



Agenda
Committee of Adjustment
The Corporation of the City of Brampton

Date: June 22, 2021
Time: 9:00 a.m.
Location: Council Chambers - 4th Floor, City Hall - Webex Electronic Meeting
Members: Ron Chatha (Chair)
Desiree Doerfler (Vice-Chair)
Ana Cristina Marques
David Colp
Rod Power

NOTICE: In consideration of the current COVID-19 public health orders prohibiting large public gatherings and requiring physical distancing, in-person attendance at Council and Committee meetings will be limited.

Some limited public attendance at meetings may be permitted by pre-registration only (subject to occupancy limits). It is strongly recommended that all persons continue to observe meetings online or participate remotely. To register to attend a meeting in-person, please visit https://www.brampton.ca/council_and_committees.

For inquiries about this agenda, or to make arrangements for accessibility accommodations (some advance notice may be required), please contact:
Jeanie Myers, Secretary-Treasurer, Telephone 905.874.2117, cityclerksoffice@brampton.ca

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1. Call to Order
 2. Adoption of Minutes
 3. Region of Peel Comments
 4. Declarations of Interest under the Municipal Conflict of Interest Act
 5. Withdrawals/Deferrals
 6. NEW CONSENT APPLICATIONS
 - 6.1. B-2021-0009

VINOD MAHESAN, VIPIN MAHESAN, GEETANJALI MAHESAN AND MANSI RASTOGI

41 MARYSFIELD DRIVE

LOT 25, PLAN 406, WARD 10

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 0.78 hectares (1.93 acres). The proposed severed lot has a frontage of approximately 30.495 metres (100.05 feet), a depth of approximately 128.05 metres (420.11 feet) and an area of approximately 0.3905 hectares (0.96 acres). The effect of the application is to create a new residential lot to facilitate the future development of a single detached dwelling.

7. DEFERRED CONSENT APPLICATIONS
8. NEW MINOR VARIANCE APPLICATIONS

8.1. A-2021-0112

ALICE WIAFE

119 OLIVIA MARIE ROAD

PART OF BLOCK 135, PLAN 43M-1854, PARTS 77 AND 78, PLAN 43R-34447,
WARD 4

The applicants are requesting the following variances(s):

1. To permit an exterior stairway leading to a below grade entrance in the required interior side yard whereas the by-law does not permit exterior stairways constructed below established grade in the required side yard;
2. To permit an interior side yard setback of 0.71m (2.33 ft.) to an exterior stairway leading to a below grade entrance whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.).

8.2. A-2021-0113

HAIMRAJEE LAKERAM

128 BLOOMSBURY AVENUE

LOT 30, PLAN 43M-1738, WARD 10

The applicant is requesting the following variances(s):

1. To permit a setback of 4.77m (15.65 ft.) to the door of a proposed garage extension whereas the by-law requires a minimum setback of 6m (19.68 ft.) to the front of the garage door;
2. To permit an existing driveway width of 12.1m (39.70 ft.) whereas the by-law permits a maximum driveway width of 9.14m (30 ft.).

8.3. A-2021-0114

GAYATRI ANAND

3 HAGGERT AVENUE SOUTH

PART OF LOT 10, PLAN 429, WARD 3

The applicant is requesting the following variances(s):

1. To permit a front yard setback of 3.08m (10.10 ft.) to a proposed single storey porch addition whereas the by-law requires a minimum front yard setback of 6.0m (19.68 ft.);
2. To permit lot coverage of 31.32% whereas the by-law permits a maximum lot coverage of 30%;
3. To permit an interior side yard setback of 0.65m (2.13 ft.) to an existing shed located within a required interior side yard whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.).

IVANO CONTE AND PATTI GALIFI

34 ODEON STREET

LOT 97, PLAN 43M-1601, WARD 10

The applicants are requesting the following variances(s):

1. To permit 4 existing accessory structures, whereas the by-law permits a maximum of 2 accessory structures on a residential lot;
2. To permit the Gross Floor Area (GFA) of the existing cabana to be 56m², whereas the by-law permits a maximum GFA of 15m² for an individual accessory structure;
3. To permit a building height of 3.3m for the existing cabana, whereas the by-law permits a maximum building height of 3.0m for an accessory structure;
4. To permit a setback of 0.28m to the existing cabana, whereas the by-law requires a minimum setback of 0.6m to an accessory structure;
5. To permit the Gross Floor Area (GFA) of an existing gazebo to be 16.1m², whereas the by-law permits a maximum GFA of 15m² for an individual accessory structure;
6. To permit a building height of 3.65m for the existing gazebo, whereas the by-law permits a maximum building height of 3.0m for an accessory structure;
7. To permit a 0.3m setback to the existing play structure, whereas the by-law requires a minimum setback of 1.2m to a recreational structure;
8. To permit a building height of 3.05m for the existing play structure, whereas the by-law permits a maximum building height of 3.0m for an accessory structure;
9. To permit the combined Gross Floor Area (GFA) of four accessory structures to be 80.1m², whereas the by-law permits a maximum combined GFA of 20m² for two accessory structures;
10. To permit a washroom to be included in the cabana creating a habitable space, whereas the by-law does not permit an accessory structure to be used for human habitation.

8.5. A-2021-0116

MANJEET KAUR

SHEEPBERRY TERRACE

LOT 181, PLAN 43M-1439, WARD 6

The applicant is requesting the following variances(s):

1. To permit a below grade entrance in the interior side yard having as setback of 0.25m to the side lot line and where a continuous side yard width of not less than 1.2m (3.94 ft.) is provided on the opposite side of the dwelling, whereas the by-law permits a below grade entrance in the interior side yard provided that a continuous side yard width of not less than 1.2m (3.94 ft.) is provided on the opposite side of the dwelling and a minimum setback of 3.0m (9.84 ft.) to the below grade stairway is maintained;
2. To permit an existing accessory structure (shed) having a setback of 0.46m (1.51 ft.) to the side lot line and 0.51m (1.67 ft.) to a rear lot line whereas the by-law requires a minimum setback of 0.6m (1.97 ft.) to the nearest lot line.

8.6. A-2021-0117

VINOD MAHESAN, VIPIN MAHESAN, GEETANJALI MAHESAN AND MANSI RASTOGI

41 MARYSFIELD DRIVE

LOT 25, PLAN 406, WARD 10

The applicant is requesting the following variance(s) associated with the proposed severed lot under Consent Application B-2021-0009:

1. To permit a minimum lot area of 0.3905 hectares whereas the by-law requires a minimum lot area of 0.4 hectares.

8.7. A-2021-0118

VINOD MAHESAN, VIPIN MAHESAN, GEETANJALI MAHESAN AND MANSI RASTOGI

41 MARYSFIELD DRIVE

LOT 25, PLAN 406, WARD 10

The applicant is requesting the following variance(s) associated with the proposed retained lot under Consent Application B-2021-0009:

1. To permit a minimum lot area of 0.3905 hectares whereas the by-law requires a minimum lot area of 0.4 hectares.

8.8. A-2021-0119

VARINDER DHILLON

30 CYNTHIA CRESCENT

LOT 4, PLAN 43M-978, WARD 10

The applicants are requesting the following variance(s):

1. To permit a building height of 11.65m (38.22 ft.) whereas the by-law permits a maximum building height of 10.6m (34.78 ft.).

8.9. A-2021-0120

MICHAEL CACHIA AND STEPHANIE CACHIA

38 WATSON CRESCENT

LOT 742, PLAN 679, WARD 3

The applicants are requesting the following variance(s):

1. To permit a setback of 5.26m (17.26 ft.) from a garage opening to the front lot line whereas the by-law requires a minimum setback of 6.0m (19.68 ft.);
2. To permit a parking space having a minimum depth of 5.26m (17.26 ft.) whereas the by-law requires a minimum depth of 5.4m (17.72 ft.).

8.10. A-2021-0121

BROOKVALLEY DEVELOPMENTS BRAMPTON INC.

47 RAINBROOK CLOSE

PART OF BLOCK 57, PLAN 43M-1745, PART OF BLOCK 135, PLAN 43M-1182,
WARD 10

The applicant is requesting the following variance(s) associated with a proposed single detached dwelling:

1. To permit a rear yard setback of 9.56m (31.37 ft.) whereas the by-law requires a minimum rear yard setback of 10.0m (32.80 ft.).

8.11. A-2021-0122

SUKHDIP VIRK AND SUKHPREET KAUR

45 ALABASTER DRIVE

LOT 106, PLAN 43M-524, WARD 1

The applicant is requesting the following variance(s):

1. To permit an existing above grade door located on the side wall having a setback of 1.1m (3.61 ft.) whereas the by-law requires a minimum setback of 1.2m (3.94 ft.) to an above grade door located on the side wall of a dwelling;
2. To permit the existing above grade door located in the side yard having a width of 1.1.m (3.61 ft.) to be used as the primary entrance for a second unit whereas the by-law requires a minimum side yard width of 1.2m (3.94 ft.) leading from the front of the dwelling to a door used as the primary entrance for a second unit.;
3. To permit an existing accessory structure (shed) having a setback of 0.0m to the side lot line and 0.45m (1.48 ft.) to a rear lot line whereas the by-law requires a minimum setback of 0.6m (1.97 ft.) to the nearest lot line.

8.12. A-2021-0123

RATHCLIFFE PROPERTIES LIMITED

400 AND 420 PARKHURST SQUARE

PART OF LOT 1, CONCESSION 7 N. D., WARD 8

The applicant is requesting the following variance(s):

1. To permit a rear yard setback of 8.62m to lands zoned Agricultural whereas the by-law requires a minimum rear yard setback of 13.7 metres to lands zoned Agricultural;
2. To permit a street line setback of 28.40m abutting Steeles Avenue whereas the by-law requires a 46m street line setback to Steeles Avenue;
3. To permit a street line setback of 4.53m abutting Parkhurst Square to a proposed hydro transformer whereas the by-law requires a 15m setback abutting Parkhurst Square;
4. To permit a lot coverage of 48% whereas the by-law permits a maximum lot coverage of 35%;
5. To permit an 8.21 metre wide landscape open space strip abutting Steeles Avenue, except approved driveway locations, whereas the by-law requires a minimum 15 metre wide landscaped open space strip, except at approved driveway locations;
6. To permit outside storage of goods, materials or machinery whereas the by-law does not permit outside storage of goods, materials or machinery.

8.13. A-2021-0125

MOHAMMED RAHMAN AND SIRAT SIRAJI

81 READY COURT

LOT 24, PLAN 43M-984, WARD 4

The applicants are requesting the following variance(s):

1. To permit an interior side yard setback of 1.6m (5.25 ft.) to a proposed second storey addition above the existing garage whereas the by-law requires a minimum side yard setback of 1.8m (5.91 ft.) to the second storey.

8.14. A-2021-0126

PARAMJIT GILL

5 CRESCENT HILL DRIVE SOUTH

LOT 1, CONC.4 EHS, WARD 7

The applicant is requesting the following variance(s):

1. To permit a front yard setback of 13.8m (45.41 ft.) whereas the by-law requires a minimum front yard setback of 15m (49.21 ft.);
2. To permit a dwelling height of 9.8m (32.15 ft.) whereas the by-law permits a maximum dwelling height of 7.6m (24.93 ft.).

8.15. A-2021-0127

MICHAEL PINHEIRO & MARIA PINHEIRO

2207 EMBLETON DRIVE

LOT 5, CONC.5 WHS, WARD 6

The applicants are requesting the following variance(s):

1. To permit a front yard setback of 4.9m (16.08 ft.) whereas the by-law requires a minimum front yard setback of 12m (39.37 ft.).

9. DEFERRED MINOR VARIANCE APPLICATIONS

9.1. A-2021-0014

250955 ONTARIO INC.

15 HALE ROAD

LOT 1, CONC. 2 EHS,PT.1, PLAN 43R-1794, WARD 3

The applicant is proposing a vehicle impound facility (a permitted use) and is requesting the following variance(s):

1. To permit a lot area of 1550 square metres whereas the by-law requires a minimum lot area of 1800 square metres for a vehicle impound use;
2. To permit 8 parking spaces whereas the by-law requires a minimum of 17 parking spaces

9.2. A-2021-0016

2660602 ONTARIO INC.

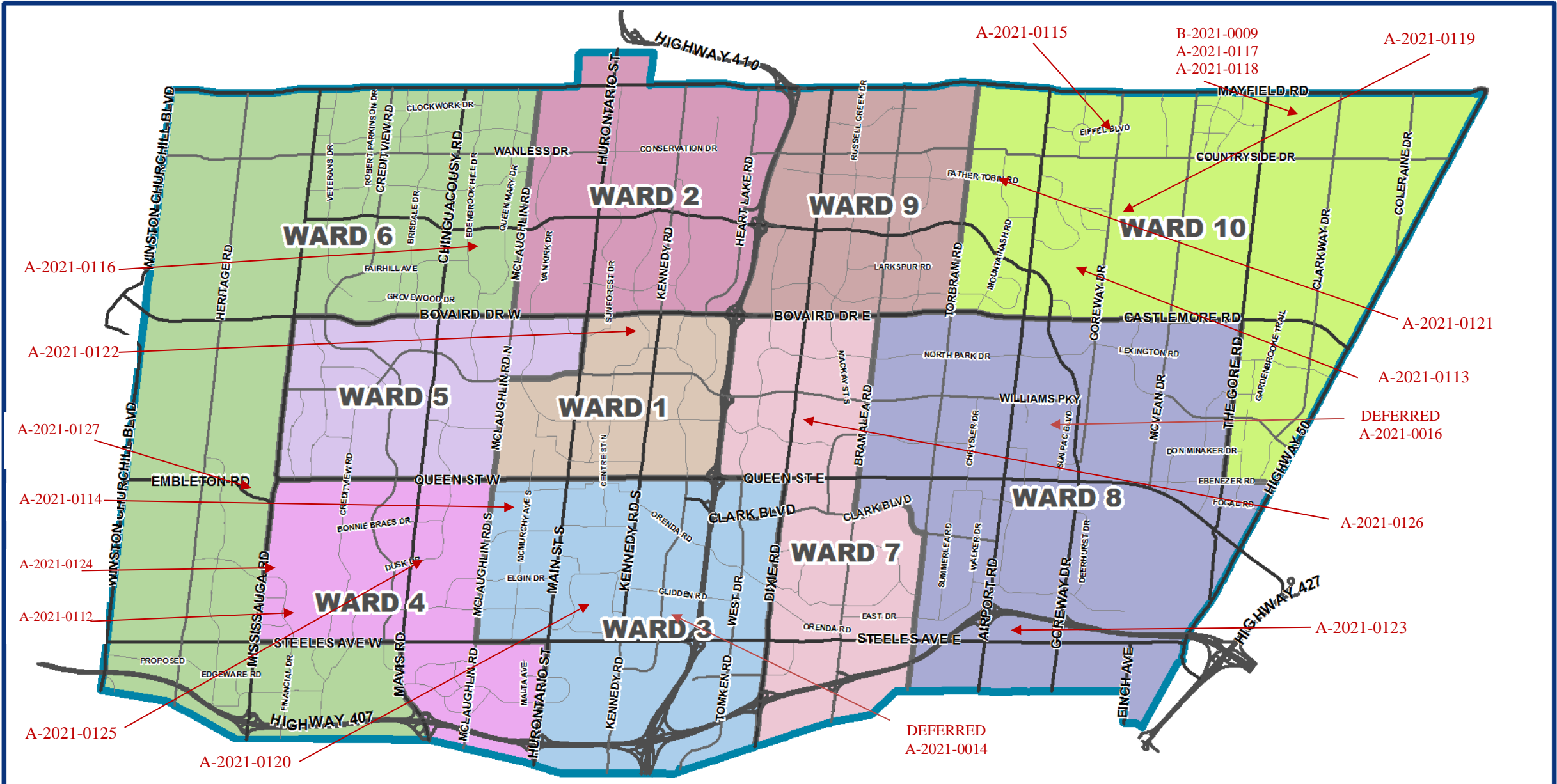
43 PROGRESS COURT

PT.BLOCK 1, PLAN M-863, PT.1, PLAN 43R-16312, WARD 8

The applicant is requesting the following variance(s):

1. To permit an interior side yard setback of 0.3m (0.98 ft.) to an existing addition whereas the by-law requires a minimum side yard setback of 8.0m (26.24 ft.);
2. To permit a rear yard setback of 0.5m (1.64 ft.) to an existing addition whereas the by-law requires a minimum rear yard setback of 8.0m (26.24 ft.);
3. To provide 30 parking spaces on site whereas the by-law requires a minimum of 33 parking spaces.

10. Adjournment



APPLICATION # B-2021-0009
Ward # 10

NOTICE OF AN APPLICATION FOR CONSENT

An application for consent has been made by **VINOD MAHESAN, VIPIN MAHESAN, GEETANJALI MAHESAN AND MANSI RASTOGI**

Purpose and Effect

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 0.78 hectares (1.93 acres). The proposed severed lot has a frontage of approximately 30.495 metres (100.05 feet), a depth of approximately 128.05 metres (420.11 feet) and an area of approximately 0.3905 hectares (0.96 acres). The effect of the application is to create a new residential lot to facilitate the future development of a single detached dwelling.

Location of Land:

Municipal Address: 41 Marysfield Drive

Former Township: Toronto Gore

Legal Description: Lot 25, Plan 406

Meeting

The Committee of Adjustment has appointed **TUESDAY, June 22, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for considering the application.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property, or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. 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.** You may attend the meeting in person to express your views about this application or you may be represented by an agent or counsel for that purpose. If you do not attend the meeting, a signed written submission shall be accepted by the Secretary-Treasurer prior to or during the meeting and such submission shall be available for inspection at the meeting by any interested person. If you do not attend the meeting, the Committee may proceed and make a decision with respect to this application in your absence. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. **This will also entitle you to be advised of a possible Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment Decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.**

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

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LAST DAY FOR RECEIVING COMMENTS: JUNE 17, 2021

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NOTE: IT IS LIKELY THAT COMMITTEE MEMBER(S) WILL CONDUCT A SITE INSPECTION RELATED TO THE APPLICATION PRIOR TO THE MEETING.

Other Planning Act Applications

The land which is the subject of the application is the subject of an application under the *Planning Act* for:

Official Plan Amendment:	NO	File Number:
Zoning By-law Amendment:	NO	File Number:
Minor Variance:	YES	File Number: A-2021-0117 & A-2021-0118

Decision and Appeal

Any person or public body may, not later than **20 days after the giving of the notice of decision**, appeal the decision or any condition imposed by the Committee of Adjustment or appeal both the decision and any condition to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a notice of appeal, accompanied by the fee prescribed under the *Local Planning Appeal Tribunal Act*. The appeal form is available from the Environment and Land Tribunals Ontario website at www.eltto.gov.on.ca

If a person or public body, that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent, does not make a written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal may dismiss the appeal.

DATED AT THE CITY OF BRAMPTON THIS 3rd Day of June, 2021.

Comments may be sent to and information may be obtained between 8:30 a.m. to 4:30 p.m. Monday to Friday from:

Jeanie Myers, Secretary-Treasurer
City of Brampton Committee of Adjustment
City Clerk's Office, Brampton City Hall
2 Wellington Street West
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117 Fax: (905)874-2119
www.brampton.ca

Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically during the COVID-19 Emergency

**Electronic Hearing Procedures
How to get involved in the Virtual Hearing**

Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committees are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

How to Participate in the Hearing:

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, June 17, 2021.**
- Advance registration for applicants, agents and other interested persons is required to participate in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm, Friday, June 18, 2021.**
 - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Friday, June 18, 2021.** City staff will contact you and provide you with further details.
- All Hearings will be livestreamed on the City of Brampton YouTube account at: <https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or <http://video.isilive.ca/brampton/live.html>.

If holding an electronic rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.



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 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

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** Vinod Mahesan, Vipin Mahesan, Geetanjali Mahesan, Mansi Rastogi
(print given and family names in full)

Address 41 Marysfield Drive, Brampton, ON - L6P 0J2

Phone # 416-833-3721 **Fax #** _____

Email vinmahesan@gmail.com

(b) **Name of Authorized Agent** Vinod Mahesan

Address 3 St Patricks Rd, Brampton, ON - L6P 0C3

Phone # 416-833-3721 **Fax #** _____

Email vinmahesan@gmail.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 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 leased.**

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

a) **Name of Street** Marysfield Drive **Number** 41

b) **Concession No.** _____ **Lot(s)** _____

c) **Registered Plan No.** 406 **Lot(s)** 25

d) **Reference Plan No.** _____ **Lot(s)** _____

e) **Assessment Roll No.** 1012 0003 17200 0000 **Geographic or Former Township** _____

5. **Are there any easements or restrictive covenants affecting the subject land?**

Yes ☐ **No** ☒

Specify: _____

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

a) Frontage 30.495m Depth 128.05m Area 0.3905ha

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) Shed

(proposed) House with attached garage

d) Access will be by: Existing Proposed

Provincial Highway ☐ ☐

Municipal Road - Maintained all year ☒ ☒

Other Public Road ☐ ☐

Regional Road ☐ ☐

Seasonal Road ☐ ☐

Private Right of Way ☐ ☐

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?

f) Water supply will be by: Existing Proposed

Publicly owned and operated water system ☒ ☒

Lake or other body of water ☐ ☐

Privately owned and operated individual or communal well ☐ ☐

Other (specify): _____

g) Sewage disposal will be by: Existing Proposed

Publicly owned and operated sanitary sewer system ☐ ☐

Privy ☐ ☐

Privately owned and operated individual or communal septic system ☒ ☒

Other (specify): _____

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

a) Frontage 30.495m Depth 128.04m Area 0.3905ha

b) Existing Use Residential Proposed Use Residential

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

(existing) House, garage, and shed

(proposed) House and garage

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 checked="" 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?

f)	Water supply will be by:	Existing	Proposed
	Publicly owned and operated water system	<input checked="" type="checkbox"/>	<input checked="" 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):	<hr/>	

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

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>RE-2</u>	<u>RE-2</u>
Official Plans		
City of Brampton	<u>Estate Residential</u>	<u>Estate Residential</u>
Region of Peel	<u>Urban System</u>	<u>Urban System</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	A-2021-0117	CONCURRENT
Validation of the Title	A-2021-0118	
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 18 day of May, 2021.


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, Vinod Kumar Mahesan of the City of Brampton
in the County/District/Regional Municipality of Brampton
solemnly declare that all the statements contained in this 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 19th day of May, 2021.


Signature of applicant/solicitor/authorized agent, etc.

Submit by Email

Jeanie Cecilia Myers
a Commissioner, etc.,
Province of Ontario
for the Corporation of the
City of Brampton
Expires April 8, 2024.


Signature of a Commissioner, etc.

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.

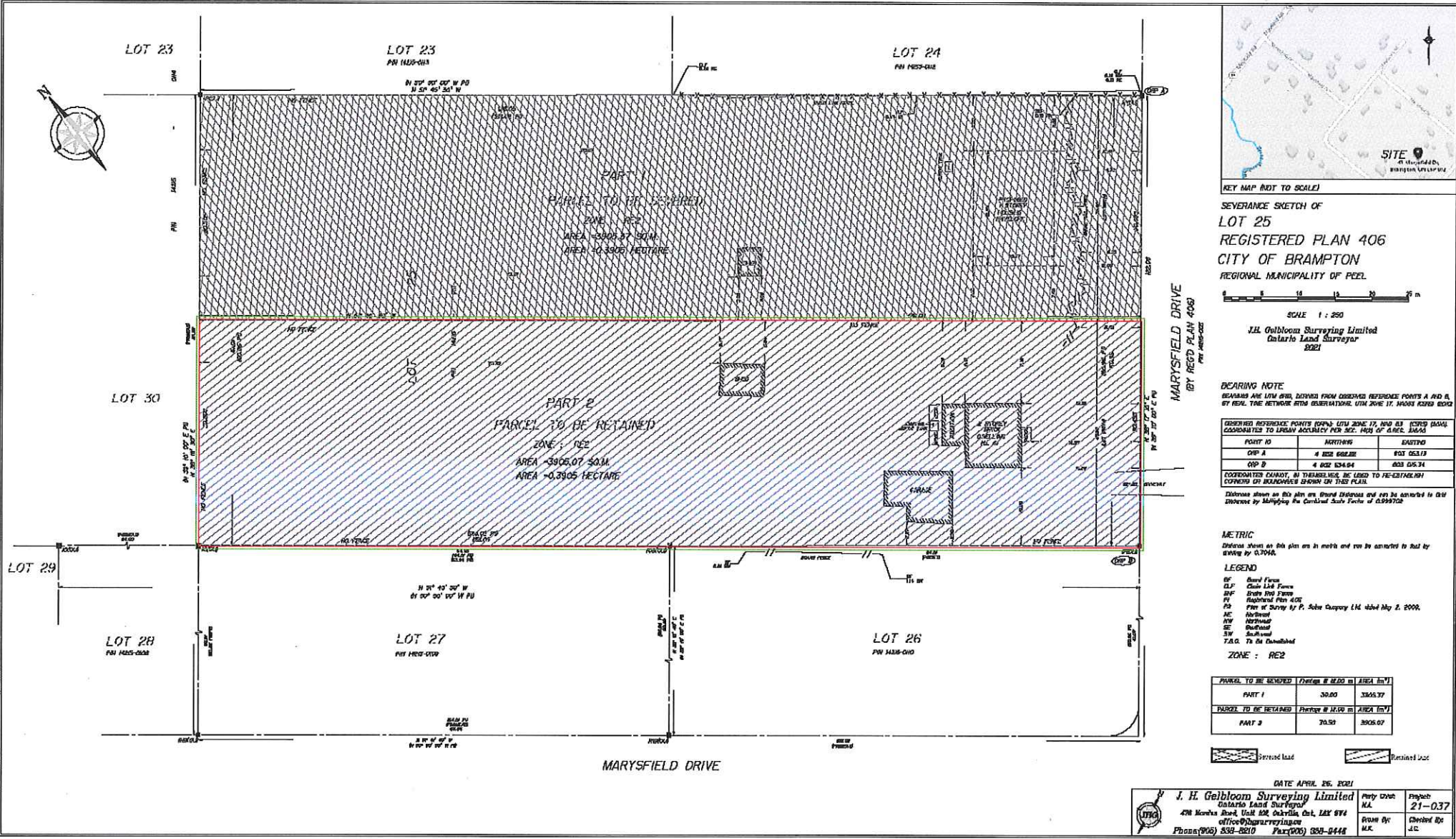

Zoning Officer

May 20, 2021

Date

DATE RECEIVED May 19, 2021

May 19, 2021



KEY MAP (NOT TO SCALE)

SEVERANCE SKETCH OF
LOT 25
REGISTERED PLAN 406
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1 : 250

J.H. Geibloom Surveying Limited
Ontario Land Surveyor
2001

BEARING NOTE

BEARINGS ARE UTM 82N, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK RTM OBSERVATIONS, UTM ZONE 17, NAD83 ASRS 8202

POINT NO	NORTHING	EASTING
REF A	4 832 682.82	803 053.13
REF B	4 832 634.04	803 053.34

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

Distances shown on this plan are based on distances and are to be corrected to the distance by multiplying the corrected scale factor of 0.999702.

METRIC

Distances shown on this plan are in metric and are to be corrected to feet by multiplying by 0.3048.

LEGEND

- BF: Bound Fence
- CLF: Chain Link Fence
- SLF: Split Link Fence
- PL: Registered Plan 406
- PS: Plan of Survey by P. S. S. Surveying Ltd. dated May 2, 2000
- AC: Acreage
- HW: Horizontal
- SE: Southeast
- SW: Southwest
- T.O.D. To Be Established

ZONE : RE2

PARTS TO BE REMOVED	Distance in METERS	AREA in m ²
PART 1	30.00	3045.37

PARTS TO BE RETAINED	Distance in METERS	AREA in m ²
PART 2	70.30	3906.07

Revised Lot

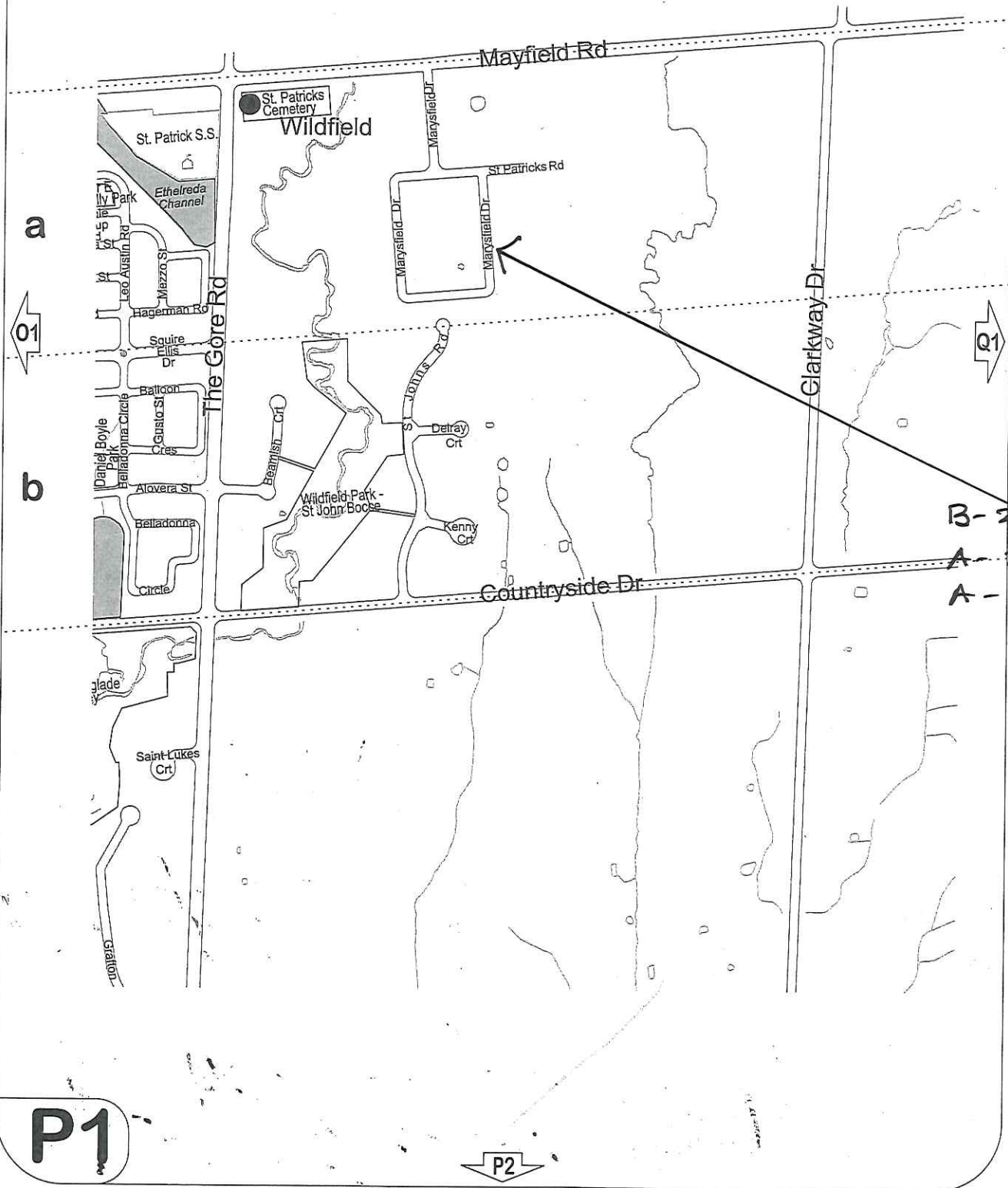
Revised Lot

DATE APRIL 26, 2001

J.H. Geibloom Surveying Limited
Ontario Land Surveyor
478 North Bayview Rd. Suite 200, Oakville, Ont. L4Y 6Y4
Phone (905) 539-8210 Fax (905) 539-8448

Party Drawn: M.A.
Project: 21-037

Drawn By: M.A.
Checked By: J.C.



B-2021-0009
A-2021-0117
A-2021-0118

APPLICATION # A-2021-0112
WARD 4

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **ALICE WIAFE** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Part of Block 135, Plan 43M-1854, Parts 77 and 78, Plan 43R-34447 municipally known as **119 OLIVIA MARIE ROAD**, Brampton;

AND WHEREAS the applicants are requesting the following variances(s):

1. To permit an exterior stairway leading to a below grade entrance in the required interior side yard whereas the by-law does not permit exterior stairways constructed below established grade in the required side yard;
2. To permit an interior side yard setback of 0.71m (2.33 ft.) to an exterior stairway leading to a below grade entrance whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.).

OTHER PLANNING APPLICATIONS:

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: _____ NO _____ File Number: _____
Application for Consent: _____ NO _____ File Number: _____

The Committee of Adjustment has appointed **TUESDAY, June 22, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. 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.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

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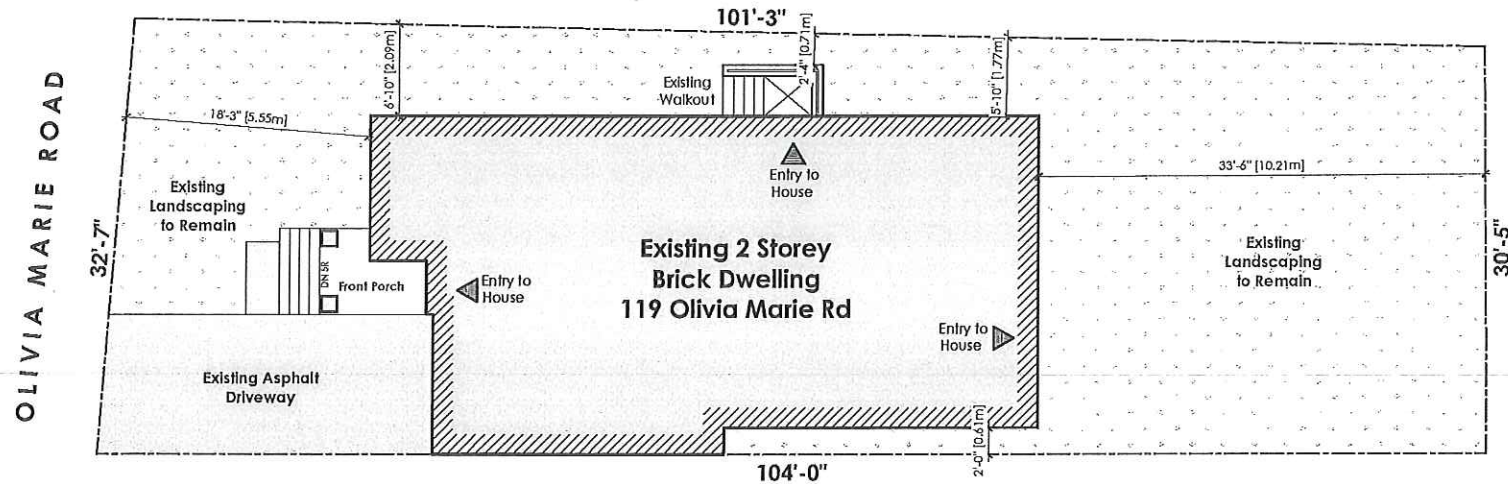
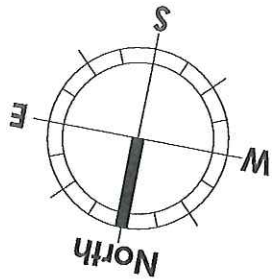
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 10th day of June, 2021.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall
2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca



Site Plan

Compliance Permit for Basement & Walkout

General notes

- All dimensions to be checked and verified on site prior to commencement of work. Any discrepancies shall be brought to the attention of permitguys prior to continuation of work.
- The contractor shall take all precautionary measures under the occupational health and safety act as required by the ministry of labour.
- All work shall be done in accordance with the minimum standards and specifications of the municipality's engineering department.
- All work in the municipal road allowance shall meet the minimum standards and specifications of the municipality's engineering department. The contractor is required to obtain & pay for permit to work in municipal r.O.W.
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- The contractor is responsible for ensuring that there is no interruption of any surface or subsurface drainage flow that would adversely affect neighboring properties

Scope of Work

Compliance Permit for an existing finished basement for personal use & below grade entrance

Existing Dwelling

- More than 5 year old
- Less than 5 year old

Site Statistics All Units in Metric

Lot A		Gross Floor Area Calculation	
Lot Depth	31.70	Ground Floor GFA	86.72
Lot Area	300.17	Second Floor GFA	102.2
Zone	R3E	Total GFA	188.92
Lot Coverage		Finished Basement Area	62.85
Dwelling Area	107.21		
Ex. Front Porch & Stairs	5.6		
Ex. Concrete Walkout	2.67		
Total	115.48		
Total Coverage	38.47%		



permitguys

80 Clementine Dr, Unit 15
Brampton ON L6Y 5R5
Tel: 416 479 9556
Email: info@permitguys.ca

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.
Qualification Information
Aamou Kalla 113576
Name
Registration Info: Permitguys.ca Inc. 110882

Title
Site Plan

Project Name
119 Olivia Marie Rd
Project No. 20-XX
Drawn By: HA
Checked By: MZ
Date: 2021-04-27
Scale: 3/32"=1'-0"

Municipality
Brampton, ON
Plan Name
119 OLIVIA MARIE RD - COFA

Sheet No.
A1

Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically during the COVID-19 Emergency

**Electronic Hearing Procedures
How to get involved in the Virtual Hearing**

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How to Participate in the Hearing:

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- Advance registration for applicants, agents and other interested persons is required to participate in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm, Friday, June 18, 2021.**
 - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Friday, June 18, 2021.** City staff will contact you and provide you with further details.
- All Hearings will be livestreamed on the City of Brampton YouTube account at: <https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or <http://video.isilive.ca/brampton/live.html>.

If holding an electronic rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.

FILE NUMBER: A-2021-0112

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)

Alice Wiafe

Address

119 Olivia Marie Road, Brampton ON L6Y 0N1

Phone #

647-629-1151

Fax #

Email

awiafe75@yahoo.com

2.

Name of Agent

Daniel Ferraro

Address

80 Clementine Dr Brampton ON L6Y 5R5

Phone #

647-702-4180

Fax #

Email

dferraro@permitguys.ca

3.

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

To permit a below grade entrance having a side yard set back of 0.71M whereas the by-law requires minimum 1.2M Side yard set back

4.

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

Brampton Zoning By-Laws do not accommodate existing below grade entrance

5.

Legal Description of the subject land:

Lot Number

Part 77 & 78

Plan Number/Concession Number

Plan 43R-34447

Municipal Address

119 Olivia Marie Rd

6.

Dimension of subject land (in metric units)

Frontage

9.92M

Depth

30.80M

Area

300.17 Sq.M.

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

☐

Page 25 of 258

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.)

Residential SFD 2 Storeys. GFA: 188.92 Sq.M.
Width: 7.71M
Depth: 15.28M

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Below Grade Entrance.
Area: 2.67Sq.M.
Width: 1.17M
Length: 2.29M

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	Dwelling 5.55M
Rear yard setback	Dwelling 10.21M
Side yard setback	Dwelling 1.77M
Side yard setback	N/A

PROPOSED

Front yard setback	N/A
Rear yard setback	N/A
Side yard setback	Below Grade Entrance 0.71M
Side yard setback	N/A

10. Date of Acquisition of subject land: 2013
11. Existing uses of subject property: Residential SFD
12. Proposed uses of subject property: Residential SFD
13. Existing uses of abutting properties: Residential SFD
14. Date of construction of all buildings & structures on subject land: 2012
15. Length of time the existing uses of the subject property have been continued: Since Construction
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 23 DAY OF April, 2021.

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, Daniel Ferraro, 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 12TH DAY OF May, 2021.

Jeanie Cecilia Myers
a Commissioner, etc.,
Province of Ontario
for the Corporation of the
City of Brampton
Expires April 8, 2024.

Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

R3E - 2025

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

HOTHU S.

Zoning Officer

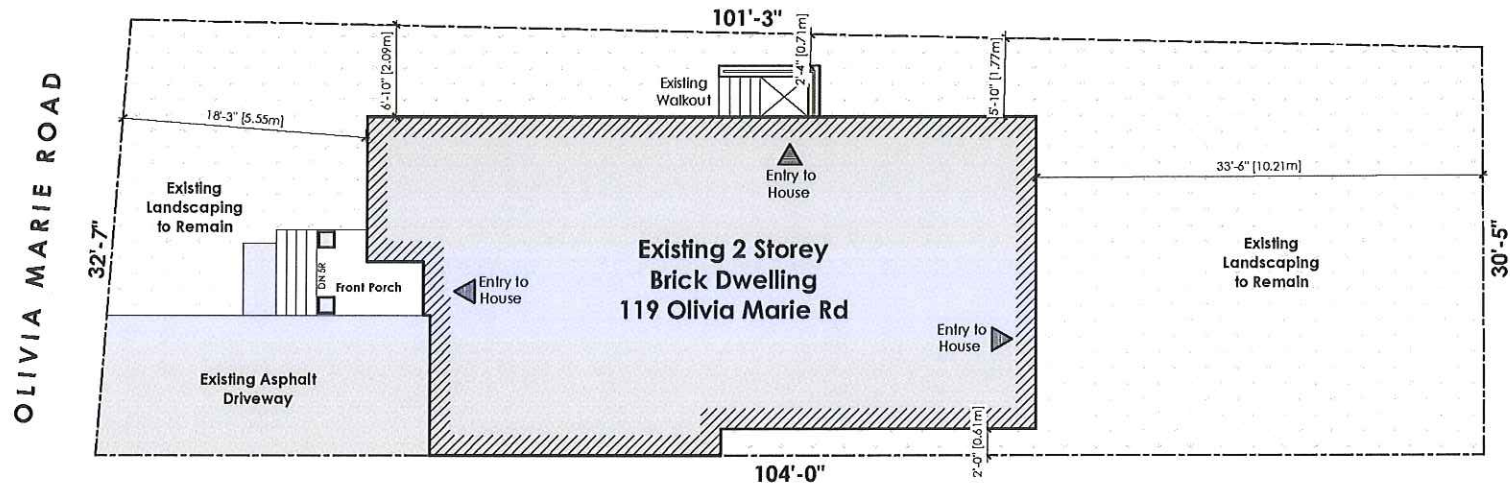
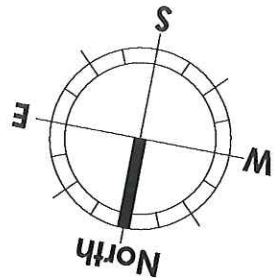
MAY 12 2021

Date

DATE RECEIVED

Date Application Deemed
Complete by the Municipality

Revised 2020/01/07



Site Plan

Compliance Permit for Basement & Walkout

General notes

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Scope of Work

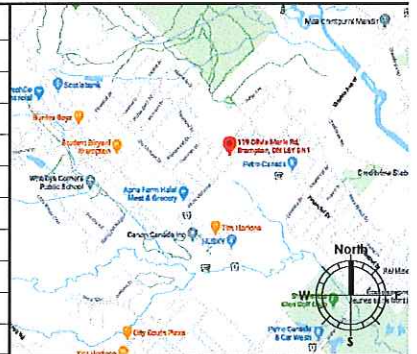
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Existing Dwelling

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- Less than 5 year old

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Lot Area	300.17	Second Floor GFA	102.2
Zone	R3E	Total GFA	188.92
Lot Coverage		Finished Basement Area	62.85
Dwelling Area	107.21		
Ex. Front Porch & Stairs	5.6		
Ex. Concrete Walkout	2.67		
Total	115.48		
Total Coverage	38.47%		



permitguys

80 Cramerton Dr, Unit 15
Brampton ON L6Y 5R5
Tel: 416 479 9556
Email: info@permitguys.ca

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

Qualification Information
Aamou Raif 113576
Name
Registration Info: Permitguys.ca Inc, 110882

Title
Site Plan

Project Name
119 Olivia Marie Rd

Project No. 20-XX Drawn By HA Checked By MZ Date 2021-04-27 Scale 3/32"=1'-0"

Municipality
Brampton, ON

Filename
119 OLIVIA MARIE RD - COFA

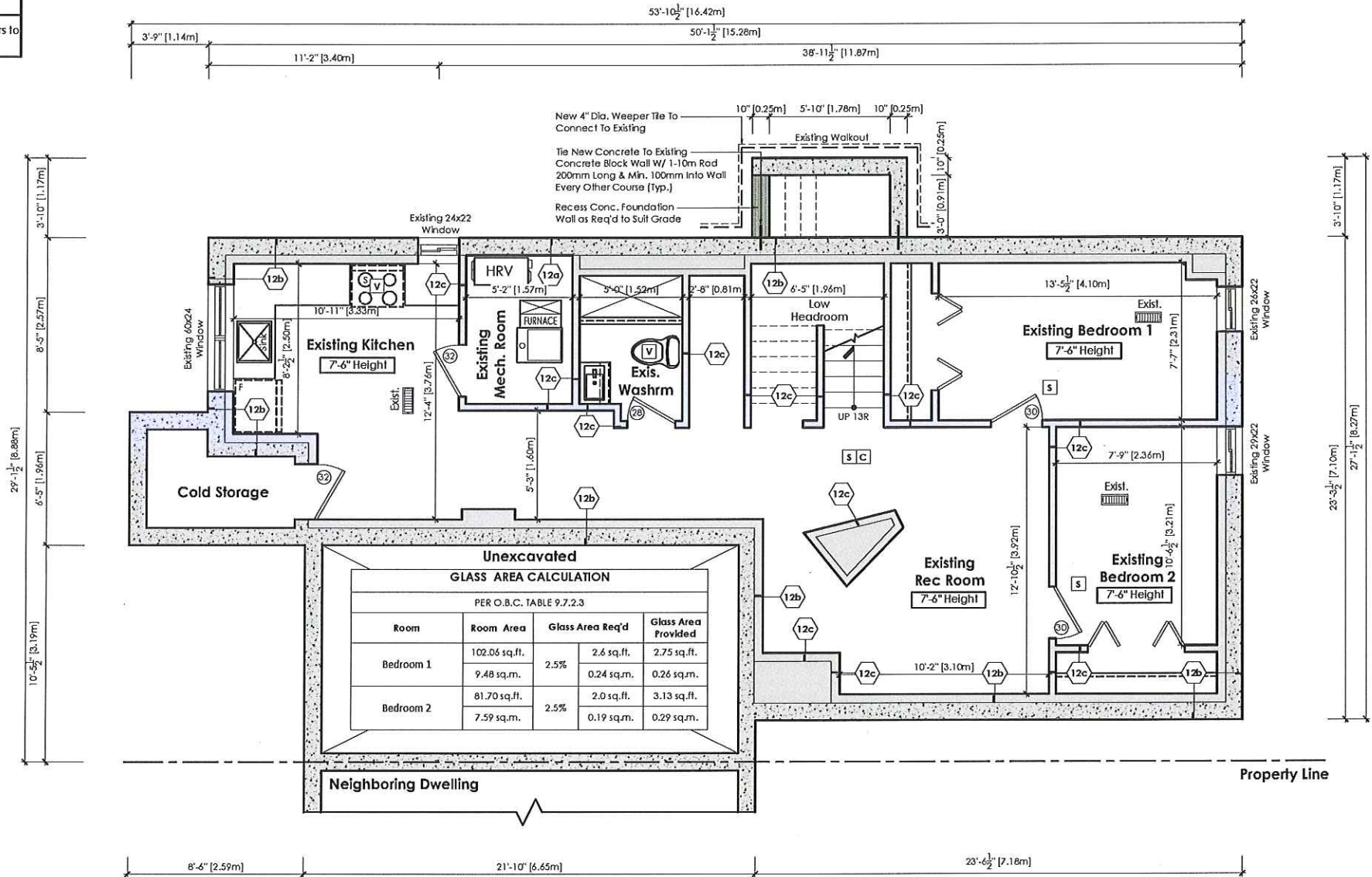
Sheet No.

