



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, 1
Agent: SYED ALI SHABIB
Owner(s): ROOP MANN, AMANDEEP MANN
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 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. 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.

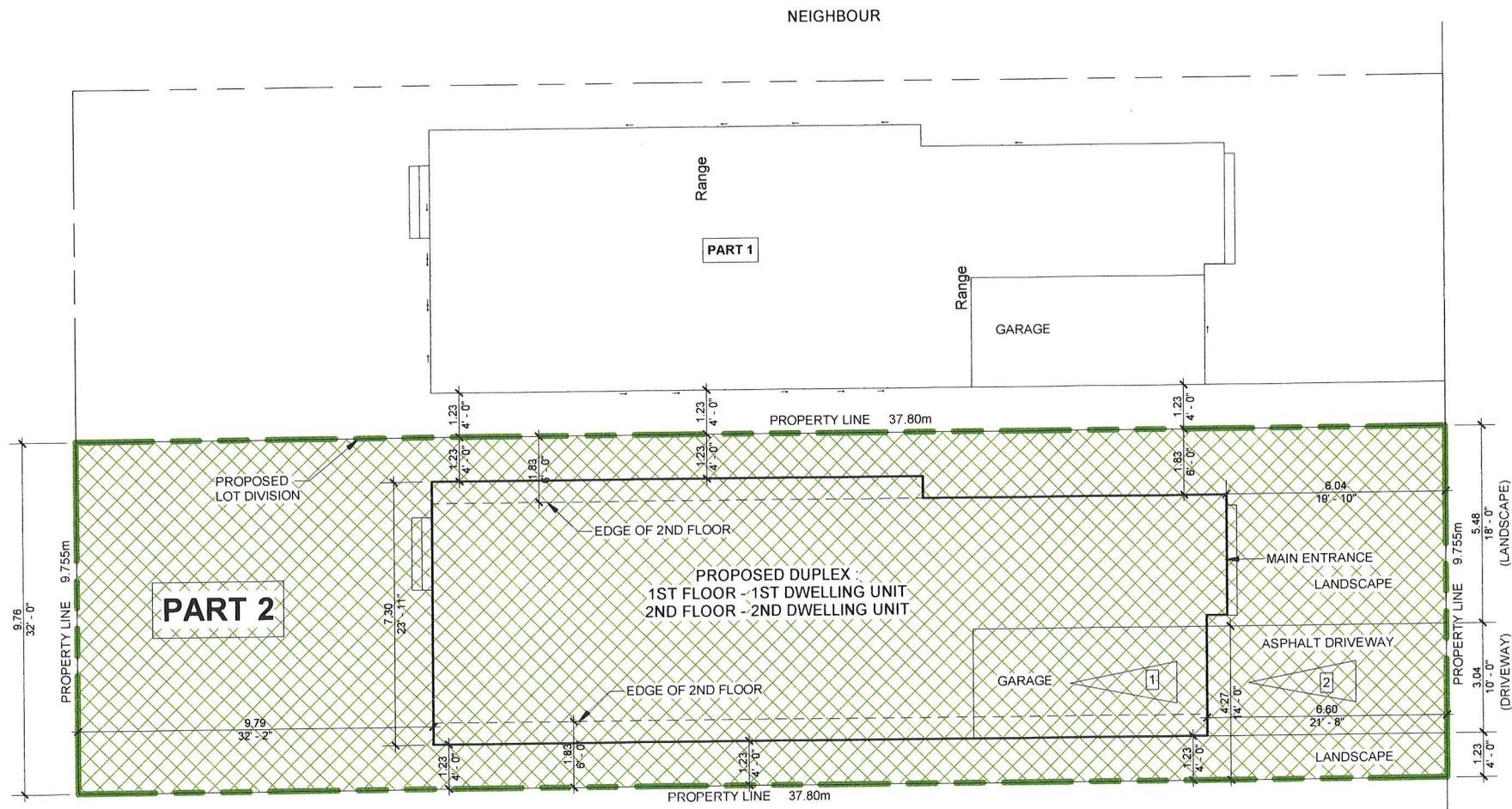
Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

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



1 PROPOSED SITE PLAN (PART 2)
1 : 125

LOT LEGEND	
	SEVERED LOT (PART 2)

LOT 4	
PART 2	

LOT AREA (PART 2)	
Description	Area
LOT AREA	368.74 m ²

LOT COVERAGE (PART 2)		
DESCRIPTION	Area	COVERAGE
COVERED AREA	156.17 m ²	42%
OPEN AREA	212.57 m ²	58%
EACH LOT AREA	368.74 m ²	

GFA (PART 2)	PROPOSED GFA
1ST FLOOR LVL	1382 ft ²
2ND FLOOR LVL	1419 ft ²
GRAND TOTAL GFA	2800 ft ²

REVISIONS	DATE	NO	DESCRIPTION	BY
	23 MAY 2023	1	CLIENT PRESENTATION	SA
		2		

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/DRAWER 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 VarianceSection 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,
4th 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. 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 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, 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.

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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

Received
September 18/23
a

Authentisign ID: 82848379-2418-EE11-A989-6045BDD47FEA

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 368.74m²
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 450m² while proposed Lot area is 368.74m²
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

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 _____

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. 4.0

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 [Signature]

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
(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 368.74m ²	Whereas the By-law requires a minimum lot area of 450m ²	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