

B-2023-0026

APPLICATION NUMBER: "B"

The personal information collected on this form is collected pursuant to subsection 53(2) 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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, City of Brampton.

APPLICATION

Consent

(Please read Instructions)

NOTE: Pursuant to subsection 53(2) of the *PLANNING ACT*, the applicant shall provide the Committee of Adjustment with such information or material as the Committee of Adjustment may require. The Committee of Adjustment may refuse to accept or further consider the application until the prescribed information, material and the required fee are received.

1. (a) Name of Owner/Applicant Sean Lall, Kekuli Ranatunga, Michael Lall, Zarena Lall, Vivake Lall
(print given and family names in full)

Address 85 Victoria St., Brampton, Ontario, L6Y 0A6

Phone # 647-224-3588 Fax #

Email seankekuli@gmail.com

(b) Name of Authorized Agent Don Arthur

Address 60 Victoria St., Brampton, Ontario L6Y 0A6

Phone # 289-233-6248 Fax #

Email donarthur15@yahoo.com

2. The type and the purpose of the proposed transaction, such as transfer for a creation of a new lot, lot addition, an easement, a charge, a lease or a correction of title.

Specify: Creation of a new residential lot

3. If known, the name of the person to whom the land or an interest in the land is to be transferred, charged or l
Sean Lall and Kekuli Ranatunga

4. Description of the subject land ("subject land" means the land to be severed and retained)

a) Name of Street Victoria Street Number 85

b) Concession No. 3 WHS Lot(s) 12

c) Registered Plan No. TOR 11 Lot(s) 17

d) Reference Plan No. Lot(s) 18

e) Assessment Roll No. 10-14-0-099-06000-0000 Geographic or Former Township

5. Are there any easements or restrictive covenants affecting the subject lan

Yes ☐ No ☒
Specify:

6. Description of severed land: (in metric units)

a) Frontage 25.95 m Depth 34.2 m Area 1000.34 m²

b) Existing Use Residential Proposed Use Residential

c) Number and use of buildings and structures (both existing and proposed) on the land to be severed

(existing) None

(proposed) One residential dwelling

d) Access will be by:

	Existing	Proposed
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Road - Maintained all year	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
Regional Road	<input type="checkbox"/>	<input type="checkbox"/>
Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
Private Right of Way	<input type="checkbox"/>	<input type="checkbox"/>

e) If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

N/A

f) Water supply will be by:

	Existing	Proposed
Publicly owned and operated water system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>

Other (specify): _____

g) Sewage disposal will be by:

	Existing	Proposed
Publicly owned and operated sanitary sewer system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Privy	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal septic system	<input type="checkbox"/>	<input type="checkbox"/>

Other (specify): _____

7. Description of retained land: (in metric units)

a) Frontage 46.9 m Depth 54.2 m Area 2732 m²

b) Existing Use Residential Proposed Use _____

c) Number and use of buildings and structures (both existing and proposed) on the land to be retained

(existing) One residential and two accessories (2 car garage and storage shed)

(proposed) None

d)	Access will be by:	Existing	Proposed
	Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
	Municipal Road - Maintained all year	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
	Regional Road	<input type="checkbox"/>	<input type="checkbox"/>
	Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
	Private Right of Way	<input type="checkbox"/>	<input type="checkbox"/>

e) If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

N/A

f)	Water supply will be by:	Existing	Proposed
	Publicly owned and operated water system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify):		

g)	Sewage disposal will be by:	Existing	Proposed
	Publicly owned and operated sanitary sewer system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Privy	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual or communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify):		

8. What is the current designation of the land in any applicable zoning by-law and official plan?

	Land to be Severed	Land to be Retained
Zoning By-Law	<u>RHM2</u>	<u>RHM2</u>
Official Plans		
City of Brampton	<u></u>	<u></u>
Region of Peel	<u></u>	<u></u>

9. Has the subject land ever been the subject of an application for approval of a plan of subdivision under section 51 of the Planning Act or a consent under section 53 of the Act and if the answer is yes and if known, the file number of the application and the decision on the application?