A1

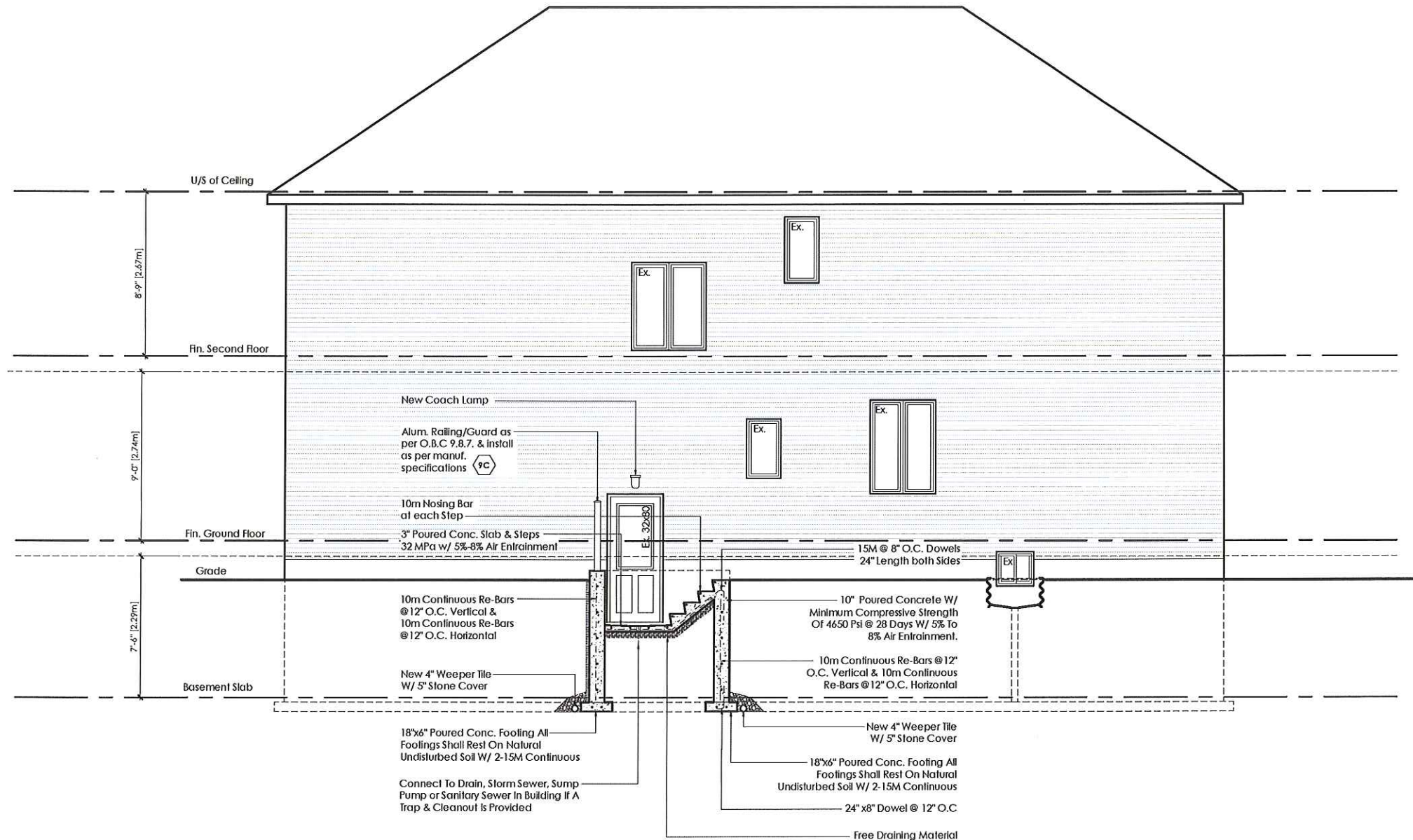
Wall Legend:

- Walls to remain
- Proposed foundation walls
- Proposed walls
- Walls to be removed
- Openings to be filled

All interior existing and proposed doors to be 6'8" high unless otherwise noted.



Existing Basement Floor Plan



Proposed Left Elevation

permitguys

80 Clementine Dr. Unit 15
Brampton ON L6Y 5R5
Tel: 416 479 9556
Email: info@permitguys.ca

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Qualification Information

Aamou Rellaq 113576
Name: Aamou Rellaq
Registration Info: Permitguys.ca Inc. 110882

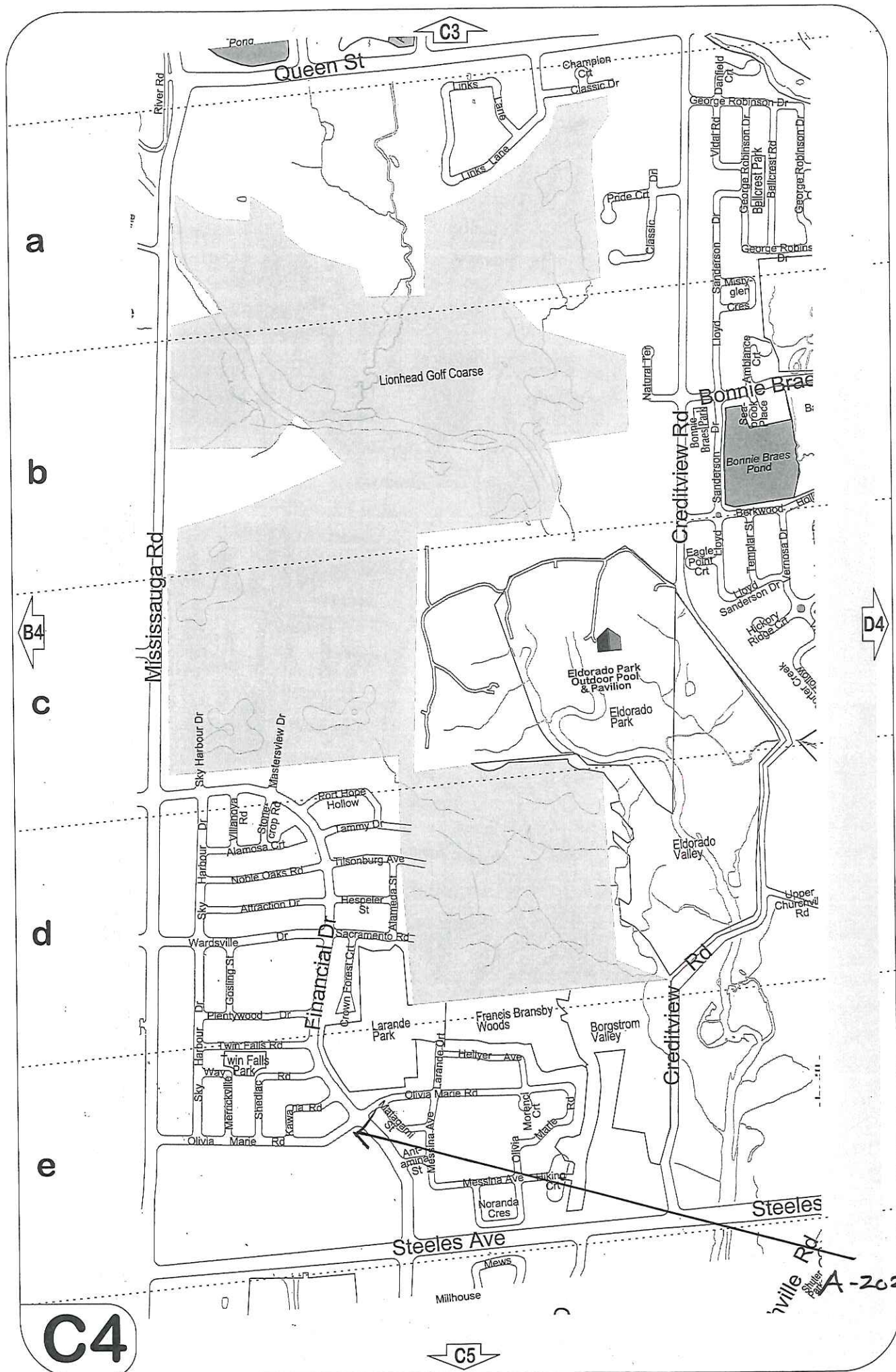
Title
Proposed Left Elevation

Project Name
119 Olivia Marie Rd

Project No. 20-XX
Drawn By HA
Checked By MZ
Date 2021-04-27
Scale 3/16"=1'0"

Municipality
Brampton, ON
Filename
119 OLIVIA MARIE RD - COFA

Sheet No.
A5



APPLICATION # A-2021-0113
WARD 10

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **HAIMRAJEE LAKERAM** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Lot 30, Plan 43M-1738 municipally known as **128 BLOOMSBURY AVENUE**, Brampton;

AND WHEREAS the applicant is requesting the following variances(s):

1. To permit a setback of 4.77m (15.65 ft.) to the door of a proposed garage extension whereas the by-law requires a minimum setback of 6m (19.68 ft.) to the front of the garage door;
2. To permit an existing driveway width of 12.1m (39.70 ft.) whereas the by-law permits a maximum driveway width of 9.14m (30 ft.).

OTHER PLANNING APPLICATIONS:

The land which is subject of this application is the subject of an application under the Planning Act for:

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Application for Consent: _____	NO	File Number: _____

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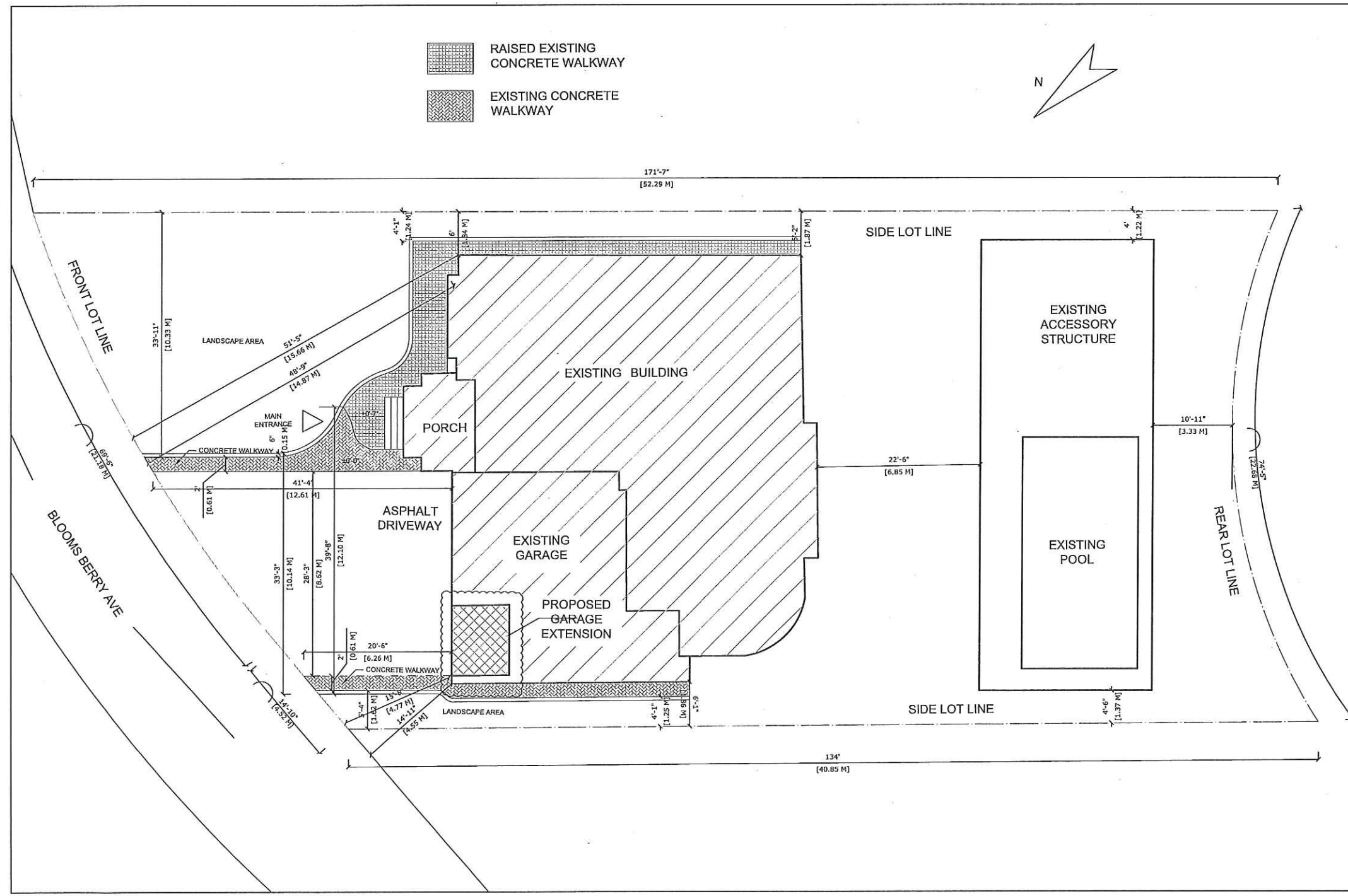
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Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall
2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca



General Notes

RELEASED FOR BUILDING PERMIT

- * CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING.
- * ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK.
- * THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE CONSULTANT.
- * DRAWINGS ARE NOT TO BE SCALED.

LEGENDS:-

No.	Revision/Issue	Date

Firm Name and Address

AMBEE ENGINEERING AND CONSULTANCY INC.
 2960 DREW ROAD
 #138, MISSISSAUGA, ON,
 L4Y 0B5
 905.965.4329
 permits@ambee.ca

Project Name and Address

128 BLOOMSBURY AVE
 BRAMPTON, ON
 L6P 2X2

Drawing Title

PROPOSED SITE PLAN

Project	Sheet
128 BLOOMSBURY AVE	A 100

Date: 6/8/2021

Scale: 1/16"=1'-0"

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- All Hearings will be livestreamed on the City of Brampton YouTube account at: <https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or <http://video.isilive.ca/brampton/live.html>.

If holding an electronic rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.

AMENDMENT LETTER

June 9, 2021

To: Committee of Adjustment

**RE: APPLICATION FOR MINOR VARIANCE
HAIMRAJEE LAKERAM
LOT 30, PLAN 43M-1783
A-2021-0113– 128 BLOOMSBURY AVENUE**

Please **amend** application **A-2021-0113** to reflect the following:

1. To permit a front yard setback of 4.77m (15.65 ft.) to the front of a garage door whereas the by-law requires a minimum front yard setback of 6.0m (19.68 ft.);
2. To permit a driveway width of 12.1m (39.70 ft.) whereas the by-law permits a maximum driveway width of 9.14m (30 ft.).

Aepana .

Applicant/Authorized Agent



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) HAIMRAJEE LAKERAM
 Address 128 BLOOMSBURY AVE
BRAMPTON, ON L6P 2X2
 Phone # 647 989 4182 Fax # _____
 Email DISTANCEFREIGHTINC@GMAIL.COM
2. Name of Agent ARPANA SAINI
 Address UNIT # 138 2960 DREW ROAD
MISSISSAUGA ON L6T 0A5
 Phone # 647-545-9091 Fax # _____
 Email permits@ambee.ca permits@ambee.ca

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

Extension of garage to the front
 REDUCING THE FRONT SET BACK FROM 6.43M TO 4.36 M

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

Reduced front setback because of covering the front of garage

5. Legal Description of the subject land:

Lot Number 30
 Plan Number/Concession Number CON. 7 N.D. M1738
 Municipal Address BRAMPTON 128 BLOOMSBURY AVE

6. Dimension of subject land (in metric units)

Frontage 25.70
 Depth 52.29 M, 40.84 M
 Area 974.18 SQ.M

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, garage, etc.)

EXISTING BUILDING - 248.47 SQ.M

NUMBER OF STORIES - 2

PROPOSED BUILDINGS/STRUCTURES on the subject land:

PROPOSED GARAGE EXTENSION - 6.13 SQ.M

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 8.43 M
Rear yard setback 17.40 M
Side yard setback 1.88 M
Side yard setback 1.85 M

PROPOSED

Front yard setback 4.36 M
Rear yard setback 17.40 M
Side yard setback 1.88 M
Side yard setback 1.85 M

10. Date of Acquisition of subject land: JUNE 29, 2019
11. Existing uses of subject property: RESIDENCIAL
12. Proposed uses of subject property: RESIDENCIAL
13. Existing uses of abutting properties: RESIDENCIAL
14. Date of construction of all buildings & structures on subject land: MARCH, 2007
15. Length of time the existing uses of the subject property have been continued: 14
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 _____

ARPANA SAINI

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton
THIS 12 DAY OF May, 2021.

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, ARPANA SAINI OF THE City OF ACTON

IN THE REGION OF HAMILTON HILLS 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 _____
12 DAY OF May, 2021

Jeanie Cecilia Myers
a Commissioner, etc.,
Province of Ontario
for the Corporation of the
City of Brampton
Expires April 8, 2024

ARPANA SAINI

Signature of Applicant or Authorized Agent

Submit by Email

A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1A-1934

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

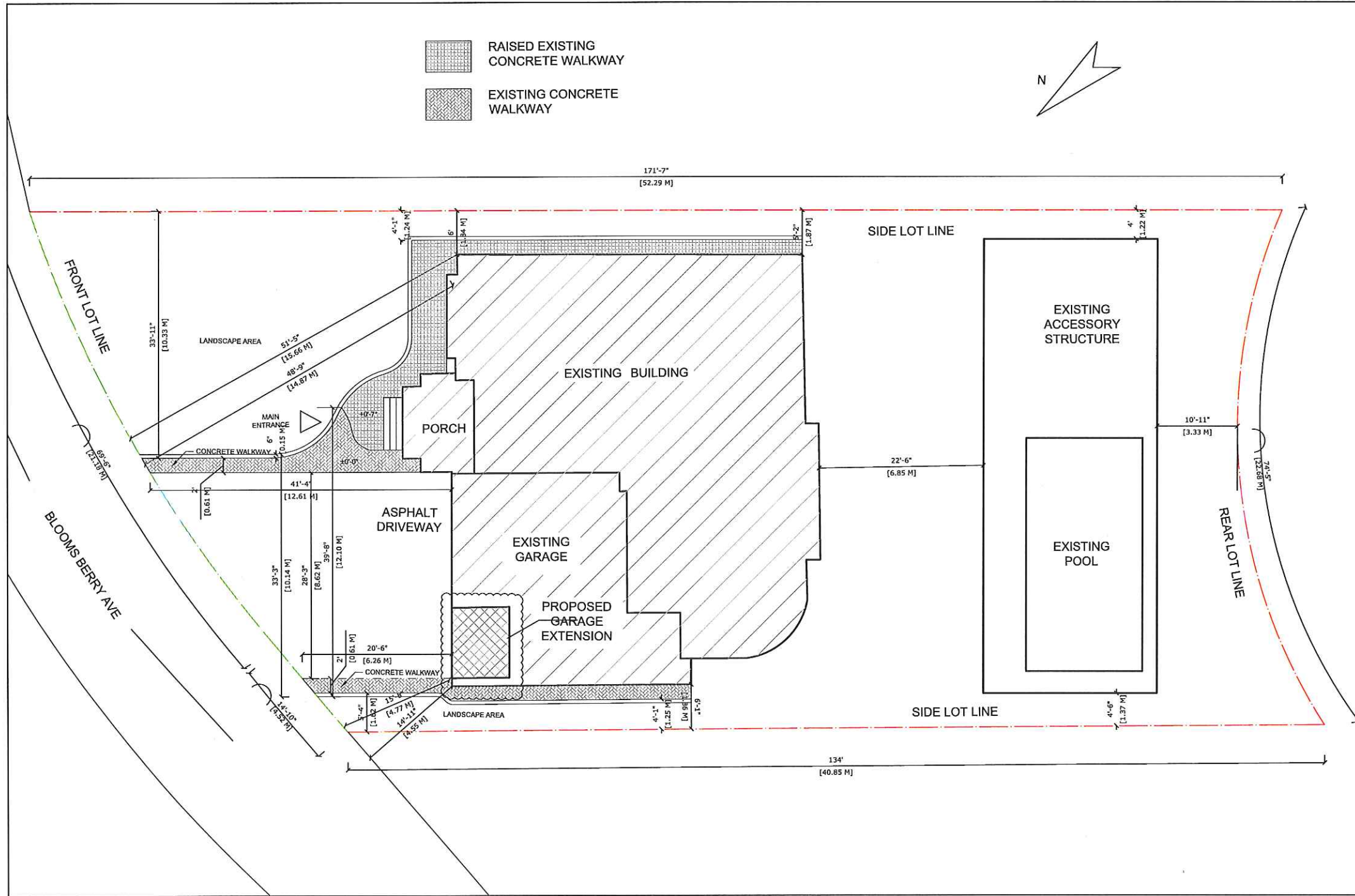
Tall [Signature]
Zoning Officer

May 28, 2021
Date

DATE RECEIVED May 12, 2021

Date Application Deemed Complete by the Municipality: MAY 28, 2021

Document 2021-02407



General Notes

RELEASED FOR BUILDING PERMIT

* CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING.

* ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK.

* THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE CONSULTANT.

* DRAWINGS ARE NOT TO BE SCALED.

LEGENDS:-

No.	Revision/Issue	Date

Firm Name and Address

AMBE ENGINEERING AND CONSULTANCY INC.
2960 DREW ROAD
#138, MISSISSAUGA, ON,
M4Y 0B5
905.965.4329
permits@ambe.ca

Project Name and Address

128 BLOOMSBURY AVE
BRAMPTON, ON
L6P 2X2

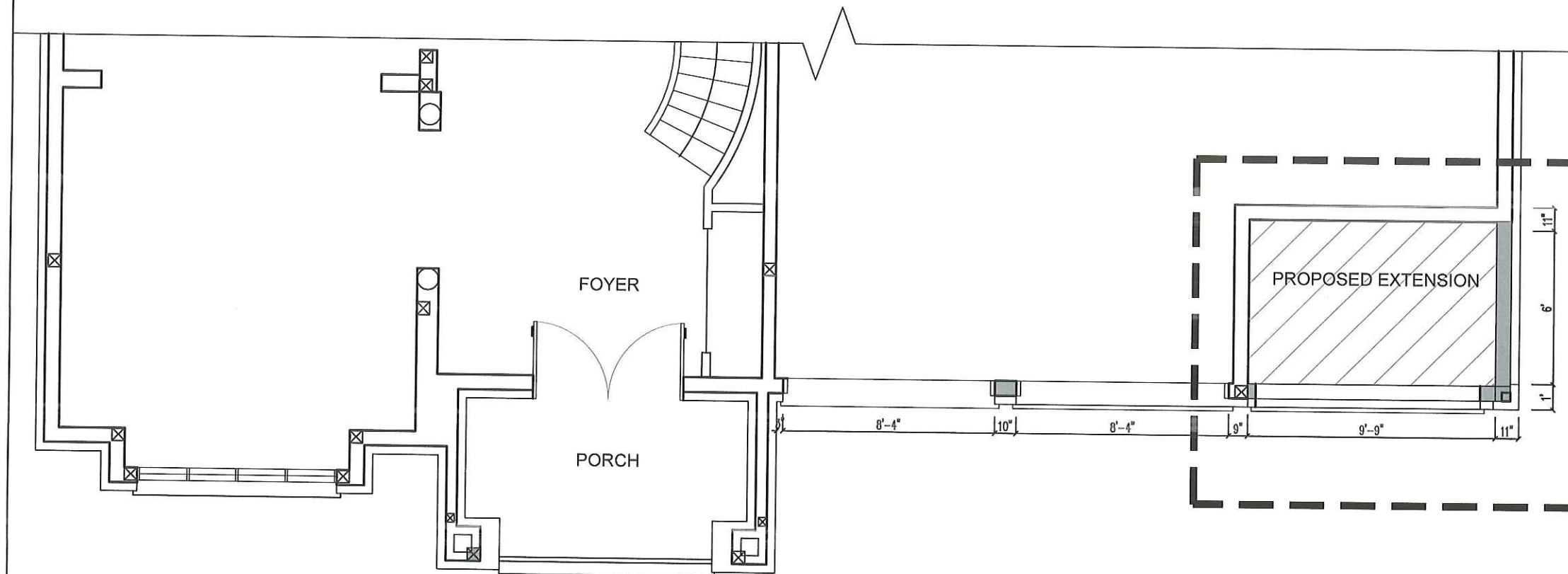
Drawing Title

PROPOSED SITE PLAN

Project	Sheet
128 BLOOMSBURY AVE	A 100

Date
6/8/2021

Scale
1/16"=1'-0"



General Notes

RELEASED FOR BUILDING PERMIT

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* DRAWINGS ARE NOT TO BE SCALED.

LEGENDS:-

No.	Revision/Issue	Date

Firm Name and Address

AMBEE ENGINEERING AND CONSULTANCY INC.
2960 DREW ROAD
#130, MISSISSAUGA, ON,
L4Y 0B5
905.965.4329
permits@ambee.ca

Project Name and Address

128 BLOOMSBURY AVE
BRAMPTON, ON
L6P 2X2

Drawing Title

PROPOSED FLOOR PLAN

Project 128 BLOOMSBURY AVE	Sheet A 101
Date 4/26/2021	
Scale 3/16" = 1'-0"	



PROPOSED GARAGE EXTENSION

General Notes

RELEASED FOR BUILDING PERMIT
 * CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING.
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LEGENDS:-

No.	Revision/Issue	Date

Firm Name and Address

AMBEE ENGINEERING AND CONSULTANCY INC.
 2960 DREW ROAD
 #138, MISSISSAUGA, ON,
 L4Y 0B5
 905.965.4329
 permits@ambee.ca

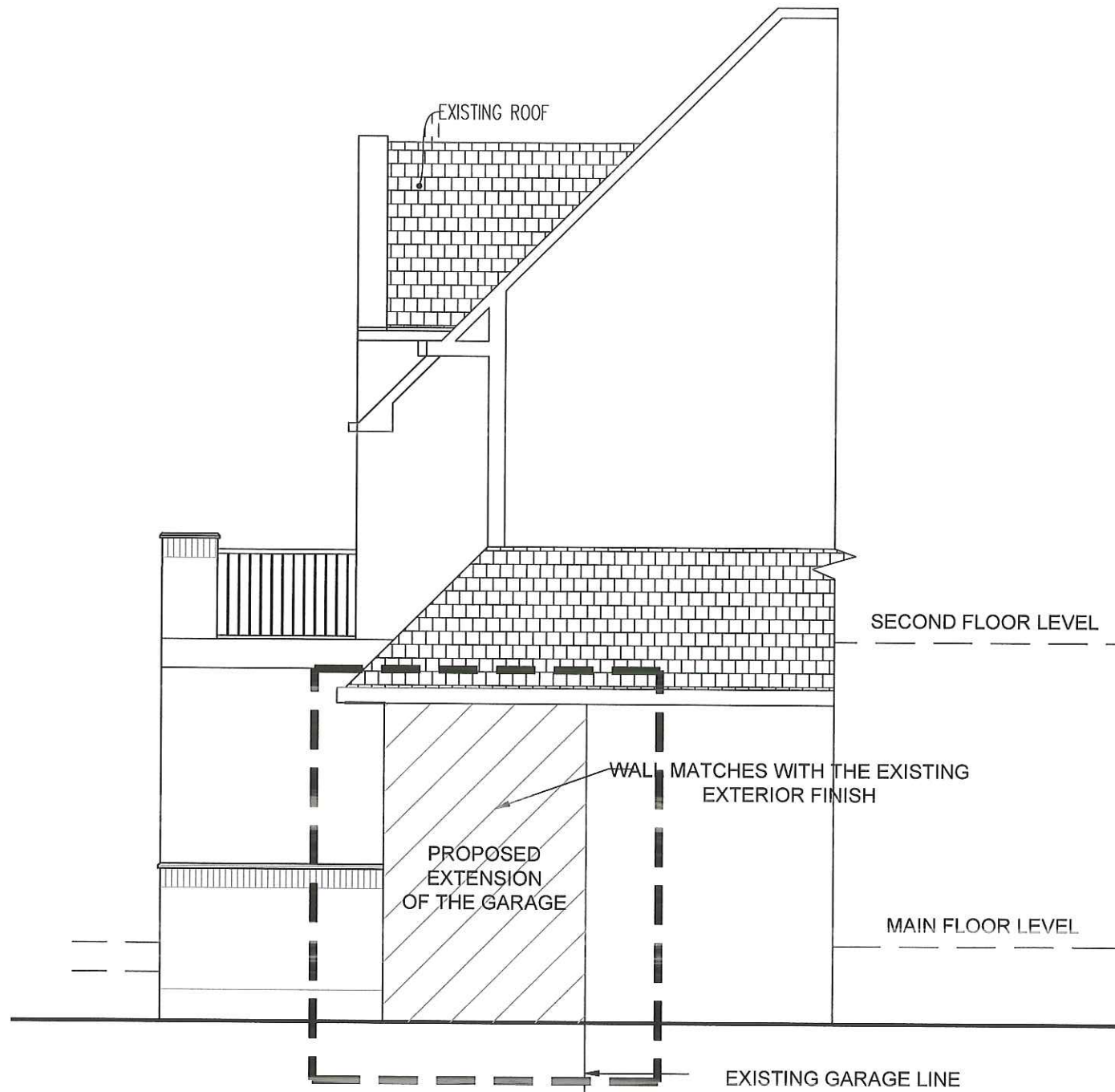
Project Name and Address

128 BLOOMSBURY AVE
 BRAMPTON, ON
 L6P 2X2

Drawing Title

FRONT ELEVATION

Project 128 BLOOMSBURY AVE	Sheet A 102
Date 4/26/2021	
Scale 3/16" = 1'-0"	



General Notes

RELEASED FOR BUILDING PERMIT
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LEGENDS:-

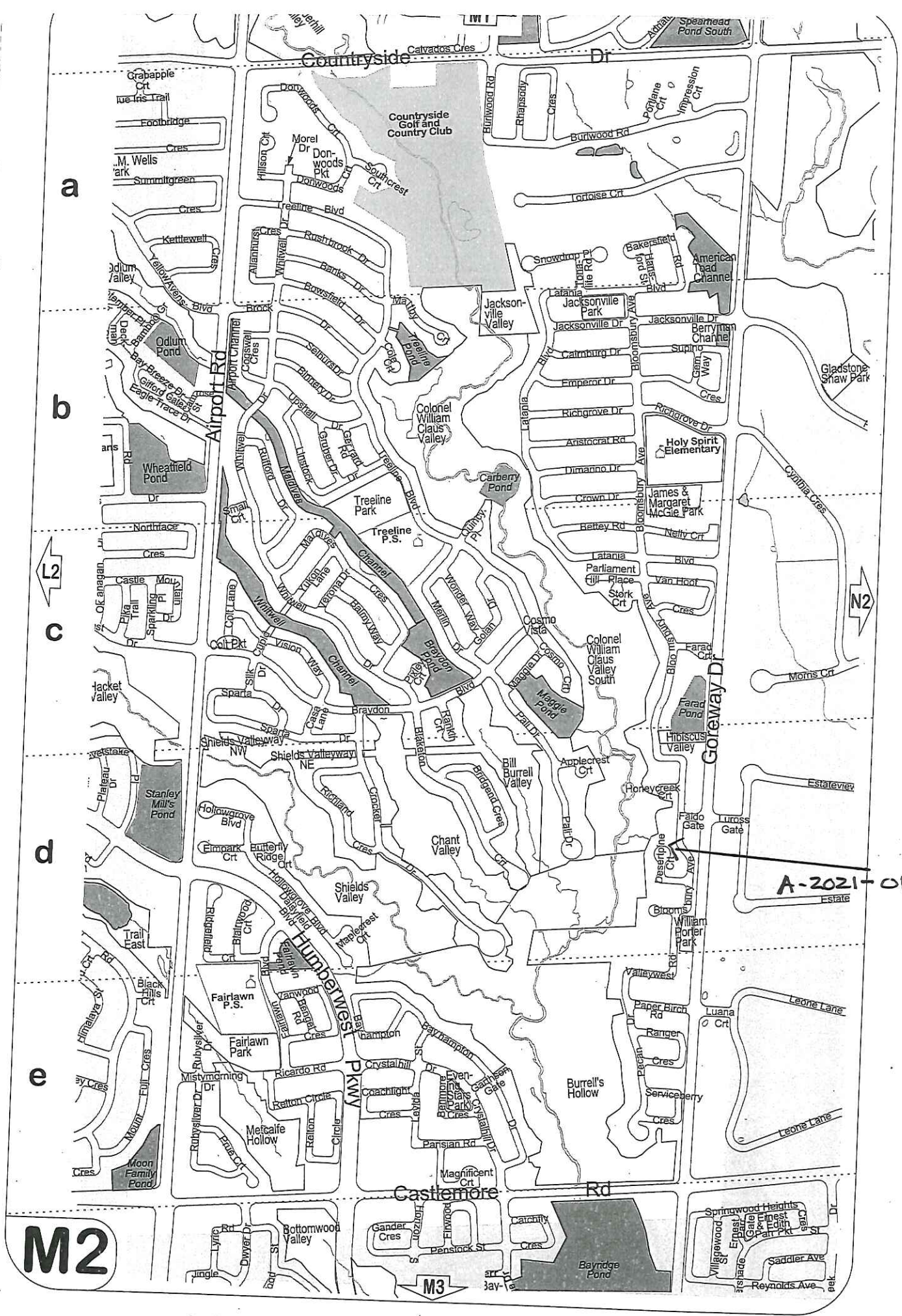
No.	Revision/Issue	Date
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Firm Name and Address
 AMBEE ENGINEERING AND CONSULTANCY INC.
 2960 DREW ROAD
 #138, MISSISSAUGA, ON,
 L4Y 0B5
 905.965.4329
 permits@ambee.ca

Project Name and Address
 128 BLOOMSBURY AVE
 BRAMPTON, ON
 L6P 2X2

Drawing Title
 SIDE ELEVATION

Project 128 BLOOMSBURY AVE	Sheet
Date 4/26/2021	A 103
Scale 3/16" = 1'-0"	



APPLICATION # A-2021-0114
WARD 3

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **GAYATRI ANAND** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Part of Lot 10, Plan 429 municipally known as **3 HAGGERT AVENUE SOUTH**, Brampton;

AND WHEREAS the applicant is requesting the following variances(s):

1. To permit a front yard setback of 3.08m (10.10 ft.) to a proposed single storey porch addition whereas the by-law requires a minimum front yard setback of 6.0m (19.68 ft.);
2. To permit lot coverage of 31.32% whereas the by-law permits a maximum lot coverage of 30%;
3. To permit an interior side yard setback of 0.65m (2.13 ft.) to an existing shed located within a required interior side yard whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.).

OTHER PLANNING APPLICATIONS:

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: NO File Number: _____
Application for Consent: NO File Number: _____

The Committee of Adjustment has appointed **TUESDAY, June 22, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. 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.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. This will also entitle you to be advised of a Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.

RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 10th day of June, 2021.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall
2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca

Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically during the COVID-19 Emergency

**Electronic Hearing Procedures
How to get involved in the Virtual Hearing**

Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committees are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

How to Participate in the Hearing:

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, June 17, 2021**.
- Advance registration for applicants, agents and other interested persons is required to participate in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm, Friday, June 18, 2021**.
 - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Friday, June 18, 2021**. City staff will contact you and provide you with further details.
- All Hearings will be livestreamed on the City of Brampton YouTube account at: <https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or <http://video.isilive.ca/brampton/live.html>.

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NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.

AMENDMENT LETTER

June 9, 2021

To: Committee of Adjustment

RE: APPLICATION FOR MINOR VARIANCE
GAYATRI ANAND
PART OF LOT 10, PLAN 429
A-2021-0114- 3 HAGGERT AVENUE SOUTH

Please **amend** application **A-2021-0114** to reflect the following:

1. To permit a front yard setback of 3.08m (10.10 ft.) to a proposed single storey porch addition whereas the by-law requires a minimum front yard setback of 6.0m (19.68 ft.);
2. To permit lot coverage of 31.32% whereas the by-law permits a maximum lot coverage of 30%;
3. To permit an interior side yard setback of 0.65m (2.13 ft.) to an existing shed located within a required interior side yard whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.).


T. ANAND
Applicant/Authorized Agent



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) GAYATRI ANAND
Address 3, HAGGERT AVE S. BRAMPTON ON.
L6Y2C1
Phone # 647.713.2211 Fax #
Email canindians@gmail.com
2. Name of Agent TRIBHUWAN ANAND
Address 3, HAGGERT AVE S.
BRAMPTON ON L6Y2C1
Phone # 647.713.2211 Fax #
Email canindians@gmail.com
3. Nature and extent of relief applied for (variances requested):
YOU ARE REQUESTED TO ALLOW A FRONT
YARD SETBACK OF 3 MTRS FOR A PROPOSED
SINGLE STORY PORCH ADDITION, WHERE AS THE
BY-LAW REQUIRES A MINIMUM FRONT YARD
SETBACK OF 6.00 MTRS.
31.32% LOT COVERAGE
4. Why is it not possible to comply with the provisions of the by-law?
THE CURRENT ZONING R2B(1) ALLOWS SETBACK
OF 6.00 MTRS, WHICH DOES NOT MEET THE
REQUIREMENT OF THE OWNER. THEREFORE
A VARIANCE OF 3.00 MTRS IS REQUESTED
5. Legal Description of the subject land:
Lot Number 10
Plan Number/Concession Number 429
Municipal Address 3, HAGGERT AVE S. BRAMPTON ON
L6Y2C1
6. Dimension of subject land (in metric units)
Frontage 18.28 MTRS
Depth 21.71 MTRS
Area 0.0392 HA.
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 ☐

3. 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, garage, etc.)

GROUND FLOOR AREA: 973.28 SQFT
GROSS FLOOR AREA: 871.44 SQFT
NUMBER OF STOREYS: SINGLE
WIDTH: 18.156 MTRS
LENGTH: 22.813 MTRS
HEIGHT: 20.00 FT

PROPOSED BUILDINGS/STRUCTURES on the subject land:

THE EXISTING GROUND FLOOR AREA IS 80.96 SQ. MTRS. WE PROPOSE TO ADD 31.89 SQ MTR IN THE SHAPE OF A PORCH. THE PROPOSED FLOOR AREA AFTER THIS EXTENSION SHALL BE 112.85 SQ MTRS

4. 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 7.45 MTRS - 6.12 MTRS
Rear yard setback 6.00 MTRS
Side yard setback 5.63 MTRS
Side yard setback 1.80 MTRS

PROPOSED

Front yard setback 4.44-3.09 MTRS
Rear yard setback 6.00 MTRS
Side yard setback 5.63 MTRS
Side yard setback 1.80 MTRS

10. Date of Acquisition of subject land: OCT. 2014
11. Existing uses of subject property: SINGLE FAMILY DWELING UNIT (RESIDENTIAL)
12. Proposed uses of subject property: RESIDENTIAL
13. Existing uses of abutting properties: PORCH
14. Date of construction of all buildings & structures on subject land: 1950
15. Length of time the existing uses of the subject property have been continued: 70 YEARS

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 13th DAY OF MAY, 20 21.

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, TRIBHUWAN ANAND, OF THE CITY OF BRAMPTON

IN THE Office of Registrar 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 13th DAY OF May, 20 21
Jeanie Myers
A Commissioner etc.

Jeanie Myers
Signature of Applicant or Commissioner, etc.,
Province of Ontario
for the Corporation of the
City of Brampton
Expires April 8, 2024.

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

R2B(1), MATURE NEIGH

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

HOTHIS.

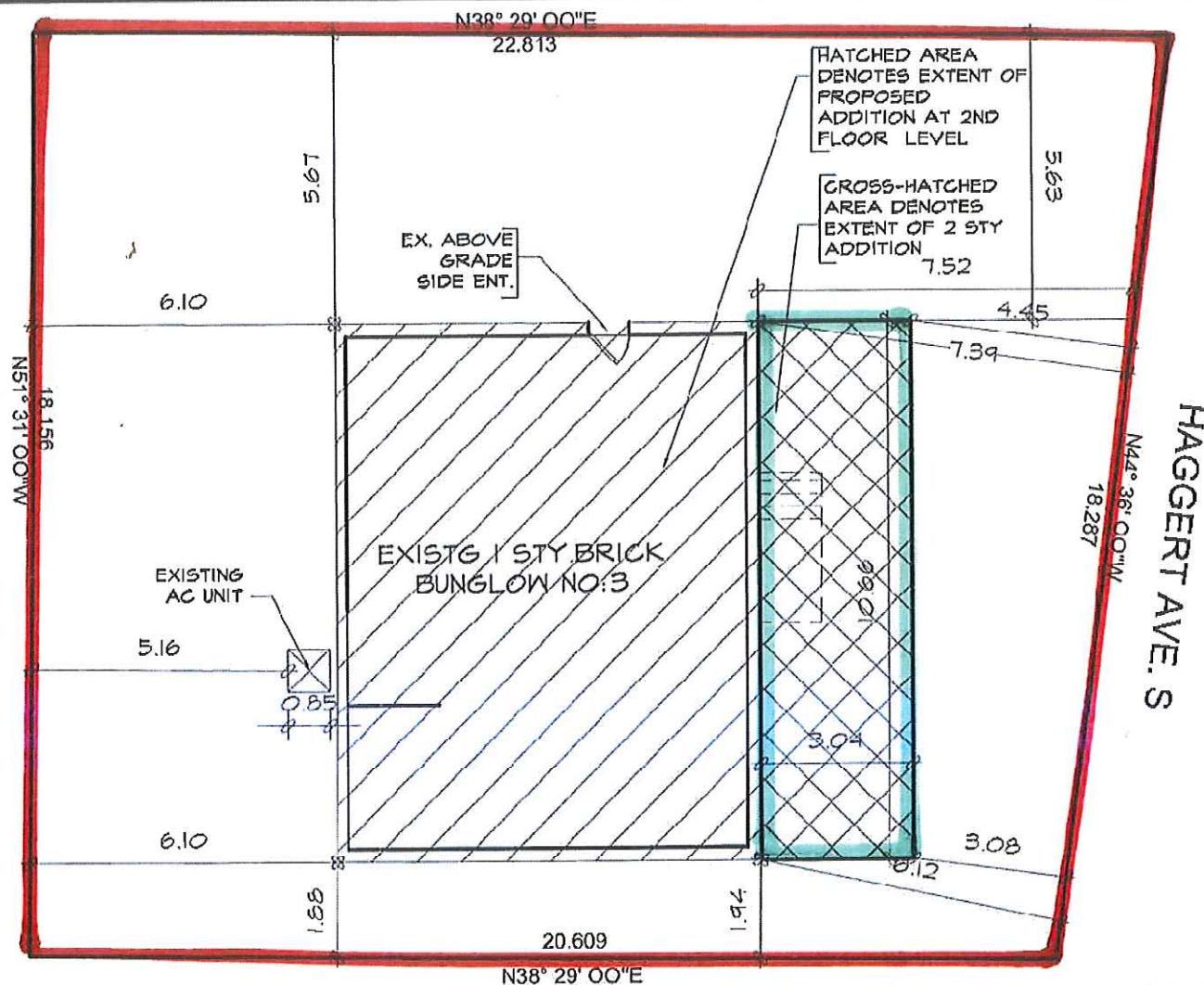
Zoning Officer

MAY 13 2021

Date

DATE RECEIVED MAY 13, 2021

Revised 2020/1/27

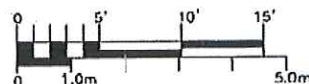


SITE DATA		M/SM
ZONING		
PLAN NO:		429
LOT NO:		PT 10
LOT AREA		392.08 SQ.M.
EXISTING		
BUILDING AREA (G.F)	=90.42 SQ.M [973.28 SQ.FT.]	
LOT COVERAGE	=23.06%	
FLOOR AREA GROUND FLOOR	=80.96 SQ. M. [871.44SQ.FT.]	
GROSS FLOOR AREA	=80.96 SQ. M. [871.44SQ.FT.]	
(GRD+1ST FL EXCL.GARAGE & PORCH)		
BASEMENT AREA	=82.71SQ.M [890.26SQ.FT.]	
(INCL. FURNACE AND CELLAR)		
PROPOSED		
ADDITION AT GROUND FLOOR AREA	=32.40 SQ.M [348.82 SQ.FT.]	
LOT COVERAGE WITH PROPOSED ADDITION	=122.82 SQ.M. [1,322.03 SQ.FT.] =31.32%	
PROPOSED ADDITION AT 2ND FLOOR	=122.82 SQ.M. [1,322.03 SQ.FT.]	
GROSS FLOOR AREA WITH PROPOSED ADDITION	=203.78 SQ.M. [2,193.48 SQ.FT.]	



SITE PLAN

SCALE= 1:125



ARCHISYSTEM INC.

