

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

Application Number: A-2023-0302
Property Address: 14 SANDMERE AVENUE
Legal Description: LOT 91, PLAN M-752, WARD 2
Agent: NOBLE PRIME SOLUTIONS LTD.
c/o NAVPREET KAUR
Owner(s): RAMESH CHANDER, SHEELA DEVI
Other applications: nil
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,
4th Floor Brampton City Hall, 2 Wellington Street West

Purpose of the Application:

1. TO PERMIT AN EXISTING ABOVE GRADE ENTRANCE IN A SIDE YARD HAVING A MINIMUM WIDTH OF 1.0 METRE EXTENDING FROM THE FRONT WALL OF THE DWELLING UP TO THE DOOR, WHEREAS THE BY-LAW PERMITS AN ABOVE GRADE ENTRANCE WHEN THE SIDE YARD WITHIN WHICH THE DOOR IS LOCATED HAS A MINIMUM WIDTH OF 1.2 METRE (3.94 FEET) EXTENDING FROM THE FRONT WALL OF THE DWELLING UP TO AND INCLUDING THE DOOR; AND
2. TO PERMIT A 1.0 METRE 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 1.2 METRE LEADING TO THE PRINCIPAL ENTRANCE OF AN ADDITIONAL RESIDENTIAL UNIT.

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 **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 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, 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.

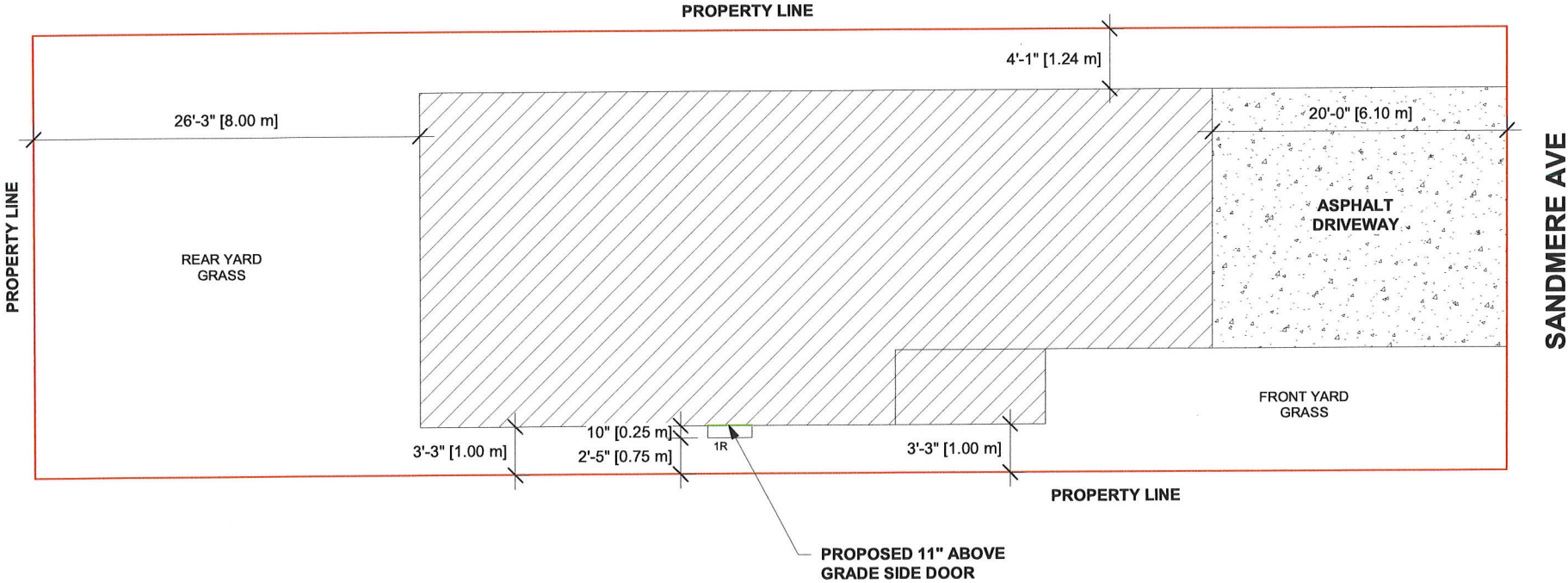
Dated this 13th day of October 2023

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

PLAN 43M 752 LOT 91
14 SANDMERE AVE
2 STOREY DETACHED HOUSE

MINOR VARIANCE

-TO PERMIT A SIDE DOOR IN THE INTERIOR SIDE YARD HAVING A SETBACK OF 1.00 M
WHEREAS ZONING BY-LAW REQUIRES A MINIMUM SETBACK OF 1.2 M
FROM INTERIOR SIDE LOT LINE.



