

FILE NUMBER:

A 2023-0305

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)

Sean Lall, Kekuli Ranatunga, Michael Lall, Zarena Lall, Vivake Lall

Address

85 Victoria Street, Brampton, ON, L6Y 0A6

Phone #

647-224-3588, 647-205-4561

Fax #

Email

seankekuli@gmail.com

2.

Name of Agent

Don Arthur

Address

60 Victoria Street, Brampton, ON, L6Y0A6

Phone #

289-233-6248

Fax #

Email

donarthur15@yahoo.com

3.

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

RHM2 zoning relief for lot width, depth, and area on the severed portion. No additional relief will be required for the retained portion.

4.

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

RHM2 zoning requires a minimum lot width of 110 ft (33.53 m) and a depth of 135 ft (41.15 m). The proposed severed portion has a Church Street frontage (formerly known as 58 Church Street) with a lot depth of 34.2 m and a width of 25.95 m.

5.

Legal Description of the subject land:

Lot Number

12, 17, 18

Plan Number/Concession Number

TOR 11

Municipal Address

85 Victoria Street, Brampton, ON, L6Y0A6

6.

Dimension of subject land (in metric units)

Frontage

25.95 m

Depth

34.2 m

Area

1000.34 m2

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.)

Residence, two car garage and storage shed on land to be retained.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

None at this time.

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

Rear yard setback

Side yard setback

Side yard setback

PROPOSED

Front yard setback

Rear yard setback

Side yard setback

Side yard setback

10. Date of Acquisition of subject land: October 2021
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: October 2019
15. Length of time the existing uses of the subject property have been continued: 50+ years

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 _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF BRAMPTON
THIS 13 DAY OF SEPT., 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, Don Arthur, 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 Brampton
(13) OF (September)

IN THE City Region OF

Peel THIS 13 DAY OF

Brampton September, 2023.

[Signature]
A Commissioner etc.

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

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

RHM2-1386

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

[Signature]
Zoning Officer

Sept 8, 2023

Date

DATE RECEIVED

Date Application Deemed
Complete by the Municipality

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: 85 Victoria Street, Brampton, ON, L6Y0A6

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 13 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

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: 85 Victoria Street, Brampton, ON, L6Y0A6

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 lands, hereby authorize

Don Arthur
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 13 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.

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

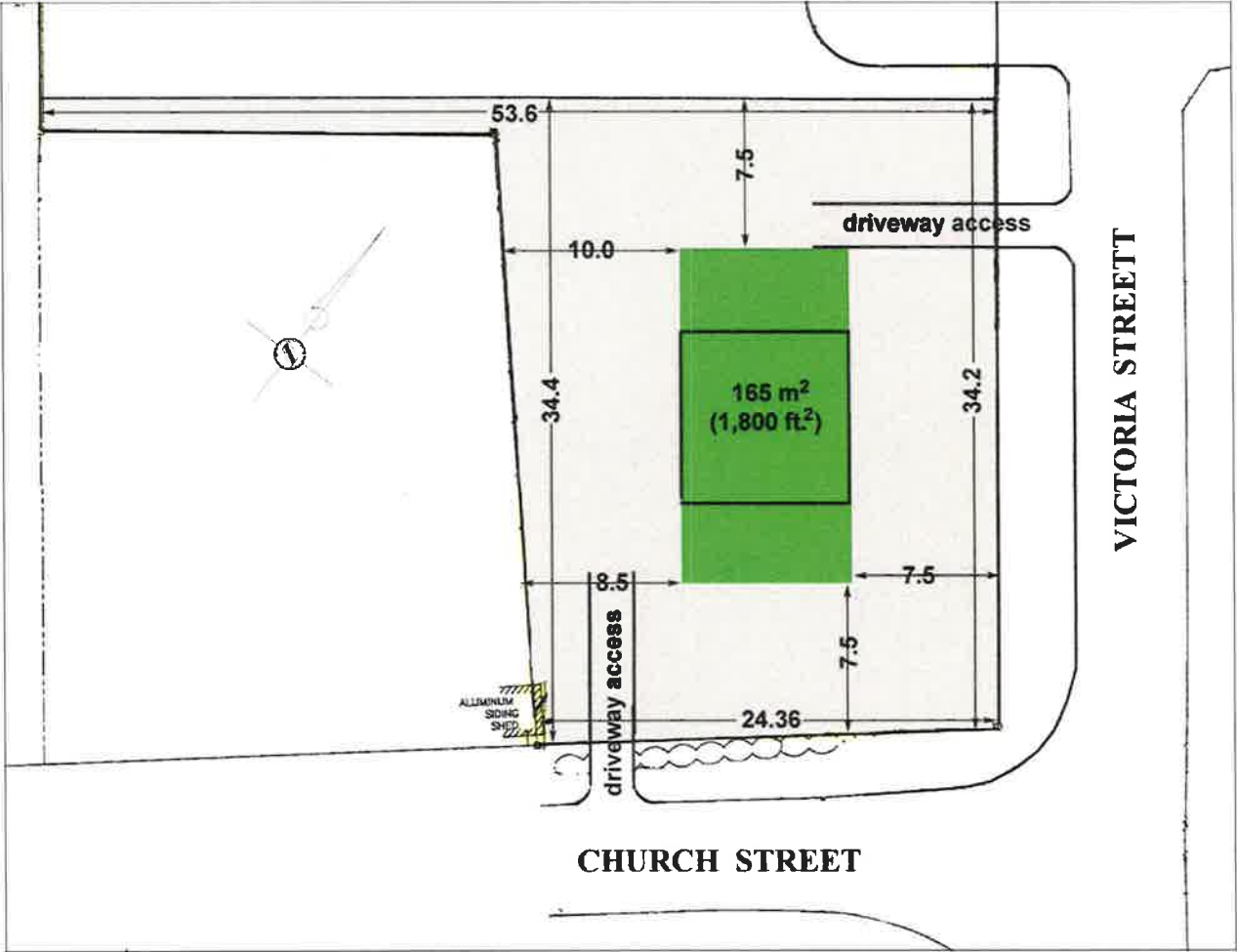
- 1. That the delegation from Don Arthur, Agent for the Owners, re. Item 13.2 – Brampton Heritage Board Recommendation HB048-2023 – July 26, 2023 – Heritage Impact Assessment and Heritage Permit – 85 Victoria Street – Ward 6, to the Council Meeting of August 9, 2023, be received; and,*
- 2. That Brampton 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

Proposed Severance and Conceptual Building Envelope and Access




Zoning Non-compliance Checklist

File No.
A-2023-0305

Applicant: Sean Lall, Kekuli Ranatunga, Michael Lall, Zarena Lall, Vivake Lall
Address: 85 Victoria Street (severed)
Zoning: RHM2-1386
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH	To permit a lot area of 1000.34m2	Whereas the By-law requires a minimum lot area of 1350m2	11.5.2(a)
LOT DIMENSIONS AREA / DEPTH / WIDTH	To permit a lot width of 25.95m	Whereas the By-law requires a minimum lot width of 30m	11.5.2(b)
LOT DIMENSIONS AREA / DEPTH / WIDTH	To permit a lot depth of 34.2m	Whereas the By-law requires a minimum lot depth of 45m	11.5.2(c)
BUILDING SETBACKS FRONT/ SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
PARKING			
DRIVEWAY			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
OTHER –			


Reviewed by Zoning

Sept 8, 2023
Date