CONSULTING ARCHITECTS
CERTIFICATE OF PRACTICE # 5465

80 Eastern Ave, Unit A-B, Brampton, ON, Canada L6W 0E5
Tel: 006 868 2665 Cell: 647 295 2665
www.archisystem.com
e-mail: archisystem@gmail.com



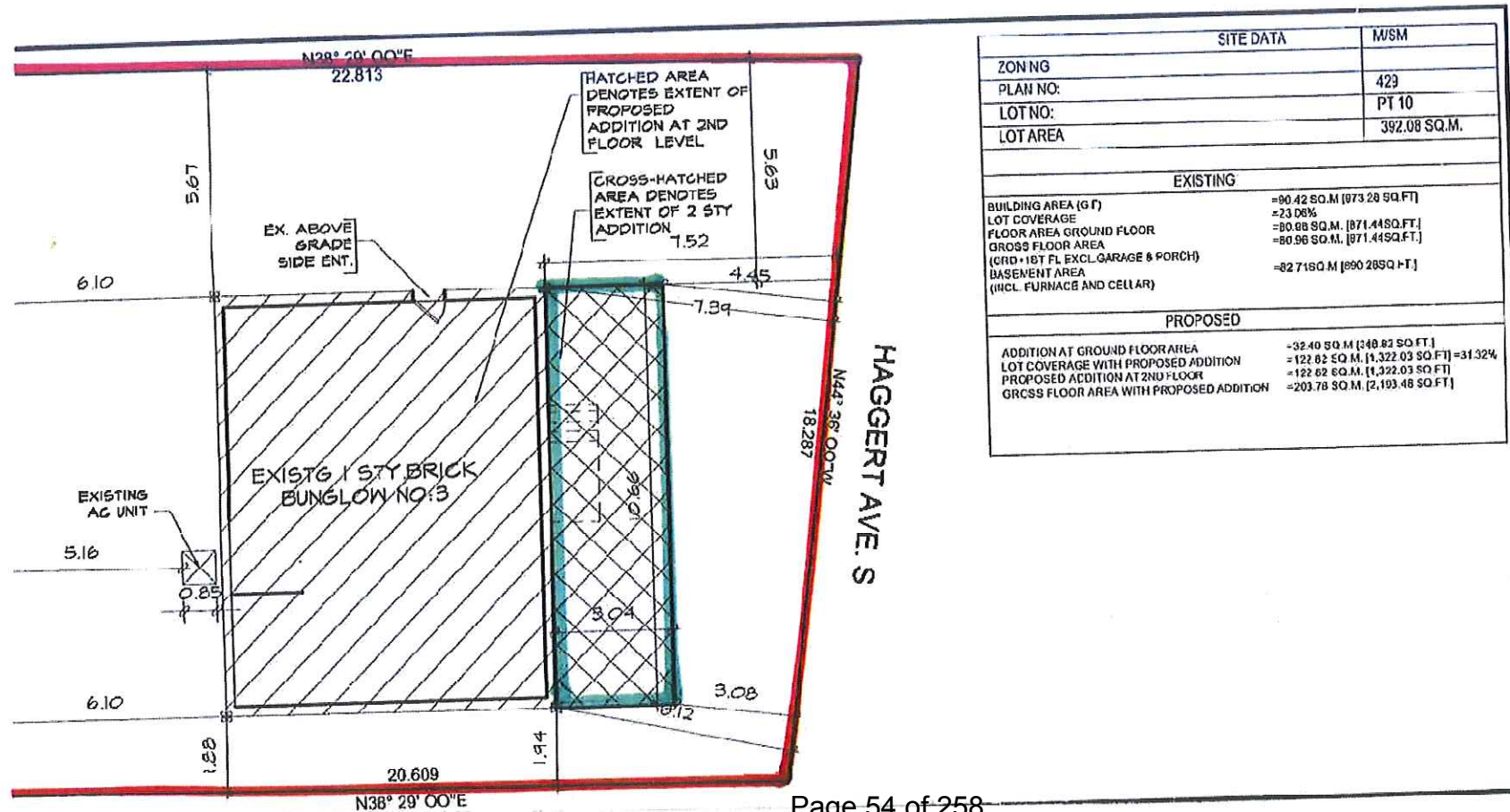
Project
PROPOSED ADDITION PLAN
AT 3 HAGGERT AVENUE
SOUTH, BRAMPTON, ONTARIO
L6T 2T1

Owner:
GAYATRI ANAND

Sheet title:
SITE PLAN

Revisions	Drawn By:	Checked By:
1 04.30.2018	DP	SA
	Scale:	Date:
	AS NOTED	06-01-2016
		D'wg. no.
		A1.0
		REV. NO: -

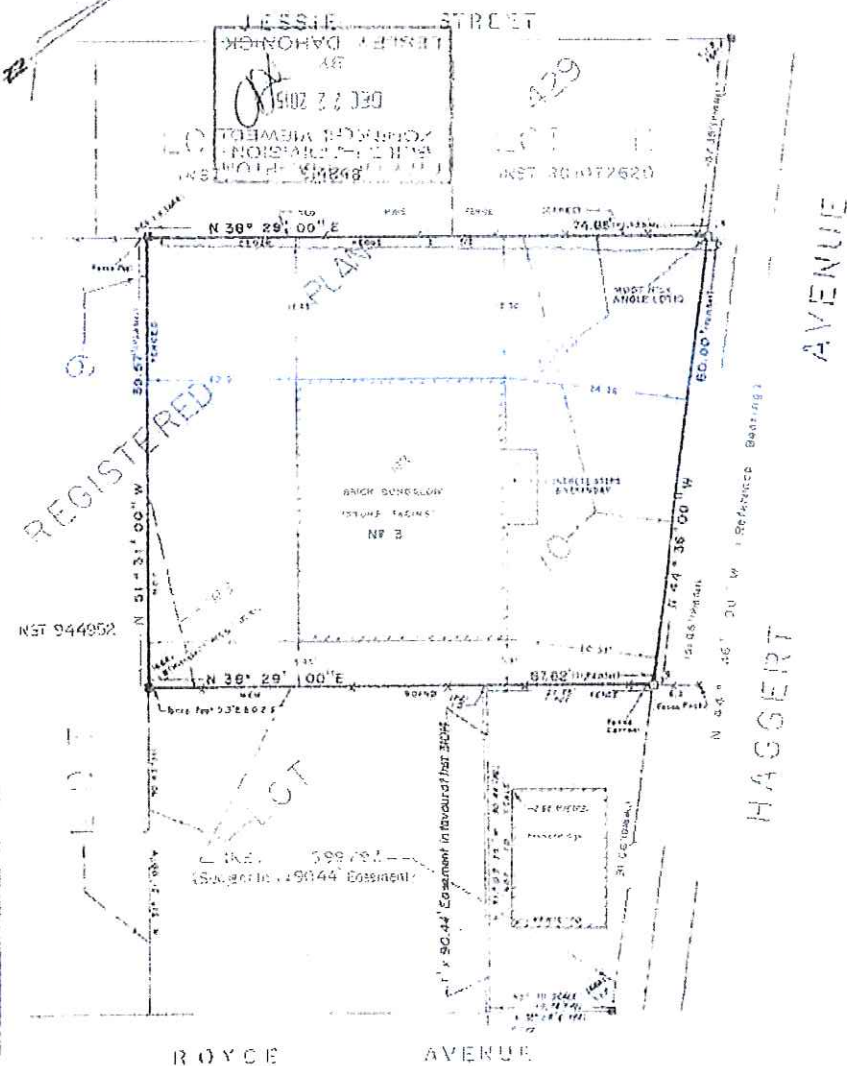




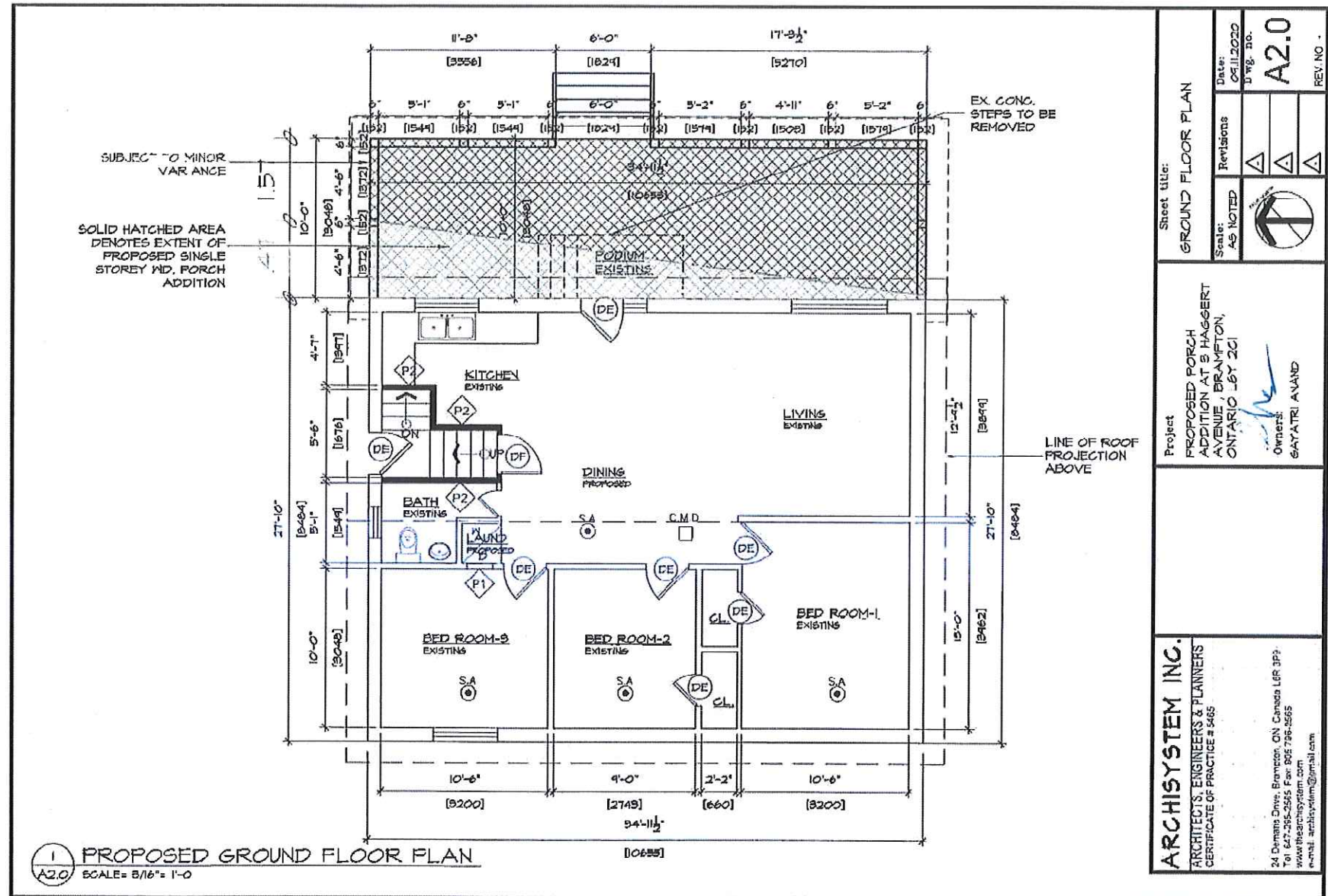
Scale . " = 13
(C) COPYRIGHT D. ASHWORTH G.L.S. 1997

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
REGISTRATION 1926 Section 16(2)

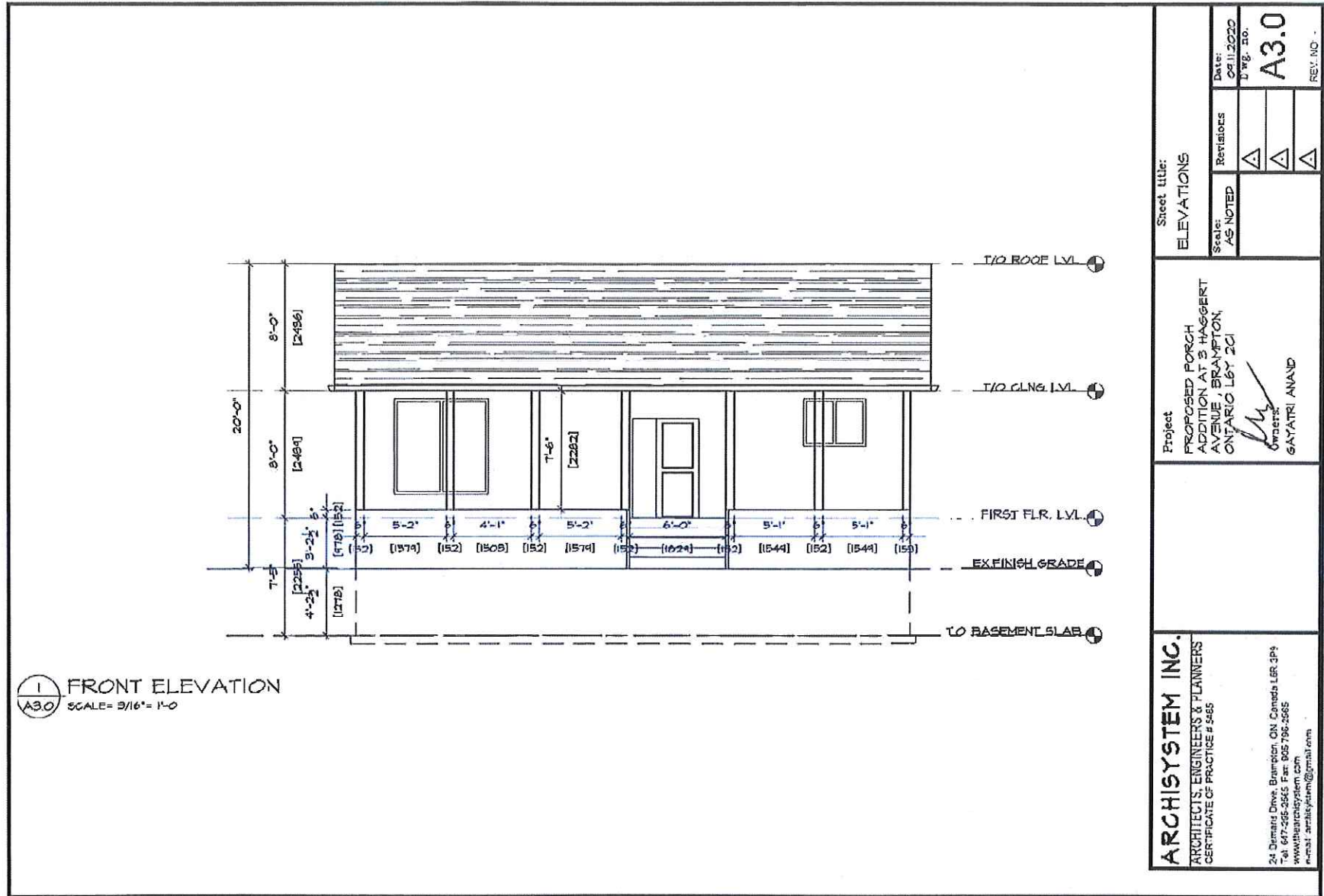
DENOTES SURVEY MONUMENT FOUND
 DENOTES SURVEY MONUMENT PLANTED
 DENOTES STANDARD IRON BAR
 DENOTES IRON BAR
 DENOTES INSET 6.88793
 DENOTES REGISTERED LAND
 DENOTES PLANT SURVEY BY A CAD
 O.S. 5446 NO. 1, 1955

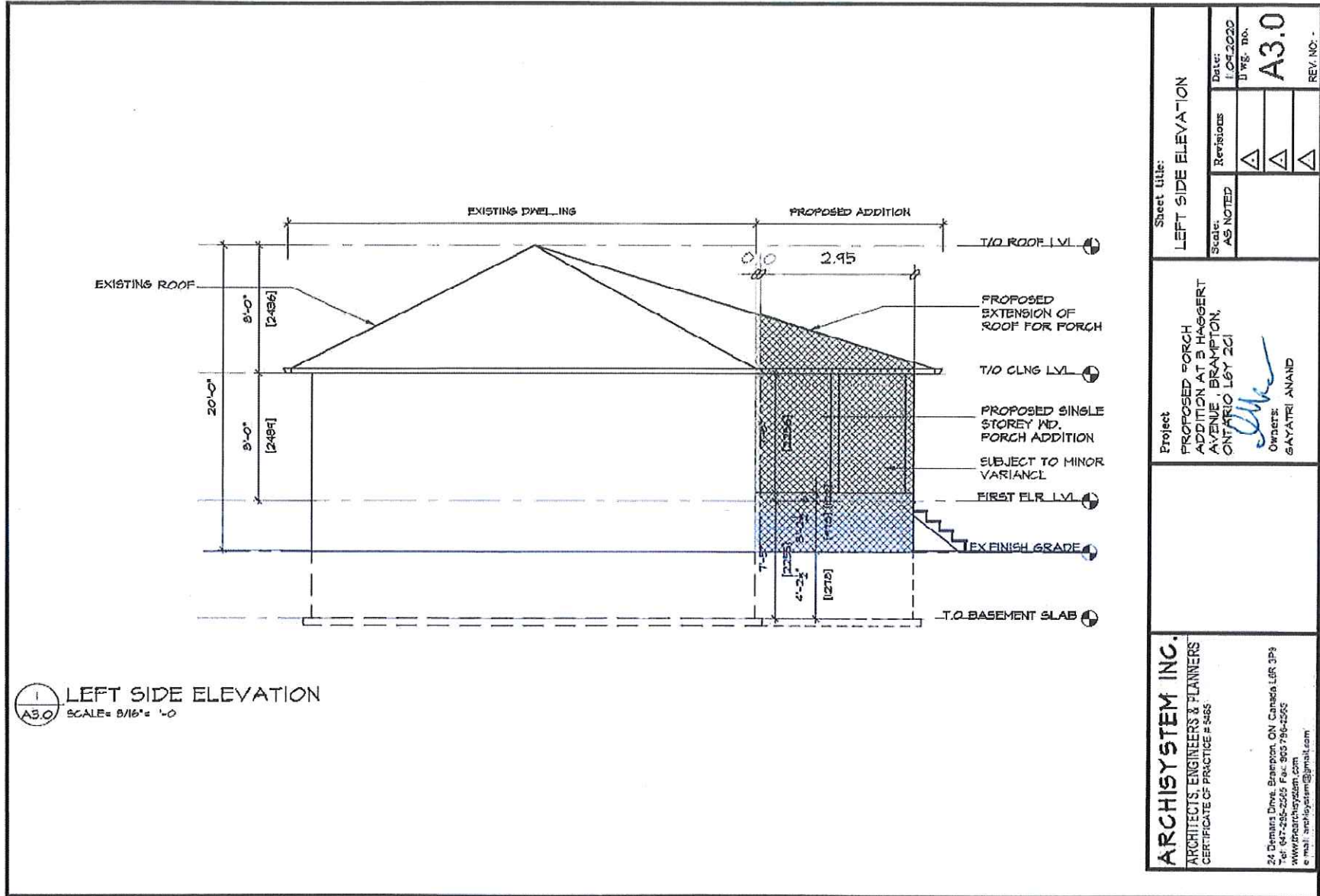


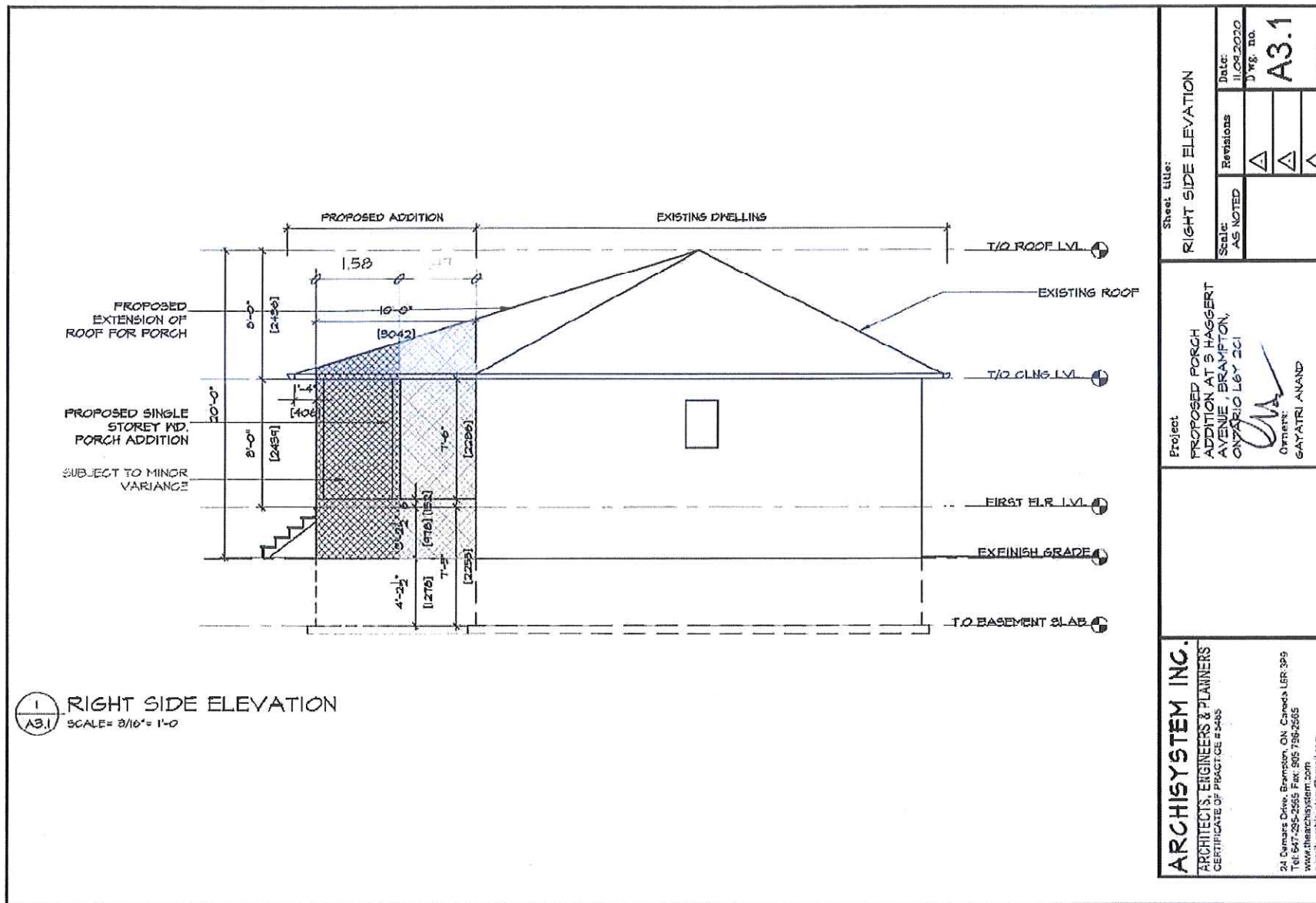
CHUBBYVONER'S CERTIFICATE

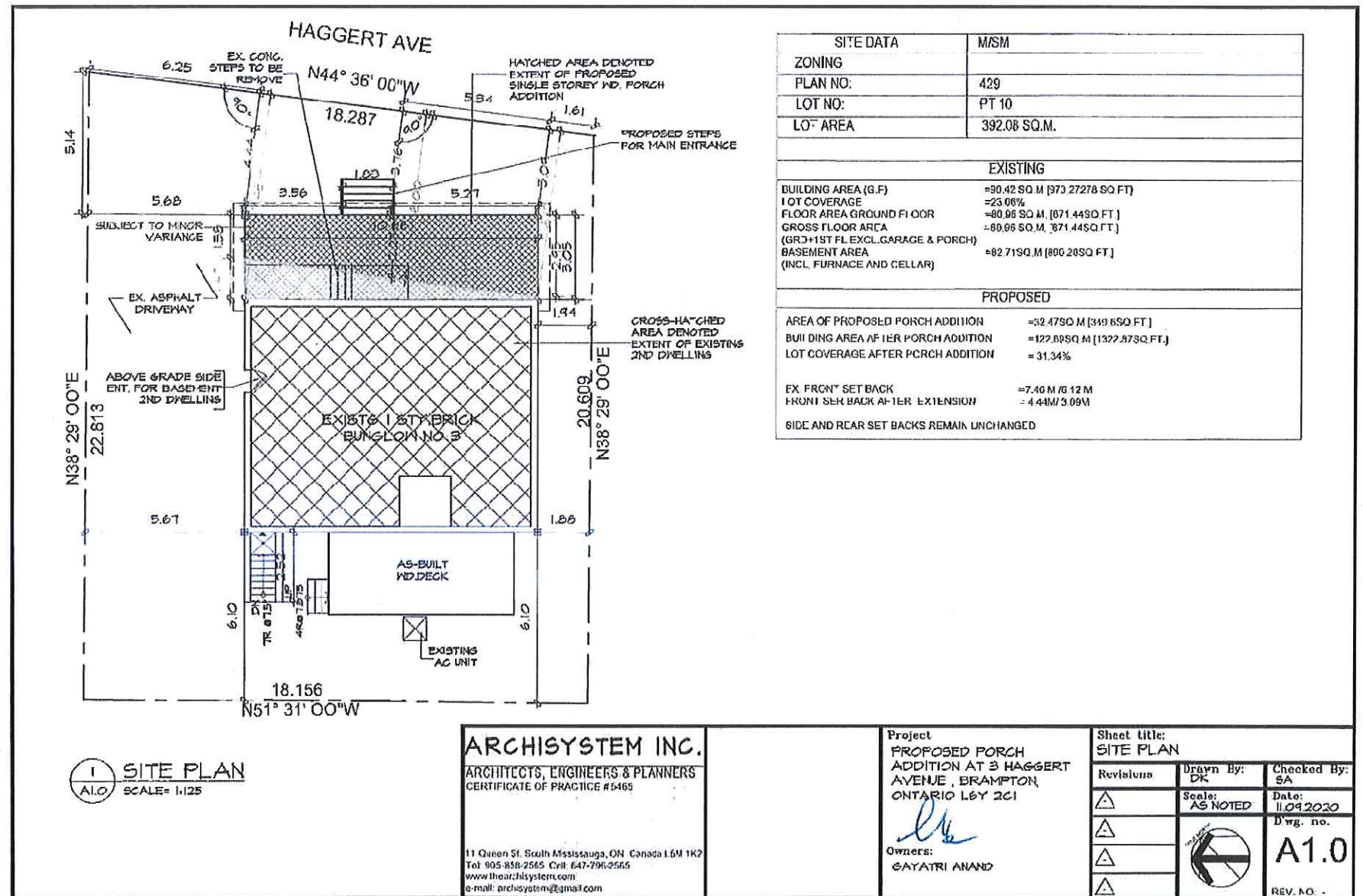


Sheet title: GROUND FLOOR PLAN		Date: 06.11.2020	DWG. NO. A2.0	REV. NO. -
Scale: As NOTED	Revisions [Symbol] [Symbol] [Symbol]			
Project: PROPOSED PORCH ADDITION AT 8 HAGGERT AVENUE, BRAMPTON, ONTARIO L6Y 2C1				
Architect: ARCHISYSTEM INC. ARCHITECTS, ENGINEERS & PLANNERS CERTIFICATE OF PRACTICE # 5465				
Owners: SAYATRI AVAND				
24 Denison Drive, Brampton, ON Canada L6R 3P3 Tel: 547-255-2565 Fax: 547-736-5565 www.archisystem.com e-mail: archisystem@gmail.com				

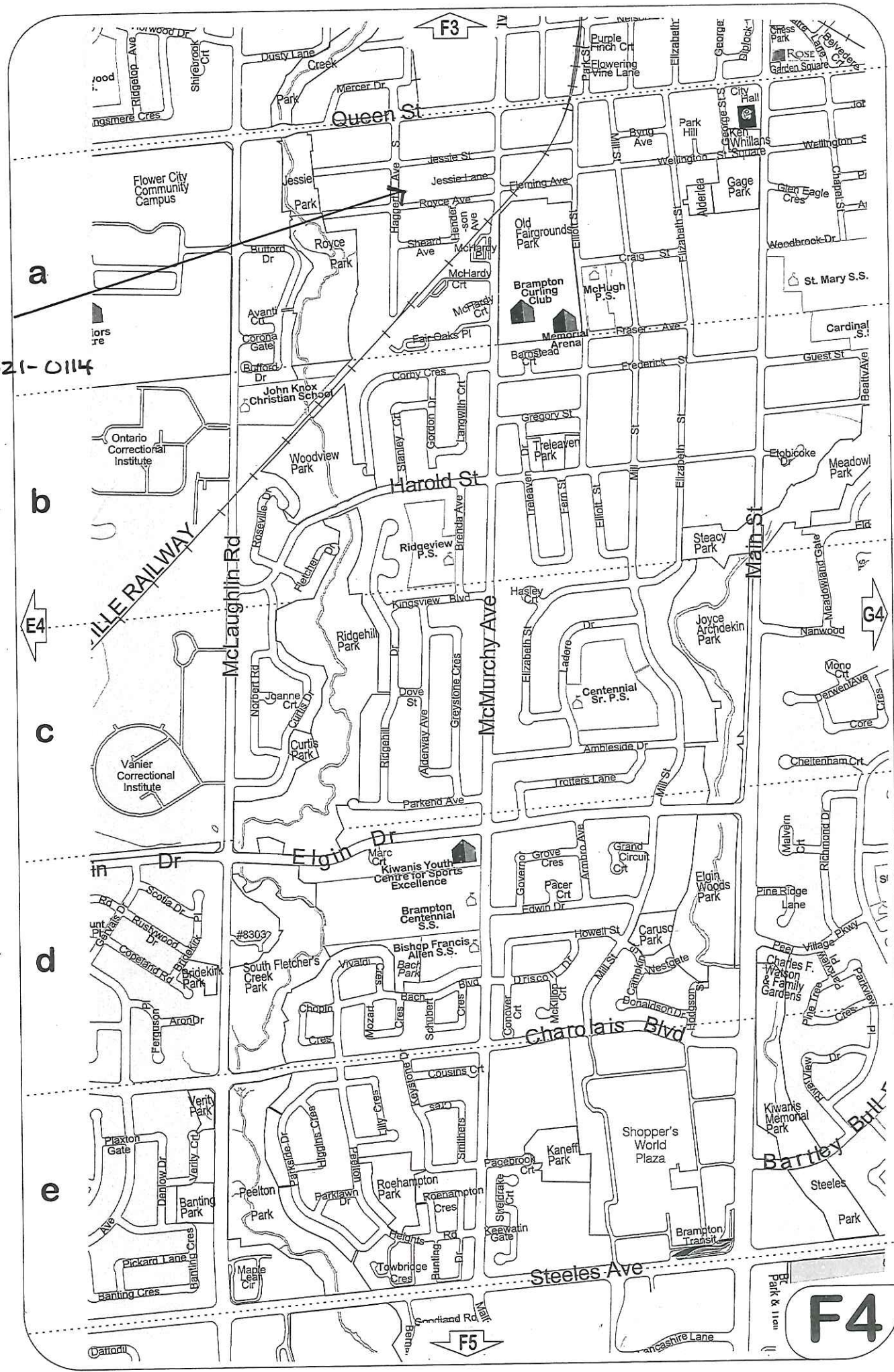








A-2021-0114



APPLICATION # A-2021-0115
WARD 10

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **IVANO CONTE AND PATTI GALIFI** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Lot 97, Plan 43M-1601 municipally known as **34 ODEON STREET**, Brampton;

AND WHEREAS the applicants are requesting the following variances(s):

1. To permit 4 existing accessory structures, whereas the by-law permits a maximum of 2 accessory structures on a residential lot;
2. To permit the Gross Floor Area (GFA) of the existing cabana to be 56m², whereas the by-law permits a maximum GFA of 15m² for an individual accessory structure;
3. To permit a building height of 3.3m for the existing cabana, whereas the by-law permits a maximum building height of 3.0m for an accessory structure;
4. To permit a setback of 0.28m to the existing cabana, whereas the by-law requires a minimum setback of 0.6m to an accessory structure;
5. To permit the Gross Floor Area (GFA) of an existing gazebo to be 16.1m², whereas the by-law permits a maximum GFA of 15m² for an individual accessory structure;
6. To permit a building height of 3.65m for the existing gazebo, whereas the by-law permits a maximum building height of 3.0m for an accessory structure;
7. To permit a 0.3m setback to the existing play structure, whereas the by-law requires a minimum setback of 1.2m to a recreational structure;
8. To permit a building height of 3.05m for the existing play structure, whereas the by-law permits a maximum building height of 3.0m for an accessory structure;
9. To permit the combined Gross Floor Area (GFA) of four accessory structures to be 80.1m², whereas the by-law permits a maximum combined GFA of 20m² for two accessory structures;
10. To permit a washroom to be included in the cabana creating a habitable space, whereas the by-law does not permit an accessory structure to be used for human habitation.

OTHER PLANNING APPLICATIONS:

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: NO
Application for Consent: NO

File Number: _____
File Number: _____

The Committee of Adjustment has appointed **TUESDAY, June 22, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. 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.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. This will also entitle you to be advised of a Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.

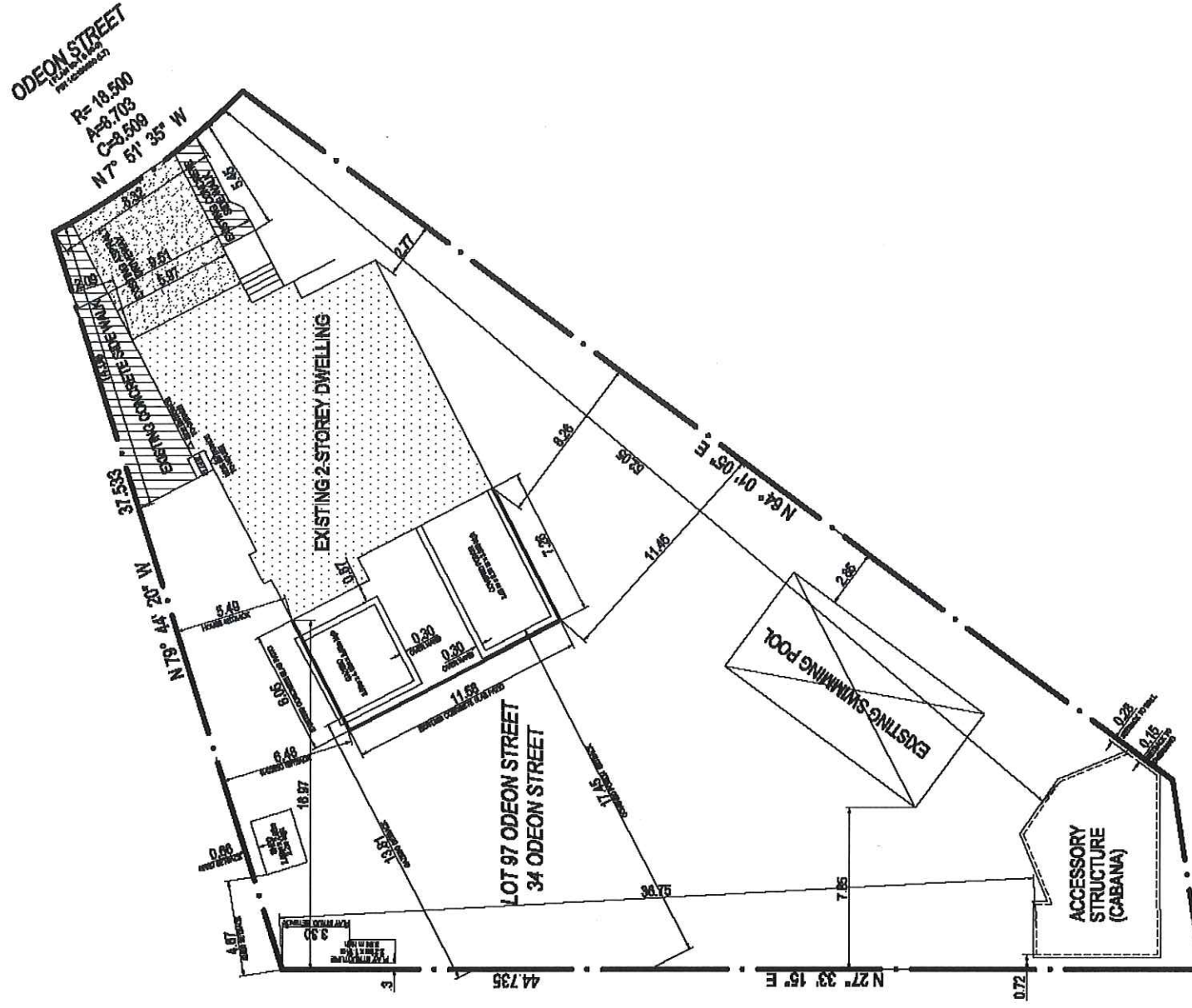
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 10th day of June, 2021.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall
2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117, Fax: (905)874-2119



370 MARQUATT ROAD - WOODBRIDGE, ON
 905-292-4621
 oliveira@oliveiradesign.com

BCIN INFO

THE UNDERSIGNED HAS REVIEWED AND TAKEN RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER

QUALIFICATION INFORMATION:

NAME: SIGNATURE: 103989 BCIN

PROJECT: 34 ODEON STREET, BRAMPTON

DRAWING: SITE PLAN

CHD BY: VO

SCALE: N.T.S

DATE: MAY-2021

SP

Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically during the COVID-19 Emergency

**Electronic Hearing Procedures
How to get involved in the Virtual Hearing**

Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committees are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

How to Participate in the Hearing:

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, June 17, 2021.**
- Advance registration for applicants, agents and other interested persons is required to participate in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm, Friday, June 18, 2021.**
 - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Friday, June 18, 2021.** City staff will contact you and provide you with further details.
- All Hearings will be livestreamed on the City of Brampton YouTube account at: <https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or <http://video.isilive.ca/brampton/live.html>.

If holding an electronic rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.

AMENDMENT LETTER

June 9, 2021

To: Committee of Adjustment

**RE: APPLICATION FOR MINOR VARIANCE
IVANO CONTE AND PATTI GALIFI
LOT 97, PLAN 43M-1601
A-2021-0115- 34 ODEON STREET**

Please **amend** application **A-2021-0115** to reflect the following:

1. To permit 4 existing accessory structures, whereas the by-law permits a maximum of 2 accessory structures on a residential lot;
2. To permit the Gross Floor Area (GFA) of the existing cabana to be 56m², whereas the by-law permits a maximum GFA of 15m² for an individual accessory structure;
3. To permit a building height of 3.3m for the existing cabana, whereas the by-law permits a maximum building height of 3.0m for an accessory structure;
4. To permit a setback of 0.28m to the existing cabana, whereas the by-law requires a minimum setback of 0.6m to an accessory structure;
5. To permit the Gross Floor Area (GFA) of an existing gazebo to be 16.1m², whereas the by-law permits a maximum GFA of 15m² for an individual accessory structure;
6. To permit a building height of 3.65m for the existing gazebo, whereas the by-law permits a maximum building height of 3.0m for an accessory structure;
7. To permit a 0.3m setback to the existing play structure, whereas the by-law requires a minimum setback of 1.2m to a recreational structure;
8. To permit a building height of 3.05m for the existing play structure, whereas the by-law permits a maximum building height of 3.0m for an accessory structure;
9. To permit the combined Gross Floor Area (GFA) of four accessory structures to be 80.1m², whereas the by-law permits a maximum combined GFA of 20m² for two accessory structures;
10. to permit a washroom to be included in the cabana creating a habitable space, whereas the by-law does not permit an accessory structure to be used for human habitation.

Valdemar Oliveira



Applicant/Authorized Agent

FILE NUMBER: A-2021-0115

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) IVANO CONTE & PATTI GALIFI
Address 34 ODEON STREET, BRAMPTON, ONTARIO, L6P 1V3

Phone # 416-879-2560 Fax # _____
Email IVANOCONTE74@GMAIL.COM

2. Name of Agent VALDEMAR OLIVEIRA
Address 376 MARIA ANTONIA ROAD, VAUGHAN, ONTARIO, L4H 0X5

Phone # 644-929-4921 Fax # _____
Email VALOLIVEIRA1@ROGERS.COM

3. Nature and extent of relief applied for (variances requested):
1. to permit side yard setback of .28 m of accessory structure (cabana)
2. to permit the height of 3.3 m of portion of accessory structure (cabana)
3. to permit cover of 49 m2 of accessory structure (cabana)
4. to permit driveway width of 9.51m.
5. to permit 0.0m of permeable landscaping adjacent to the side lot line

4. Why is it not possible to comply with the provisions of the by-law?
1. accessory structure is partially build.
2.driveway width is not being used as driveway but as a side walk. Concrete was existing when current homeowner purchased home.

5. Legal Description of the subject land:
Lot Number 97
Plan Number/Concession Number PL 43M1601
Municipal Address 34 ODEON STREET, BRAMPTON, ONTARIO, L6P 1V3

6. Dimension of subject land (in metric units)
Frontage 12M
Depth (37.5M NOTH SIDE) (52.28 M SOUTH SIDE)
Area 1334 m2

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.)

2 storey - 11.58 m x 15.7 includes garage
167 m2 foot print including garage

PROPOSED BUILDINGS/STRUCTURES on the subject land:

1 storey pool cabana, 3.3 m height of back half / 3 m height front half
49 m2 foot print

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	6.21 m
Rear yard setback	16.97 m
Side yard setback	2.09 m front side / 5.49 side yard @ rear
Side yard setback	2.77 m front side / 8.26 . side yard @ rear

PROPOSED

Front yard setback	52.05 m
Rear yard setback	.075 m
Side yard setback	0.28 m (requested for variance)
Side yard setback	36.75 m

10. Date of Acquisition of subject land: 2016
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: 16 years
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 _____

Valdemar Oliveira

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY _____ OF VAUGHAN

THIS 10TH DAY OF MAY, 2021.

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, VALDEMAR OLIVEIRA, OF THE CITY _____ OF VAUGHAN

IN THE PROVINCE _____ OF ONTARIO _____ 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 VAUGHAN

IN THE PROVINCE _____ OF

ONTARIO THIS 10TH DAY OF

MAY, 2021.

A Commissioner etc.

Jeanie Cecilia Myers
a Commissioner, etc.,
Province of Ontario
for the Corporation of the
City of Brampton
Expires April 8, 2024.

Valdemar Oliveira

Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1A-1773

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

L. Barbuto
Zoning Officer

May 20, 2021

Date

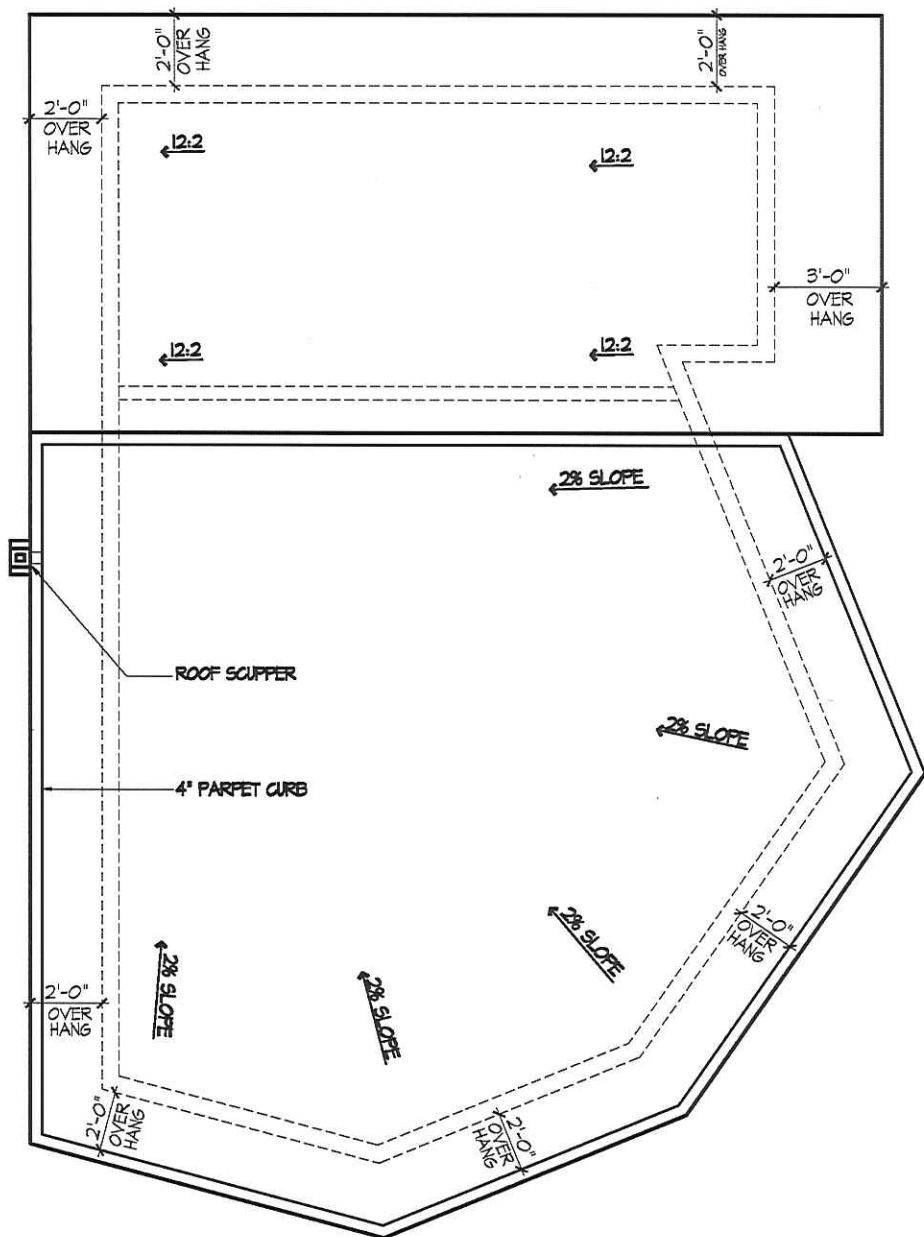
DATE RECEIVED

MAY 17, 2021

Date Application Deemed
Complete by the Municipality

MAY 21, 2021

Revised 2020/01/07



ROOF PLAN



376 MARIA ANTONIA ROAD - WOODBRIDGE, ON
647-929-4321
oliveiradesigndrafting@gmail.com

BCIN INFO

THE UNDERSIGNED HAS REVIEWED AND TAKEN RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DO SO.