SITE PLAN

STAMP

01 ISSUED FOR PERMIT SEP 18/23

ADDRESS:
14 SANDMERE AVE,
BRAMPTON, ON

DRAWN BY: NK CHECKED BY: JB
PROJECT NUMBER: 23R-28660

**NOBLE PRIME
SOLUTIONS LTD**
2131 WILLIAMS PARKWAY,
UNIT-19
BRAMPTON, ON.
(437) 888 1800

DATE: SEP 18/23 DWG No:
SCALE: 1 : 100 A-1

FILE NUMBER:

A-2023-0302

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)

RAMESH CHANDER, SHEELA DEVI

Address

14 SANDEMERE AVE BRAMPTON ON, L6Z 4B3

Phone #

647-966-6821

Fax #

Email

RAMESH.CHANDER.GANGER@GMAIL.COM

2.

Name of Agent

PAVNEET KAUR

Address

2131 WILLIAMS PKWY BRAMPTON ON, L6S 5Z4

Phone #

437-888-1800

Fax #

Email

APPLICATIONS@NOBLELTD.CA

3.

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

-TO PERMIT A SIDE DOOR IN THE INTERIOR SIDE YARD HAVING A SETBACK OF 1.00 M

4.

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

WHEREAS ZONING BY-LAW REQUIRES A MINIMUM SETBACK OF 1.2 M FROM INTERIOR SIDE LOT LINE.

5.

Legal Description of the subject land:

Lot Number

91

Plan Number/Concession Number

M752

Municipal Address

14 SANDEMERE AVE BRAMPTON ON, L6Z 4B3

6.

Dimension of subject land (in metric units)

Frontage

9.15M

Depth

30.50M

Area

279.07M²

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

☐

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:

SIDE DOOR IN SIDE YARD

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	6.10 M
Rear yard setback	8.00 M
Side yard setback	1.24 M
Side yard setback	1.00M

PROPOSED

Front yard setback	NO CHANGE
Rear yard setback	NO CHANGE
Side yard setback	NO CHANGE
Side yard setback	NO CHANGE

10. Date of Acquisition of subject land: 2003
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: 1987
15. Length of time the existing uses of the subject property have been continued: 26

16. (a) What water supply is existing/proposed?
- | | | |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Well | <input type="checkbox"/> | |
- (b) What sewage disposal is/will be provided?
- | | | |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Septic | <input type="checkbox"/> | |
- (c) What storm drainage system is existing/proposed?
- | | | |
|---------|-------------------------------------|-----------------------|
| Sewers | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Ditches | <input type="checkbox"/> | |
| Swales | <input type="checkbox"/> | |

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 _____

842
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON
THIS 26 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, TANVIR RAI, 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 26 DAY OF
September, 2023.

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

842
Signature of Applicant or Authorized Agent

M
A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R2A(2)-313

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

Gurmeet Gaur

Zoning Officer,

2023-09-22

Date

DATE RECEIVED

Sept 26, 2023

Date Application Deemed
Complete by the Municipality

Clara

Revised 2022/02/17

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: 14 SANDMERE AVE., BRAMPTON, ON, L6Z4B3

I/We, RAMESH CHANDER / SHEELA DEVI
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 18 day of September, 2023

x Ramesh Chander Sheela Devi
(signature of the owner(s), or where the owner is a firm or corporation, the signature of an officer of the owner.)

N/A
(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

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: 14 SANDMERE AVE., BRAMPTON, ON, L6Z4B3

I/We, RAMESH CHANDER / SHEELA DEVI
please print/type the full name of the owner(s)

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

Noble Prime Solutions Ltd

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 18 day of September, 2023

x Ramesh Chander Sheela Devi
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

N/A
(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.

Zoning Non-compliance Checklist

File No.

Applicant: Pavneet Kaur
Address: 14 Sandmere Ave
Zoning: R2A(2)-313
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS - SIDE	To permit an <i>existing</i> above grade entrance in a side yard having a minimum width of 0.98m extending from the front wall of the dwelling up to the door	whereas the by-law permits an above grade entrance when the side yard within which the door is located has a minimum width of 1.2m (3.94 ft.) extending from the front wall of the dwelling up to and including the door.	10.24.1(a)
SECOND UNIT PATH OF TRAVEL	To permit a 0.98m 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.	10.16.1(a)
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			


Reviewed by Zoning

2023-09-22
Date