

A-2023-0289

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Master Trades

One Source One Solution

Marcel Bradbury
920 Keewatin PL,
Kitchener, Ontario N2B 3W1
Contact: +1 519-716-4741

marcelbradbury@gmail.com

To,

Megan Fernandes
Planning Technician
City of Brampton,
Ontario L6Y 5T1
megan.fernandes@brampton.ca

Date: October 17th, 2023

Subject: Re- Submission of Minor Variance and Site plan with additional Fence Height Measurements

Dear Megan Fernandes,

I am writing this letter on behalf of my client Gokulrich Balendranuppiah located at 14 Tranvalley Dr., Brampton ON, stating the resubmission of the first page of the minor variance form with additional information on the existing fence height.

Additionally, we have attached a revised Site plan drawing providing information about the fence height and its approximate area.

We would certainly appreciate your cooperation and assistance with our client and us. Thank you in advance for your support and assistance in helping the client to fix the problem.

Thank you,

Marcel Bradbury
(+1 519-716-4741)

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

FILE NUMBER: A-2023-0289

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)** Mr. Gokulrich Balendranuppiah
Address 14 Tranvalley Dr. Brampton, Ontario L7A 2N3

Phone # +1 416 880 9999 **Fax #** _____
Email Balaags@yahoo.ca

2. **Name of Agent** Mr. Marcel Bradbury
Address 920 Keewatin PL, Kitchener, Ontario N2B 3W1

Phone # +1 519-716-4741 **Fax #** _____
Email marcelbradbury@gmail.com

3. **Nature and extent of relief applied for (variances requested):**
To permit an additional structure(sunroom)at the rear yard of the property with the fence height on the rear side is 2.4 m and left side fence height 1.8m

4. **Why is it not possible to comply with the provisions of the by-law?**
Additional structure requires greater floor area for the construction. Home owner hired a contractor to build the sunroom with the understanding the contractor agreed to supply drawings and permit. Owner paid contractor for the above and only later to find there was not a permit registered and they are now out full monies and as Mr. Bradbury for assistance to provide drawings and legal application for permit.

5. **Legal Description of the subject land:**
Lot Number 567
Plan Number/Concession Number 43R-28842
Municipal Address 14 Tranvalley Dr.

6. **Dimension of subject land (in metric units)**
Frontage 12.5M
Depth 33.5M
Area 418.75 SQM

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.)

Single detached Dwelling- 2storey , L =21.85 m, W=10.72m and GFA= 210.15sqm

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Sunroom:
L= 5.07m , W=8.37m and GFA= 35.10sqm

- 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 5.54m
Rear yard setback 2.74m
Side yard setback 1m
Side yard setback .78m

PROPOSED

Front yard setback same
Rear yard setback same
Side yard setback same
Side yard setback same

10. Date of Acquisition of subject land: 2004

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: 2004

15. Length of time the existing uses of the subject property have been continued: 19

- 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 _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE City _____ OF Brampton _____

THIS 1st 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.

SUPPIANT

BRAMPTON

I, Mr. Marcel Bradbury Badrow, OF THE City _____ OF Kitchener

IN THE Region _____ OF Waterloo PERL 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 12 DAY OF

September, 2023

A Commissioner etc.

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.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: R1C-1102