QUALIFICATION INFORMATION:

NAME: SIGNATURE BCIN

PROJECT: 34 ODEON STREET, BRAMPTON ONTARIO

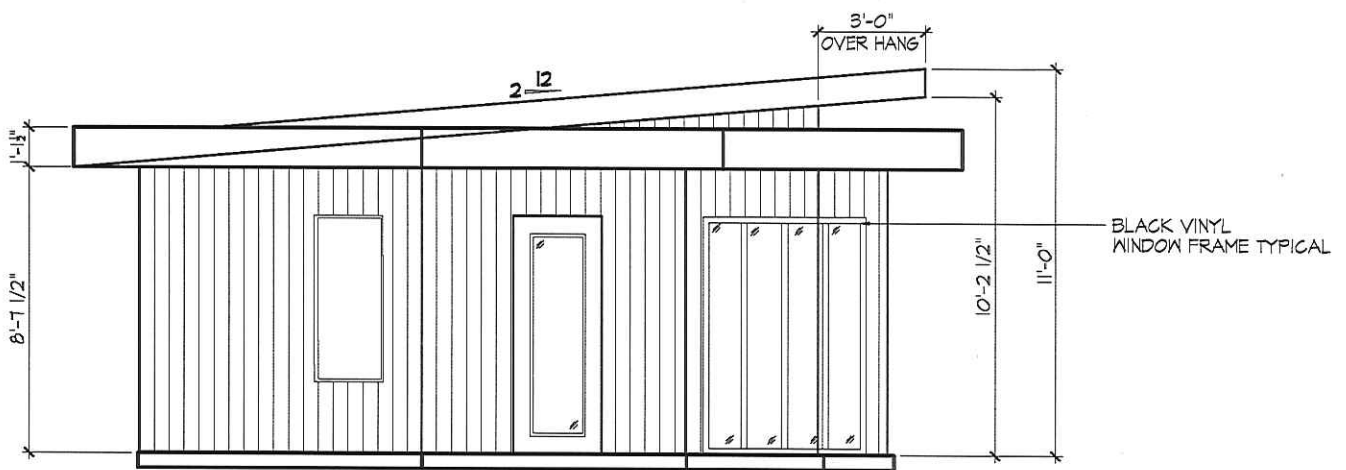
DRAWING: ROOF PLAN

DWN BY: VO

SCALE: 1/4"=1'-0"

DATE: MAY-2021

A2



ELEVATION A



376 MARIA ANTONIA ROAD - WOODBRIDGE, ON
647-929-4921
oliveiradesignandcrafting@gmail.com

BCIN INFO

THE UNDERSIGNED HAS REVIEWED AND TAKEN RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER

QUALIFICATION INFORMATION:

NAME: SIGNATURE BCIN

PROJECT: 34 ODEON STREET, BRAMPTON ONTARIO

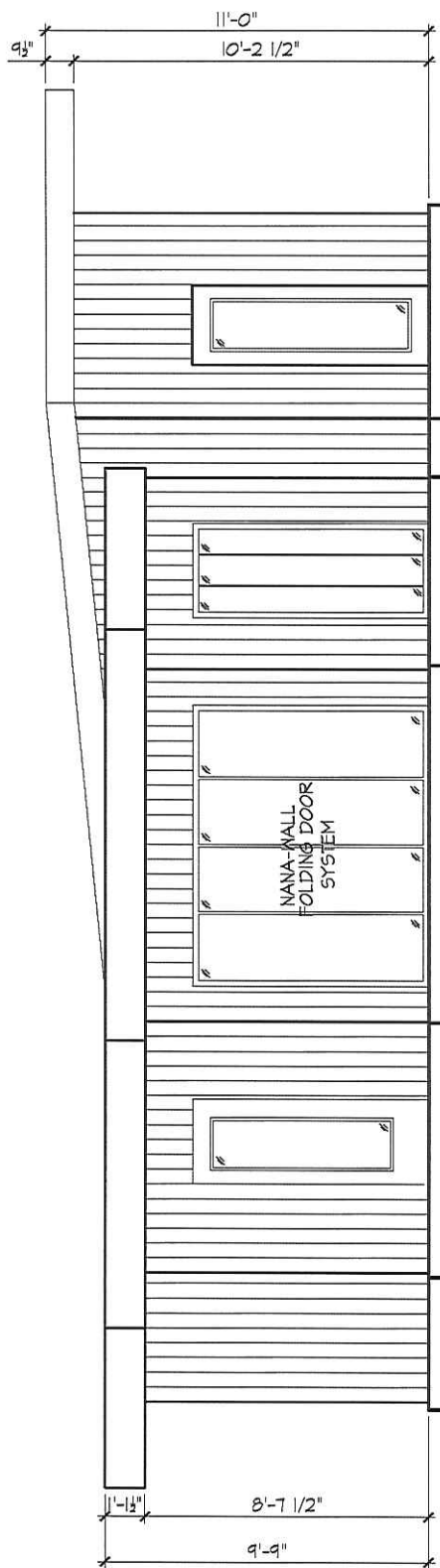
DRAWING: ELEVATION A

DWN BY: VO

SCALE: 1/4"=1'-0"

DATE: MAY-2021

A3



ELEVATION B



376 MARIA ANTONIA ROAD - WOODBRIDGE, ON
647-923-4821
oliveiradesigndrafting@gmail.com

BCIN INFO

THE UNDERSIGNED HAS REVIEWED AND TAKEN RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS ALL REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER

QUALIFICATION INFORMATION:

NAME: SIGNATURE BCIN

PROJECT: 34 ODEON STREET, BRAMPTON ONTARIO

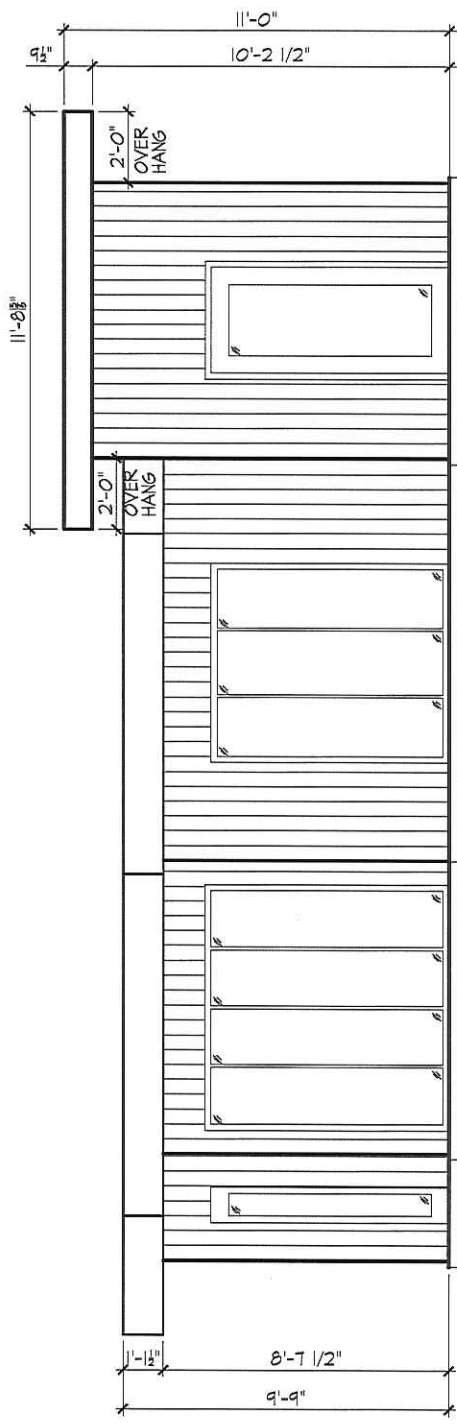
DRAWING: ELEVATION B

DWN BY: VO

SCALE: 1/4"=1'-0"

DATE: MAY-2021

A4



ELEVATION C



376 MARIA ANTONIA ROAD - WOODBRIDGE, ON
647-929-4921
oliveiradesigndrafting@gmail.com

BCIN INFO

THE UNDERSIGNED HAS REVIEWED AND TAKEN RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND EXPERIENCE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE BY A DESIGNER

QUALIFICATION INFORMATION:

NAME: SIGNATURE BCIN

PROJECT: 34 ODEON STREET, BRAMPTON ONTARIO

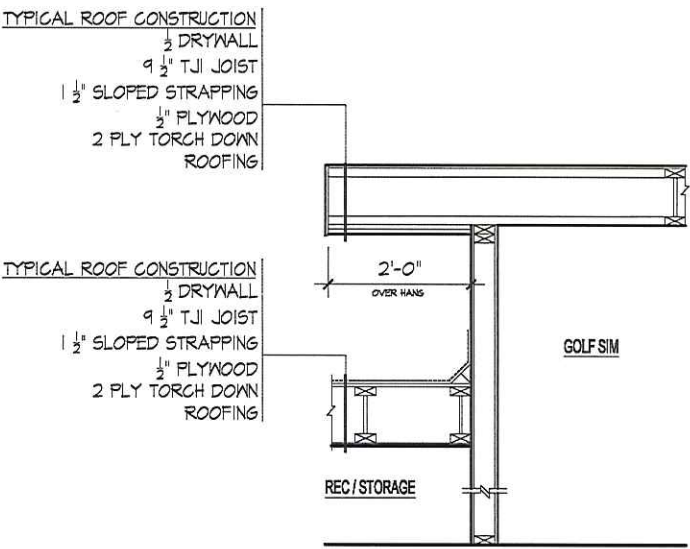
DRAWING: ELEVATION C

DWN BY: VO

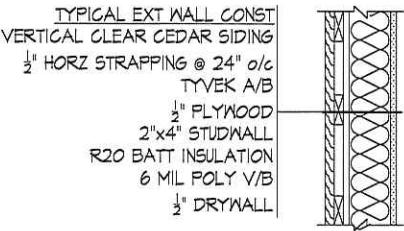
SCALE: 1/4"=1'-0"

DATE: MAY-2021

A5



1 WALL SECTION
A6 SCALE: 1/2" = 1'-0"



TYPICAL EXTERIOR WALL CONSTRUCTION
SCALE: 1" = 1'-0"



376 MARIA ANTONIA ROAD - WOODBRIDGE, ON
647-923-4921
oliveiradesigndrafting@gmail.com

BCIN INFO		
THE UNDERSIGNED HAS REVIEWED AND TAKEN RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND CAPABILITY TO MEET THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER		
QUALIFICATION INFORMATION:		
NAME:	SIGNATURE	BCIN

PROJECT: 34 ODEON STREET, BRAMPTON ONTARIO	
DRAWING: WALL SECTION & DETAILS	
DWN BY: VO	
SCALE: AS NOTED	A6
DATE: MAY-2021	

APPLICATION # A-2021-0116
WARD 6

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **MANJEET KAUR** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Lot 181, Plan 43M-1439 municipally known as **23 SHEEPBERRY TERRACE**, Brampton;

AND WHEREAS the applicant is requesting the following variances(s):

1. To permit a below grade entrance in the interior side yard having as setback of 0.25m to the side lot line and where a continuous side yard width of not less than 1.2m (3.94 ft.) is provided on the opposite side of the dwelling, whereas the by-law permits a below grade entrance in the interior side yard provided that a continuous side yard width of not less than 1.2m (3.94 ft.) is provided on the opposite side of the dwelling and a minimum setback of 3.0m (9.84 ft.) to the below grade stairway is maintained;
2. To permit an existing accessory structure (shed) having a setback of 0.46m (1.51 ft.) to the side lot line and 0.51m (1.67 ft.) to a rear lot line whereas the by-law requires a minimum setback of 0.6m (1.97 ft.) to the nearest lot line.

OTHER PLANNING APPLICATIONS:

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: NO File Number: _____
Application for Consent: NO File Number: _____

The Committee of Adjustment has appointed **TUESDAY, June 22, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. 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.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. This will also entitle you to be advised of a Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.

RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 10th day of June, 2021.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall
2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca

Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically during the COVID-19 Emergency

Electronic Hearing Procedures How to get involved in the Virtual Hearing

Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committees are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

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AMENDMENT LETTER

June 9, 2021

To: Committee of Adjustment

RE: APPLICATION FOR MINOR VARIANCE
MANJEET KAUR
LOT 181, PLAN 43M-1439
A-2021-0116- 23 SHEEPBERRY TERRACE

Please **amend** application **A-2021-0116** to reflect the following:

1. To permit a below grade entrance in the interior side yard having as setback of 0.25m to the side lot line and where a continuous side yard width of not less than 1.2m (3.94 ft.) is provided on the opposite side of the dwelling, whereas the by-law permits a below grade entrance in the interior side yard provided that a continuous side yard width of not less than 1.2m (3.94 ft.) is provided on the opposite side of the dwelling and a minimum setback of 3.0m (9.84 ft.) to the below grade stairway is maintained;
2. To permit an existing accessory structure (shed) having a setback of 0.46m (1.51 ft.) to the side lot line and 0.51m (1.67 ft.) to a rear lot line whereas the by-law requires a minimum setback of 0.6m (1.97 ft.) to the nearest lot line.



Applicant/Authorized Agent

RELEASED FOR BUILDING PERMIT
CONTRACTOR SHALL SITE VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES IN WRITING TO THE CONSULTANT BEFORE CONSTRUCTION.
ALL DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANT AND MUST BE RETURNED AT THE COMPLETION OF WORK.
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT (P.D.O.)
IF THIS SHEET IS NOT 11" x 17" IT IS A REDUCED SIZED PRINT. READ DRAWING ACCORDINGLY.

COPYRIGHT RESERVED

THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF ARCHITECT. REPRODUCTION OR ALTERATION IN ANY MANNER OTHER THAN THAT AUTHORIZED BY ARCHITECT IS PROHIBITED.

NO.	DATE	REVISION / ISSUED
00	2021.03.27	SCHEMATIC DESIGN
01	2021.04.06	M/V APPLICATION

OWNER

MANJEET KAUR
ARCHITECT
caarchitecture
C ARCHITECTURE
10368 WINSTON CHURCHILL
BLVD, HALTON HILLS
ON L7G 4S7
c: 647.741.5917
e: info@ca-archi.com



BG STEPS FROM SIDE YARD

23 SHEEPBERRY TERR, BRAMPTON

SITE PLAN

SCALE: 1/8"=1'-0"

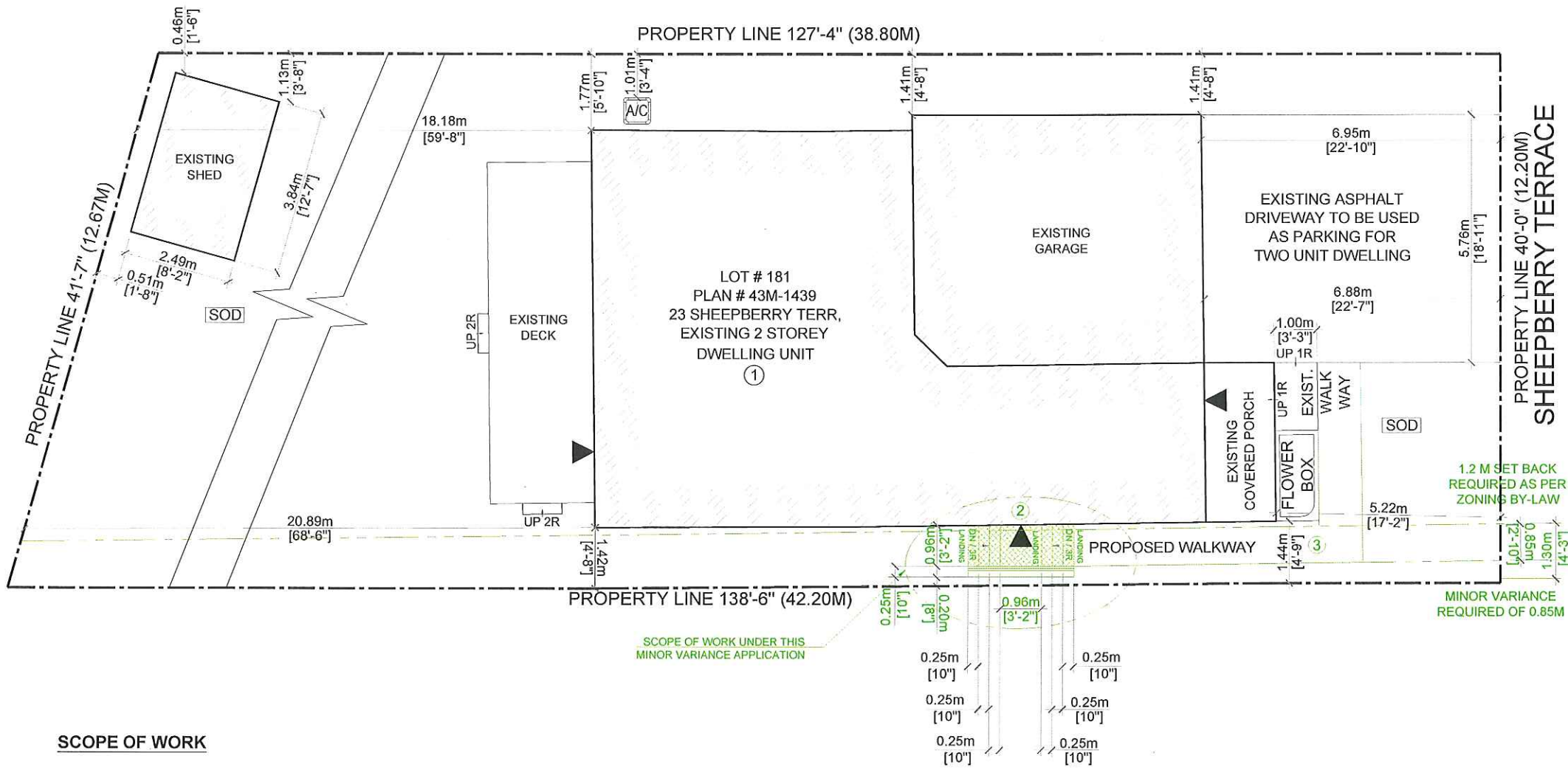
DATE: 2021.04.06

PROJECT: 21-071

DRAWING NO:

A-01

REVISION: 00



SCOPE OF WORK

- ① BASEMENT APARTMENT
- ② NEW BELOW GRADE SIDE YARD ENTRANCE, PRIMARY MEANS OF ENTRANCE AND EGRESS FOR SECOND UNIT
- ③ MINOR VARIANCE FOR PROPOSED BELOW GRADE ENTRANCE IN SIDE YARD TO ACCOMODATE SECOND UNIT IN BASEMENT.

▲ ENTRANCE & EGRESS



FILE NUMBER: A-2021-0116

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) MANJEET KAUR
Address 23 SHEEPBERRY TERR, BRAMPTON ON L7A 2B6

Phone # 647.868.7126 Fax # _____
Email manjeet175@gmail.com

2. Name of Agent M. ARSHAD SIDDIQUI
Address 10368 WINSTON CHURCHILL BLVD. HALTON HILLS L7G4S7

Phone # 647.741.5917 Fax # _____
Email arshad@c-archi.com

3. Nature and extent of relief applied for (variances requested):
TO CONSTRUCT A TWO UNIT DWELLING IN BASEMENT WITH BELOW GRADE ENTRANCE IN LEFT
SIDE-YARD USED FOR ENTRY TO BASEMENT. REQUIRED SET BACK AS PER ZONING BY-LAW ON
LEFT AND RIGHT SIDE-YARDS IS 1.2M. ON THIS PROPERTY PRESENT SET BACK IS 1.21M ON LEFT
SIDE-YARD AND 1.77M ON RIGHT SIDE-YARD. MINOR VARIANCE REQUESTED FOR 0.86M RELIEFING
LEFT SIDE-YARD SETBACK TO ACCOMODATE THE 0.96M LANDING. TO COMPENSATE FOR THE SET
BACK TWO ADDITIONAL RISERS OF 0.25M ARE PROPOSED TO KEEP THE CONTINUITY OF
SIDE-YARD.

4. Why is it not possible to comply with the provisions of the by-law?
SINCE IT IS NOT A COMPLETE BELOW GRADE 10 RISER STAIRS AND IT HAS 2 RISERS DOWN AND
UP AS PER DRAWINGS, IT PARTIALLY COMPELS WITH CITY BY-LAWS. PROPERTY OWNERS ARE
WILLING TO APPLY FOR TWO UNIT DWELLING BASEMENT ACCESORY PERMIT AFTER GETTING
MINOR VARIANCE APPLICATION APPROVED FOR PARTIAL BELOW GRADE SIDE-YARD ENTRANCE.

5. Legal Description of the subject land:
Lot Number 181
Plan Number/Concession Number 43M-1439
Municipal Address 23 SHEEPBERRY TERR, BRAMPTON ON L7A 2B6

6. Dimension of subject land (in metric units)
Frontage 12.67M
Depth 42.20M
Area 514.84 M

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.)

BASEMENT AREA: 68.35 SM

MAIN FLOOR AREA: 84.25 SM

SECOND FLOOR AREA: 85.13 SM

TOTAL AREA FOR FLOORS ABOVE GRADE: 169.38 SM

PROPOSED BUILDINGS/STRUCTURES on the subject land:

SECOND UNIT DWELLING IN BASEMENT

BELOW GRADE ENTRANCE WITH TWO RISERS ONLY TO BE PRINCIPLE MEANS OF ENTRANCE AND EXIT FOR BASEMENT FROM LEFT 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 5.77 M

Rear yard setback 17.67 M

Side yard setback 1.42 M (LEFT SIDE)

Side yard setback 1.31 M (RIGHT SIDE)

PROPOSED

Front yard setback NO CHANGE

Rear yard setback NO CHANGE

Side yard setback ADDITION OF BELOW GRADE STEPS WITH 2 RISERS ON LEFT SIDE-YARD (0.96M)

Side yard setback NO CHANGE

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: 10 YEARS
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 19 DAY OF MAY, 2021.

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, M. ARSHAD SIDDIQUI, OF THE CITY OF HALTON HILLS

IN THE REGION OF HALTON HILLS 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

Brampton
CITY OF HALTON HILLS

IN THE Peel REGION OF TH
HALTON THIS 19 DAY OF
MAY, 20 21

Jeanie Cecilia Myers
a Commissioner, etc.,
Province of Ontario
for the Corporation of the
City of Brampton
Expires April 8, 2024.

M. Arshad Siddiqui

Signature of Applicant or Authorized Agent

Jeanie Myers
A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1C-1006

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

L Barbuto
Zoning Officer

May 21, 2021
Date

DATE RECEIVED MAY 19, 2021.

SURVEYOR'S REAL PROPERTY REPORT

PART 1

PLAN OF LOTS 178, 179 AND 181

PLAN 43M-1439

CITY OF BRAMPTON

REGIONAL MUNICIPALITY OF PEEL

SCALE 1:300

10m 5m 0 10m 20m 30m

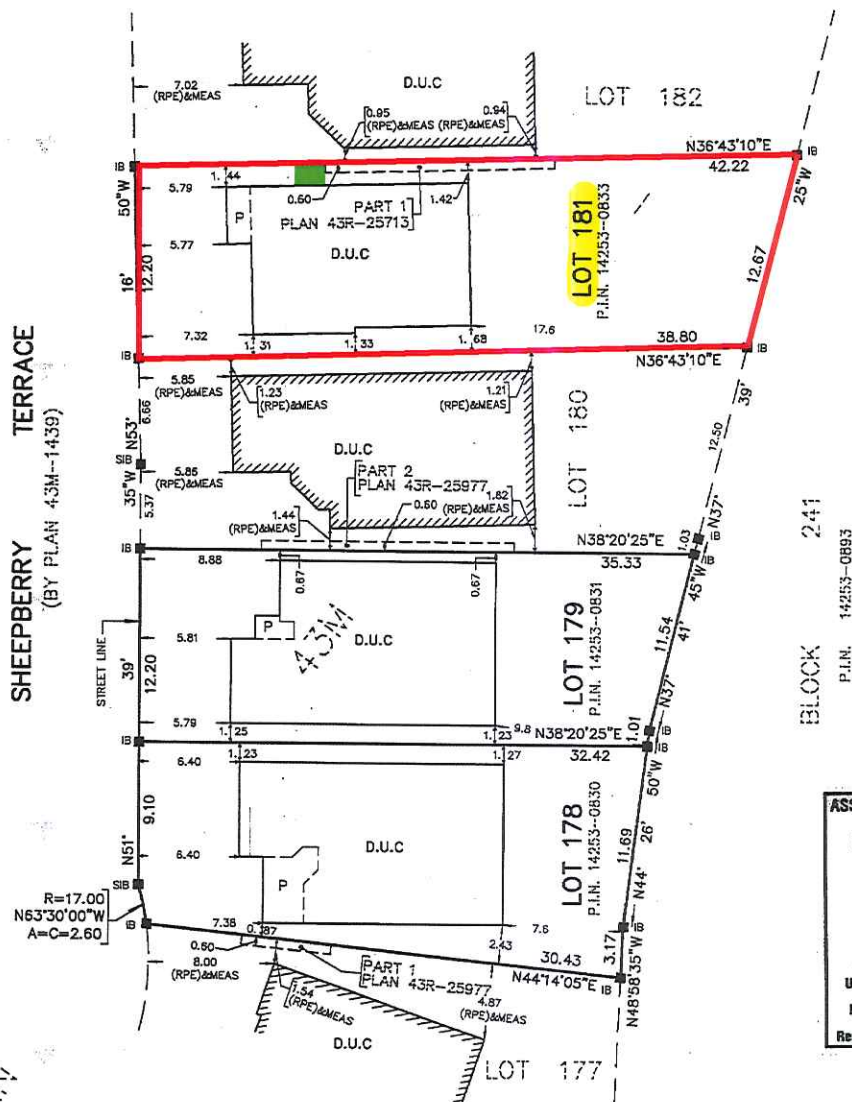
RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S., 2001.

METRIC

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

PART 2 (SURVEY REPORT)

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: NONE
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS



NOTES

- DENOTES MONUMENT FOUND
- IB DENOTES IRON BAR
- SIB DENOTES STANDARD IRON BAR
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- P DENOTES PORCH
- (RPE) DENOTES RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.

ALL FOUND MONUMENTS BY RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.

ALL TIES TO CONCRETE FOUNDATION.

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHEAST LIMIT OF SHEPHERD TERRACE AS SHOWN ON PLAN 43M-1439 HAVING A BEARING OF N51°39'35"W.

THIS REPORT WAS PREPARED FOR TOWNWOOD HOMES AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

© RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S. 2002

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

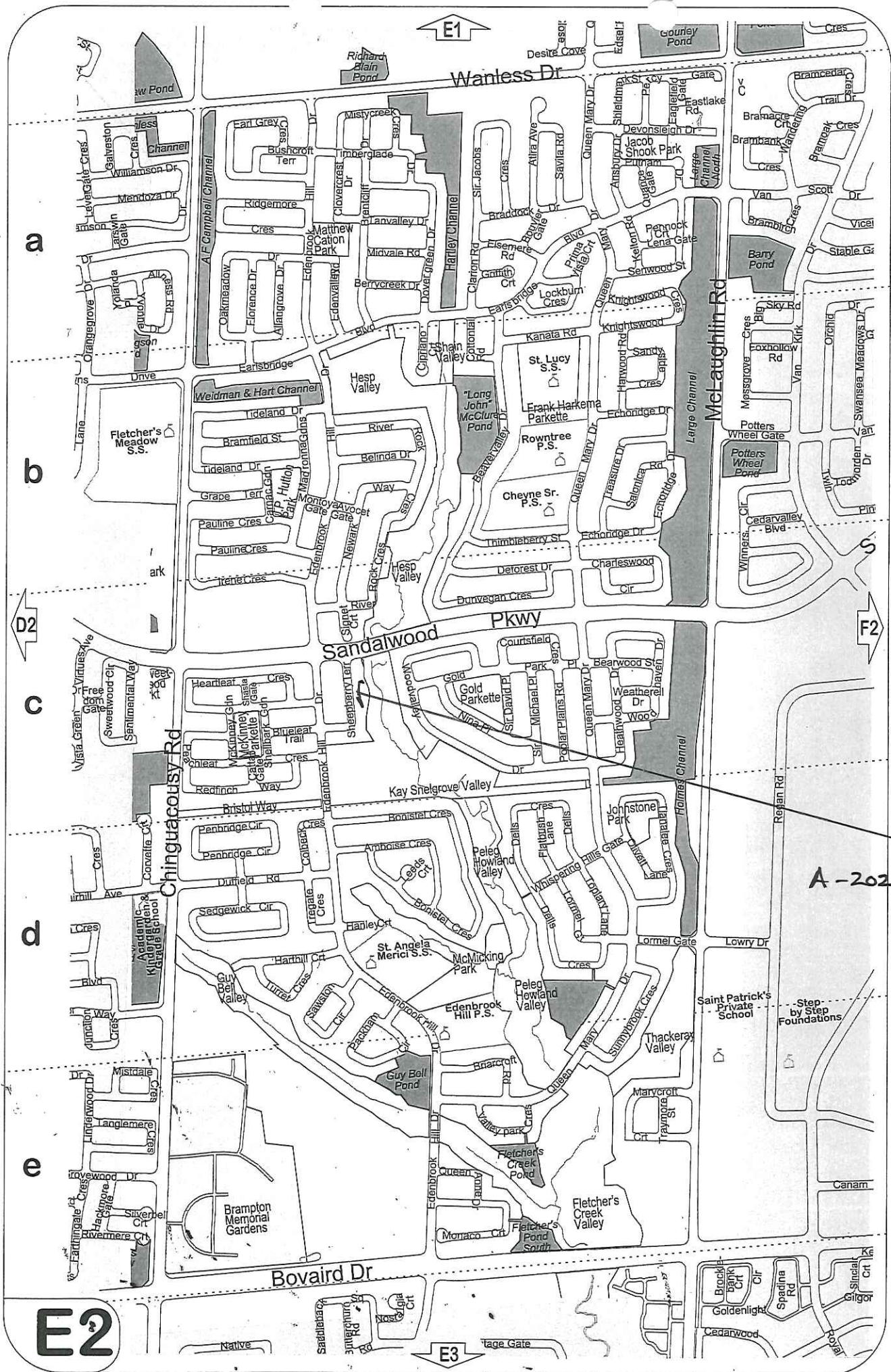
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 12TH DAY OF DEC., 2001

DATE FEB 1ST, 2002.

T. SINGH
ONTARIO LAND SURVEYOR



RADY-PENTEK & EDWARD SURVEYING LTD.
ONTARIO LAND SURVEYORS
465 WILSON AVENUE, DOWNSVIEW, ONTARIO
Tel. (416) 635-5000 Fax (416) 635-5001
E Mail rpesurvey@rogers.com
DRAWN: V.K. CHECKED: T.S.
CAD FILE No. 1439-178 JOB No. 01-010



APPLICATION # A-2021-0117
WARD 10

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **VINOD MAHESAN, VIPIN MAHESAN, GEETANJALI MAHESAN AND MANSI RASTOGI** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Lot 25, Plan 406 municipally known as **41 MARYSFIELD DRIVE**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s) associated with the proposed severed lot under Consent Application B-2021-0009:

1. To permit a minimum lot area of 0.3905 hectares whereas the by-law requires a minimum lot area of 0.4 hectares.

OTHER PLANNING APPLICATIONS:

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: _____	NO	File Number: _____
Application for Consent: _____	YES	File Number: <u>B-2021-0009</u>

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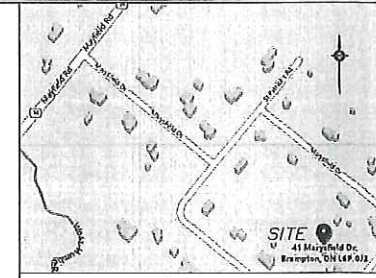
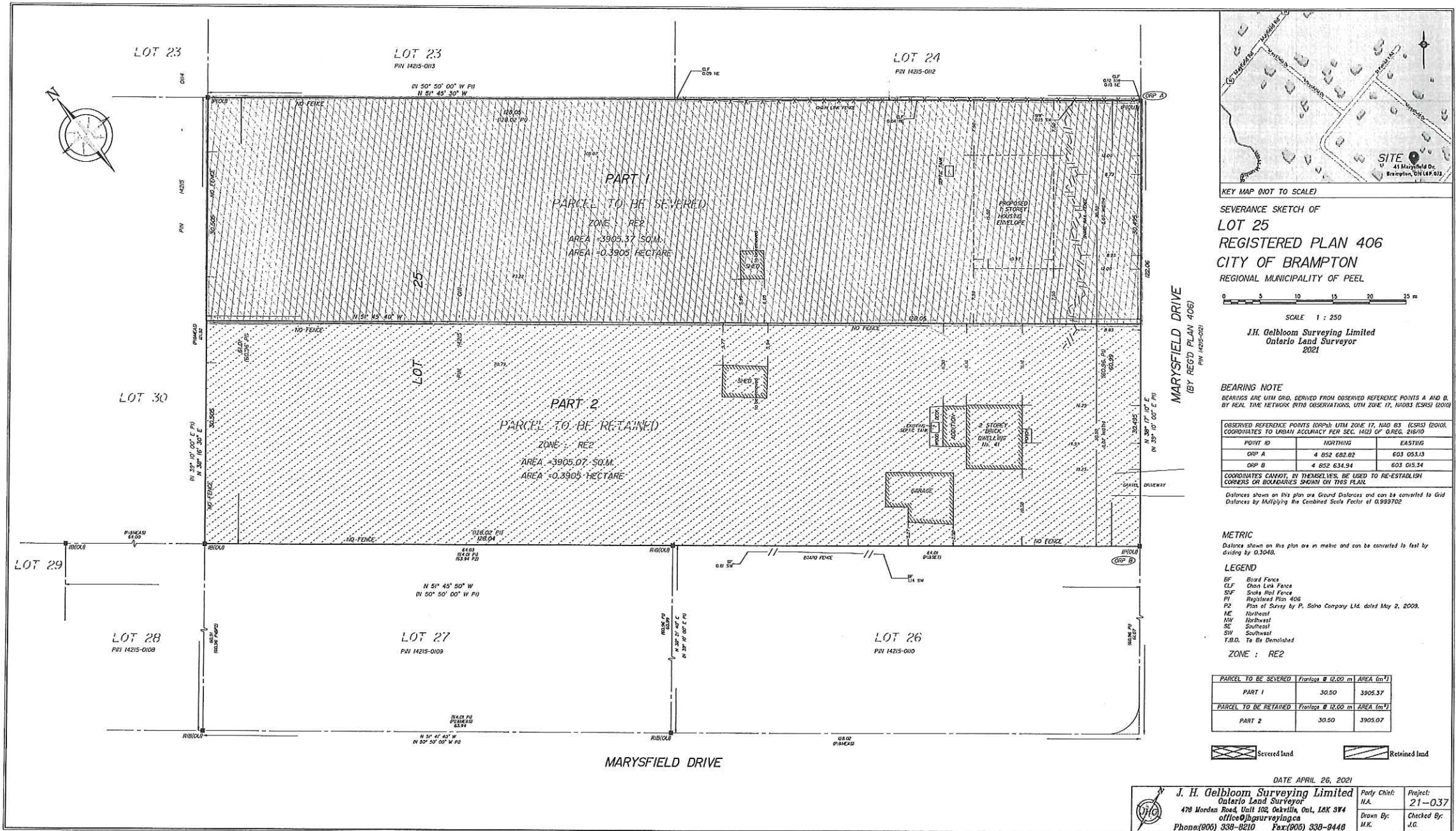
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DATED at Brampton Ontario, this 3rd day of June, 2021.

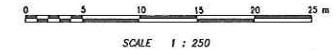
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Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall
2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca



KEY MAP (NOT TO SCALE)

SEVERANCE SKETCH OF
LOT 25
REGISTERED PLAN 406
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL



SCALE 1 : 250

J.H. Gelbloom Surveying Limited
Ontario Land Surveyor
2021

BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010)

OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD 83 (CSRS) (2010), COORDINATES TO LABIAN ACCURACY PER SEC. 14(2) OF OREG. 216/10		
POINT ID	NORTHING	EASTING
ORP A	4 852 682.82	603 053.13
ORP B	4 852 634.94	603 015.34

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

Distances shown on this plan are Ground Distances and can be converted to Grid Distances by Multiplying the Combined Scale Factor of 0.999702.

METRIC

Distances shown on this plan are in metric and can be converted to feet by dividing by 0.3048.

LEGEND

- BF Board Fence
- CLF Chain Link Fence
- SFF Scale Rail Fence
- PI Registered Plan 406
- P2 Plan of Survey by P. Salvo Company Ltd. dated May 2, 2009.
- NE Northeast
- NW Northwest
- SE Southeast
- SW Southwest
- T.B.D. To Be Demolished

ZONE : RE2

PARCEL TO BE SEVERED	Frontage @ 12.00 m	AREA (m ²)
PART 1	30.50	3905.37
PARCEL TO BE RETAINED	Frontage @ 12.00 m	AREA (m ²)
PART 2	30.50	3905.07

Severed land Retained land

DATE APRIL 26, 2021

J. H. Gelbloom Surveying Limited
Ontario Land Surveyor
478 Morden Road, Unit 102, Oakville, Ont, L6K 3W4
office@jhgsurveying.ca
Phone(905) 338-8210 Fax(905) 338-9448

Party Chief: N.A.	Project: 21-037
Drawn By: M.K.	Checked By: J.G.

Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically during the COVID-19 Emergency

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How to get involved in the Virtual Hearing**

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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)** Vinod Kumar Mahesan, Mansi Rastogi, Vipin Kumar Mahesan, Geetanjali Mahesan
Address 41 Marysfield Drive, Brampton, ON- L6P 0J2

Phone # 416-833-3721 **Fax #** _____
Email vinmahesan@gmail.com

2. **Name of Agent** Vinod Kumar Mahesan
Address 3 St Patricks Rd., Brampton, ON - L6P 0C3

Phone # 416-833-3721 **Fax #** _____
Email vinmahesan@gmail.com

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

Consent application submitted concurrently with this Minor Variance Application requires a variance for the severed property for the minimum lot area. The RE2 zoning restricts the lot area to 0.4ha. The variance sought would result in severed lot being 0.3905ha.

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

The original lot at 41 Marysfield Drive is currently 0.78ha. The applicant has submitted a consent application to subdivide the subject lot. The Brampton zoning by-law stipulates a minimum lot size of 0.4ha for the RE2 zone where the subject property is located. As such, any subdivision bylaw requires a minor variance for lot size.

5. **Legal Description of the subject land:**

Lot Number 25
Plan Number/Concession Number 406
Municipal Address 41 MARYSFIELD DRIVE, BRAMPTON, ON - L6P 0J2

6. **Dimension of subject land (in metric units)**

Frontage 60.99m
Depth 128.04m
Area 0.781ha

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.)

Temporary shed (to be removed)

PROPOSED BUILDINGS/STRUCTURES on the subject land:

House with attached garage (approx. 464 sq.m.) 2 storeys.

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 14.99m

Rear yard setback 99.29m

Side yard setback 2.98m

Side yard setback 41.66m

PROPOSED

Front yard setback 12.00m

Rear yard setback 105.08m

Side yard setback 7.5m

Side yard setback 7.5m

10. Date of Acquisition of subject land: April 30, 2018
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: Apr 2022
15. Length of time the existing uses of the subject property have been continued: to be determined
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 # TBD 13-2021-0009 Status Filed Together

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 19 DAY OF May, 2021

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, VINOD KUMAR MAHESAN, 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 19TH DAY OF

May, 2021

Jeanie Cecilia Myers
a Commissioner, etc.,
Province of Ontario
for the Corporation of the
City of Brampton
Expires April 8, 2024.


Signature of Applicant or Authorized Agent

Submit by Email


A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

RE2 - 2919

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

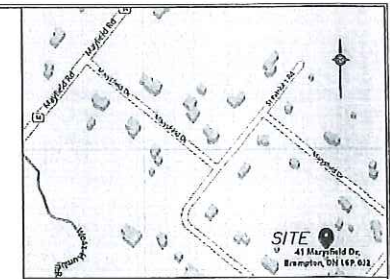
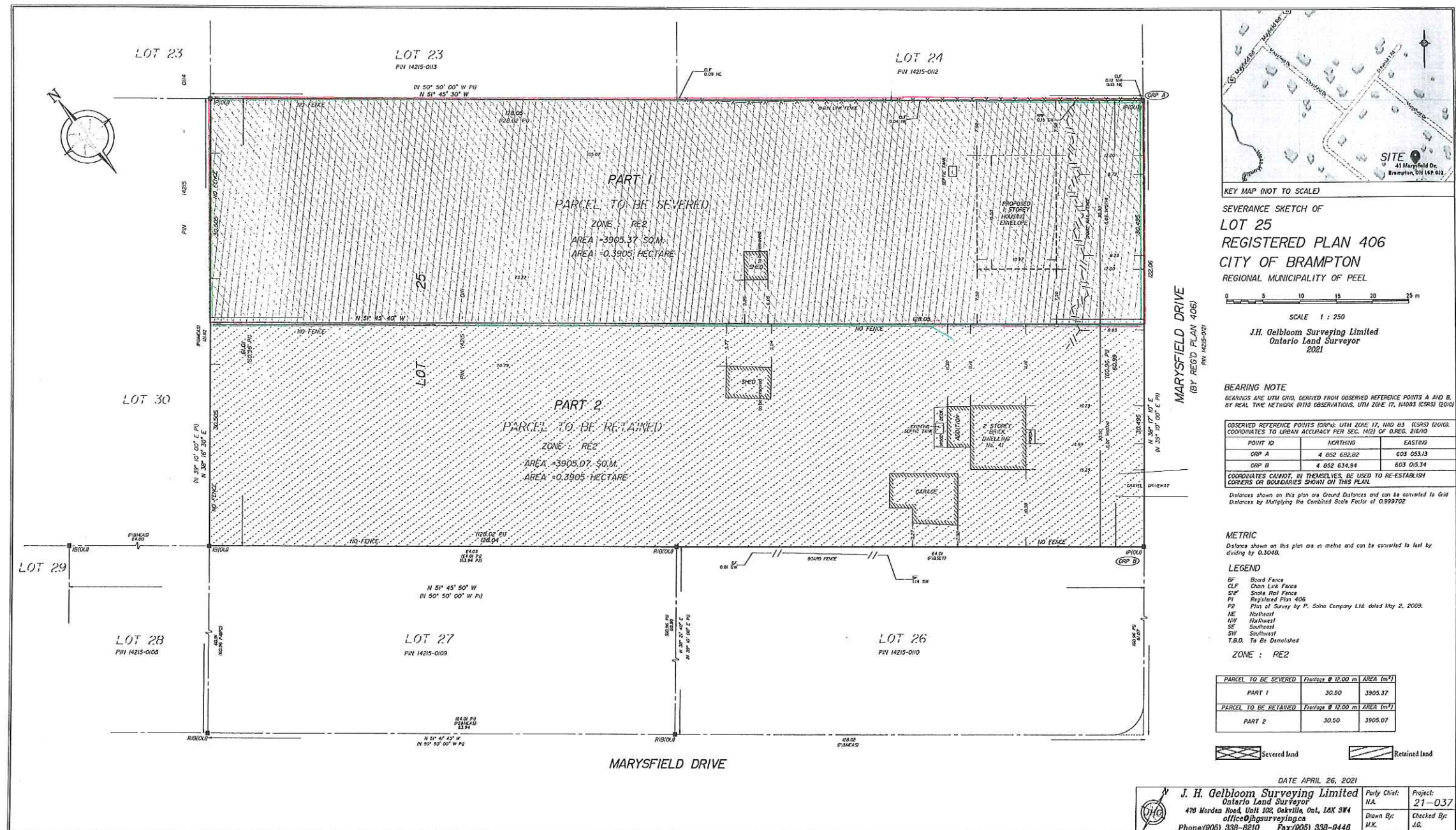

Zoning Officer

May 20, 2021
Date

DATE RECEIVED May 19, 2021

May 19, 2021

Revised 2020/01/07



KEY MAP (NOT TO SCALE)

SEVERANCE SKETCH OF
LOT 25
REGISTERED PLAN 406
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1 : 250

J.H. Gelbloom Surveying Limited
Ontario Land Surveyor
2021

BEARING NOTE
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B,
BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010)

OBSERVED REFERENCE POINTS (ORP), UTM ZONE 17, NAD 83 (CSRS) (2010), COORDINATES TO UTM ACCURACY PER SEC. 101 OF OREG. 216/10		
POINT ID	NORTHING	EASTING
ORP A	4 852 682.82	603 053.13
ORP B	4 852 634.91	603 015.34
COORDINATES CANNOT, BY THEMSELVES, BE USED TO RE-ESTABLISH CORRECT OR BOUNDARIES SHOWN ON THIS PLAN		

Distances shown on this plan are Ground Distances and can be converted to Grid
Distances by Multiplying the Combined Scale Factor of 0.999702

METRIC
Distances shown on this plan are in metric and can be converted to feet by
dividing by 0.3048.

LEGEND
BF Board Fence
CLF Chain Link Fence
SRF Soda Rot Fence
PI Registered Plan 406
P2 Plan of Survey by P. Saha Company Ltd. dated May 2, 2009.
NE Northeast
NW Northwest
SE Southeast
SW Southwest
T.B.D. To Be Demolished
ZONE : RE2

PARCEL TO BE SEVERED	Frontage @ 12.00 m	AREA (m ²)
PART 1	30.50	3905.37
PARCEL TO BE RETAINED	Frontage @ 12.00 m	AREA (m ²)
PART 2	30.50	3905.07

Severed land Retained land

DATE APRIL 26, 2021

J. H. Gelbloom Surveying Limited
Ontario Land Surveyor
476 Warden Road, Unit 102, Oakville, Ont., L4K 3W4
office@jhsurveying.ca Phone:(905) 338-8210 Fax:(905) 338-8448

Party Chrt:	Project:
NA	21-037
Drawn By:	Checked By:
M.K.	J.G.

APPLICATION # A-2021-0118
WARD 10

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **VINOD MAHESAN, VIPIN MAHESAN, GEETANJALI MAHESAN AND MANSI RASTOGI** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Lot 25, Plan 406 municipally known as **41 MARYSFIELD DRIVE**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s) associated with the proposed retained lot under Consent Application B-2021-0009:

1. To permit a minimum lot area of 0.3905 hectares whereas the by-law requires a minimum lot area of 0.4 hectares.

OTHER PLANNING APPLICATIONS:

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: NO File Number: _____
Application for Consent: YES File Number: B-2021-0009

The Committee of Adjustment has appointed **TUESDAY, June 22, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. 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.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. This will also entitle you to be advised of a Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.

RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 3rd day of June, 2021.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall
2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca

Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically during the COVID-19 Emergency

**Electronic Hearing Procedures
How to get involved in the Virtual Hearing**

Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committees are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

How to Participate in the Hearing:

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, June 17, 2021.**
- Advance registration for applicants, agents and other interested persons is required to participate in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm, Friday, June 18, 2021.**
 - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Friday, June 18, 2021.** City staff will contact you and provide you with further details.
- All Hearings will be livestreamed on the City of Brampton YouTube account at: <https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or <http://video.isilive.ca/brampton/live.html>.

If holding an electronic rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.



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)** Vinod Kumar Mahesan, Mansi Rastogi, Vipin Kumar Mahesan, Geetanjali Mahesan
Address 41 Marysfield Drive, Brampton, ON - L6P 0J2

Phone # 416-833-3721 **Fax #** _____
Email vinmahesan@gmail.com

2. **Name of Agent** Vinod Kumar Mahesan
Address 3 St Patricks Rd., Brampton, ON - L6P 0C3

Phone # 416-833-3721 **Fax #** _____
Email vinmahesan@gmail.com

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

Consent application submitted concurrently with this Minor Variance Application requires a variance for the severed property for the minimum lot area. The RE2 zoning restricts the lot area to 0.4ha. The variance sought would result in severed lot being 0.3905ha.

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

The original lot at 41 Marysfield Drive is currently 0.78ha. The applicant has submitted a consent application to subdivide the lot. The Brampton zoning by-law stipulates a minimum lot size of 0.4ha for the RE2 zone where the subject property is located. As such, any subdivision bylaw requires a minor variance for lot size.

5. **Legal Description of the subject land:**

Lot Number 25
Plan Number/Concession Number 406
Municipal Address 41 MARYSFIELD DRIVE, BRAMPTON, ON - L6P 0J2

6. **Dimension of subject land (in metric units)**

Frontage 60.99m
Depth 128.04m
Area 0.781ha

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.)

House (2 storeys, gross floor area: 117 sq.m.), garage (gross floor area: 40.59 sq.m., height: 0.78m), shed (to be removed)

PROPOSED BUILDINGS/STRUCTURES on the subject land:

House (2 storeys, gross floor area: 117 sq.m.), garage (gross floor area: 40.59 sq.m., height: 0.78m), shed (to be removed)

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	14.99m
Rear yard setback	99.29m
Side yard setback	2.98m
Side yard setback	41.66m

PROPOSED

Front yard setback	14.99m
Rear yard setback	99.29m
Side yard setback	2.98m
Side yard setback	11.16m

10. Date of Acquisition of subject land: April 30, 2018
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: 1950
15. Length of time the existing uses of the subject property have been continued: Since constructed
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 # TBD B-2021-0009

Status Filed Together

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 19 DAY OF May, 2021.

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, VINOD KUMAR MAHESAN, 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 _____

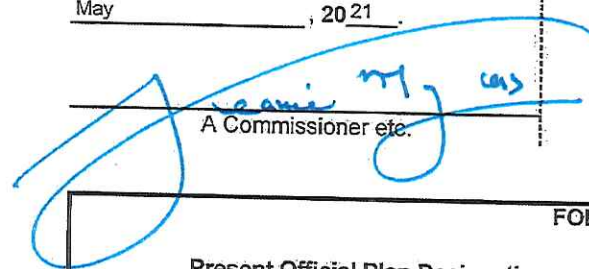
PEEL _____ THIS 19th DAY OF

May _____, 2021.

