\_\_\_  
**Email** syed@mapledesignbuildgroup.com

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

1. The new Lot width (Part 2) is reduced to 9.755m
2. Proposed new Lot area is 368.74m<sup>2</sup>
3. Proposed Lot coverage is 42%

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

1. The minimum required width is 15m while the new severed Lot (Part 2) is 9.755m
2. The minimum Lot area for R1B zone is 450m<sup>2</sup> while proposed Lot area is 368.74m<sup>2</sup>
3. The max. allowed coverage is 30% while proposed Lot coverage is 42%

5. **Legal Description of the subject land:**

**Lot Number** 4  
**Plan Number/Concession Number** LT 4 PL 380 CITY OF BRAMPTON  
**Municipal Address** 54 Beech St.

6. **Dimension of subject land (in metric units)**

**Frontage** 9.755m  
**Depth** 37.8m  
**Area** 368.74

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.)

Existing one storey Single family dwelling unit to be demolished

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Proposed two floor dwelling unit with 2nd unit on 2nd floor  
GFA : 260.13m2  
Coverage : 156.17m2

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	existing house to be demolished
Rear yard setback	existing house to be demolished
Side yard setback	existing house to be demolished
Side yard setback	existing house to be demolished

PROPOSED

Front yard setback	6.04 m
Rear yard setback	9.79 m
Side yard setback	(R) 1.23m + 1.83m at 2nd floor
Side yard setback	(L) 1.23m + 1.83m at 2nd floor

10. Date of Acquisition of subject land: 2020
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: 1936
15. Length of time the existing uses of the subject property have been continued: 87 yrs

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 _____

*Xhahh*

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton  
THIS 18 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, Amandeef Mann 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 18 DAY OF  
September, 2023

*[Signature]*  
A Commissioner etc.

*[Signature]*

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. H.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 18, 2023

Date Application Deemed  
Complete by the Municipality

Clara

**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: 54 Beech Street Brampton Ontario

I/We, Roop Mann & Amandeep Mann  
please print/type the full name of the owner(s)

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

Syed Ali Shabib  
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 01 day of July, 2023

Authentisign  
Roop Mann Authentisign  
Amandeep K Mann  
(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: 54 Beech Street Brampton, Ontario

I/We, Roop Mann & Amandeep Mann  
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 01 day of July, 2023

Authentisign  
Roop Mann 07/01/23

Authentisign  
Amandeep K Mann 07/01/23

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(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**



# Zoning Non-compliance Checklist

File No.

A-2023-0258

Applicant: Roop and Amandeep Mann  
Address: 54 Beech Street (Severed Lot-Part 2 on drawings)  
Zoning: R1B and Mature Neighbourhood  
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit a duplex	Whereas the By-law does not permit the use	12.5.1
LOT DIMENSIONS AREA / DEPTH / WIDTH	To permit a lot area of 368.74m2	Whereas the By-law requires a minimum lot area of 450m2	12.5.2.a)
	To permit a lot width of 9.755m	Whereas the By-law requires a minimum lot width of 15.0m	12.5.2.b)
BUILDING SETBACKS FRONT / SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE	To permit a lot coverage of 42%	Whereas the By-law permits a maximum lot coverage of 30%	10.27
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			
OTHER – DECK			



Reviewed by Zoning

September 18, 2023  
Date