Yes ☐ No ☒

File # Status/Decision

10. Has any land been severed from the parcel originally acquired by the owner of the subject land?

Yes ☐ No ☒

Date of Transfer Land Use

11. If known, is/was the subject land the subject of any other application under the Planning Act, such as:

	File Number	Status
Official Plan Amendment		
Zoning By-law Amendment		
Minister's Zoning Order		
Minor Variance		
Validation of the Title		
Approval of Power and Sale		
Plan of Subdivision		

12. Is the proposal consistent with Policy Statements issued under subsection 3(1) of the *Planning Act*?
Yes ☒ No ☐

13. Is the subject land within an area of land designated under any Provincial Plan?
Yes ☒ No ☐

14. If the answer is yes, does the application conform to the applicable Provincial Plan?
Yes ☒ No ☐

15. If the applicant is not the owner of the subject land, the written authorization, of the owner that the applicant is authorized to make the application, shall be attached. (See "APPOINTMENT AND AUTHORIZATION OF AGENTS" form attached).

Dated at the CITY of BRAMPTON
this 12 day of SEPTEMBER, 20 23


Signature of Applicant, or Authorized Agent, see note on next page

Check box if applicable:

☒ I have the authority to bind the Corporation

DECLARATION

I, DON ARTHUR of the CITY of BRAMPTON
in the County/District/Regional Municipality of PEEL solemnly declare that all the statements contained in application are true and I make this as if made under oath and by virtue of "The Canada Evidence Act".

Declared before me at the City of Brampton
in the Region of Peel
this 13 day of September, 20 23

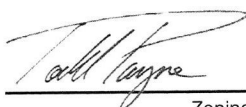

Signature of applicant/solicitor/authorized agent, etc.


Signature of a Commissioner, etc.