Jeanie Cecilia Myers
a Commissioner, etc.,
Province of Ontario
for the Corporation of the
City of Brampton
Expires April 8, 2024.


Signature of Applicant or Authorized Agent

Submit by Email


A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

RE2 - 2919

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

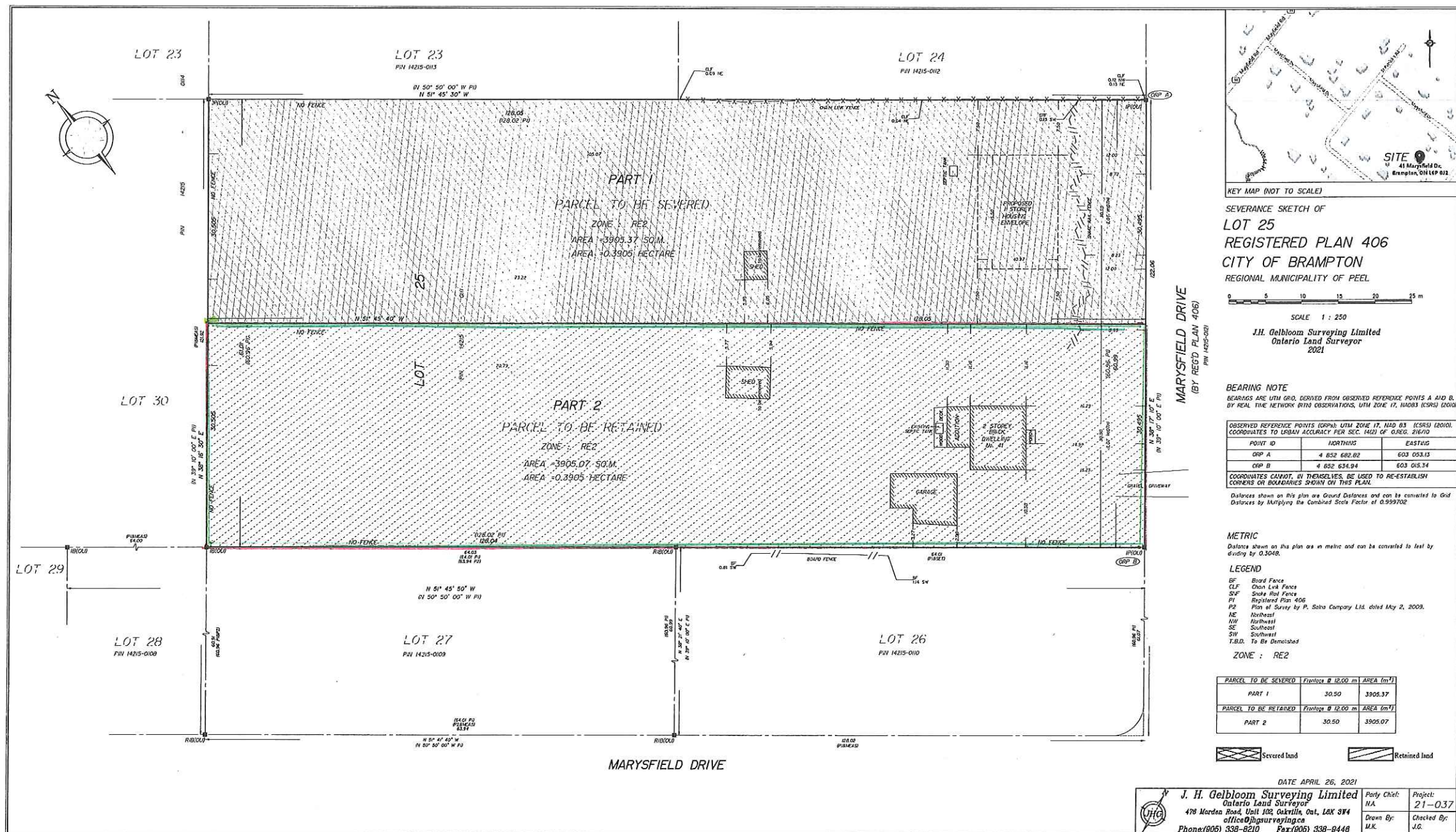
May 20, 2021

Date

DATE RECEIVED May 19, 2021

May 19, 2021

Revised 2020/01/07



APPLICATION # A-2021-0119
WARD 10

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **VARINDER DHIILLON** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Lot 4, Plan 43M-978 municipally known as **30 CYNTHIA CRESCENT**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s):

1. To permit a building height of 11.65m (38.22 ft.) whereas the by-law permits a maximum building height of 10.6m (34.78 ft.).

OTHER PLANNING APPLICATIONS:

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: _____	NO	File Number: _____
Application for Consent: _____	NO	File Number: _____

The Committee of Adjustment has appointed **TUESDAY, June 22, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. 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.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

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RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 10th day of June, 2021.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall
2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca

Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically during the COVID-19 Emergency

**Electronic Hearing Procedures
How to get involved in the Virtual Hearing**

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How to Participate in the Hearing:

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, June 17, 2021.**
- Advance registration for applicants, agents and other interested persons is required to participate in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary–Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm, Friday, June 18, 2021.**
 - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Friday, June 18, 2021.** City staff will contact you and provide you with further details.
- All Hearings will be livestreamed on the City of Brampton YouTube account at: <https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or <http://video.isilive.ca/brampton/live.html>.

If holding an electronic rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.

FILE NUMBER: A-2021-0119

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) VARINDER DHILLON
Address 30 DELTA PARK BLVD, BRAMPTON
L6T5E7

Phone # 416 848 4111 Fax #
Email varinder.dhillon@bvdpetroleum.com

2. Name of Agent SHASHANK CHITALE
Address ANTRIX ARCHITECTS INC
1109 BRITANNIA RD E
MISSISSAUGA L4W 3X1
Phone # 416 669 6564 Fax #
Email shashank.chitale@antrix.ca

3. Nature and extent of relief applied for (variances requested):
MAX PERMITTED BUILDING HEIGHT = 10'6M
PROPOSED HEIGHT = 11.65 MT
EXCESS HEIGHT = 1.05 MT
(3'4")

4. Why is it not possible to comply with the provisions of the by-law?
THE FOOT PRINT OF THE HOUSE IS QUITE WIDE.
ADDITIONAL HEIGHT IS NEEDED TO ACHIEVE
A GOOD PROPORTION AND AESTHETICS TO THE
HOUSE DESIGN.

5. Legal Description of the subject land:
Lot Number 4
Plan Number/Concession Number RPLAN 43M-378
Municipal Address 30 CYNTHIA CRESCENT

6. Dimension of subject land (in metric units)
Frontage 65.75 MT
Depth 123.7 MT
Area 0.825 HA

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.)

NONE

PROPOSED BUILDINGS/STRUCTURES on the subject land:

ONE SINGLE FAMILY RESIDENCE

GFA (TOTAL) = 2045.22 SQ.M.

NO OF STOREY = 2

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

— NA —

Rear yard setback

Side yard setback

Side yard setback

PROPOSED

Front yard setback

34.38 MT

Rear yard setback

39.93 MT

Side yard setback

8.00 MT

Side yard setback

7.86

10. Date of Acquisition of subject land: JUNE 05 / 2020
11. Existing uses of subject property: VACANT LOT (ZONED RESIDENTIAL)
12. Proposed uses of subject property: SINGLE FAMILY RESIDENCE
13. Existing uses of abutting properties: SINGLE FAMILY RESIDENCES
14. Date of construction of all buildings & structures on subject land: LAND IS VACANT
15. Length of time the existing uses of the subject property have been continued: — NA —
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]

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON

THIS 10 DAY OF MAY, 2021.

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, SHASHANK CHITALE, OF THE CITY OF MISSISSAUGA
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 20th DAY OF

May, 2021

[Signature]

A Commissioner etc.

Jeanie Cecilia Myers
a Commissioner, etc.,
Province of Ontario
for the Corporation of the
City of Brampton
Expires April 8, 2024.

[Signature]

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

RE2

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

R. Bruno

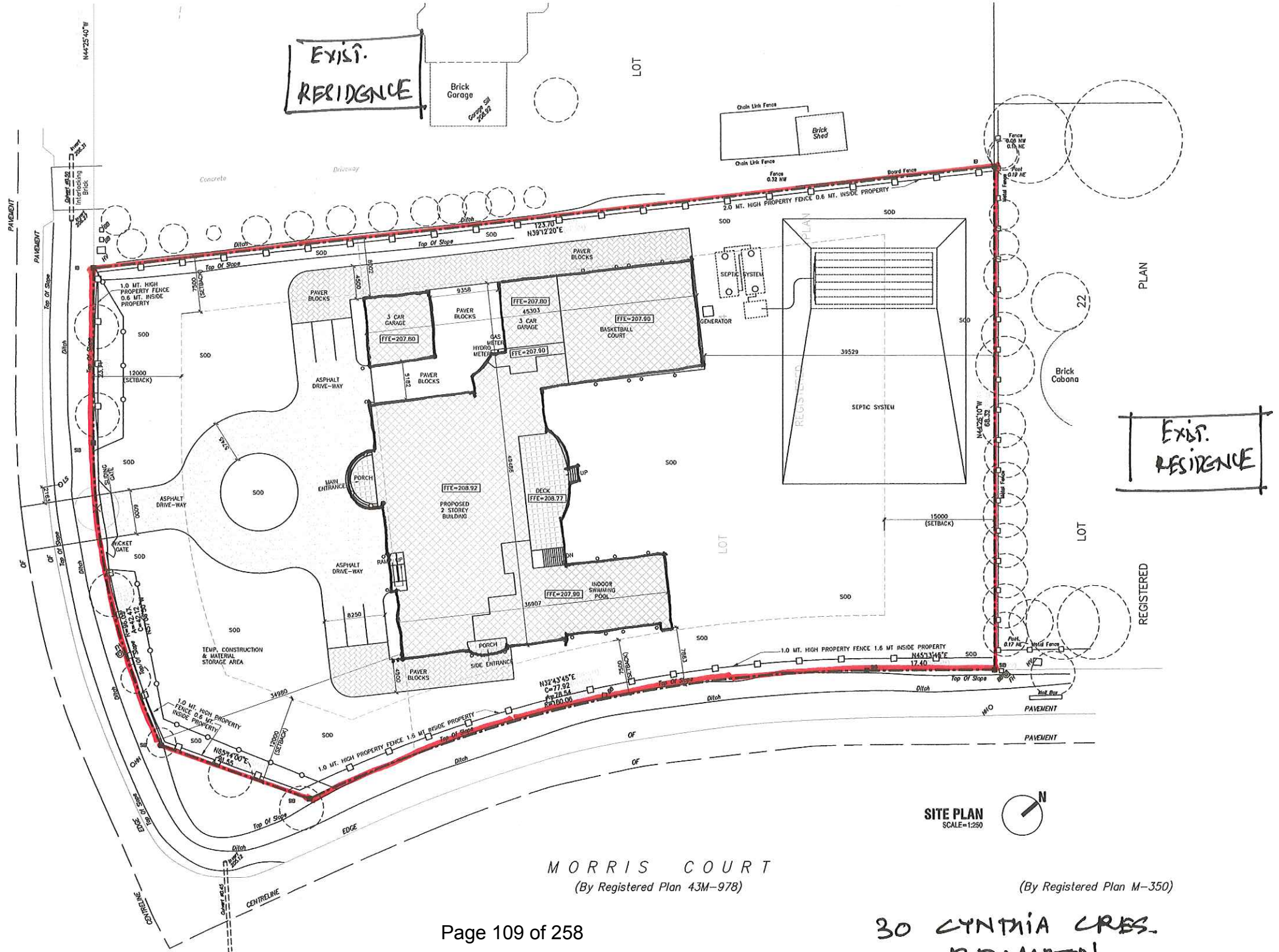
Zoning Officer

May 20, 2021

Date

DATE RECEIVED May 20, 2021.

CYNTHIA CRESCENT
(By Registered Plan 43M-978)



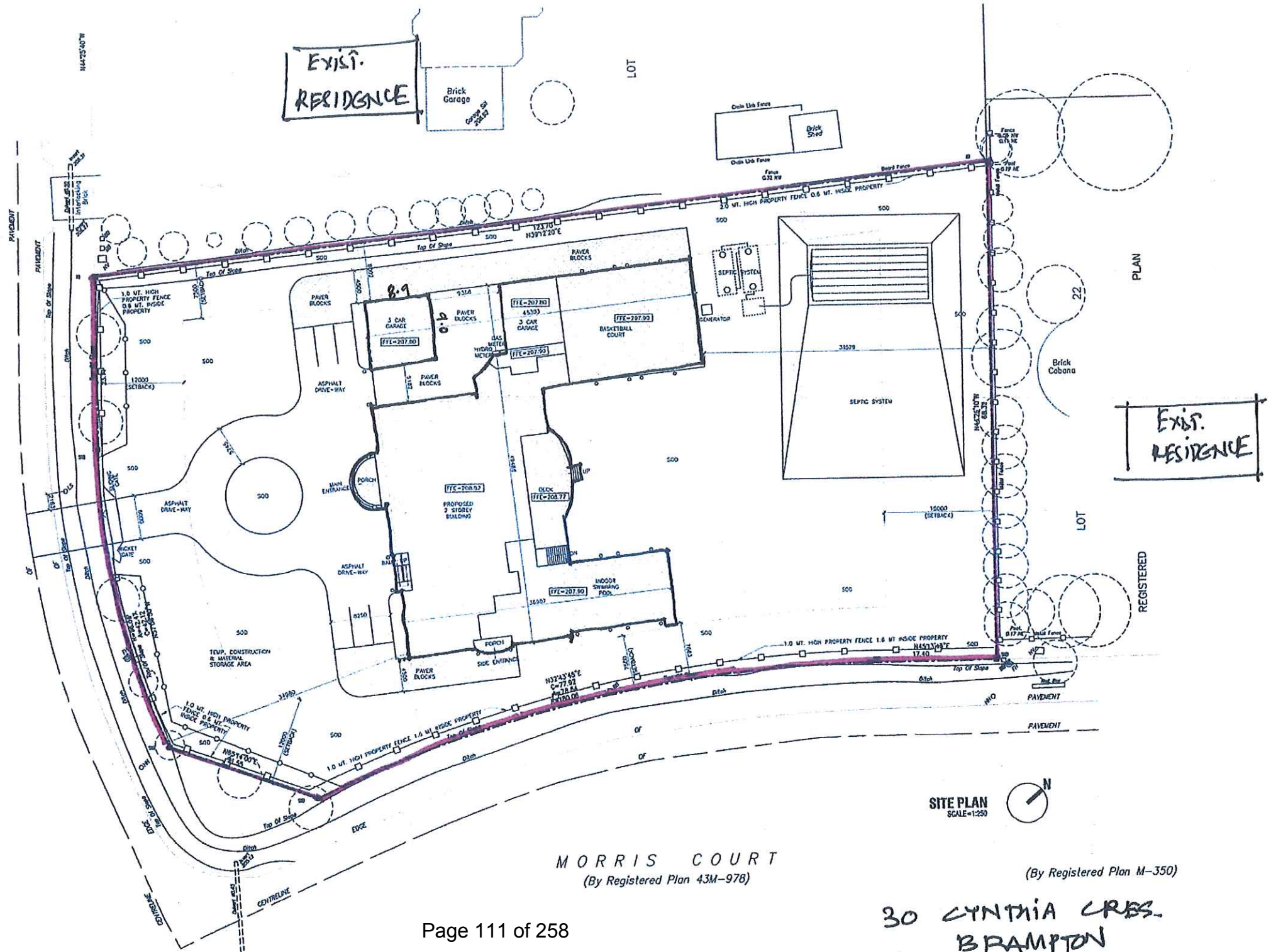


1 South Elevation
1/8" = 1'-0"

NOTE: UTILITY METERS SHALL BE LOCATED ON BUILDING FACADES THAT FACE PUBLIC STREETS AND SHALL BE LOCATED DISCREETLY, AWAY FROM PEDESTRIAN TRAVEL ROUTES AND SCREENED FROM PUBLIC VIEW

30 CYNTHIA CRBS.
BRAMPTON

CYNTHIA CRESCENT
(By Registered Plan 43M-978)



MORRIS COURT
(By Registered Plan 43M-978)

(By Registered Plan M-350)

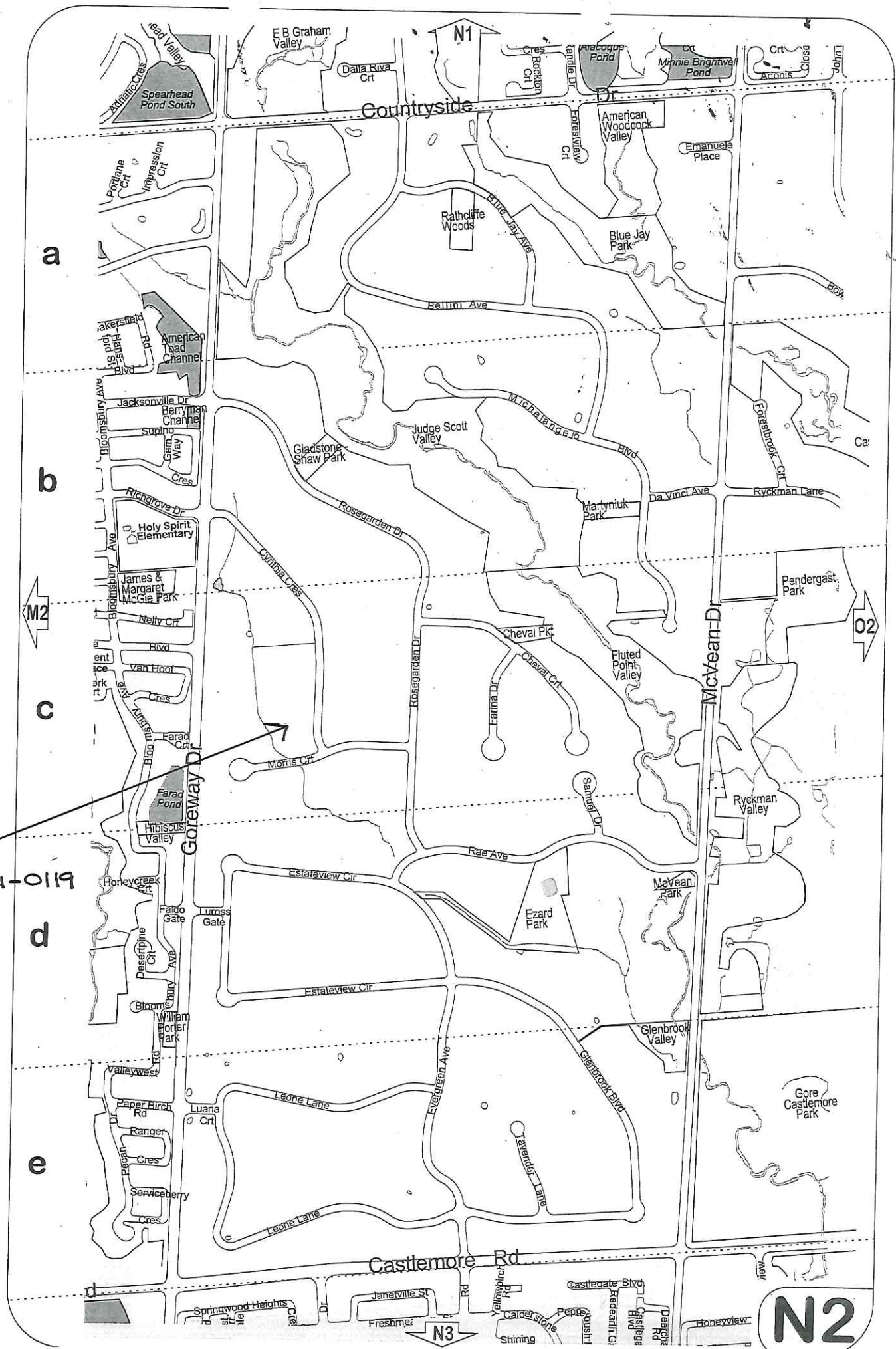
30 CYNTHIA CRESC.
BRAMPTON

<div style="text-align: center;"> <h1>Residence</h1> <p>30 CYNTHIA COURT, BRAMPTON</p> </div>	
<div style="text-align: center;"> <h1>Views</h1> </div>	
Project number	2020
Date	20-07-2020
Drawn by	Author
Checked by	Checkers
<h1>A107</h1>	
Scale	

2020-11-30 3:57:55 PM



①



APPLICATION # A-2021-0120
WARD 3

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **MICHAEL CACHIA AND STEPHANIE CACHIA** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Lot 742, Plan 679 municipally known as **38 WATSON CRESCENT**, Brampton;

AND WHEREAS the applicants are requesting the following variance(s):

1. To permit a setback of 5.26m (17.26 ft.) from a garage opening to the front lot line whereas the by-law requires a minimum setback of 6.0m (19.68 ft.);
2. To permit a parking space having a minimum depth of 5.26m (17.26 ft.) whereas the by-law requires a minimum depth of 5.4m (17.72 ft.).

OTHER PLANNING APPLICATIONS:

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: _____	NO	File Number: _____
Application for Consent: _____	NO	File Number: _____

The Committee of Adjustment has appointed **TUESDAY, June 22, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. 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.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. This will also entitle you to be advised of a Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.

RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

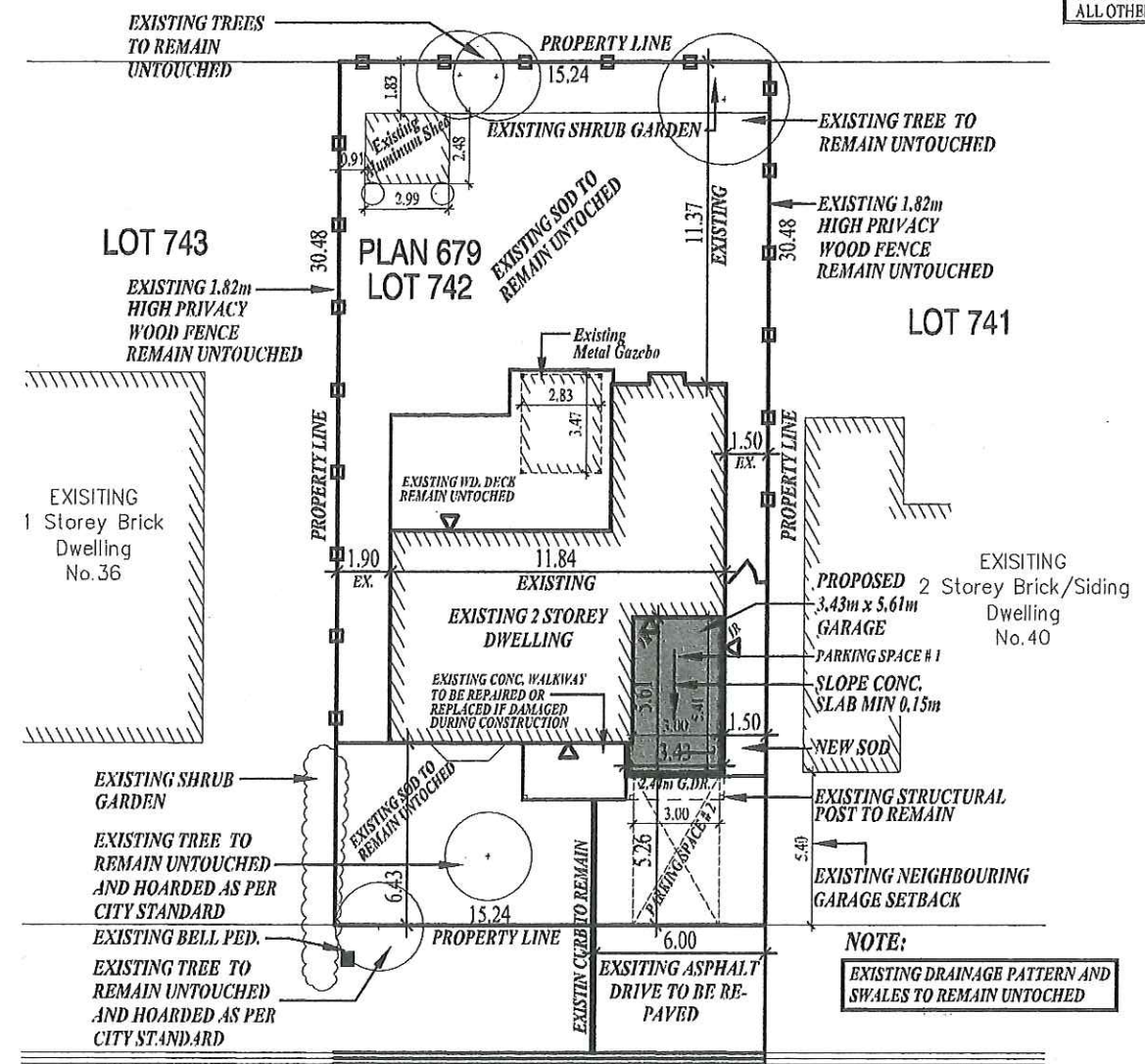
PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 10th day of June, 2021.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall
2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca

NOTE:
NEW CONSTRUCTION
ALL OTHER WALLS ARE EXISTING



NOTE:
EXISTING DRAINAGE PATTERN AND
SWALES TO REMAIN UNTOUCHED

WATSON CRESCENT

20, 2021 Prepared for C.O.A.

SITE PLAN

Mr. & Mrs. Cachia Residence		
PROJ. No.	21-07	DATE: 2021
LOT No.	742	38 Watson Crescent
REG. PLAN	679	SCALE: 1:250

SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH ANY CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE CLIENT PRIOR TO COMMENCEMENT OF WORK.
I, THE DESIGNER, AM NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION OR DATA PROVIDED BY THE CLIENT OR ANY OTHER SOURCE. I HAVE RELIED ON THE INFORMATION PROVIDED BY THE CLIENT AND HAVE NOT CONDUCTED A FIELD SURVEY TO VERIFY THE SAME.
I HAVE NOT BEEN RETAINED TO PROVIDE A GENERAL REVIEW OF THE WORK AND ASSUMES NO LIABILITY FOR THE FAILURE OF THE CONSTRUCTION OR THE FAILURE OF THE WORK TO CONFORM TO THE REQUIREMENTS OF THE BUILDING CODE OR ANY OTHER APPLICABLE CODES.
I HAVE NOT BEEN RETAINED TO PROVIDE A GENERAL REVIEW OF THE WORK AND ASSUMES NO LIABILITY FOR THE FAILURE OF THE CONSTRUCTION OR THE FAILURE OF THE WORK TO CONFORM TO THE REQUIREMENTS OF THE BUILDING CODE OR ANY OTHER APPLICABLE CODES.

SITE STATS

EXISTING BUILDING COVERAGE	96.34 m ²
NEW GARAGE COVERAGE	20.99 m ²
TOTAL BUILDING COVERAGE	117.33 m ²

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code.

Marco Campagna  23954
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code.

i-DESIGN CAD SERVICE INC. 40529
FIRM NAME BCIN

i-DESIGN CAD SERVICE INC.
6 DUNCAN BULL DRIVE
BRAMPTON ONT. L6W 1H3
TEL: 416-399-7697
E: marco.g.campagna@gmail.com

Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically during the COVID-19 Emergency

**Electronic Hearing Procedures
How to get involved in the Virtual Hearing**

Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committees are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

How to Participate in the Hearing:

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, June 17, 2021.**
- Advance registration for applicants, agents and other interested persons is required to participate in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm, Friday, June 18, 2021.**
 - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Friday, June 18, 2021.** City staff will contact you and provide you with further details.
- All Hearings will be livestreamed on the City of Brampton YouTube account at: <https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or <http://video.isilive.ca/brampton/live.html>.

If holding an electronic rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.

AMENDMENT LETTER

June 10, 2021

To: Committee of Adjustment

**RE: APPLICATION FOR MINOR VARIANCE
MICHAEL CACHIA AND STEPHANIE CACHIA
LOT 742, PLAN 679
A-2021-0120– 38 WATSON CRESCENT**

Please **amend** application **A-2021-0120** to reflect the following:

1. To permit a setback of 5.26m (17.26 ft.) from a garage opening to the front lot line whereas the by-law requires a minimum setback of 6.0m (19.68 ft.);
2. To permit a parking space having a minimum depth of 5.26m (17.26 ft.) whereas the by-law requires a minimum depth of 5.4m (17.72 ft.).



Applicant/Authorized Agent

City of Brampton
2 Wellington Street Wes
Brampton, Ontario
L6Y-4R2
(905) 874-2117

A-2021-0120

To the Attention of Jeanie Myers:

My wife and I are presently the owners of 38 Watson Cres Brampton. We took ownership of the house in 2007 and we are a happy family of 5. My wife grew up in this area (Peel Village) her whole life and still has family who live in Peel Village as well. We have 3 active boys who are all in hockey with the Brampton 45's and we are active in our school and church community.

The reno project we would like to perform is to convert our current carport into a garage. In order to cut costs, we would like to keep the current roof of the carport and build the structure underneath it. Our contractor/friend has advised us that it is possible to do this without disturbing or causing structural damage to the roof beams.

We have been advised that our project will need to be approved by the Committee of Adjustments as the setback of the garage door is closer to the property line (5.26m) than allowed. We submitted the plan and forms originally to the Planning and Development Division and Noel Cubacup (Planner I) states that it is "appropriate to proceed through a Minor Variance Application" (email attached).

You will see in the diagrams provided that a brick wall (laundry room) is the starting point of the carport. This is to remain untouched and used as a starting point for the garage. In order to keep with the look and feel of the street, our designer chose the 5.61m for the length of the garage to keep in line with the neighboring garages.

In conclusion, we are hoping you can approve this project as having a garage will help us beatify the area, as well as protect our belongings. We have had our bikes and other property stolen from our carport. We constantly need to keep all our belongings in our shed in our backyard. It is very frustrating.

Thank you kindly,



Mike and Stefanie Cachia

5/12/2021

Gmail - FYI - Building Permit Application is incomplete.



Vladdy Borshkov <vborshkov@gmail.com>

FYI - Building Permit Application is incomplete.

Cubacub, Noel <Noel.Cubacub@brampton.ca>
To: "vborshkov@gmail.com" <vborshkov@gmail.com>

Thu, May 6, 2021 at 4:11 PM

Hello Vladdy,

With regards to what you are asking, I have reviewed this and Planning staff find this appropriate to proceed through a Minor Variance Application. For more information on the fees and application process please reach out to Jeanie Myers (Jeanie.Myers@brampton.ca) and she would be happy to assist you further.

Kind regards,

Noel Cubacub, B.URPL

Planner I

City of Brampton | Planning, Building and Economic Development

T: 905.874.3417 | E: noel.cubacub@brampton.ca



The City of Brampton is updating the current Official Plan to guide land use and development to 2051, this new Official Plan will be called the *Brampton Plan*. If you would like to receive information regarding the Official Plan review please email us at opreview@brampton.ca.

Please consider the environment before printing this email.

[Quoted text hidden]

[Quoted text hidden]



image001.png
12K



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)** Michael and Stefanie Cachia
Address 38 Watson Cres. Brampton, Ont. L6W 1E7

Phone # 905 453 1906 **Fax #** _____
Email vborschkov@gmail.com

2. **Name of Agent** NA
Address _____

Phone # _____ **Fax #** _____
Email _____

3. **Nature and extent of relief applied for (variances requested):**
Convert an existing car-port to a garage.

To permit the garage door opening to be a front setback of 5.26m (17.26 ft.) from the front lot line whereas the bylaw requires the garage door opening to be located not closer than 6.0m (19.68 ft.) from the front lot line.

4. **Why is it not possible to comply with the provisions of the by-law?**
To keep both Zoning By-laws that require a minimum depth of 5.4m for a garage and the 6.0m garage door to front property line is unattainable. The proposed 5.26m location of the garage door to property line is designed to maintain a suitable distance and to keep a solid foundation for the existing roof (to be untouched). Carport roof and addition were built by previous owners.

5. **Legal Description of the subject land:**
Lot Number 742
Plan Number/Concession Number 679
Municipal Address 38 Watson Cres., Brampton, Ontario L6W 1E7

6. **Dimension of subject land (in metric units)**
Frontage 15.24m
Depth 30.48m
Area 464.52m2

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.)

Residential - 2 Storey Detached building = 167m²
Aluminum Shed = 7.45 m²
Metal Gazebo = 9.72 m²

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Single Door Garage - 5.61m x 3m = 16.83m²

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 6.4m

Rear yard setback 10.98m

Side yard setback 1.45m

Side yard setback 1.82m

PROPOSED

Front yard setback 5.26m

Rear yard setback 10.98m

Side yard setback 1.45m

Side yard setback 1.82m

10. Date of Acquisition of subject land: 2007
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: 1962
15. Length of time the existing uses of the subject property have been continued: 14 years
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 21st DAY OF May, 2021.

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, MICHAEL CACHIA, 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

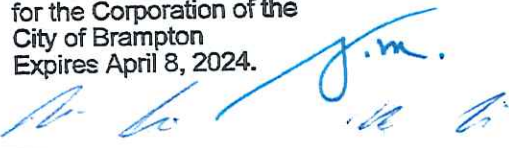
CITY _____ OF _____ BRAMPTON _____

IN THE _____ REGION _____ OF _____

PEEL THIS 21st DAY OF

May, 2021.

Jeanie Cecilia Myers
a Commissioner, etc.,
Province of Ontario
for the Corporation of the
City of Brampton
Expires April 8, 2024.


Signature of Applicant or Authorized Agent

Submit by Email


A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1B (Mature)

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

May 25, 2021
Date

DATE RECEIVED

May 21, 2021

Date Application Deemed
Complete by the Municipality

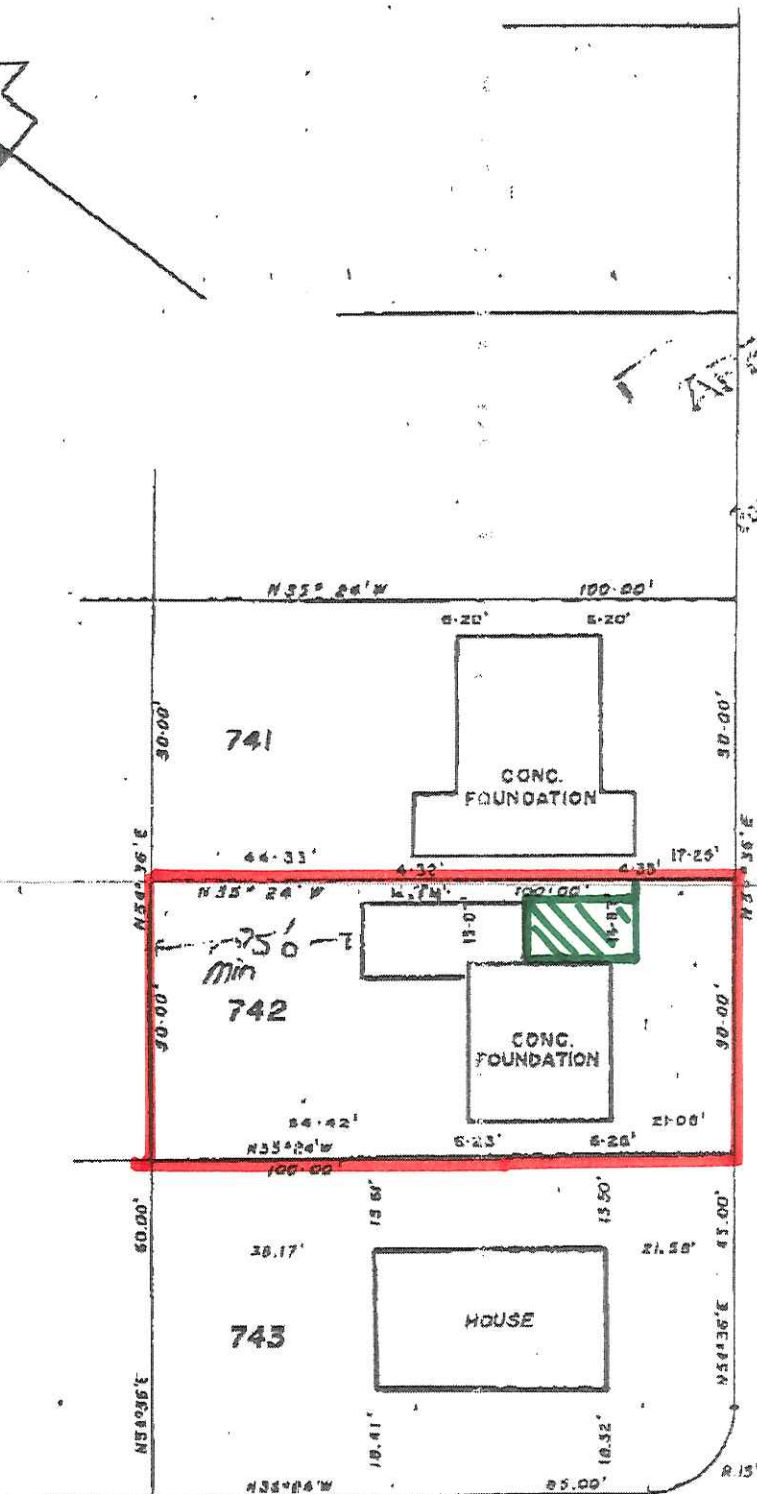
MAY 25, 2021

Revised 2020/01/07

Lloyd Thomson, Ontario Land Surveyor

59 HURON ST.
PO BOX 200
ORANGEVILLE, ONT

TEL: 519-271-1111
OFFICE FAX: 519-271-1111
HOMES: 519-271-1111



APPROVED

S.E.
CRES.

WATSON

ADDITIONS: LOT 741 & 742 NOV. 27/64.

Original drawings and rights of reproduction are the property of Lloyd Thomson O.L.S.

DATE SEPT. 11, 1964
Lloyd Thomson
Lloyd Thomson

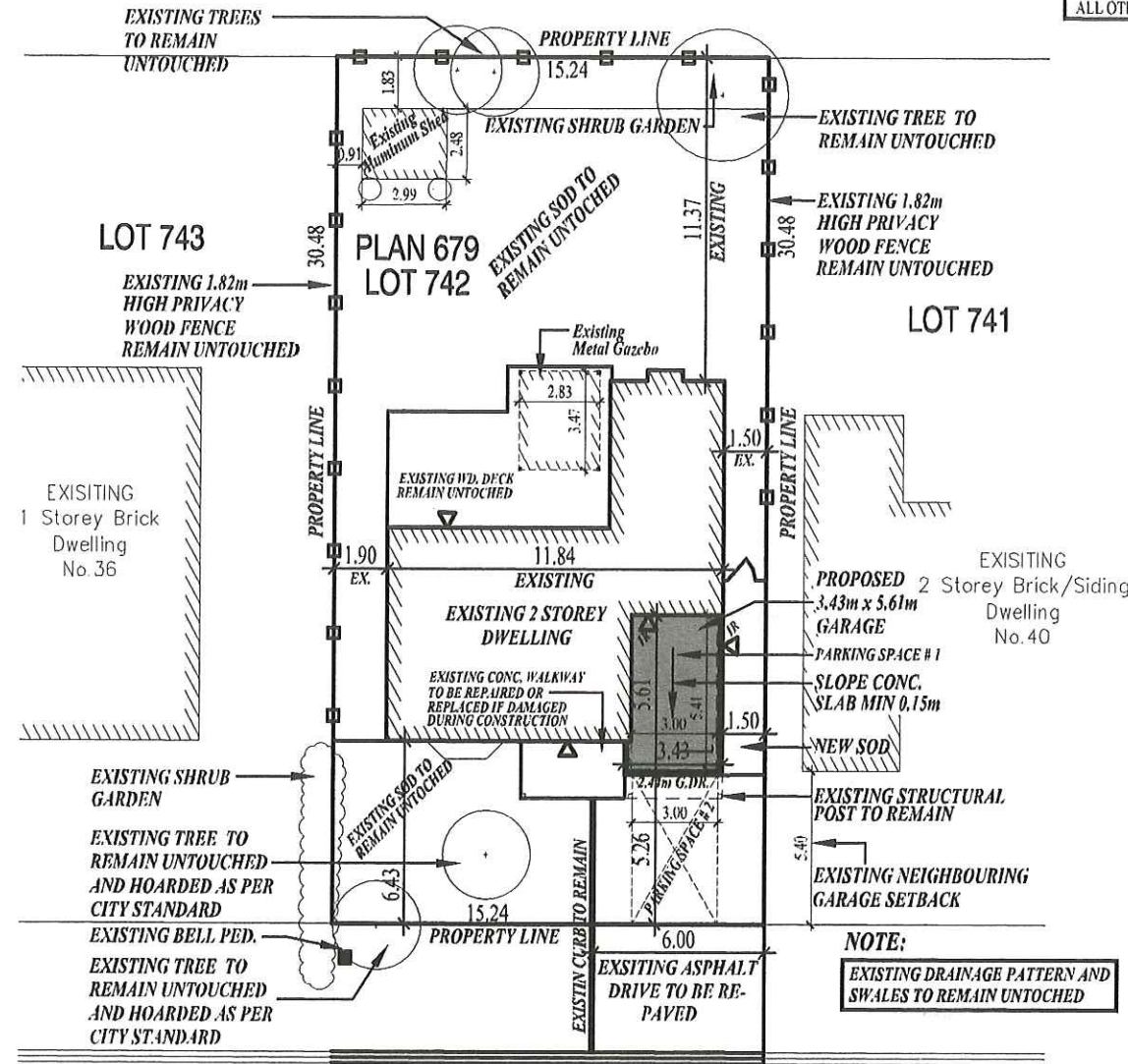
SURVEYOR'S CERTIFICATE
LOTS 741 TO 743 (INCL.)
REC'D PLAN 679
TOWN OF BRAMPTON
COUNTY OF PEEL
SCALE 1" = 30'
FAX NO.: 9054515960

SURVEYOR'S CERTIFICATE - I hereby certify that the sundries, being constructed on Lots 741 to 743 (incl.) Reg's Plan 679 are within their boundaries as shown.
Lloyd Thomson

Feb. 22 2007 11:36AM P2

FROM:

NOTE:
NEW CONSTRUCTION
ALL OTHER WALLS ARE EXISTING



WATSON CRESCENT

20, 2021	Prepared for C.O.A.

SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH ANY CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE CLIENT PRIOR TO COMMENCEMENT OF WORK.

THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

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SITE PLAN			
Mr. & Mrs. Cachia Residence			
PROJ. No.	21-07	DATE:	2021
SCALE:	1:250		
LOT No.	742		38 Watson Crescent
REQ. PLAN	679		

SITE STATS	
EXISTING BUILDING COVERAGE	96.34 m ²
NEW GARAGE COVERAGE	20.99 m ²
TOTAL BUILDING COVERAGE	117.33 m ²

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

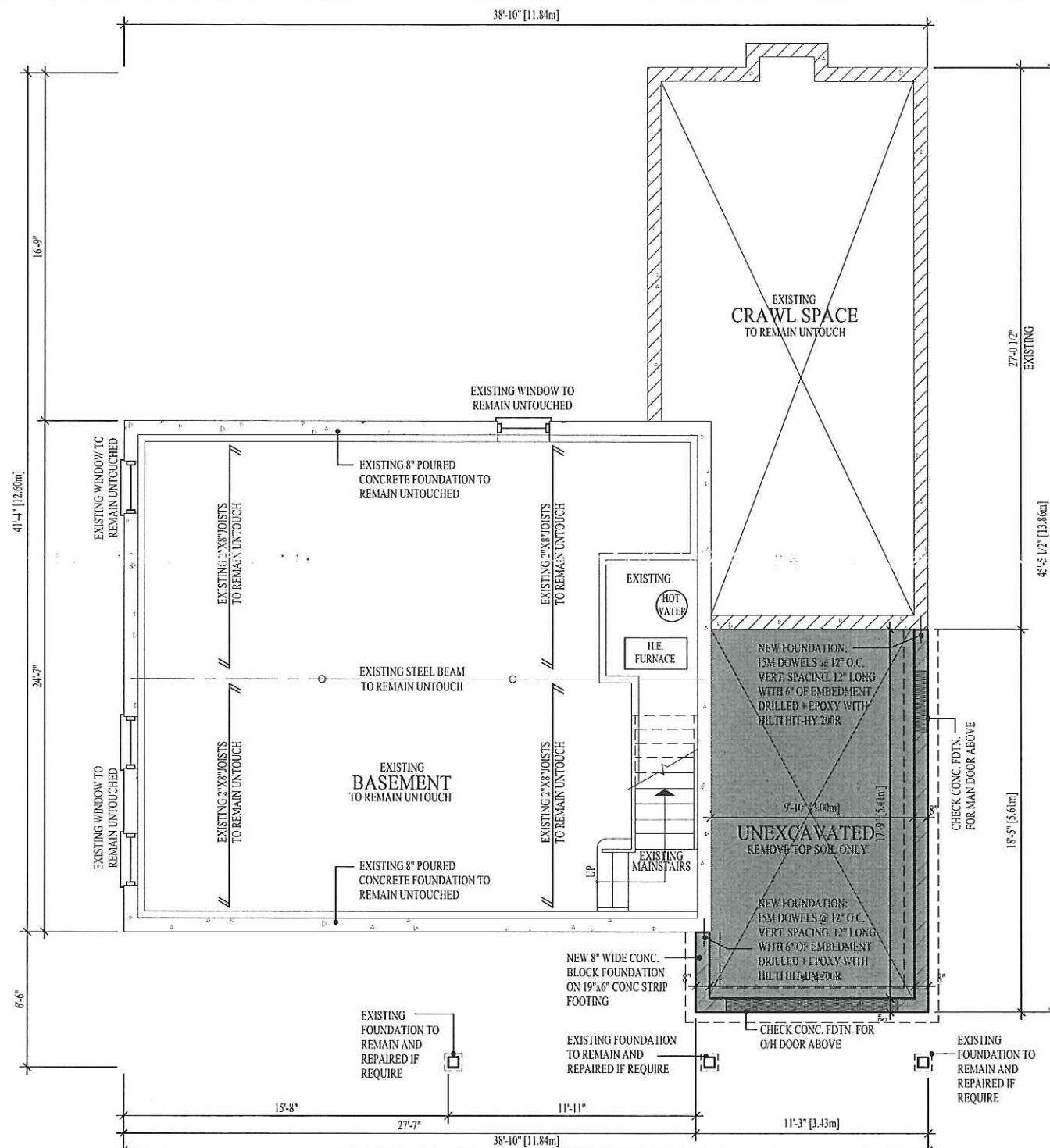
QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code.

Marco Campagna 23954
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code.

i-DESIGN CAD SERVICE INC. 40529
FIRM NAME BCIN

i-DESIGN CAD SERVICE INC.
6 DUNCAN BULL DRIVE
BRAMPTON ONT. L6W 1H3
TEL: 416-399-7697
E: marco.g.campagna@gmail.com



NOTE:
NEW CONSTRUCTION
ALL OTHER WALLS ARE EXISTING

O.REG. 332/12

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE IN ACCORDANCE WITH CONSTRUCTION AND FOUNDATION SHALL BE RETAINED TO DESIGN CAD SERVICE PRIOR TO COMMENCEMENT OF WORK.
DESIGN CAD SERVICE IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.
AS CONSTRUCTED DETAILS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.
DESIGN CAD SERVICE HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE CONSTRUCTION OR FOR CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND FOR THE EXCLUSIVE USE OF DESIGN CAD SERVICE. THIS DRAWING IS NOT TO BE SCALED.