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

2023-09-11

Date

DATE RECEIVED

Clara

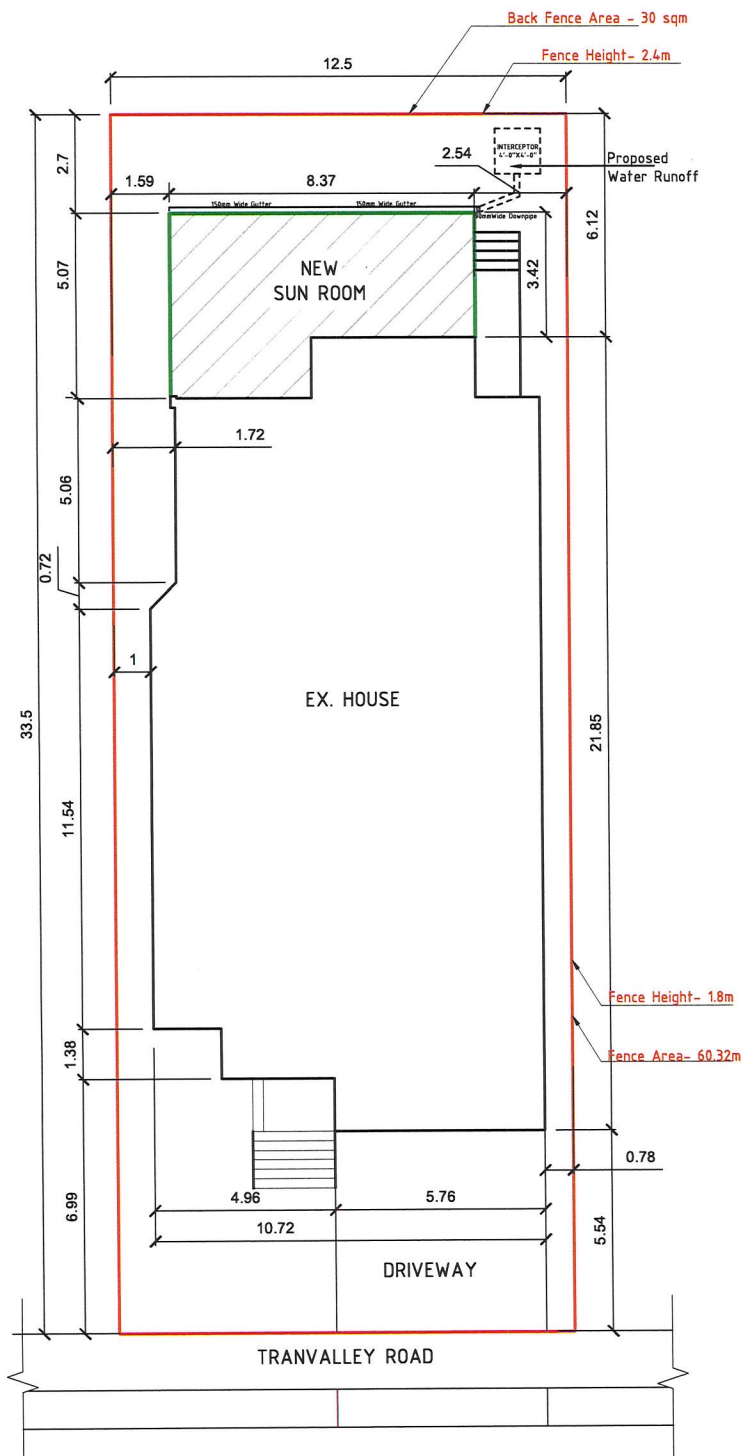
Date Application Deemed Complete by the Municipality

Sept 12/23



Key plan
1:20,000

Location Plan
N.T.S



LOT AREA: 418.75 SQM
EXISTING HOUSE: 210.15 SQM
NEW SUN ROOM 35.10 SQM
BACK FENCE AREA: 30 SQM

Site Plan
1:200

SERVICES PROVIDED BY :



Once Source and Solution

MARCEL BRADBURY
+1 519-716-4741
marcel.bradbury@gmail.com

Location:

14 TANVALLEY DR.
BRAMPTON, ON, CA

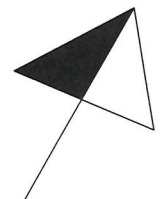
DRAWING TITLE:

Revised -MINOR VARIANCE
PLAN

NOTES:

ALL THE DIMENSION ARE
IN METRICS

North



DRAWN BY	Radhika Goyal
CHECKED BY	V.H
SCALE	1:200
DATE DRAWN	14/10/2023
PROJECT NO.	DRAWING NO.
001	A3.0

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 Tranvalley Dr. Brampton, Ontario L7A 2N3


I/We, Mr. Gokulrich Balendran
please print/type the full name of the owner(s)

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

Mr. Marcel Bradbury
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 1st day of September, 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.

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: 14 Tranvalley Dr. Brampton, Ontario L7A 2N3

I/We, Mr. Gokulrich Balendran
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 1st day of September, 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