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

FOR OFFICE USE ONLY - To Be Completed By the Zoning Division

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


Zoning Officer

Sept 8, 2023
Date

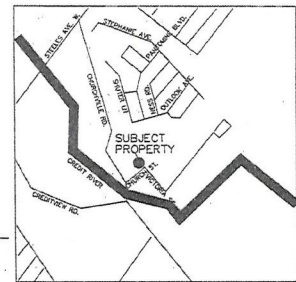
DATE RECEIVED

Sept 13, 2023
Clara

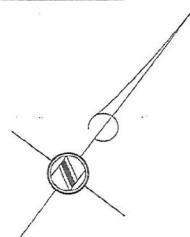
SCALE 1: 250

David B. Searles Surveying Ltd.
ONTARIO LAND SURVEYORS

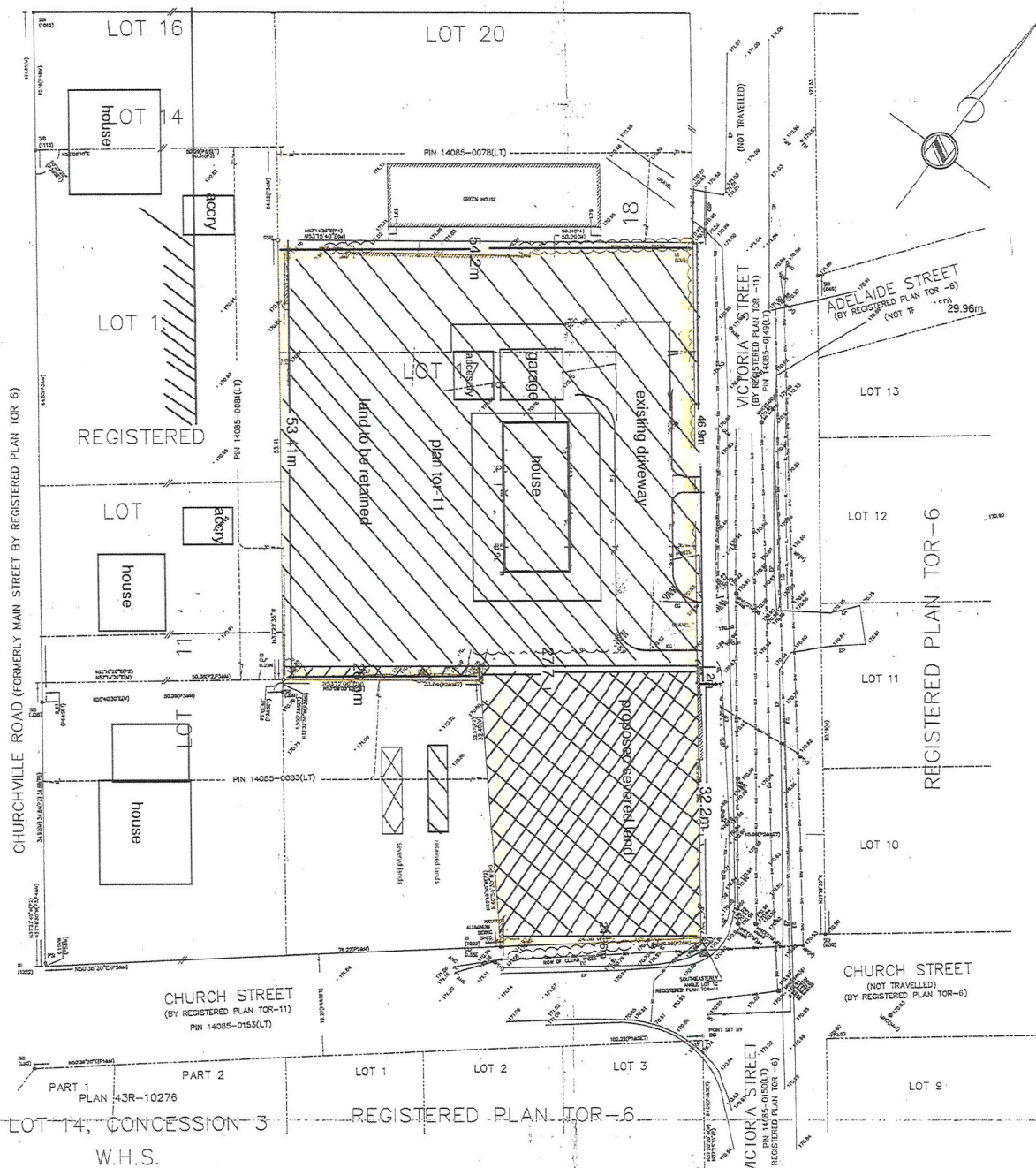
METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN
METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



KEY PLAN



BENNETT STREET
(BY REGISTERED PLAN TOR-11)



SITE PLAN STATISTICS	METRIC	IMPERIAL
LOT AREA:	9054.91	97466.27
LOT COVERAGE:	348.42	3750.36
(INCLUDES PORCHES & DECKS)		
GROSS FLOOR AREA PERMITTED:	255.46	2750.00
GROSS FLOOR AREA:		
PROPOSED:	254.32	2737.73
GROUND FLOOR:	137.83	1483.73
SECOND FLOOR ADDITION:	116.49	1254.00
TOTAL:	254.32	2737.73
BASEMENT/CRAWLSPACE:	137.83	1483.73
PORCHES:	171.51	1816.68
EXISTING GARAGE:	49.05	528.00
MIN. HEIGHT:	8.53	28.00
PERMITTED:	8.70	28.54

SETBACKS	EXISTING	PROPOSED	ALLOWABLE
FRONT YARD		11.37 m	MIN 9.56 m (Zoning Notice 07/04/2015)
REAR YARD		23.44 m	MIN 7.5 m
EAST SIDE YARD		12.04 m	MIN 1.2 m
WEST SIDE YARD		17.87 m	MIN 1.2 m
BUILDING HEIGHT		7.47 m	MAX 9.5 m
HEIGHT OF EAVES		5.06 m	MAX 6.5 m

REVISÉ JAN. 2, 2017

David B. Searles Surveying
ONTARIO LAND SURVEYORS
4295 Sherwoodcliffe Blvd., Suite 208, Mississauga, Ontario L4T 1P7
Tel: (905) 273-6840 Fax: (905) 898-4450
dbs@dsurveyors.ca