STRUCTURAL NOTE:
ONLY THE PROPOSED MEMBERS AND EXISTING AFFECTED MEMBERS HAVE CHECKED AND CONFIRMED BY THE STRUCTURAL ENGINEER

5		
4	APR. 30, 2021	Rev. as per city comment & re-issued for Permit
3	APRIL 16, 2021	ISSUED FOR PERMIT
2	APRIL 09, 2021	ISSUED TO CLIENT FOR REVIEW
1	MAR 27, 2021	ISSUED FOR CLIENTS REVIEW

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

Marco Campagna 23954
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code

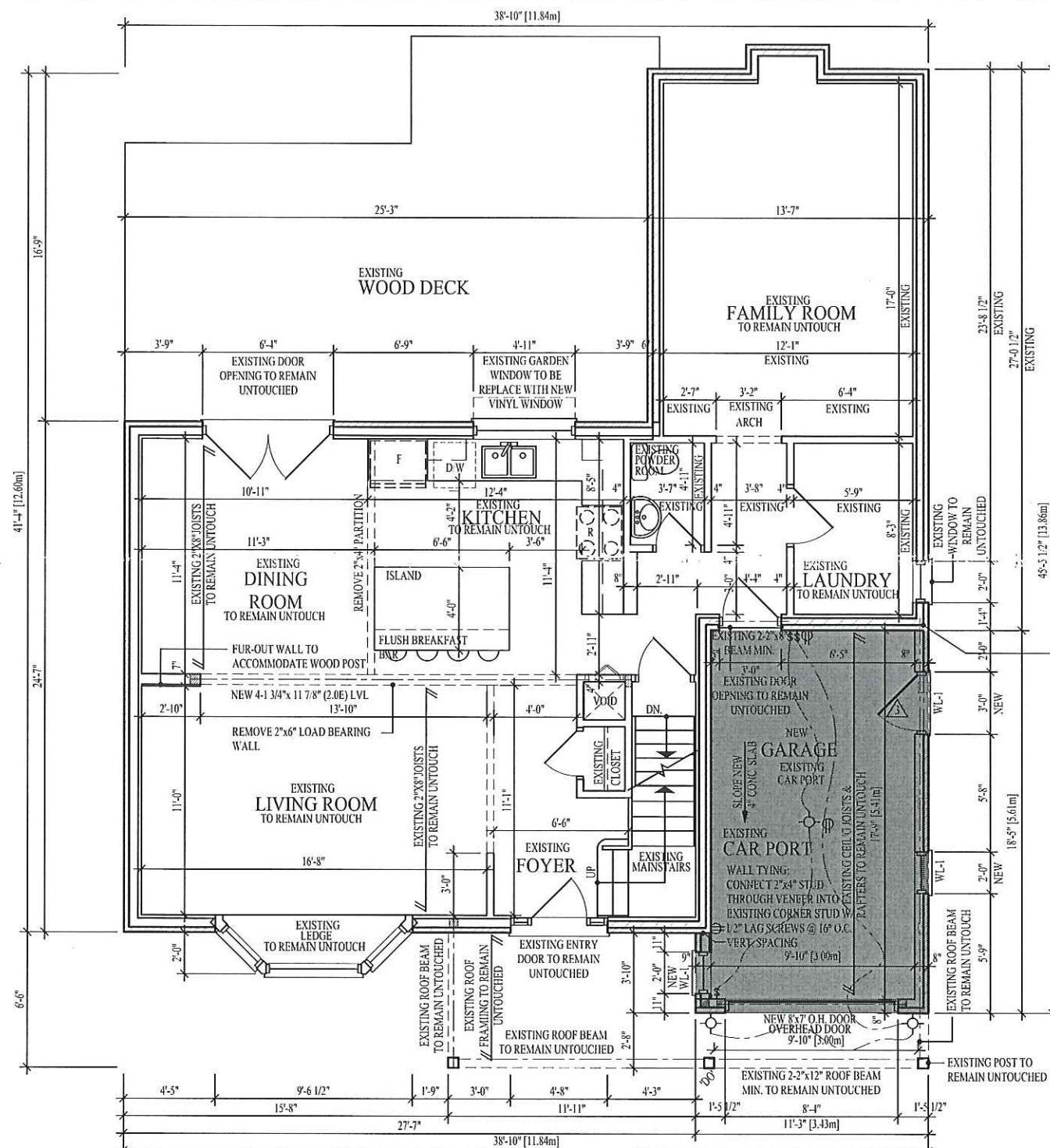
i-DESIGN CAD SERVICE INC. 40529
FIRM NAME BCIN

i-DESIGN CAD SERVICE INC.
6 DUNCAN BULL. DRIVE
BRAMPTON ONT. L6W 1H3
TEL: 416-399-7697
E: marco.g.campagna@gmail.com

Foundation Plan
Mr. & Mrs. Cachia Residence
38 Watson Crescent

Model Name:
Garage

Project No: 21-07	Page No: A1
Scale: 3/16"=1'-0"	



NOTE:
NEW CONSTRUCTION
ALL OTHER WALLS ARE EXISTING

O.REG. 332/12

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
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AS CONSULTED REPRESENTS MUST BE VERIFIED FROM THE RECORD DRAWINGS.
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STRUCTURAL NOTE:
ONLY THE PROPOSED MEMBERS AND EXISTING AFFECTED MEMBERS HAVE BEEN CHECKED AND CONFIRMED BY THE STRUCTURAL ENGINEER

5		
4	APR. 30, 2021	Rev. as per city comment & re-issued for Permit
3	APRIL 16, 2021	ISSUED FOR PERMIT
2	APRIL 05, 2021	ISSUED TO CLIENT FOR TENDER
1	MAR 27, 2021	ISSUED FOR CLIENT'S REVIEW

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

Marco Campagna 23954
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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Ground Floor Plan

Mr. & Mrs. Cachia Residence
38 Watson Crescent

Model Name:
Garage

Project No:
21-07

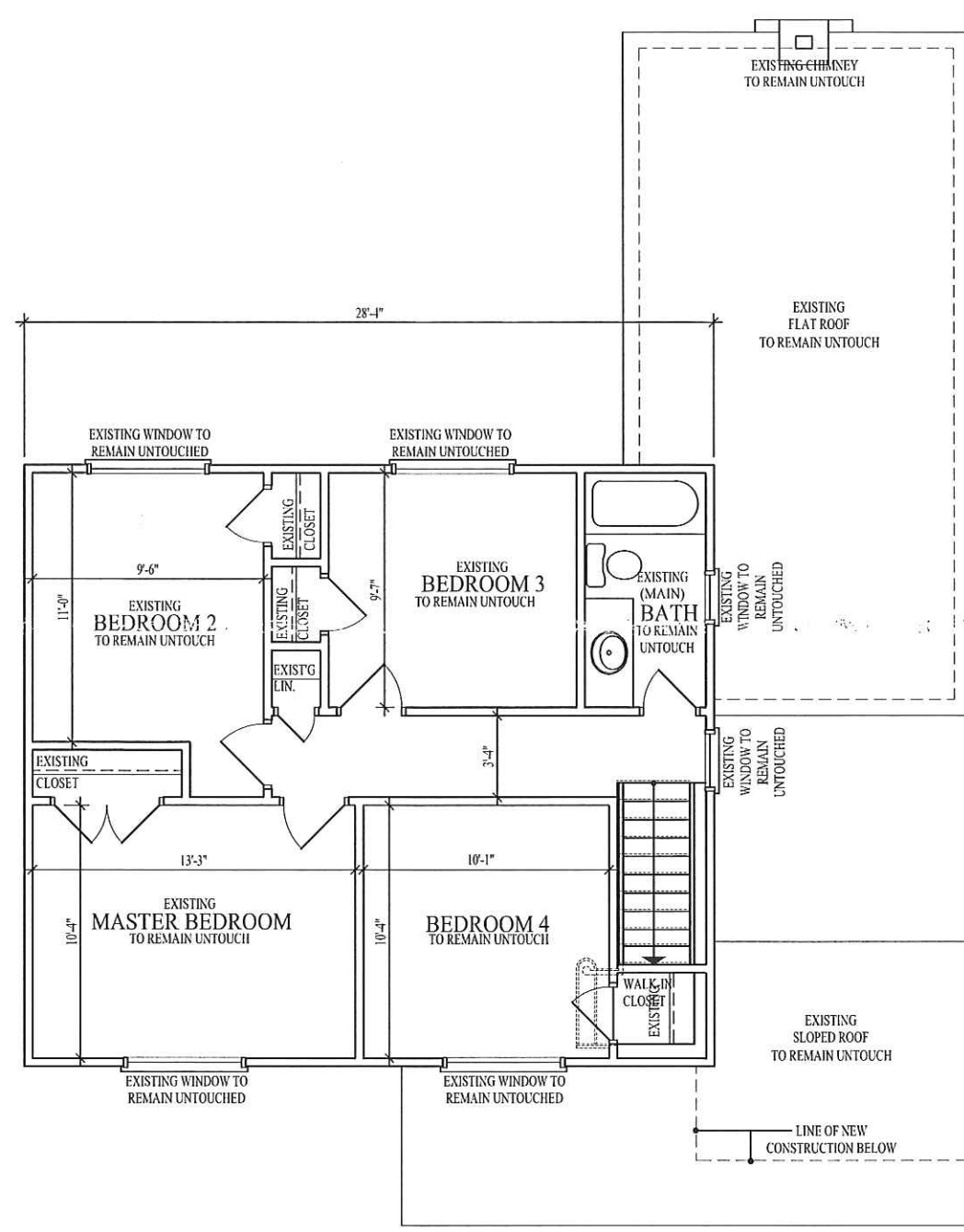
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A2

Scale: 3/16"=1'-0"

WALL TYING:
CONNECT 2"x4" STUD
THROUGH VENEER INTO
EXISTING CORNER STUD W/
1/2" LAG SCREWS @ 16" O.C.
VERT. SPACING

EXISTING AREA CALCULATIONS

EXISTING BUILDING COVERAGE	1037 SQ. FT.
NEW GARAGE COVERAGE	196 SQ. FT.
TOTAL BUILDING COVERAGE	1233 SQ. FT. 114.54 m2



NOTE:
NEW CONSTRUCTION
ALL OTHER WALLS ARE EXISTING

O.REG. 332/12

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AS CONSTRUCTED ENTIRELY MUST BE VERIFIED PRIOR TO OAKING FOUNDINGS.
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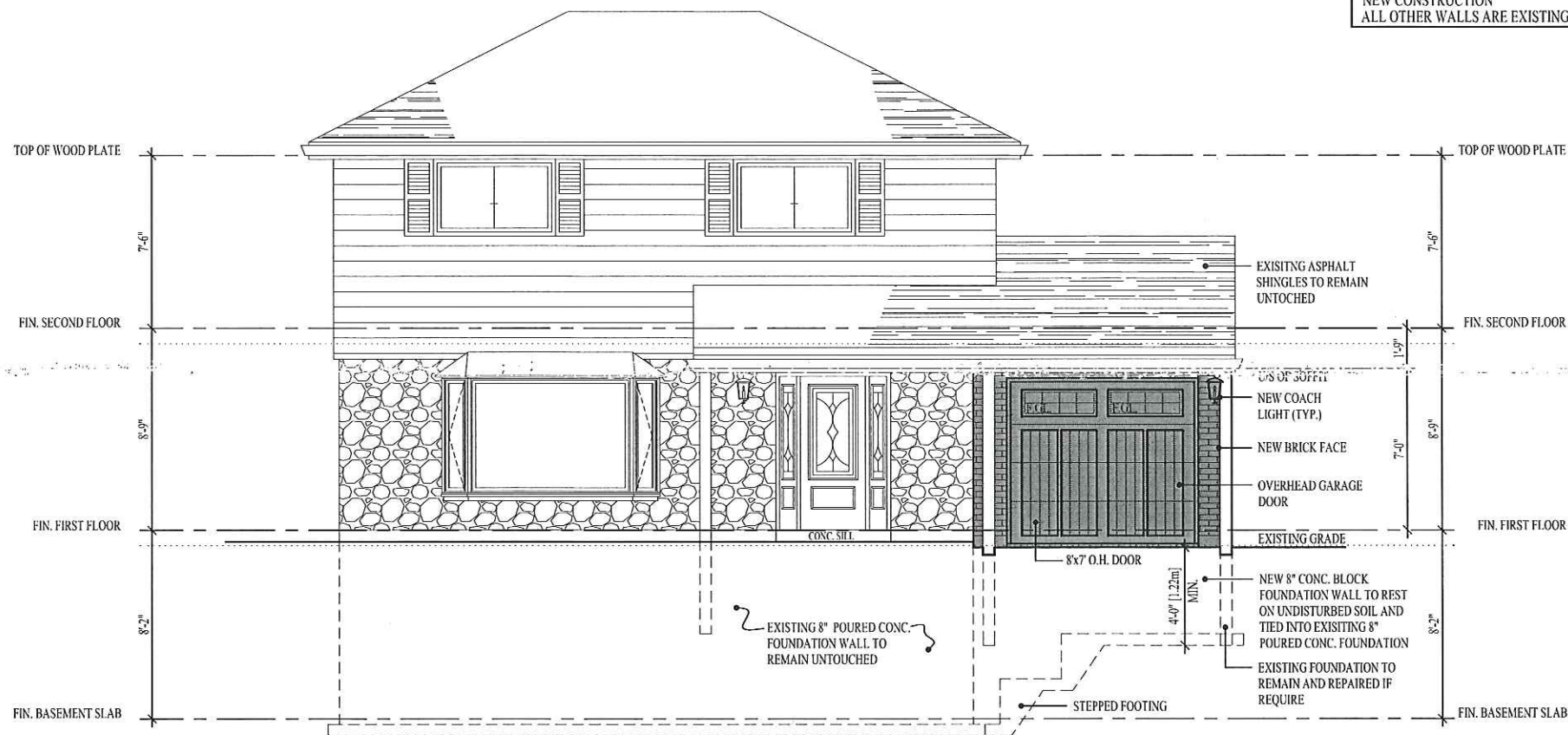
**i-DESIGN CAD
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6 DUNCAN BULL DRIVE
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Existing Second Flr. Pl.

Mr. & Mrs. Cachia Residence
38 Watson Crescent

Model Name:
Garage

Project No: 21-07	Page No: A3
Scale: 3/16"=1'-0"	



1 **FRONT ELEVATION**
SCALE: AS NOTED

NOTE:
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O.REG. 332/12

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AS CONSTRUCTED DETAILS MUST BE VERIFIED PRIOR TO FINISHING FOOTINGS.

DESIGN CAD SERVICE HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONSTRUCTION OR WORK CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

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FIRM NAME BCIN

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6 DUNCAN BULL DRIVE
BRAMPTON ONT. L6W 1H3
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Front Elevation
Mr. & Mrs. Cachia Residence
38 Watson Crescent

Model Name:
Garage

Project No:
21-07
Scale: 3/16"=1'-0"

Page No:
A4



STRUCTURAL NOTE:
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STRUCUTRAL ENGINEER

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Marco Campagna 23954
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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<i>i-DESIGN CAD SERVICE INC.</i>	40529
FIRM NAME	BCIN

i-DESIGN CAD
SERVICE INC.

6 DUNCAN BULL DRIVE
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TEL: 416-399-7697
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Right Side Elevation

Mr. & Mrs. Cachia Residence
38 Watson Crescent

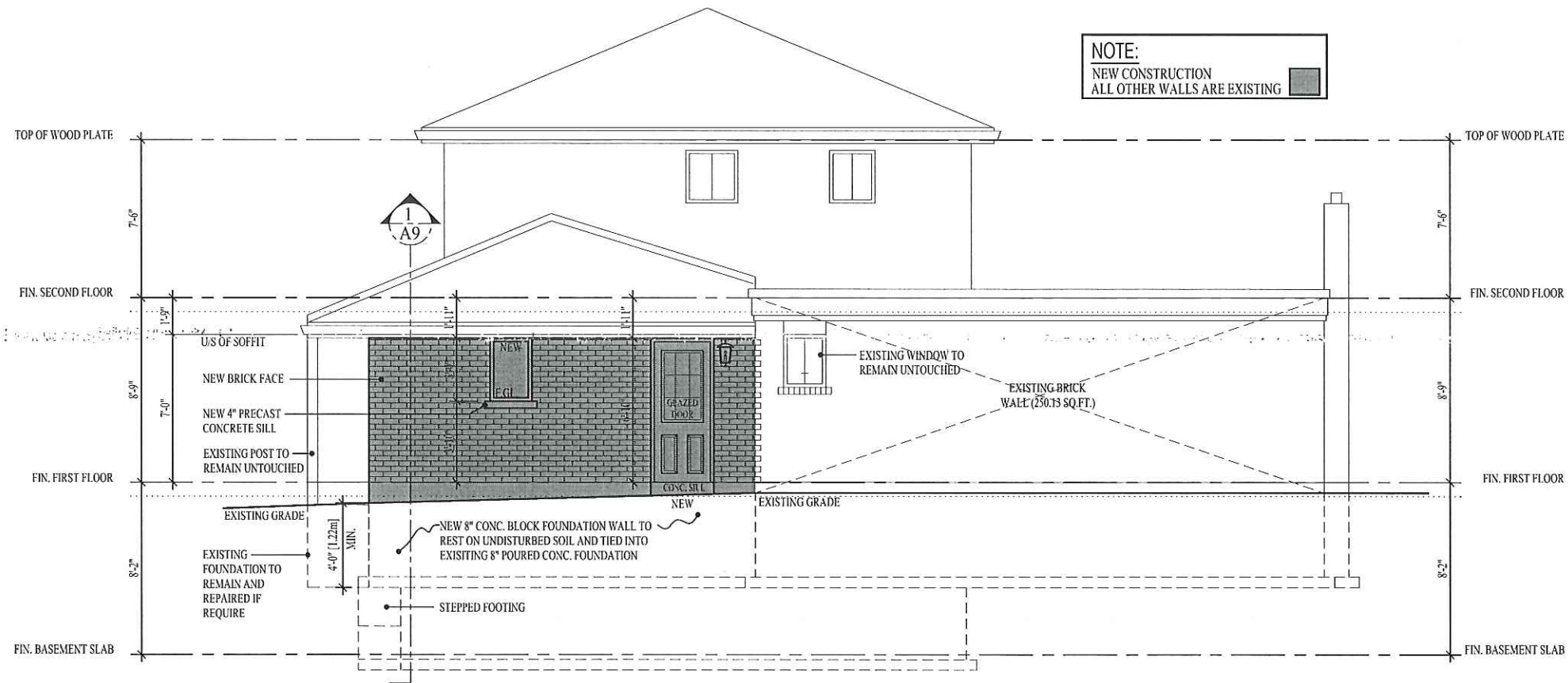
Model Name:

Garage

Project No:	Page No:
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Scale: $3/16"=1'-0"$



NEW CONDITION + EXISTING CONDITION		
LIMITING DISTANCE		
WALL AREA	411.55 S.F.	38.23m ²
ALLOWABLE OPENINGS @ 7.0%	28.80 S.F.	2.67m ²
PROPOSED GLAZED OPENING	28.55 S.F.	2.65m ²

EXISTING CONDITION		
LIMITING DISTANCE		
WALL AREA	250.13 S.F.	23.23m2
ALLOWABLE OPENINGS @ 7.0%	17.50 S.F.	1.62m2
PROPOSED GLAZED OPENING	3.61 S.F.	0.33m2

2 RIGHT SIDE ELEVATION
SCALE: AS NOTED

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REDRESSED TO SATISFACTORY SERVICE PRIOR TO COMMENCEMENT OF WORK.

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AS CONSTRUCTED, THE WORK MUST BE VERIFIED PRIOR TO OBTAINING BUILDINGS.

i-DESIGN CAD SERVICE HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONSTRUCTION OR SUB-CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

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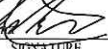


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Marco Campagna  23954
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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FIRM NAME BCIN

i-DESIGN CAD SERVICE INC.

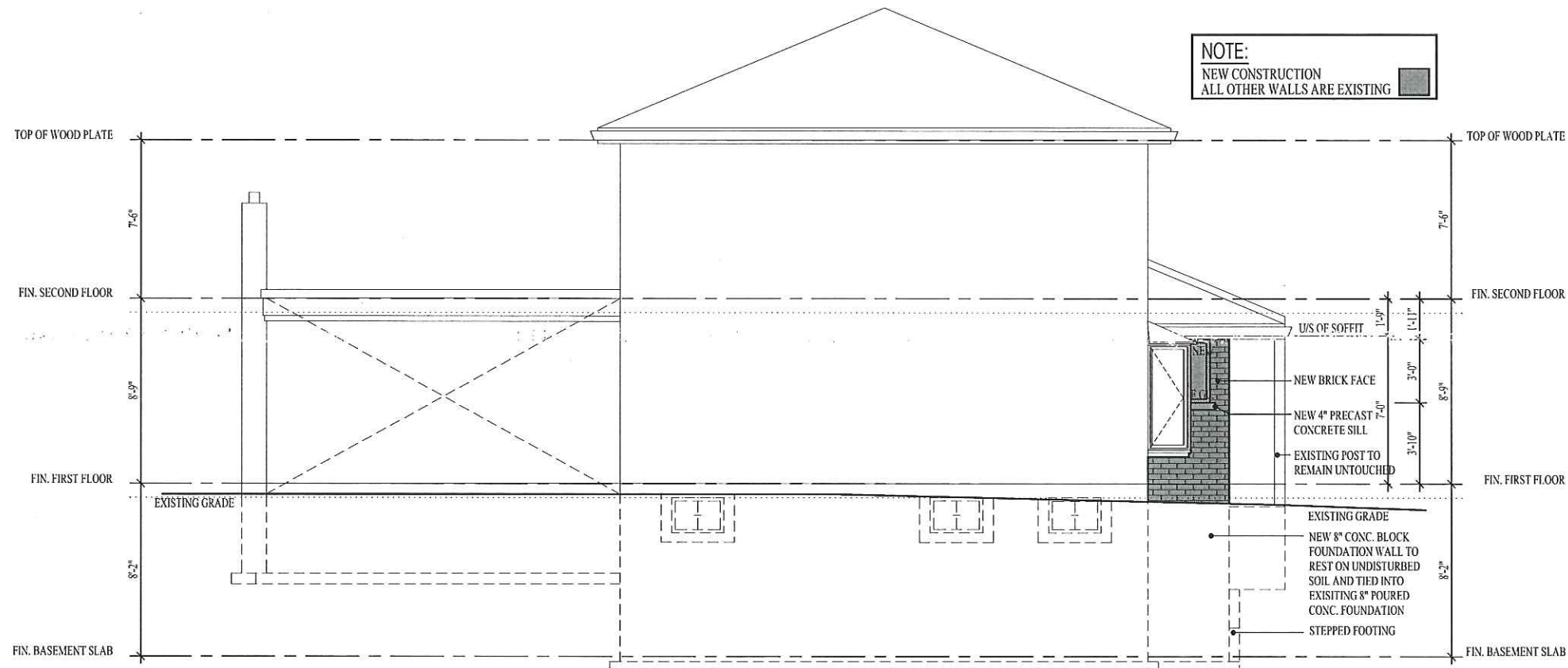
6 DUNCAN BULL DRIVE
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TEL: 416-399-7697
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Left Side Elevation

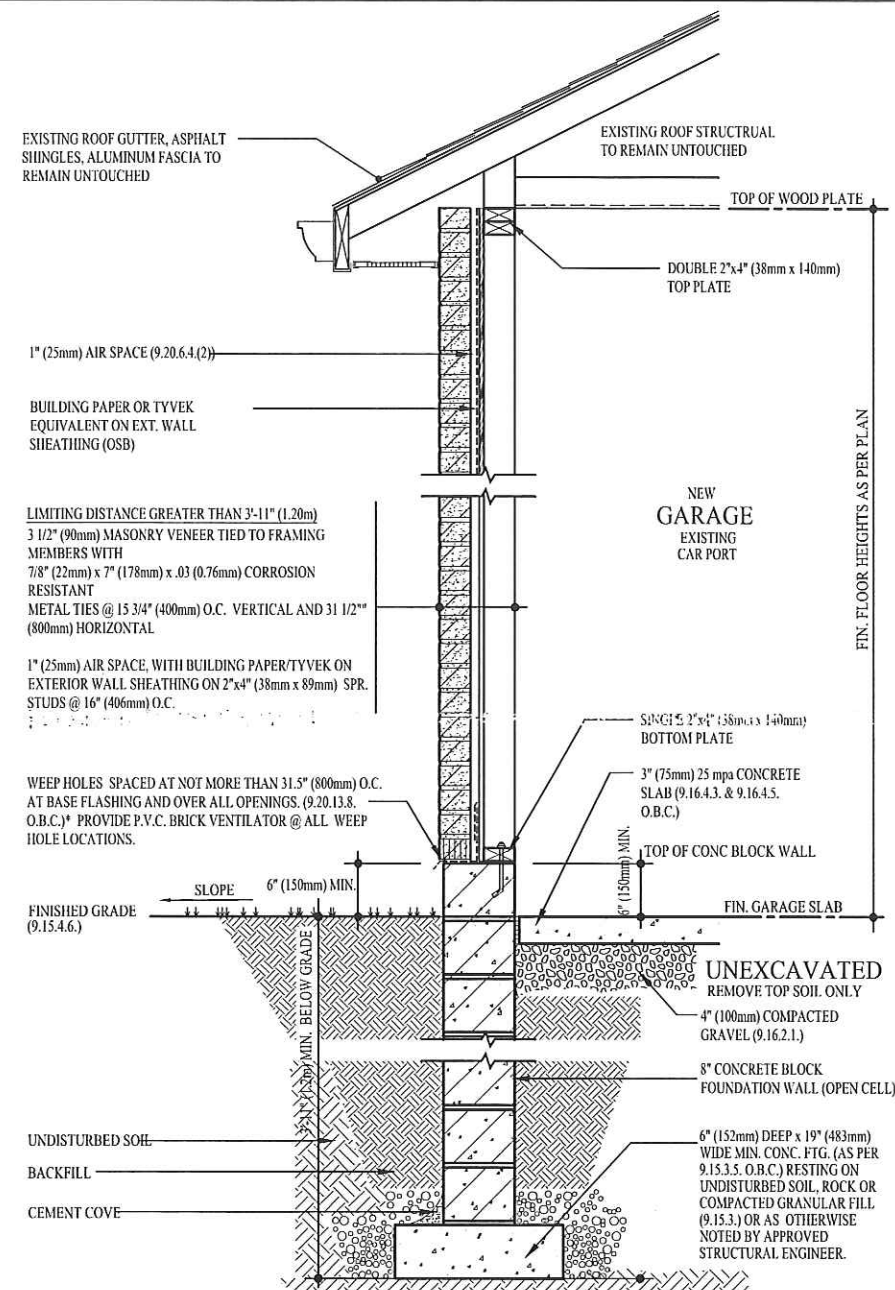
Mr. & Mrs. Cachia Residence
38 Watson Crescent

Model Name:
Garage

Project No: 21-07
Page No: A6
Scale: 3/16"=1'-0"



3 LEFT SIDE ELEVATION
SCALE: AS NOTED



1 STOREY BRICK VENEER WALL SECTION
SCALE: 3/4" = 1'-0"

WOOD LINTELS:

WB1 = 2-2" x 8" (2-38x184) SPR. No. 2
WB2 = 3-2" x 8" (3-38x184) SPR. No. 2
WB3 = 2-2" x 10" (2-38x235) SPR. No. 2
WB4 = 3-2" x 10" (3-38x235) SPR. No. 2
WB5 = 2-2" x 12" (2-38x286) SPR. No. 2
WB6 = 3-2" x 12" (3-38x286) SPR. No. 2

STEEL LINTELS:

L1 = 3 1/2" x 3 1/2" x 1/4" (90 x 90 x 6)
L2 = 4" x 3 1/2" x 5/16" (100 x 90 x 8)
L3 = 5" x 3 1/2" x 5/16" (125 x 90 x 8)
L4 = 6" x 3 1/2" x 3/8" (150 x 90 x 10)
L5 = 6" x 4" x 3/8" (150 x 100 x 10)
L6 = 7" x 4" x 3/8" (180 x 100 x 10)

BRICK VENEER LINTELS:

WL1 = 3 1/2" x 3 1/2" x 1/4" (90x90x6) + 2-2"x8" SPR.
WL2 = 4" x 3 1/2" x 5/16" (100x90x8) + 2-2"x8" SPR.
WL3 = 5" x 3 1/2" x 5/16" (125x90x8) + 2-2"x8" SPR.
WL4 = 6" x 3 1/2" x 3/8" (150x90x10) + 2-2"x12" SPR.

WINDOWS, DOORS &, SKYLIGHTS: (9.7. O.B.C.)

FOR PERFORMANCE OF WINDOWS, DOORS AND SKYLIGHTS SEE 9.7.3 OF O.B.C.
INSTALLATION OF WINDOWS, DOORS AND SKYLIGHTS SHALL CONFORM TO CAN/CSA-A440.4 AS PER 9.7.6.1. WINDOWS AND EXTERIOR DOORS, EXCEPT GARAGE DOORS, SHALL BE PROVIDED WITH STORM WINDOWS, DOORS OR OTHER MEANS OF MINIMIZING HEAT LOSS OR INFILTRATION. CAULKING SHALL BE PROVIDED BETWEEN WINDOW AND DOOR FRAMES AND EXTERIOR SIDING OR MASONRY. A DOOR BETWEEN A GARAGE AND DWELLING SHALL BE AN EXTERIOR TYPE, TIGHT FITTING AND WEATHER STRIPPED TO PROVIDE AN EFFECTIVE BARRIER AGAINST GAS AND EXHAUST FUMES AND SHALL BE FITTED WITH A SELF CLOSING DEVICE AND SHALL COMPLY WITH RESISTANCE TO FORCED ENTRY; DOOR TO GARAGE SHALL NOT OPEN INTO A BEDROOM. DOORS TO DWELLING SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF KEYS. ATTIC ACCESS HATCH TO BE 20"x28" (500mm x 700mm) INSULATED AND WEATHER STRIPPED. EVERY FLOOR LEVEL CONTAINING BEDROOMS MUST BE PROVIDED WITH AT LEAST 1 OUTSIDE WINDOW THAT CAN BE OPENED FROM THE INSIDE WITHOUT THE USE OF TOOLS. THESE WINDOWS MUST HAVE AN UNOBSTRUCTED OPEN PORTION HAVING A MIN. AREA OF 0.35 SQ.M. (3.8 SQ.FT.) WITH NO DIMEN. LESS THAN 380mm (15") AND MAINTAIN THE REQUIRED OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT (SEE 9.9.10.1 O.B.C.). FOR SLIDING WINDOWS, THE MINIMUM DIMEN. MUST APPLY TO THE OPENABLE PORTION OF THE WINDOW. SILLS MUST BE NO MORE THAN 1m (33") ABOVE THE FLOOR. FOR EGRESS WINDOWS, MANUFACTURED WINDOWS, DOOR AND SKYLIGHTS SHALL CONFORM TO AAMA WDMA CSA 101/15.2/A440, "NAFS" STANDARDS (SEE 9.7.4.1. O.B.C.). RESISTANCE TO FORCED ENTRY FOR DOORS, FRAMES AND HARDWARE THAT CONFORM TO A SECURITY LEVEL OF AT LEAST GRADE 10 AS DESCRIBED IN THE ANNEX TO ASTM F476. * SECURITY OF SWINGING DOOR ASSEMBLIES* ARE NOT REQUIRED TO CONFORM TO 9.7.5.2. (3), (4), & (5). (SEE 9.7.5.2. O.B.C.). FOR RESISTANCE TO FORCED ENTRY FOR DOORS & WINDOWS REFER TO O.B.C. 9.7.5.2. & 9.7.5.3. MAIN ENTRANCE DOORS TO DWELLING UNITS SHALL BE PROVIDED WITH A DOOR VIEWER OR TRANSPARENT GLAZING IN THE DOOR, OR A SIDELIGHT. (SEE O.B.C. 9.7.2.) FOR RESISTANCE TO FORCED ENTRY FOR DOORS & WINDOWS REFER TO O.B.C. 9.7.5.2. & 9.7.5.3. STRUCTURAL FRAME BASEMENT WINDOWS (O.B.C. 9.7 & 3.1.1.9.(3) SB-12) BASEMENT WINDOWS TO HAVE A PVC WINDOW FRAME WITH THE HEADER REINFORCED WITH GALVANIZED STEEL U-CHANNEL, AND SUPPLIED BY "INTEGRAL WINDOW SYSTEMS", AND MEETING THE REQUIREMENTS OF CAN CSA STANDARD S904.1-94 MASONRY DESIGN FOR BUILDINGS AS EVALUATED BY "INTERTEK" REPORT 101436654TOR-001.

FIRE PROTECTION: (9.10. O.B.C.)

AN EXPOSED BUILDING FACE, LESS THAN 4'-0" (1.2m) FROM THE LOT LINE SHALL HAVE A MINIMUM FIRE RESISTANCE RATING OF 3/4 HOURS. * EXTERIOR WALLS LESS THAN 2'-0" (0.6m) FROM THE LOT LINE SHALL BE CLAD WITH NON-COMBUSTIBLE MATERIAL. * WALLS LESS THAN 4'-0" (1.2m) FROM THE LOT LINE SHALL HAVE NO UNPROTECTED WINDOWS. * PARTY WALLS SHALL HAVE ONE HOUR MINIMUM FIRE RATING. * PROVIDE FIRE BLOCKS AS PER 9.10.16. O.B.C. * FLAME SPREAD RATING OF INTERIOR FINISHES 150 MAXIMUM (SEE 9.10.17. O.B.C.) * SMOKE ALARMS CONFORMING TO CAN ULC-353 SHALL BE INSTALLED IN LOCATIONS AS PER 9.10.19.3 O.B.C. ON EACH STOREY, IN EACH BEDROOM & IN EACH HALLWAY AND INSTALLED AS PER CANULC-353 * SMOKE ALARMS SHALL HAVE A VISIBLE SIGNALING COMPONENT AS PER 9.10.19.3.(3) * FOR SOUND PATTERNS OF SMOKE ALARMS SEE 9.10.19.2. * GABLE END WALLS LESS THAN 4'-0" (1.2m) TO LOT LINE SHALL HAVE MINIMUM ONE LAYER OF 5/8" LABELLED DRYWALL ON INSIDE FACE UP TO UNDER SIDE OF DECK. * WHERE FUEL BURNING APPLIANCES ARE INSTALLED IN A SUITE OF RESIDENTIAL OCCUPANCY A CARBON MONOXIDE ALARM SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA IN THE SUITE (9.33.4.2. O.B.C.) SMOKE ALARMS SHALL BE PROVIDED WITH A BATTERY AS AN ALTERNATE POWER SOURCE IN CASE REGULAR POWER SUPPLY IS INTERRUPTED (SEE 9.10.19.4)

EXCAVATION: (9.12. O.B.C.)

EXCAVATION: TOP SOIL AND VEGETABLE MATTER IN ALL UNEXCAVATED AREAS UNDER BUILDINGS SHALL BE REMOVED.

DRAINAGE: (9.14. O.B.C.)

SURFACE DRAINAGE: THE BUILDING SHALL BE LOCATED ON THE BUILDING SITE GRADED SO THAT WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES. SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM THE BUILDING. WATER SUPPLY WITH OR LEACHING BED. SUMP PITS, IF REQUIRED WHERE GRAVITY DRAINAGE IS NOT PRACTICAL, SHALL BE COVERED TO RESIST REMOVAL BY CHILDREN & SEALED IN ACCORDANCE TO SENTENCE 9.23.3.3 (16) (SEE 9.14.5.2)

FOOTINGS AND FOUNDATIONS: (9.15. O.B.C.)

CONCRETE FOOTINGS SHALL REST ON UNDISTURBED SOIL WITH ALLOWABLE BEARING OF 150 KPA (21.76 PSI) OR GREATER. WHEN BEARING CAPACITY OF SOIL IS LESS THAN 150 KPA, STRUCTURAL ENGINEER SHOULD BE NOTIFIED IMMEDIATELY PRIOR TO COMMENCEMENT OF WORK. * MINIMUM DEPTH OF FOUNDATIONS TO BE 4'-0" (1.2m) BELOW FINISHED GRADE. * AS PER 9.3.1.6. O.B.C. CONCRETE FOR UNREINFORCED FOOTINGS AND FOUNDATION WALLS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AFTER 28 DAYS OF 15 MPa (2200 PSI) * 32 MPa FOR GARAGE FLOORS AND ALL EXTERIOR FLATWORK * 20 MPa FOR INTERIOR FLOORS OTHER THAN GARAGES * CONCRETE USED FOR GARAGE FLOORS AND EXTERIOR STEPS SHALL HAVE AIR ENTRAINMENT OF 5 - 8% * WHERE STEPPED FOOTINGS ARE USED THE VERTICAL RISE BETWEEN HORIZONTAL PORTIONS SHALL NOT EXCEED 23 5/8" (600mm) AND THE HORIZONTAL DISTANCE BETWEEN RISERS SHALL BE NOT LESS THAN 600mm (23 5/8") (9.15.3.9. O.B.C.). * FOUNDATION WALLS SHALL EXTEND MINIMUM 150mm (5 7/8") ABOVE GRADE. * UNIT MASONRY WALLS TO BE DAMPPROOFED AND PARGED BELOW GRADE WITH MINIMUM 1/4" (6mm) MORTAR PARING AND SHALL BE COVERED OVER FOOTINGS. * CONCRETE WALLS TO BE DAMPPROOFED SHALL HAVE ALL HOLES AND RECESSES RESULTING FROM REMOVAL OF FORM TIES, SEALED WITH CEMENT MORTAR OR DAMPPROOFING MATERIAL. * MINIMUM FOOTING SIZES (9.15.3.3 O.B.C.) * EXTERIOR FOUNDATION WALL SHALL BE DRAINED BY DRAINAGE TILE OR PIPE LAID AROUND THE EXTERIOR PART OF THE FOUNDATION WALL. THE DRAIN PIPE OR TILE SHALL BE COVERED WITH NO LESS THAN 150mm (5 7/8") OF CRUSHED STONE OR OTHER COARSE, CLEAN GRANULAR MATERIAL (9.14.4.3 O.B.C.) * REDUCED FOUNDATION WALLS TO ALLOW BRICK FACING AND MAINTAIN LATERAL SUPPORT: THE BRICKS TO MIN. 3.54" (90mm) CONCRETE WITH TIES HAVING A MIN CROSS SECTIONAL AREA OF NOT LESS THAN 17.8 sq mm AND NOT LESS THAN A 50mm PORTION BENT AT RIGHT ANGLES AT EACH END (SEE 9.20.9.4. O.B.C.) AND SPACED @ NOT MORE THAN 200mm O.C. VERTICAL AND 900mm O.C. HORIZONTAL. FILL SPACE BEHIND BRICK WITH MORTAR.

WOOD FRAME CONSTRUCTION: (9.23.O.B.C.)

ALL FLOOR JOISTS AND BEAMS TO BE #2 GRADE SPRUCE OR EQUAL UNLESS STATED OTHERWISE. * SILL PLATES NOT LESS THAN 38mm x 89mm PROVIDING BEARING FOR THE FLOOR SYSTEM SHALL BE ANCHORED TO THE FOUNDATION WITH MINIMUM 1/2" (12.7mm) DIAMETER ANCHOR BOLTS SPACED NOT MORE THAN 7'-10" O.C. (2.4m) * ANCHOR BOLTS SHALL BE FASTENED TO THE SILL PLATE WITH NUTS & WASHERS AND SHALL BE EMBEDDED NOT LESS THAN 4" (100mm) IN THE FOUNDATION AND SO DESIGNED THAT THEY MAY BE TIGHTENED WITHOUT WITH DRAWING THEM FROM THE FOUNDATION. * JOISTS SHALL HAVE A MINIMUM 1 1/2" (38mm) END BEARING. * BEAMS SHALL HAVE MINIMUM 3 1/2" (89mm) END BEARING. * JOISTS FRAMED INTO THE SIDES OF WOOD BEAMS SHALL BE SUPPORTED ON METAL JOIST HANGERS. * HEADER JOISTS SHALL BE DOUBLED WHEN THEY EXCEED 3'-11" (1.2m) IN LENGTH. * HEADER JOISTS EXCEEDING 10'-6" (3.2m) IN LENGTH SHALL BE DETERMINED BY CALCULATION. * TRIMMER JOISTS SHALL BE DOUBLED WHEN LENGTH OF HEADER JOIST EXCEEDS 2'-6" (800mm) * WHEN HEADER JOIST EXCEEDS 6'-7" (2.00m) SIZE OF TRIMMER JOISTS SHALL BE DETERMINED BY CALCULATION. * LOADBEARING INTERIOR WALLS PARALLEL TO FLOOR JOISTS SHALL BE SUPPORTED BY BEAMS OR WALLS OF SUFFICIENT STRENGTH TO TRANSFER SAFELY THE DESIGN LOADS TO VERTICAL SUPPORTS. * LOADBEARING INTERIOR WALLS AT RIGHT ANGLES TO FLOOR JOISTS SHALL BE LOCATED NOT MORE THAN 2'-11" (660mm) FROM JOIST SUPPORT WHEN THE WALL DOES NOT SUPPORT A FLOOR, AND NOT MORE THAN 2'-0" (600mm) FROM THE JOIST SUPPORT WHEN THE WALL SUPPORTS ONE OR MORE FLOORS, UNLESS THE JOIST SIZE IS DESIGNED TO SUPPORT SUCH LOADS. * NON-LOADBEARING INTERIOR WALLS AT RIGHT ANGLES TO THE FLOOR JOISTS ARE NOT RESTRICTED AS TO LOCATION. * NON-LOADBEARING WALLS PARALLEL TO THE FLOOR JOISTS SHALL BE SUPPORTED BY JOISTS BENEATH THE WALL OR ON BLOCKING BETWEEN THE JOISTS. * BLOCKING FOR THE SUPPORT OF NON-LOADBEARING WALLS SHALL BE NOT LESS THAN 2"x4" (38mm x 89mm) LUMBER, SPACED NOT MORE THAN 4'-0" (1.2m) APART. * DOUBLE TOP PLATE FOR ALL LOADBEARING PARTITIONS. * DOUBLE STUDS AT CORNERS AND EACH SIDE OF OPENINGS. * FASTENINGS OF SHEATHING & SUB FLOORING SHALL CONFORM TO 9.23.3.5 WHERE ROOF SHEATHING SUPPORTS ARE SPACED AT MORE THAN 406mm O.C. THE MAXIMUM SPACING OF FASTENERS FOR ROOF SHEATHING SHALL BE 150mm ALONG EDGES AND INTERMEDIATE SUPPORTS (SEE 9.23.3.5). AS PER 9.23.9.4. O.B.C. CROSS BRIDGING FOR FLOOR JOISTS TO BE LOCATED NOT MORE THAN 6'-11" (2.1m) FROM EACH SUPPORT OR OTHER ROWS OF BRIDGING. * STRAPPING SHALL BE AT LEAST 1"x3" (19mm x 64mm) NAILED TO THE UNDERSIDE OF FLOOR JOISTS. *

HEAT TRANSFER, AIR LEAKAGE, AND CONDENSATION CONTROL: (9.25. O.B.C.)

ALL WALLS, CEILINGS & FLOORS SEPARATING HEATED SPACE FROM UNHEATED SPACE, THE EXTERIOR AIR OR THE EXTERIOR SOIL SHALL BE PROVIDED WITH THERMAL INSULATION IN CONFORMANCE WITH SECTION 12.2 TO PREVENT MOISTURE CONDENSATION ON THEIR ROOM SIDE DURING THE WINTER AND TO ENSURE COMFORTABLE CONDITIONS FOR THE OCCUPANTS.

WINDOWS & SLIDING GLASS DOORS: (12.3.1.2. O.B.C.)

THE ENERGY RATING AND THE OVERALL COEFFICIENT OF HEAT TRANSFER REQUIRED FOR WINDOWS AND SLIDING GLASS DOORS SHALL BE DETERMINED IN CONFORMANCE WITH CAN/CSA-A440.2, "FENESTRATION ENERGY PERFORMANCE", OR NFRC 100, "PROCEDURE OF DETERMINING FENESTRATION PRODUCT U-FACTOR" AND NFRC 200, "PROCEDURE FOR DETERMINING FENESTRATION PRODUCT SOLAR HEAT GAIN COEFFICIENT AND VISIBLE TRANSMITTANCE AT NORMAL INCIDENCE". (SEE 12.3.1.2. O.B.C.)

FLOORS ON GROUND: (9.16.O.B.C.)

CONCRETE SLABS ON GROUND SHALL BE MINIMUM 3" (75mm) THICK EXCLUSIVE OF CONCRETE TOPPING AND, EXCEPT FOR SLABS IN GARAGES ON NOT LESS THAN 4" (100mm) GRANULAR MATERIAL (SEE 9.16.2. O.B.C.) CONCRETE SLABS ON GRADE SHALL BE REINFORCED WITH A 6"x6", 6/6 MESH LOCATED NEAR MID-DEPTH OF SLAB. * CONCRETE SLABS UNDER FINISHED AREAS SHALL BE DAMPPROOFED WITH 6 MIL (0.15mm) POLYETHYLENE. * THE TOP OF EVERY SLAB ON GRADE SHALL BE MIN 6" (150mm) ABOVE GRADE. * ANY OTHER FILL BENEATH THE TOP PORTION OF COARSE CLEAN GRANULAR MATERIAL SHALL BE COMPACTED.

GENERAL NOTES:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE, O.REG. 332/12
GAS PROOFING OF GARAGES: CONSTRUCTION BETWEEN ATTACHED OR BUILT IN GARAGES AND DWELLING UNITS SHALL PROVIDE AN EFFECTIVE BARRIER TO GAS AND EXHAUST FUMES. CEILINGS AND STUD PARTITIONS SHALL HAVE ONE LAYER 1/2" DRYWALL FILLED AND TAPED. FINISHED FLOORING IN BATHROOMS, KITCHENS, PUBLIC ENTRANCE HALLS, LAUNDRY & GENERAL STORAGE AREAS SHALL CONSIST OF RESILIENT FLOORING, FLEX-ETHYLENE FIBER FLOOR COVERINGS, CONCRETE, TERRAZZO, CERAMIC TILE, MASTIC OR OTHER TYPES OF FLOORING PROVIDING SIMILAR DEGREES OF WATER RESISTANCE.
FOR REQUIREMENTS INVOLVING THE INSTALLATION OF BACKWATER VALVES SEE 7.4.6.4 "PROTECTION FROM BACK FLOW".
FOR INSULATION OF FOUNDATION WALLS AND SLABS WITHIN 600mm OF ADJACENT GROUND LEVEL REFER TO SB-12.3.1.1.6
WHERE A SUPPLY DUCT OR RETURN IS NOT PROTECTED BY AN INSULATED EXTERIOR WALL OR WHERE THE DUCT IS EXPOSED TO AN UNHEATED SPACE IT SHALL BE INSULATED TO PROVIDE A THERMAL RESISTANCE OF NOT LESS THAN RSI 2.1. (SEE 6.2.4.3. O.B.C.)
WHERE A SUPPLY DUCT OR RETURN DUCT IS LOCATED IN AN UNCONDITIONED SPACE OR OUTDOORS, AND ALL JOINTS OF THE DUCTWORK SHALL BE SEALED TO A CLASS A SEAL LEVEL IN ACCORDANCE WITH THE SMACNA, "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE". (SEE 6.2.4.3. O.B.C.)
WHERE A SUPPLY DUCT IS LOCATED IN A CONDITIONED SPACE, THE DUCTWORK SHALL BE SEALED TO A CLASS A SEAL LEVEL IN ACCORDANCE WITH THE SMACNA, "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE". (SEE 6.2.4.3. O.B.C.)