David B. Searles Surveying ONTARIO LAND SURVEYORS 4235 Shawcross Ave., Suite 204, Mississauga, Ontario L4Z 1T5 Tel: (905) 273-6840 Fax: (905) 250-6450 Email: info@dssearles.com		Registrar Assoc.	Draftsman NP/BJ
		Editor	Plan Issues D 16
Submission File 31-3-14.DWG	Drawing File 31-3-14.DWG	File No. 31-3-14	



Engineering
Civil/Structural Engineers
(905) 206-9005
Unit 23, Mississauga, L4X 2X0



NEW 1 1/2" STOREY
RESIDENCE
58 CHURCH STREET
BRAMPTON, ONTARIO

SHEET TITLE: SITE PLAN, SITE STATISTICS			
DESIGNED BY: AU/SB	DATE: JUNE 3/15	PROJECT NO.	DRAWING NO.
CHECKED BY: SB	SCALE: 1" = 250'		A0.

To: Committee of Adjustments

The purpose of our application is to sever a 1000 m2 portion off of the southern portion of our property located at 85 Victoria Street Brampton. We will be seeking RHM2 zoning relief (minor variance) for lot width, depth, and area on the severed portion . The proposed severance is in the village core of the Churchville Heritage Conservation District, which currently has nine lots smaller than the proposed severance and ten lots larger than the proposed severance and has a Heritage Permit application associated with it that has been recently approved.

(The Council of The Corporation of the City of Brampton passed the following resolution at its regular meeting of August 9, 2023: C187-2023

- 1. That the delegation from Don Arthur, Agent for the Owners, re. Item 13.2 – Brampton Heritage Board Recommendation HB048-2023 – July 26, 2023 – Heritage Impact Assessment and Heritage Permit – 85 Victoria Street – Ward 6, to the Council Meeting of August 9, 2023, be received; and,*
- 2. That Brampton Heritage Board Recommendation HB048-2023 be approved, as amended, to read as follows: HB048-2023 1. That the report from Shelby Swinfield, Heritage Planner, to the Brampton Heritage Board Meeting of July 26, 2023, re: Heritage Impact Assessment and Heritage Permit – 85 Victoria Street – Ward 6, be received; and*
- 2. That the Heritage Permit Application be approved.)*

The retained portion will now become the only RHM2 compliant lot in the village core. The severed lot will remain in the family with the ultimate purpose of building a family home for our growing family.

Regards,

Sean Lall and Kekuli Ranatunga

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: 85 Victoria St., Brampton, Ontario, L6Y 0A6

I/We, Sean Lall, Kekuli Ranatunga, Michael Lall, Zarena Lall, Vivake Lall
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 11 day of August, 2023.



(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

APPOINTMENT AND AUTHORIZATION OF AGENT(S)

To: The Committee of Adjustment, City of Brampton,

I, Sean Zall,
(Please print or type full name of the owner)

the undersigned, hereby appoint and authorize/have appointed and authorized as my agent(s) for the purpose of:

1.

Signing and filing the application(s) on behalf of the undersigned;
1.

Don Arthur;

(Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)
2.

Representing the undersigned before the Committee of Adjustment,
2.

Don Arthur;

(Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)
3.

Acting on behalf of the owner with respect to all matters related to the application, including but not limited to fulfilling conditions and acquiring the Secretary-Treasurer's Certificate,
3.


Don Arthur;

(Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)

AND, I do hereby declare and confirm that I am the (an) owner of the land to which this application relates;

AND, I do hereby ratify, confirm and adopt as my own, the act(s), representation(s), reply (replies) and commitment(s) made on my behalf by the said agent(s).

Dated this 11 day of August, 2023.


(Signature of the owner, or where the owner is a firm or corporation, the signing officer of the owner.)

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

NOTES:

1.

If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).
2.

If there is more than one owner, **all owners** shall complete and sign **individual** appointment and authorization forms.
3.

If the agent is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.