O.REG. 332/12

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE IDENTIFIED TO DESIGN CAD SERVICE PRIOR TO COMMENCEMENT OF WORK.

DESIGN CAD SERVICE IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPLICABLE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

AS CONSULTED DRAWINGS MUST BE VERIFIED PRIOR TO PROCEEDING.

DESIGN CAD SERVICE HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONSTRUCTION OR DESIGN CONSTRUCTOR TO COMPLY WITH THE WORK IN ACCORDANCE WITH THE CONSULTANT DOCUMENTS.

THIS DRAWING IS AN INSTRUMENT OF SERVICE, IT IS PROVIDED BY AND FOR THE PROPERTY OF DESIGN CAD SERVICE. THIS DRAWING IS NOT TO BE REPRODUCED.



STRUCTURAL NOTE:
ONLY THE PROPOSED MEMBERS AND EXISTING AFFECTED MEMBERS HAVE CHECKED AND CONFIRMED BY THE STRUCTURAL ENGINEER

5		
4	APR. 30, 2021	Rev. as per city comment & re-issued for Permit
3	APRIL 16, 2021	ISSUED TO FOR PERMIT
2	APRIL 16, 2021	ISSUED TO CLIENT FOR REVIEW
1	MAR 27, 2021	ISSUED FOR CLIENTS REVIEW

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

Marco Campagna 23954
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code

i-DESIGN CAD SERVICE INC. 40529
FIRM NAME BCIN

i-DESIGN CAD SERVICE INC.

6 DUNCAN BULL. DRIVE
BRAMPTON ONT. L6W 1H3
TEL: 416-399-7697

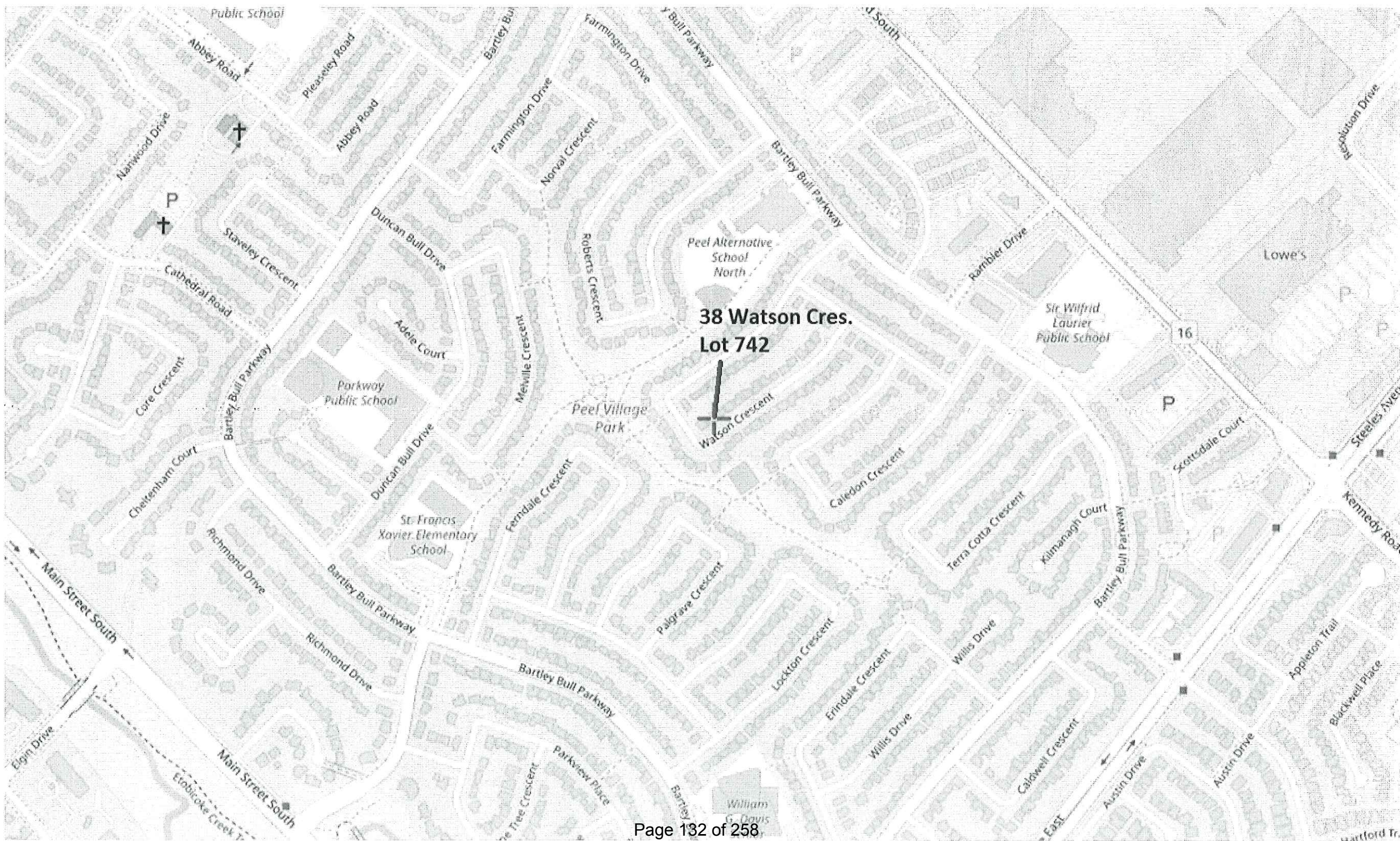
E: marco.g.campagna@gmail.com

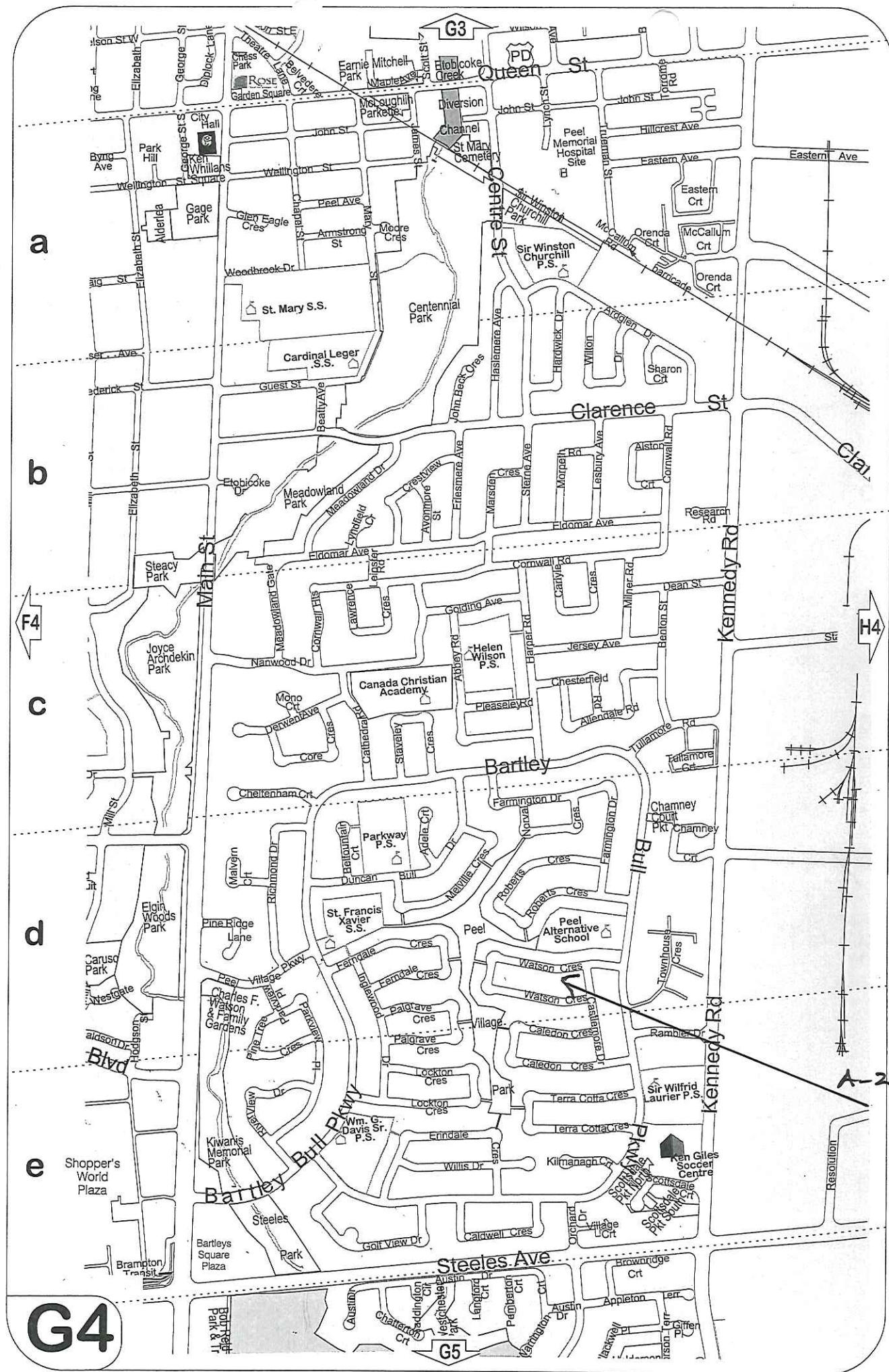
Section & Notes

Mr. & Mrs. Cacia Residence
38 Watson Crescent

Model Name: Garage

Project No: 21-07
Page No: A7
Scale: 3/16"=1'-0"





APPLICATION # A-2021-0121
WARD 10

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **BROOKVALLEY DEVELOPMENTS BRAMPTON INC.** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Part of Block 57, Plan 43M-1745 and Part of Block 135, Plan 43M-1182 municipally known as **47 RAINBROOK CLOSE**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s) associated with a proposed single detached dwelling:

1. To permit a rear yard setback of 9.56m (31.37 ft.) whereas the by-law requires a minimum rear yard setback of 10.0m (32.80 ft.).

OTHER PLANNING APPLICATIONS:

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: _____	NO	File Number: _____
Application for Consent: _____	NO	File Number: _____

The Committee of Adjustment has appointed **TUESDAY, June 22, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. 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.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. This will also entitle you to be advised of a Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.

RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 10th day of June, 2021.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall
2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca

Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically during the COVID-19 Emergency

**Electronic Hearing Procedures
How to get involved in the Virtual Hearing**

Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committees are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

How to Participate in the Hearing:

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, June 17, 2021.**
- Advance registration for applicants, agents and other interested persons is required to participate in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm, Friday, June 18, 2021.**
 - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Friday, June 18, 2021.** City staff will contact you and provide you with further details.
- All Hearings will be livestreamed on the City of Brampton YouTube account at: <https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or <http://video.isilive.ca/brampton/live.html>.

If holding an electronic rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.

EXPLANATORY LETTER

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 47 Rainbrook Close A-2021-0121

To whom it may concern,

The purpose of this minor variance application is to request that a 9.56m rear yard be allowed for the subject property, whereas zone R1D-1245 requires 10.00m. Due to the heavily angled property line at the rear east side of the lot it creates a deficiency of 0.44 metres on that side of the lot. It is to be noted that most of the rear wall of the building complies with the 10.00m rear yard requirement.

Dated this 11 of May, 2021

DAVID HUIE (RN DESIGN LTD)

Applicant

FILE NUMBER: A-2021-0121

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)** Brookvalley Developments Brampton Inc.
Address 137 Boews Road , Concord, ON L4K 1H3

Phone # 905 738 7010 / (5948) **Fax #** _____
Email Domenic@zancorhomes.com

2. **Name of Agent** David Dyce Huie (RN design Ltd)
Address 8395 Jane street
Vaughan, ON, M2J0A4

Phone # 416-738-3177 **Fax #** 905-738-5449
Email Davidh@rngdesign.com

3. **Nature and extent of relief applied for (variances requested):**
Requesting a rear yard setback reduction from required 10.00m to 9.56m

4. **Why is it not possible to comply with the provisions of the by-law?**
Due to the heavily angled property line at the rear east side of the lot it creates a deficiency of 0.44m on the side of the lot. Note that most of the rear wall of the building complies within the 10.00m rear yard set back.

5. **Legal Description of the subject land:**
Lot Number Lot 19 (Block 57)
Plan Number/Concession Number M1821 BLK 135/ M1745 BLK 57
Municipal Address 47 RainBrook Close

6. **Dimension of subject land (in metric units)**
Frontage 11.00
Depth 33.96
Area 431.57

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.)

N/A

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Single detached dwelling
Ground Floor area: 133.1 m2 Building length: 19.94m
Gross Floor area: 301.00m2 Building height: 9.9m
Stories: 2
Building Width: 9.09m

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 N/A
Rear yard setback N/A
Side yard setback N/A
Side yard setback N/A

PROPOSED

Front yard setback 4.5m
Rear yard setback 9.56m (Subject to minor Variance)
Side yard setback 0.60m (Left side)
Side yard setback 1.20m (Right side)

10. Date of Acquisition of subject land: 47 Rainbrook Close
11. Existing uses of subject property: RESIDENTAL
12. Proposed uses of subject property: RESIDENTAL
13. Existing uses of abutting properties: RESIDENTAL
14. Date of construction of all buildings & structures on subject land: 2021
15. Length of time the existing uses of the subject property have been continued: N/A (NEW LOT)
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 _____

D. Dyce

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY _____ OF BRAMPTON

THIS 14 DAY OF MAY, 2021.

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, DAVID DYCE HUIE, OF THE CITY _____ OF BRAMPTON

IN THE PROVINCE _____ OF ONTARIO _____ 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 *21* DAY OF
May, 20*21*

Jeanie Cecilia Myers
a Commissioner, etc.,
Province of Ontario
for the Corporation of the
City of Brampton
Expires April 8, 2024.

D. Dyce

D. Dyce

Signature of Applicant or Authorized Agent

Submit by Email

Jeanie Myers
A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1D-1245

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

L Barbutto

Zoning Officer

May 21, 2021

Date

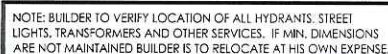
DATE RECEIVED

MAY 21, 2021

Date Application Deemed
Complete by the Municipality

MAY 21, 2021

Revised 2020/01/07



REG. PLAN No.	
ZONE	R1D-1245
LOT NUMBER	LOT 19
LOT AREA(m) ²	431.57
BLDG AREA(m) ²	
LOT COVERAGE(%)	
No. OF STOREYS	2
MEAN HEIGHT(m)	9.9
INT. GARAGE DIMS(m)	5.59X6.10
GARAGE DOOR(m)	2X2.44

FFE	FINISHED FLOOR ELEVATION		SUMP PUMP
TFW	TOP OF FOUNDATION WALL		BELL PEDESTAL
TBS	TOP OF BASEMENT SLAB		CABLE PEDESTAL
USF	UNDER SIDE FOOTING		CATCH BASIN
USFR	UNDER SIDE FOOTING @ REAR		DBL. CATCH BASIN
USFG	UNDER SIDE FOOTING @ GARAGE		ENGINEERED FILL
TEF	TOP OF ENGINEERED FILL		HYDRO CONNECTION
R	NUMBER OF RISERS TO GRADE		FIRE HYDRANT
WOD	WALKOUT DECK		STREET LIGHT
LOB	LOOKOUT BASEMENT		MAIL BOX
WOB	WALK OUT BASEMENT		TRANSFORMER
WUB	WALK UP BASEMENT		SEWER CONNECTIONS LOTS
REV	REVERSE PLAN		SEWER CONNECTIONS LOT
STD	STANDARD PLAN		WATER CONNECTION
	DOOR		WATER VALVE CHAMBER
	WINDOW		HYDRANT AND VALVE
AC	AIR CONDITIONING		HYDRO METER
SP	DOWN SPOUT TO SPLASH PAD		GAS METER
DS	DOWNSPOUT CONNECTED TO STM		MANHOLE - STORM
			MANHOLE - SANITARY

NOTE: USF IS BASED ON 150mm [6"] FOOTING DEPTH. CONTRACTOR TO CONFIRM WITH WORKING DRAWINGS FOR SPECIFIC SIZES THAT MAY SUPERSEDE THIS SIZE.

[illegible]

- IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY FROM THE ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION, WHETHER ADDITIONAL THICKNESS MAY BE REQUIRED.
- LOT GRADING PLANS ASSUME A TBS TO USE DISTANCE OF 0.23, BASED ON FOOTING THICKNESS UP TO 6".
- IF ADDITIONAL FOOTING THICKNESS IS REQUIRED THE USE IS TO BE LOWERED BY THE FOLLOWING AMOUNTS:
 - UP TO 9" FOOTING, LOWER USE BY 0.07
 - 10" FOOTING, LOWER USE BY 0.10
 - 11" FOOTING, LOWER USE BY 0.13
 - 12" FOOTING, LOWER USE BY 0.15
 - 13" FOOTING, LOWER USE BY 0.18
 - 14" FOOTING, LOWER USE BY 0.20



CATEGORIES:
 QUALIFIED DESIGNER BCIN: 20888
 FIRM BCIN: 26995
 DATE: MAY-05-2021

CLIENT ZANCOR HOMES

PROJECT/LOCATION

BRAMPTON,
ONTARIO

DRAWING

SITE PLAN

DRAWN BY

BWS

SCALE

1:250

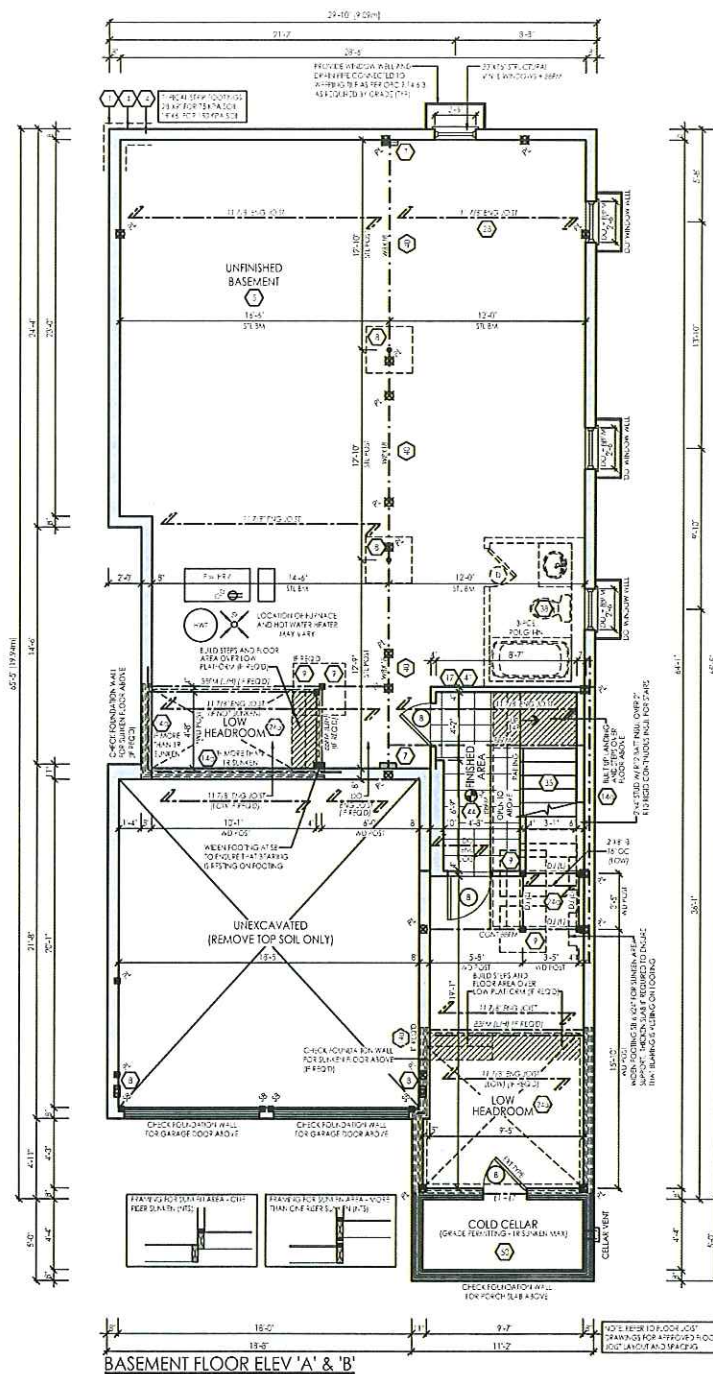
PROJECT No. _____

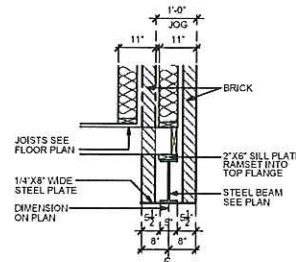
20027

LOT NUMBER

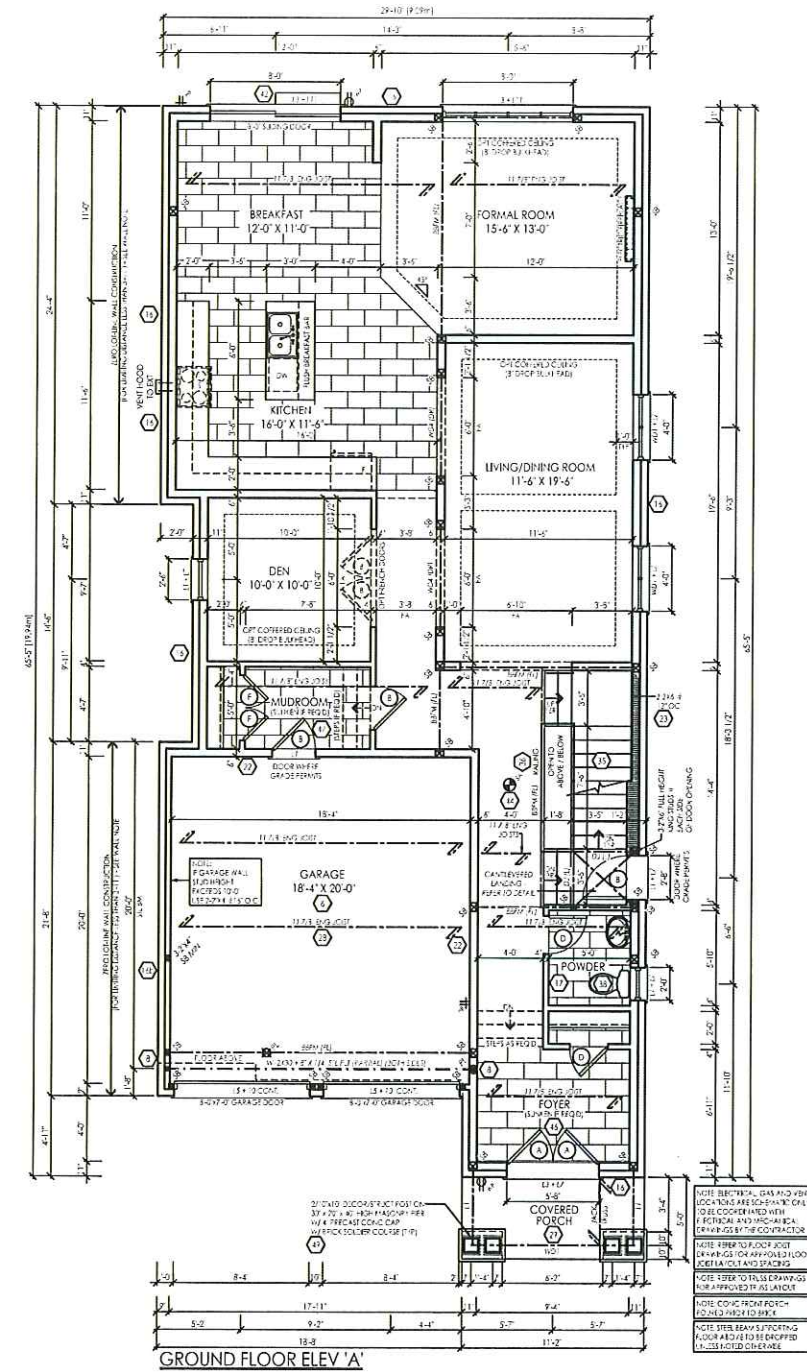
LOT 19







1 TYP. GARAGE BEAM SECTION
N.T.S.



NOTE: ELECTRICAL, GAS AND WATER LOCATIONS ARE SHOWN ONLY TO BE COORDINATED WITH A RETAIL AND MECHANICAL CONTRACTOR.
NOTE: REFER TO FLOOR JOIST OR HANGERS FOR ANY HOLE LOCATIONS FOR VOLT AND SPACING.
NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED HANGERS.
NOTE: COVERED FRONT PORCH TO BE DROPPED TO MATCH.
NOTE: STEEL BEAMS SUPPORTING FLOOR ARE TO BE DROPPED TO MATCH EXISTING.



WWW.RNDESIGN.COM
Tel: 905-738-3177
WWW.IHEPLUSGROUP.CA

I HEREBY CERTIFY THAT I HAVE REVIEWED AND
THESE PLANS ARE ACCURATE FOR THE DESIGN AND CON-
STRUCTION OF THE BUILDING. I AM A REGISTERED
AND IN GOOD STANDING IN THE APPROPRIATE CLASSIFICATION
OF THE PROFESSION.
DATE: 30/04/2021
SIGNATURE: [Signature]
CRA: 30040

W Architect Inc.
DESIGN CONTROL REVIEW
APR. 21, 2021
FINAL BY: [Signature]
The stamp is only for the purpose of design control and does not constitute a professional seal.

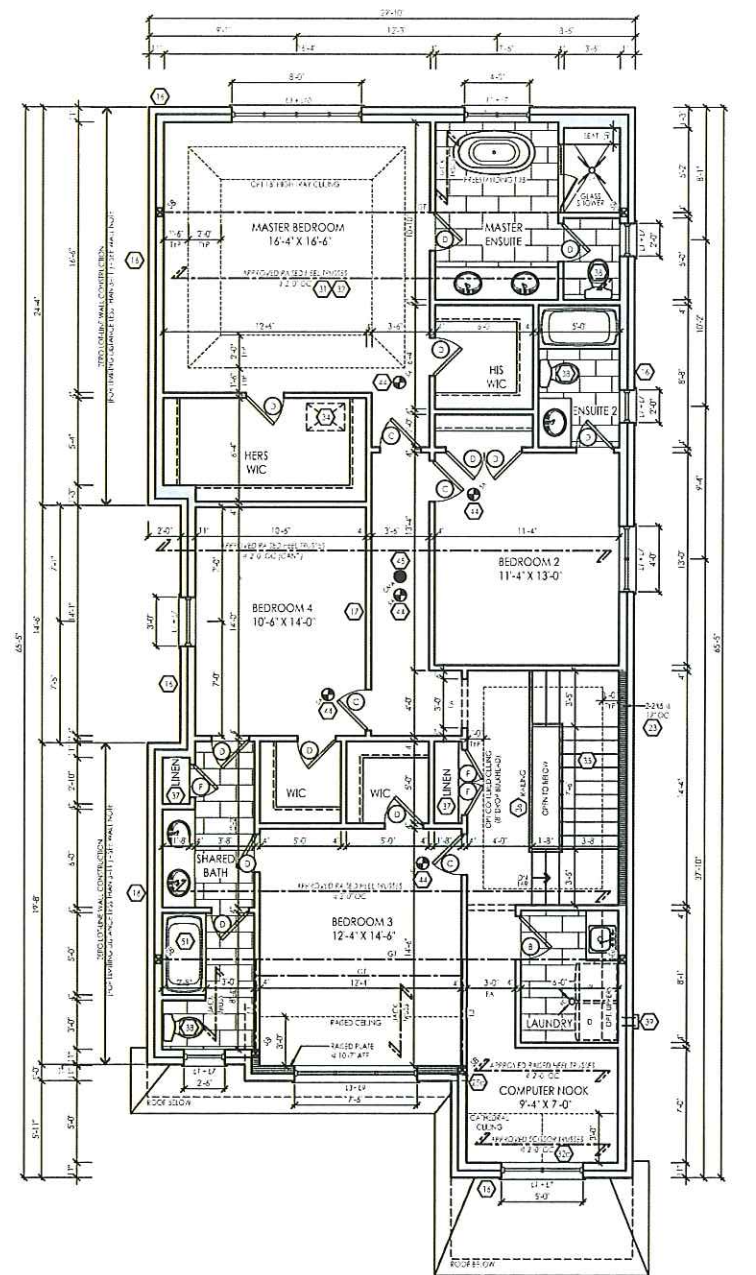


SCHILLER ENGINEERING LTD.
JOB NO. 20027-123
CLIENT: ZANCOR HOMES
STRUCTURAL INFORMATION ONLY
STEEL BEAMS
EXTERIOR WALL UNITS
FOOTING, FOUNDATION WALLS AND SLABS
ENGINEERED FLOOR DECKS AND ROOF TRUSSES (CONTINUED BY OTHERS)

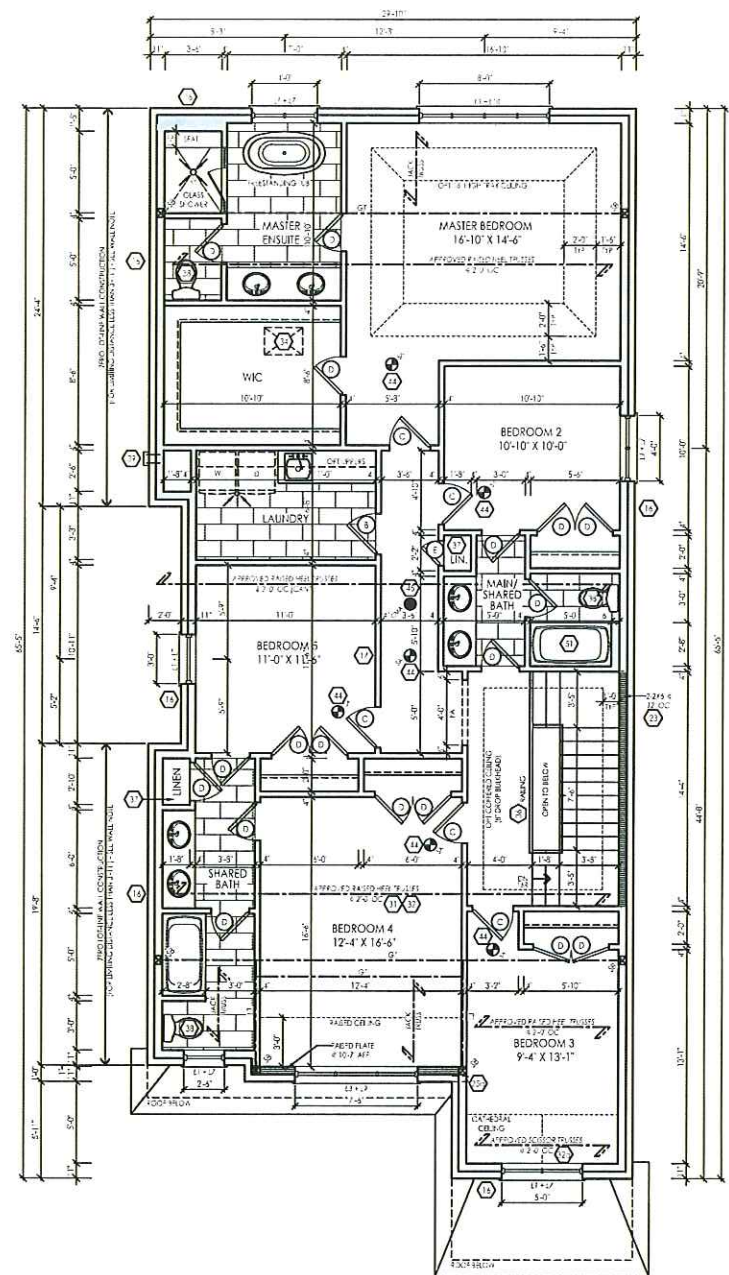
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2	REVISED PER COMMENTS	2021/02/12	TS	TS
3	REVISED PER COMMENTS	2021/02/12	TS	TS

client	Zancor Homes
project	The Reserve at Country Trails Brampton
model	36-4
project no.	20027
scale	3/16" = 1'-0"
sheet	

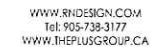
A2



SECOND FLOOR ELEV 'A'



OPT SECOND FLOOR ELEV 'A'
5 BEDROOM PLAN



I, ERIC SCHNEIDER, DECLARE THAT I HAVE REVIEWED AND
 TAKE GOOD RESPONSIBILITY FOR THE DESIGN AND
 BUILD OF THIS DESIGN UNDER MY OWN CONTROL.
 SUBJECT: 324 OF THE FILING CODE. I AM CLASSIFIED
 AND THE TERM IS REGISTERED IN THE APPROPRIATE CLASSIFICATION
 CATEGORIES.
 CLASSIFIED DESIGNER'S SIGNATURE: 3080
 FIRST NAME: 2459
 DATE: 06-12-2021

E. Schneider

SIGNATURE

W Architect Inc.
DESIGN CONTROL REVIEW
APR. 21, 2021
FINAL BY: *[Signature]*
This stamp is valid for the purposes of design control and contains no other professional information.



SCHILLER ENGINEERING LTD
JOB NO. 2015L123
CERTIFIED FOR
☒ STRUCTURAL INFORMATION ONLY
☒ STEEL BEAMS
☒ EXTERIOR WALL UNITS
☒ FOOTING, CONC. WALLS, AND SLABS
 *UNREINFORCED FLOOR DECKING AND
 ROOF TRUSSES CERTIFIED BY OTHERS*

[illegible]

418

Zancor Homes

Project **The Reserve at
Country Trails**
Brampton

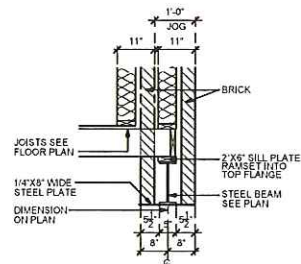
36-4

Copyright © 2007

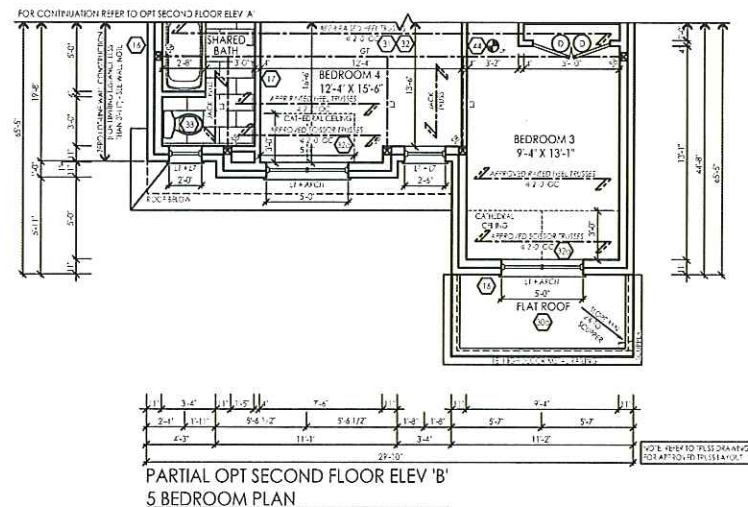
scale $3/16" = 1'-0"$

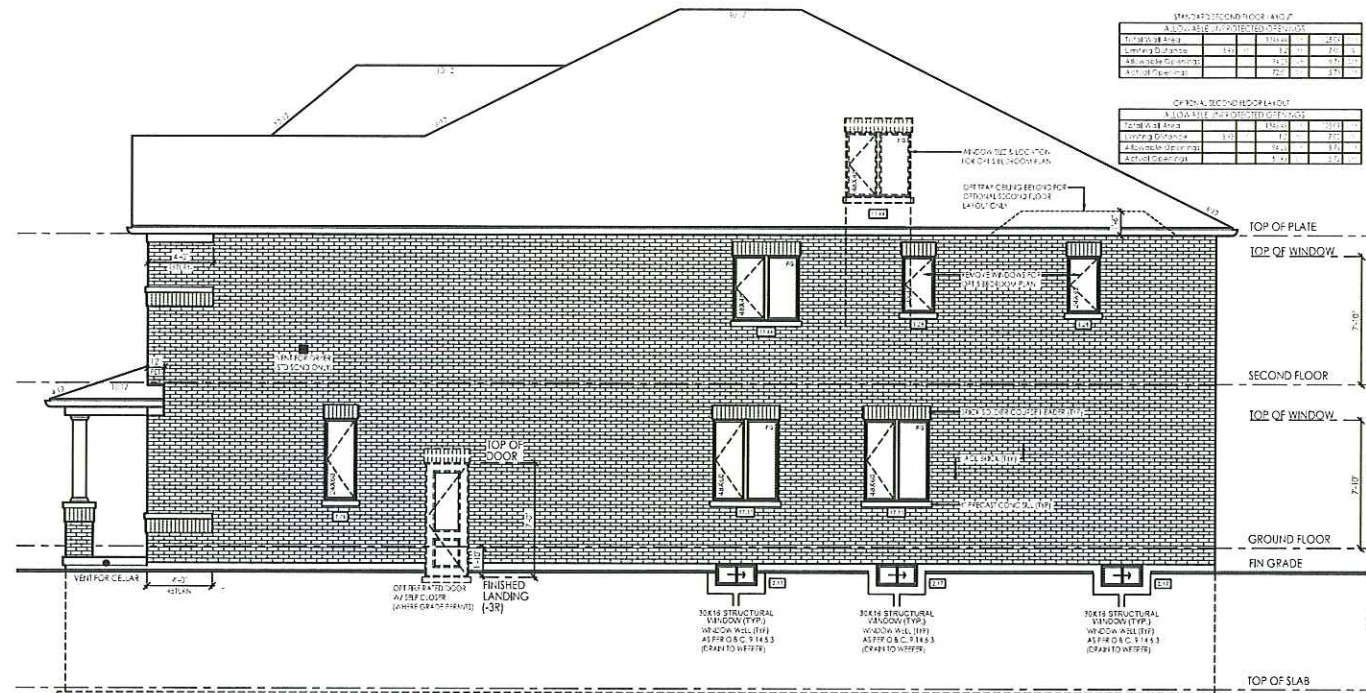
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A4

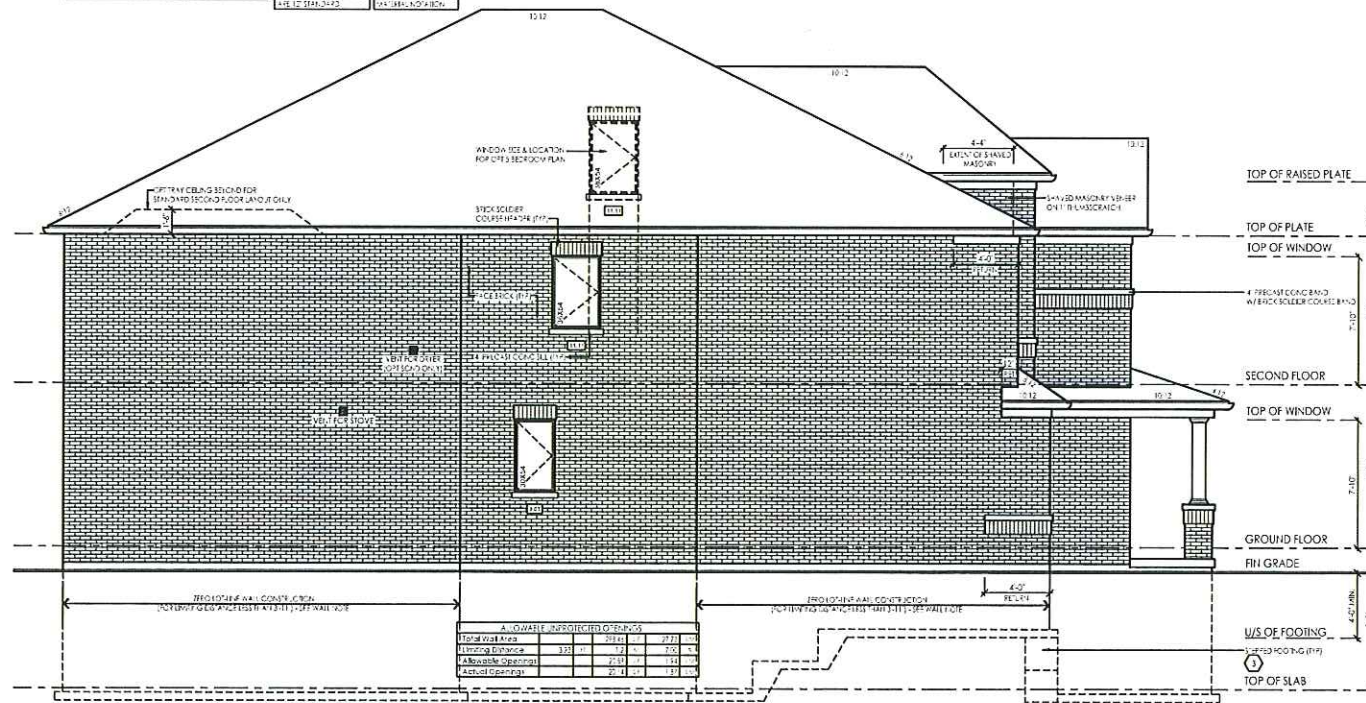


1 TYP. GARAGE BEAM SECTION
N.T.S.





RIGHT SIDE ELEVATION 'A'



LEFT SIDE ELEVATION 'A'



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Tel: 905-738-3177
WWW.THEPLUSGROUP.CA

I, ENGINEER T. SCHILLER, HAVE REVIEWED AND
HEREBY CERTIFY THAT THE DESIGN AND CON-
STRUCTION OF THE BUILDING DESCRIBED IN THE
DRAWINGS IS IN ACCORDANCE WITH THE
REQUIREMENTS OF THE BUILDING ACT, R.S.O. 1990
CAP. 1216, AND THE BUILDING CODE, R.R.O. 1997
CAP. 223, AND THE DESIGN IS IN ACCORDANCE
WITH THE REQUIREMENTS OF THE BUILDING
ACT, R.S.O. 1990 CAP. 1216, AND THE
BUILDING CODE, R.R.O. 1997 CAP. 223.
DATE: 04/21/2021
SIGNATURE: [Signature]

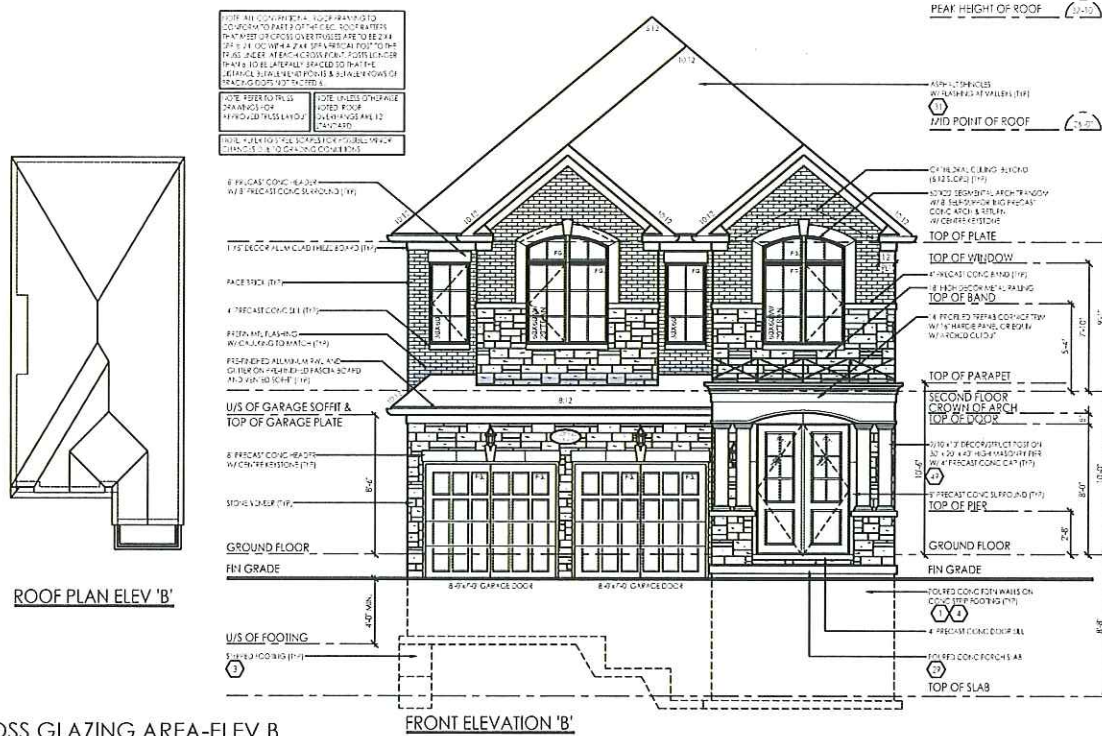
W Architect Inc.
DESIGN CONTROL REVIEW
APR. 21, 2021
FINAL BY: [Signature]



SCHILLER ENGINEERING LTD.
JOB NO. 20015123
CLAUDE SCHILLER
1. STRUCTURAL INFORMATION ONLY
2. EXTERIOR WALL UNITS
3. HOODING, EXTERIOR WALLS AND SLABS
4. THE REAR FLOOR UNITS AND
ROOF TRUSSES CERTIFIED BY OTHERS

REV	REVISION	DATE	BY	CHK
1	CLAUDE SCHILLER	04/21/2021	CS	CS
2	CLAUDE SCHILLER	04/21/2021	CS	CS

Client: Zancor Homes
Project: The Reserve at Country Trails Brampton
Model: 36-4
Project #: 20027
Scale: 3/16" = 1'-0"
Sheet: A6



GROSS GLAZING AREA-ELEV B

TOTAL PERIPHERAL WALL AREA	3985.05 SF	370.22 m²
FRONT GLAZING AREA	134.84 SF	12.53 m²
LEFT SIDE GLAZING AREA	32.00 SF	2.97 m²
RIGHT SIDE GLAZING AREA	90.00 SF	8.36 m²
REAR GLAZING AREA	160.00 SF	14.85 m²
TOTAL GLAZING AREA	416.84 SF	38.71 m²
TOTAL GLAZING PERCENTAGE	10.46 %	

WWW.RNDESIGN.COM
Tel: 905-738-3177
WWW.THEPLUSGROUP.CA

I, E. SCHILLER, HEREBY CERTIFY THAT I HAVE REVIEWED AND APPROVED THE DESIGN OF THE BUILDING WORK ON BEHALF OF RN DESIGN LTD. (A CORP. OF ONTARIO) AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE PROVINCE OF ONTARIO. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE DESIGN OR CONSTRUCTION OF THE BUILDING WORK.

SIGNATURE: *E. Schiller*

DATE: APR. 21, 2021

W Architect Inc.
DESIGN CONTROL REVIEW
APR. 21, 2021
FINAL BY: *W. Architect*

W. Architect

SCHILLER ENGINEERING LTD.
208 RD. 20210173
CERTIFIED FOR:
STRUCTURAL INFORMATION ONLY
STAIRS, BALCONIES
EXTERIOR WALL UNITS
FOOTING, CONCRETE WALLS AND SLABS
REINFORCED FLOOR DECKS AND
ROOF TRUSSES EXCEPTED BY OTHERS

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Client: Zancor Homes

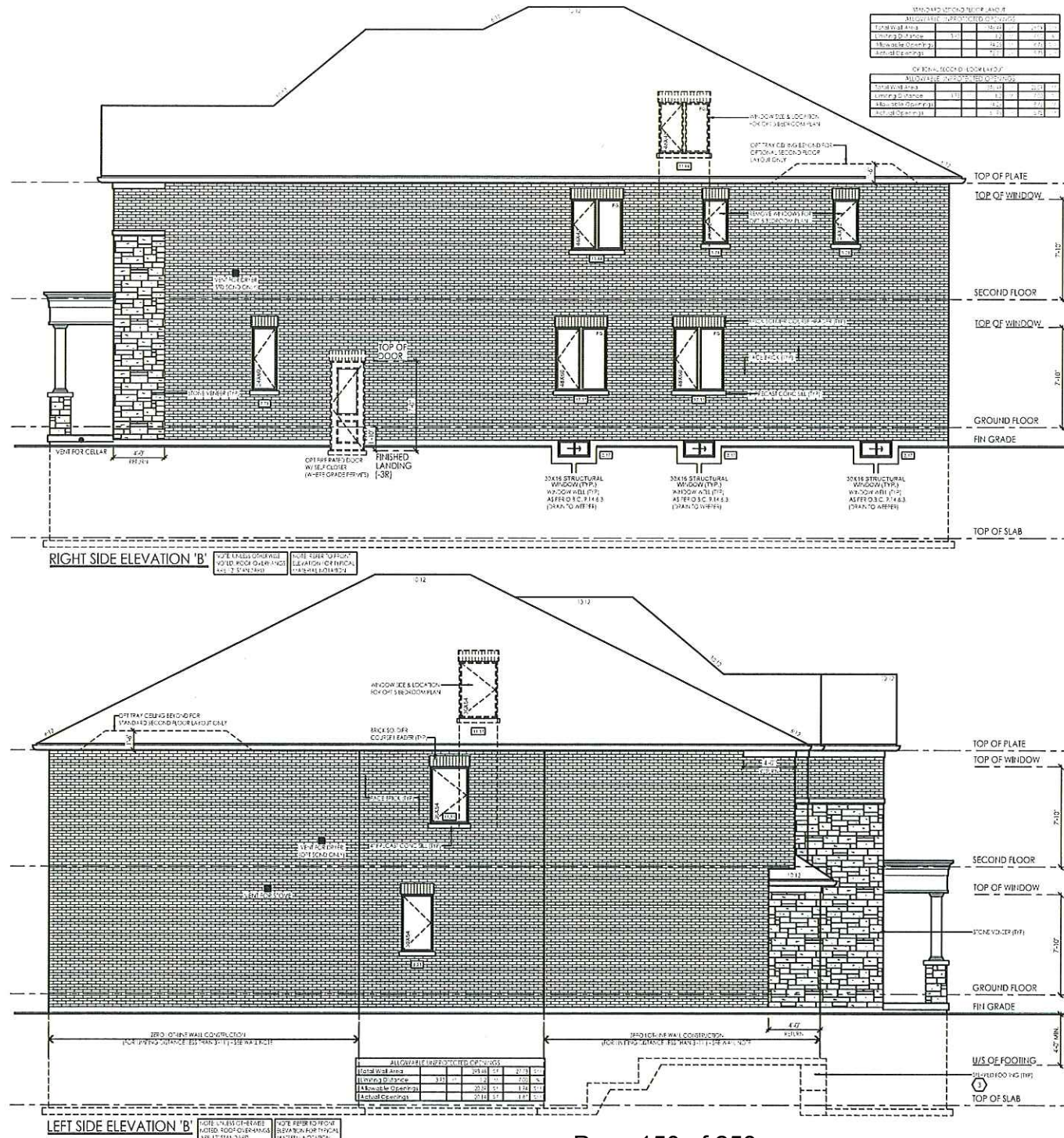
Project: The Reserve at Country Trails Brampton

Sheet: 36-4

Project #: 20027

Scale: 3/16" = 1'-0"

Page: 1



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Tel: 905-738-3177
WWW.THEPLUSGROUP.CA

I, THE ARCHITECT, HEREBY DECLARE THAT I HAVE REVIEWED AND
APPROVED THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN
HEREIN IN ACCORDANCE WITH THE PROFESSIONAL CODE OF ETHICS
AND STANDARDS OF THE ARCHITECTS OF ONTARIO (AIA/CAIA)
CATEGORIES
DATE: 06-02-2021
SIGNATURE: *E. H. H. H.*

W Architect Inc.
DESIGN CONTROL REVIEW
APR. 21, 2021
FINAL BY: *[Signature]*
The design is not for construction of the building
without the approval of the local authority.



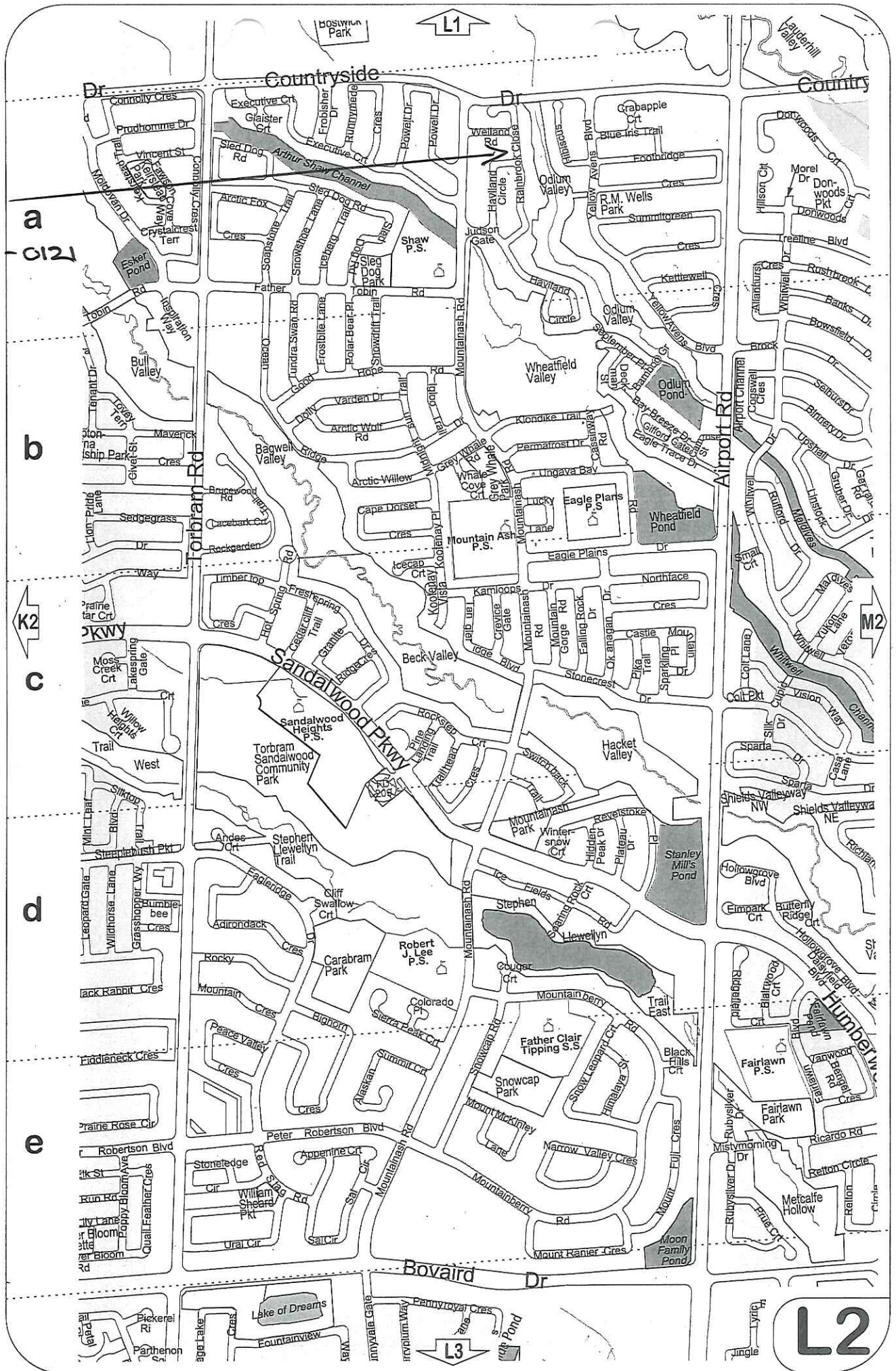
SCHILLER ENGINEERING LTD.
JOB NO. 20210123
ENGINEERED FOR:
STRUCTURAL INFORMATION ONLY
STEEL BEAMS
EXTERIOR WALL UNITS
FOOTING, CONG. WALLS AND SLABS
FLAT ROOF FLOOR DECKS AND
ROOF TRUSSES CULMINATED BY OTHERS

#	Revisions	Date	By	Check
1	REVISIONS	04/07/21	TS	TS
2	REVISIONS	04/07/21	TS	TS
3	REVISIONS	04/07/21	TS	TS
4	REVISIONS	04/07/21	TS	TS
5	REVISIONS	04/07/21	TS	TS
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8	REVISIONS	04/07/21	TS	TS
9	REVISIONS	04/07/21	TS	TS
10	REVISIONS	04/07/21	TS	TS

Client: Zancor Homes
Project: The Reserve at Country Trails Brampton
Sheet: 36-4
Project #: 20027
Scale: 3/16" = 1'-0"
Page:

A8

A-2021-0121



APPLICATION # A-2021-0122
WARD 1

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **SUHKDIP VIRK AND SUKHPREET KAUR** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Lot 106, Plan 43M-524 municipally known as **45 ALABASTER DRIVE**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s):

1. To permit an existing above grade door located on the side wall having a setback of 1.1m (3.61 ft.) whereas the by-law requires a minimum setback of 1.2m (3.94 ft.) to an above grade door located on the side wall of a dwelling;
2. To permit the existing above grade door located in the side yard having a width of 1.1m (3.61 ft.) to be used as the primary entrance for a second unit whereas the by-law requires a minimum side yard width of 1.2m (3.94 ft.) leading from the front of the dwelling to a door used as the primary entrance for a second unit.;
3. To permit an existing accessory structure (shed) having a setback of 0.0m to the side lot line and 0.45m (1.48 ft.) to a rear lot line whereas the by-law requires a minimum setback of 0.6m (1.97 ft.) to the nearest lot line.

OTHER PLANNING APPLICATIONS:

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: _____ NO _____ File Number: _____
Application for Consent: _____ NO _____ File Number: _____

The Committee of Adjustment has appointed **TUESDAY, June 22, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. 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.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. This will also entitle you to be advised of a Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.

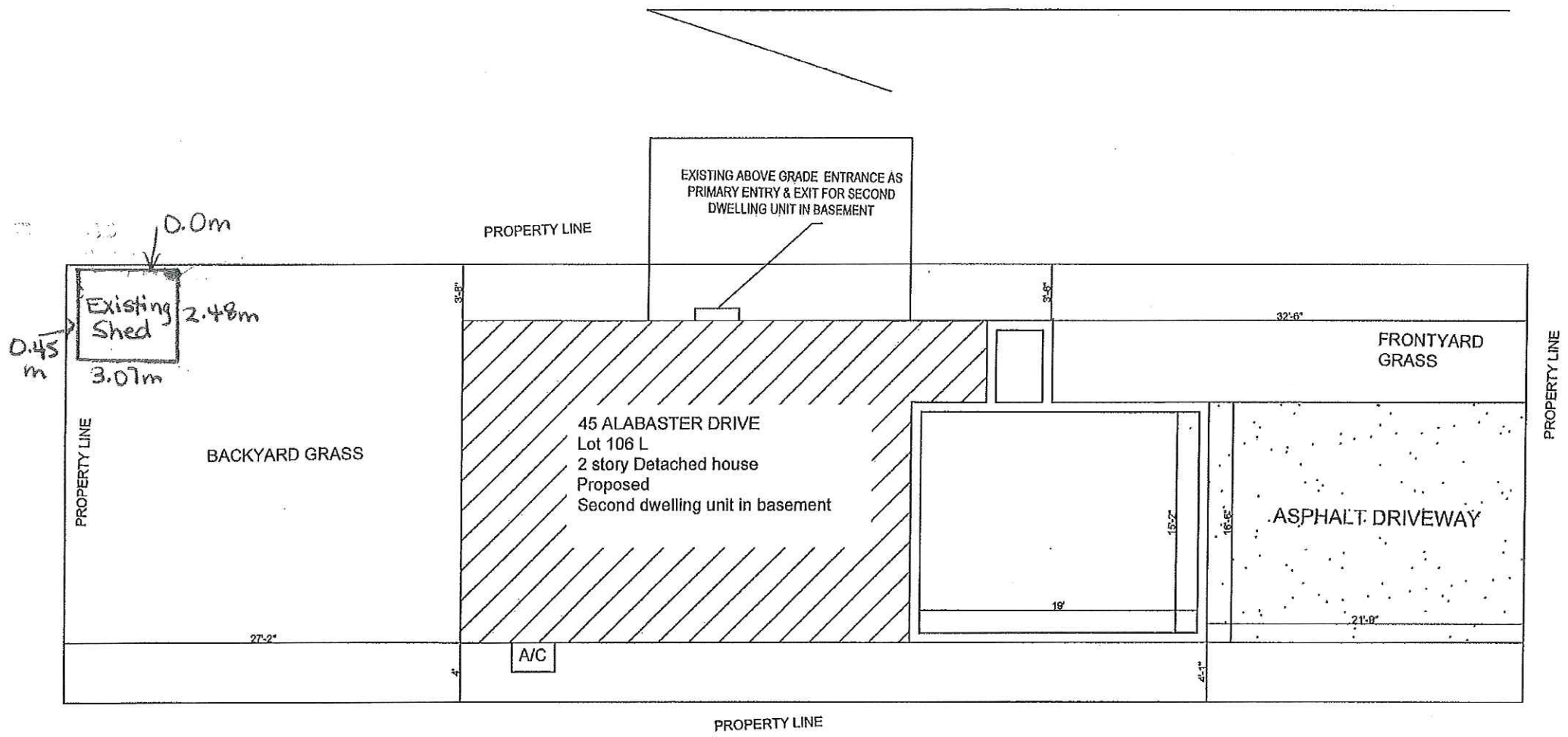
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 10th day of June, 2021.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall
2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca



THE CITY OF SUKHOVITSA CONSTRUCTION CODES CONSTRUCTION CODES AT JURISDICTION
SITE
SCA NTS
DESIGN SUKH BCIN 647-9 SUKH
PROJ 82021
DATE
ADDRE 45 ALA

Under the authority of the Emergency Management and Civil Protection Act and the Municipal Act, 2001, City Council approved Committee Meetings to be held electronically during the COVID-19 Emergency

**Electronic Hearing Procedures
How to get involved in the Virtual Hearing**

Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committees are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

How to Participate in the Hearing:

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, June 17, 2021.**
- Advance registration for applicants, agents and other interested persons is required to participate in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm, Friday, June 18, 2021.**
 - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Friday, June 18, 2021.** City staff will contact you and provide you with further details.
- All Hearings will be livestreamed on the City of Brampton YouTube account at: <https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or <http://video.isilive.ca/brampton/live.html>.

If holding an electronic rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.

AMENDMENT LETTER

June 9, 2021

To: Committee of Adjustment

**RE: APPLICATION FOR MINOR VARIANCE
SUKHDIP VIRK AND SUKHPREET KAUR
LOT 106, PLAN 43M-524
A-2021-0122- 45 ALABASTER DRIVE**

Please **amend** application **A-2021-0122** to reflect the following:

1. To permit an existing above grade door located on the side wall having a setback of 1.1m (3.61 ft.) whereas the by-law requires a minimum setback of 1.2m (3.94 ft.) to an above grade door located on the side wall of a dwelling;
2. To permit the existing above grade door located in the side yard having a width of 1.1.m (3.61 ft.) to be used as the primary entrance for a second unit whereas the by-law requires a minimum side yard width of 1.2m (3.94 ft.) leading from the front of the dwelling to a door used as the primary entrance for a second unit.;
3. To permit an existing accessory structure (shed) having a setback of 0.0m to the side lot line and 0.45m (1.48 ft.) to a rear lot line whereas the by-law requires a minimum setback of 0.6m (1.97 ft.) to the nearest lot line.



Applicant/Authorized Agent

Flower City



brampton.ca

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

FILE NUMBER: A-2021-0122

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)** SUKHDIP VIRK and SUKHPREET KAUR
Address 45 Alabaster Dr, Brampton Ontario L6V 4G8

Phone # 647-218-5100 **Fax #** _____
Email sukhdip2404@hotmail.com
2. **Name of Agent** _____
Address _____

Phone # _____ **Fax #** _____
Email _____
3. **Nature and extent of relief applied for (variances requested):**

The interior side yard set back on the legal survey is only 1.10 m and 1.18 m, where the principal second unit entrance is proposed. Minimum 1.2m unobstructed path of travel to the principal second unit is required. Please allow us to make entrance from side yard to basement apartment.
4. **Why is it not possible to comply with the provisions of the by-law?**

On the otherside yard (other side of house) we do have 1.2 m but we have fireplace wall projecting out on the path and we have no other option to make entrance to the basement.
5. **Legal Description of the subject land:**
Lot Number 106 L
Plan Number/Concession Number M 524 PT
Municipal Address 45 Alabaster Dr, Brampton Ontario L6V 4G8
6. **Dimension of subject land (in metric units)**
Frontage 9.154
Depth 30.50
Area 279.197
7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>

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.)

2 story detached house
ground floor: 87 sm
total sf of house 145 sm
ceiling height ground floor 8'
ceiling height 2nd floor 8'

PROPOSED BUILDINGS/STRUCTURES on the subject land:

2 unit dwelling in the basement

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 6.7 m

Rear yard setback 8.29 m

Side yard setback 1.24 m on left

Side yard setback 1.10 and 1.18 from right

PROPOSED

Front yard setback

Rear yard setback

Side yard setback

Side yard setback

10. Date of Acquisition of subject land: 2021
11. Existing uses of subject property: Single family dwelling
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: 1994
15. Length of time the existing uses of the subject property have been continued: Since Constructed
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 _____

Sukh Sukhpreet
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON
THIS 28 DAY OF May, 20 21.

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, SUKHDIP VIRK, 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 21 DAY OF
May, 20 21

Jeanie Cecilia Myers
a Commissioner, etc.,
Province of Ontario
for the Corporation of the
City of Brampton
Expires April 8, 2024.

Sukh
Signature of Applicant or Authorized Agent

Submit by Email

Jeanie Myers
A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

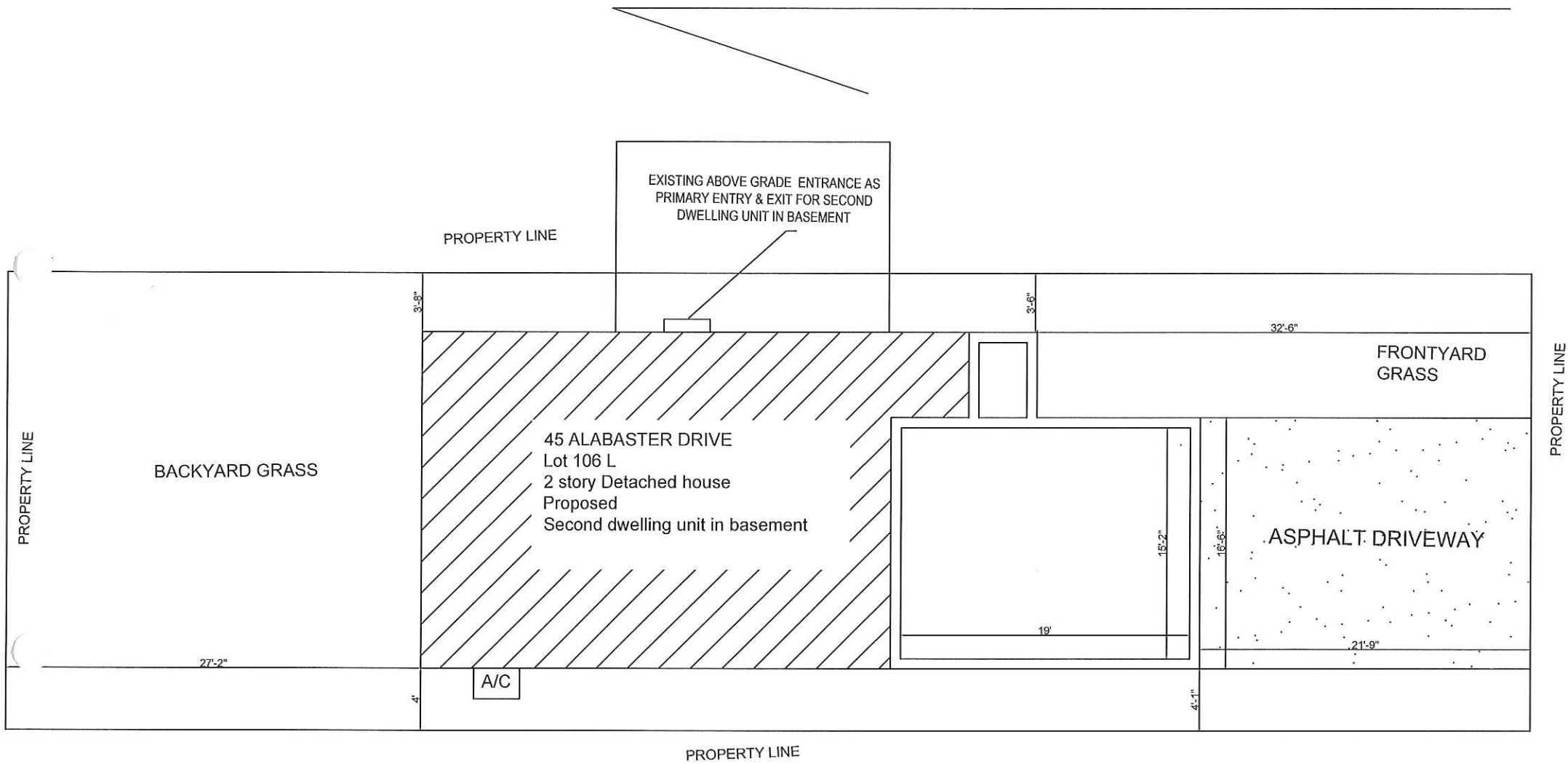
Present Zoning By-law Classification: _____

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

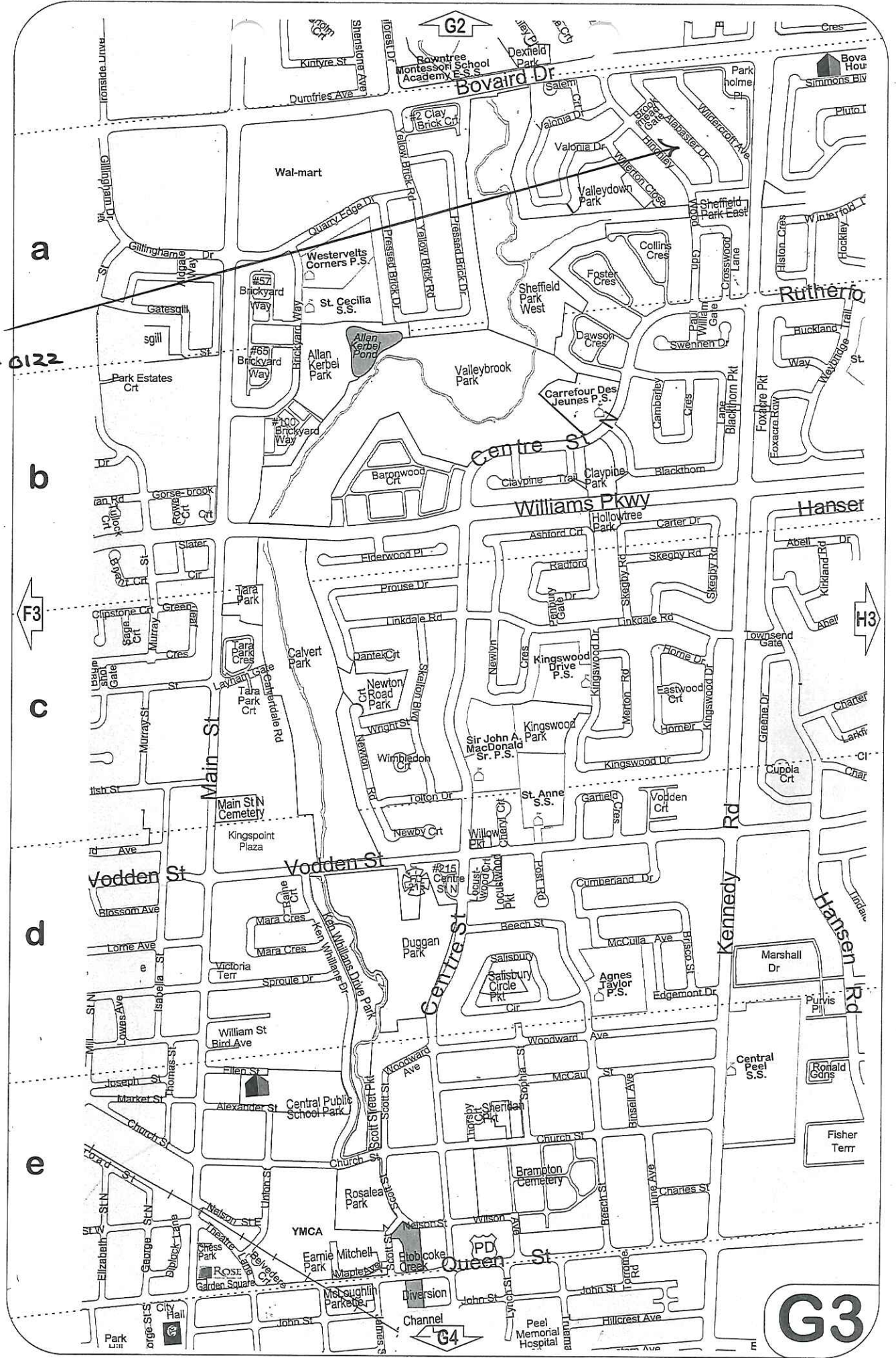
DATE RECEIVED MAY 21, 2021
Date Application Deemed Complete by the Municipality _____

Revised 2020/01/07



NOTE:
TOTAL HOUSE AREA 1562
PROPOSED SECOND UNIT AREA 592 SF

A-2021-0122





APPLICATION # A-2021-0123
WARD 8

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **RATHCLIFFE PROPERTIES LIMITED** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Part of Lot 1, Concession 7 N.D. municipally known as **400 AND 420 PARKHURST SQUARE**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s):

1. To permit a rear yard setback of 8.62m to lands zoned Agricultural whereas the by-law requires a minimum rear yard setback of 13.7 metres to lands zoned Agricultural;
2. To permit a street line setback of 28.40m abutting Steeles Avenue whereas the by-law requires a 46m street line setback to Steeles Avenue;
3. To permit a street line setback of 4.53m abutting Parkhurst Square to a proposed hydro transformer whereas the by-law requires a 15m setback abutting Parkhurst Square;
4. To permit a lot coverage of 48% whereas the by-law permits a maximum lot coverage of 35%;
5. To permit an 8.21 metre wide landscape open space strip abutting Steeles Avenue, except approved driveway locations, whereas the by-law requires a minimum 15 metre wide landscaped open space strip, except at approved driveway locations;
6. To permit outside storage of goods, materials or machinery whereas the by-law does not permit outside storage of goods, materials or machinery.

OTHER PLANNING APPLICATIONS:

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: _____ NO _____
Application for Consent: _____ NO _____

File Number: _____
File Number: _____

The Committee of Adjustment has appointed **TUESDAY, June 22, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. 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.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. This will also entitle you to be advised of a Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.

RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 10th day of June, 2021.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall
2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca

Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically during the COVID-19 Emergency

**Electronic Hearing Procedures
How to get involved in the Virtual Hearing**

Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committees are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

How to Participate in the Hearing:

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, June 17, 2021.**
- Advance registration for applicants, agents and other interested persons is required to participate in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm, Friday, June 18, 2021.**
 - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Friday, June 18, 2021.** City staff will contact you and provide you with further details.
- All Hearings will be livestreamed on the City of Brampton YouTube account at: <https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or <http://video.isilive.ca/brampton/live.html>.

If holding an electronic rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.

May 20, 2021

City of Brampton
Committee of Adjustment
2 Wellington Street West, 1st Floor
Brampton, Ontario
L6Y 4R2

Attention: Jeanie Myers
Secretary-Treasurer

Re: 400 & 420 Parkhurst Square, Brampton, ON - Application for Minor Variance

Dillon Consulting Limited ("Dillon") represents Rathcliffe Properties Limited (the "Client") in the Minor Variance application required to support the development of two industrial buildings (the "proposal") located at 400 & 420 Parkhurst Square (formerly 53, 73 & 95 Parkhurst Square), Brampton, ON (the "Subject Site"). There are currently three commercial buildings, used for retail warehouse type uses, on the Subject Site.

Preliminary Consultation Meetings were held with staff at the City of Brampton (the "City"). Subsequently, a Site Plan Control application was submitted for the proposed project on December 18, 2020, and is currently under review by the City staff application number SPA-2020-0187.

This letter and attached support materials form our submission for an application for a Minor Variance to seek relief from the City of Brampton Zoning By-law No. 270-2004 that will enable the proposed development of two industrial buildings on the Subject Site.

Background

The Subject Site is subject to Zoning By-law No. 270-2004.

This proposed site development consists of two new industrial buildings which will replace the existing buildings on the Subject Site. The existing buildings on the property were formerly used as a flea market and this use is no longer viable on the site. The proposed use will consist of industrial warehouse uses. The proposed new buildings will be subject to a current Site Plan Control application which is being reviewed by City Planning.

Following discussions with staff, it was confirmed that the application for the proposed site development would be subject to the Zoning By-law No. 270-2004 and that a Minor Variance could be sought to obtain relief from the applicable zoning requirements.



235 Yorkland Blvd.
Suite 800
Toronto, Ontario
Canada
M2J 4Y8
Telephone
416.229.4646
Fax
416.229.4692



Subject Site

The Subject Site is municipally known 400 & 420 Parkhurst Square in the City of Brampton. The Subject Site is legally described as:

- FIRSTLY: PT BLK 3 PL 43M891 DES PTS 9,10,11,12,13,14,15 PL 43R23787; S/T EASEMENT IN FAVOUR OF THE CORPORATION OF THE CITY OF BRAMPTON OVER PT BLK 3 PL 43M891 DES PTS 10, 11 PL 43R23787 AS IN LT1045472. S/T EASEMENT IN FAVOUR OF THE CORPORATION OF THE CITY OF BRAMPTON OVER PT BLK 3 PL 43M891 DES PTS 10, 11, 12 PL 43R23787 AS IN LT2008000. S/T EASEMENT OVER PT BLK 3 PL 43M891 DES PTS 10,11, 12 PL 43R23787 IN FAVOUR OF PT BLK 3 PL 43M891 DES PTS 6 & 8 PL 43R18700 EXCEPT PTS 9-16 PL 43R23787 & PT BLK 4 PL 43M891 DES PT 1 PL 43R23114 EXCEPT PT 17 PL 43R23787 AS IN LT2008002; SECONDLY: PT BLK 4 PL 43M891 DES AS PTS 2,3,4 & 5 PL 43R23114 S/E PTS 1 & 2 PL 43R31426; S/T EASEMENT IN FAVOUR OF THE CORPORATION OF THE CITY OF BRAMPTON OVER PT BLK 4 PL 43M891 DES AS PT 3 PL 43R23114 AS IN LT1045472. S/T EASEMENT IN FAVOUR OF THE REGIONAL MUNICIPALITY OF PEEL OVER PT BLK 4 PL 43M891 DES AS PTS 4, 5, 6 PL 43R27625 S/E PTS 1 & 2 PL 43R31426 AS IN PR465809. S/T EASEMENT IN FAVOUR OF THE REGIONAL MUNICIPALITY OF PEEL OVER PT BLK 4 PL 43M891 DES AS PTS 25 & 26 PL 43R27625 AS IN PR465810 CITY OF BRAMPTON

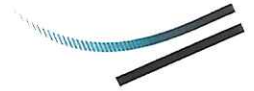
The property is located on the northeast corner of Parkhurst Square and Steeles Avenue East in the City of Brampton, and is municipally known as 400 & 420 Parkhurst Square. The Subject Site is a large irregular shaped parcel and is developed with three commercial buildings used by various retail uses, including a Flea Market.

The Subject Site has frontage of approximately 150 meters on Steeles Avenue East. The Subject Site abuts the Provincial Toll Highway to the rear and also abuts a railway to the east, which is used for freight transport. The site has a total area of approximately 8.280 hectares (ha) (20.46 acres).

Proposed Development

The proposed development will consist of two industrial buildings for employment uses. Building No. 1 will have a gross floor area of 30,340 square metres and Building No. 2 will have a gross floor area of 8,755 square metres, for a total gross floor area of 39,095 square metres. The development project also includes site improvements such as enhanced landscape treatment throughout the site, and parking facilities for trailer trucks and vehicles.

Access to the site will be through an existing entrance from Parkhurst Square which is a short street that leads to Steeles Avenue East. The proposed development has its



main frontage along Steeles Avenue East, with a front yard setback of 28.40 meters and a rear yard setback of 47.30 meter abutting the Highway 407.

The site plan concept provides a total of 315 parking spaces which are located along the south and west property lines. Truck loading and trailer parking spaces are located in the east of the proposed two buildings that are adjacent to the CN Rail, discreet to the site and are not visible from Steeles Avenue East due to the enhanced landscape treatment that is proposed

Zoning Provisions Applicable to Proposed Land Use

The Subject Site is zoned Industrial Zone (M1-Section 1555 and 1554) in the City of Brampton Zoning By-law No. 270-2004, as amended. A portion of the Subject Site located at the rear of the lot is zoned Agricultural (A).

To implement the proposed development on the Subject Site, the following variances have been identified:

1. Maximum Lot Coverage – 48% lot coverage is proposed whereas the by-law requires a Maximum Lot Coverage of 35%;
2. Minimum Rear Yard, abutting lands zoned A – 8.62 metres is proposed whereas the by-law requires a minimum rear yard setback abutting an Agricultural zone of 13.7 metres;
3. Minimum Street Line Setback, abutting Steeles Avenue – 28.40 metres is proposed along Steeles Avenue, whereas the by-law requires the Street Line Setback abutting Steeles Avenue of 46 metres;
4. Minimum Street Line Setback, abutting any other street (Parkhurst Square) – 15 metres; 4.53 metres is proposed along Parkhurst Square to allow for the installation of a transformers, whereas the by-law requires Minimum Street Line Setback of 15.0 metres;
5. Minimum Landscape Open Space Width, abutting Steeles Avenue – 8.21 metres minimum landscape open space width along Steeles Avenue is proposed whereas the by-law requires a minimum landscape open space width along Steeles Avenue of 15 metres; and,
6. Outside Storage - Outside storage of trailers is proposed whereas the by-law does not permit outside storage of goods, materials or machinery in the M1-1555 and M1-1554 zone.

Variance 1 is required to allow a larger development on the Subject Site, this will allow for the proposed two industrial buildings to be sufficiently located on the property. Variance 2 is related to the rear yard setback abutting lands zoned agricultural; no significant uses are proposed in the rear. Variance 3 and 4 is related to

the street line setback for the proposed development. Variance 5 relates to landscape open space width along Steeles Avenue that provides for a suitable buffer between the proposed development and the street, Steeles Avenue East. Variance 6 permits the use of outside truck storage on the property.

Tests for Minor Variance

It is our opinion that the requested variance meets the “four tests” set out in subsection 45(1) of the *Planning Act*, as follows:

1. The variance is minor in nature.

As the definition of what constitutes a “minor variance” has not been precisely defined in the *Planning Act*, it is up to the Committee to determine the extent to which a by-law provision may be relaxed and a variance still classified as minor in nature.¹ Guidance is available in the form of jurisprudence which sees this test as a matter of size, importance and impact.²

The proposed variances call for site-specific relief from provisions related to the proposed use, lot coverage, building setbacks, landscape open space buffer and outside storage on the Subject Site.

Variance 1 - The industrial use is already permitted on the Subject Site, and the proposed increase in lot coverage represents the logical expansion of the industrial use in order to achieve a larger and improved modern facility, which is supported by the adjacent transportation network and which will serve to play a significant role in the economic base in a well-established employment area. The increased lot coverage is minor in nature as the proposed use will have no impact on the adjacent properties; density is further mitigated by its location adjacent to a Highway and Rail line and the restricted land uses surrounding the property to the west, north and south.

Variance 2 - Part of the rear portion of the Subject Site is zoned agricultural, the by-law required a setback of 13.7 metres, and the proposal provides an 8.62 metre setback from this Agricultural zone. The rear portion of the lot that is adjacent to the building serves as a driving aisle and provides a fire access aisle. No significant development, industrial activity or outside storage uses are proposed to the rear,

¹ See *Toronto (City) v. 621 King Developments Ltd.*, 2011 ONSC 7047 (CanLII), <http://canlii.ca/t/fqjrd> and *Re McNamara Corporation Ltd. et al. and Colekin Investments Ltd.*, 1977 CanLII 1050 (ON SC), <http://canlii.ca/t/g1j9s>.

² See *Vincent v. Degasperis*, 2005 CanLII 24263 (ON SCDC), <http://canlii.ca/t/1l4rd>.

adjacent to the agricultural zone. The portion of the lot zoned Agricultural is a remnant Agricultural zone which is vacant and not used for Agricultural purposes. The proposed setback will have minor impact on the adjacent Agricultural zoned use. The 8.62 metre setback is an acceptable separation to this Agricultural zoned portion of the Subject Site.

Variance 3 & 4 - Setbacks from streets serve to ensure enough separation distance from the street and to provide adequate landscaping and buffer. The reduction of the street line setback from 46 metres to 28.40 metres along Steeles Avenue and from 15 metres to 4.53 metres from Parkhurst Square will have little impact to the surrounding industrial uses or pedestrian experience in this industrial area. The proposed site development has little impact on the surrounding properties because of its existing condition and its surrounding context. The front yard abutting Steeles Avenue will contain only parking and the landscaped portion of the site will be enhanced with landscaping. The portion of the building abutting Parkhurst Square provides a setback of 22.5 metres, the development proposes two transformers on the lands abutting Parkhurst Square, and due to its structural size, the transformers do not comply with this by-law requirement, therefore a variance is required to allow the transformer to be located within 4 metres from the street line. Though considered a structure, the proposed transformers will have less than 10 square metres in size, and will be screened with landscaping from public view. The impact of the transformers are minor on the street due to its limited visibility. The reduced street setbacks are minor in nature and further mitigation measures such as landscaping will be incorporated into the plan to minimize any impact. It is important to understand that the proposed buildings are consistent with the setback requirement along Parkhurst Square and that a variance is required for the setback to the transformers only, not for the proposed buildings.

Variance 5 - The required landscape open space width abutting Steeles Avenue is 15 metres per the zoning bylaw, however, a variance was previously approved for the site to permit a 12 metre landscape open space width for a portion of Steeles Avenue which facilitated a road dedication to the Region of Peel at the time. The proposal provides a landscaped open space width of 8.2 metres along the eastern portion of Steeles Avenue East in order to meet the Region's requirements for a further road widening, and 12.5 metre landscape open space width is provided along the westerly portion of Steeles Avenue East as per the previously approved variance. Therefore, based on the proposal and the requirement outlined by the By-law, as previously varied, a minor variance is required for the east portion of the site. The reduction is only required for a portion of the front yard near the rail corridor and grade embankment, with a more minor reduction for the rest of the front yard. The impact of the landscape open space width reduction is minor and adequate amount of landscaping is provided to buffer the proposed used and lands abutting Steeles Avenue. The Subject Site is located adjacent to a CN rail, and not adjacent to any

sensitive land uses, and appropriate landscape area is provided. The impact of the proposed variance from the By-law standard will be minor in nature.

Variance 6 - The current zoning regulations does not allow outside storage on the Subject Site, the development proposes outside trailer truck storage, according to the by-law this is considered to be outside storage. The proposed trailer truck parking is located to the exterior side of the building abutting a railway. There are adequate screening and setback provided between the railway use and the proposed use. The proposed outside storage would not impede on the current use of the railway or operations around the site. It is situated away from the public streets that about the site and is not visible from the public realm and the streets. Enhanced screening is providing along Steeles Avenue that would provide greater buffer between the uses. The proposed truck parking area on the Subject Site has very low impact on the surrounding uses, and is considered to be minor in nature.

The proposed variances will have little impact to the surrounding neighbourhood or the City as a whole. The proposed development is located on a site that is strategically screen by a highway and rail corridor, it will have adequate setbacks from street lines and will have enhanced landscaping on site along the street lines. It is also located adjacent to compatible and complementary uses (industrial). As such, the proposed development would not be expected to constitute a significant impact relative to the approved and existing uses adjacent to the Subject Site.

2. The variance is desirable for the appropriate development or use of the land, building or structure.

The requested variances would allow for the development of industrial buildings on the Subject Site, the buildings will provide employment and economic opportunities to the local community.

The development of an industrial use on this property represents the logical use of the currently zoned industrial property, given the neighbourhood and consideration of the surrounding context. The property is well situated within the City and its transportation network which supports this industrial use. The Subject Site abuts Highway 407 to the north, CN rail to the east, abuts Steeles Avenue to the South. The Subject Site is surrounded by other similar industrial type uses to the west.

Variance 1 - The proposed increased lot coverage represents a built form which is desirable and appropriate for an industrial facility in an urban context, where there is a local demand for employment facilities, and where there are similar uses in an industrial area. Employment intensification is supported by Provincial Policy. The proposed development represents an appropriate and desirable balance of built form on the Subject Site within its urban context.



Variance 2 & 3 - The design of the proposal maximizes the use of the property contributing to the local economic base of the City. The reduction in rear yard setback abutting agricultural zone and the reduction in the street line setback abutting Steeles Avenue are appropriate on the Subject Site given its urban context and surrounding uses. It does not represent over development of the site as adequate separation distances are provided, and these proposed setbacks continue to support its functions to limit its impact on surrounding uses. Adjacent properties to the west of the proposed development along Steeles Avenue have similar street line setbacks from Steeles Avenue and therefore is consistent with the buildings in the vicinity. The proposal is in keeping with the adequate separation necessary from Steeles Avenue. Its context adjacent to highway 407 and the CN rail line, help to mitigate any impact on surrounding properties.

Variance 4 - The side yard reduction along Parkhurst Square appears to be substantial, but in this case it is only required in order to permit the siting of a transformer, and not any built form. The transformer is required to be located where the power lines are available and more appropriate on a minor street such as Parkhurst Square rather than Steeles Avenue which is considered a main street. It will be adequately screened and not noticeable in the proposed location. The size of the transformer will be less than 10 square meters, and a height of approximately 2 metres and will not impeded on the streetscape or any other design requirements from the City. The side yard will continue to be able to provide adequate buffer from the neighbouring property.

Variance 5 -The reduction of front yard setback also results in the reduction of landscaping along Steeles Avenue. This landscape reduction is negligible considering its location adjacent to a rail embankment which already encroaches on the visual openness of the street. Enhanced landscaping will appropriately be provided and will maintain its role in creating an attractive open space along Steeles Avenue. Further, the road allowance is substantial in this location and it will also serve to provide green landscaping in front of this proposed building.

Variance 6 - The outside storage of trucks is ancillary to the warehouse use and serves an integral part of the warehouse function on the site. It is important to note that no outdoor storage will be located within this area, and it is instead solely for the purposes of trailer parking. Its location along an interior side yard, adjacent to a rail line will have no impact on rail activities or other surrounding industrial uses in the vicinity. It is strategically located away from public view, and maximizes an underutilized space on the property which provides an appropriate location for this type parking. Appropriate landscape and screening measures have been implemented in order to create a visual separation from the street line to the proposed truck storage.

The proposed site development strikes an appropriate balance between the intent of the Zoning By-law, and the desire to employ good urban design by locating the proposed building in a manner that minimizes its impact on the adjacent neighbours



in the area. The variances required to implement the proposed site development represent a desirable approach for the appropriate development and use of the Subject Site.

3. *The variance maintains the general intent and purpose of the zoning by-law.*

The variances will permit a more intensified warehouse use on the Subject Site and result in a permitted use which will be able to better serve the modern economy. The proposed warehouse use is located in an Industrial zone and will continue to serve its function with the local community.

Variance 1 - The proposed lot coverage does not represent the overdevelopment of this site but a suitable intensification of an Industrial zone. The proposal results in employment intensification on the property and provides employment uses for the municipality. The intent of the zoning by-law is to ensure the development on a site can provide adequate buffer between each site so not to impact adjacent land uses. The proposed development provides adequate buffers along all of its yards.

Variance 2 - The proposal provides adequate buffer with sufficient setbacks to the rear located adjacent to the Agricultural Zone. The proposed use will not have any measurable impact on the Agricultural use and will not impede agricultural activity on this remnant piece of lands with the Agricultural zone. Further, the Agricultural remnant on this site is not currently used for agricultural purposes and is reserved for future development, similar to the neighbouring properties that also have portions zoned as Agricultural.

Variance 3 & 4 - Adequate setback along Steeles Avenue is provided and is consistent with other existing developments that also have frontage onto Steeles Avenue East. The setback reduction along Parkhurst Square is only required to implement a transformer and there will not be any impact from any buildings. With respect to the physical building, the proposal provides a setback of 22.04 metres along Parkhurst Square, providing more than adequate setback separation required from the by-law. Adequate opportunities for landscaping and buffering are provide and therefore the separation from the streets which are proposed meets the intent of the zoning by-law.

Variance 5 - The reduction of landscaping along Steeles is an extension of a variance which was previously granted in 2006. The proposed development will have a built form which maintains adequate setback and landscaping along Steeles Avenue. The site will properly function with onsite circulation, and therefore does not represent over development of the site.



Variance 6 - Outside storage is limited in this industrial zone to minimize its impact on surrounding industrial uses and to maintain a prestige industrial character. Given the location of the proposed storage adjacent to a rail line, it is typically suitable to have outside storage adjacent to a rail line. The rail line acts as a barrier and minimizes the impact of the proposed outside storage of trucks on adjacent properties. It is a suitable use adjacent to a rail line and for this Subject Site. The parking of trucks and trailers will be screened from public view and therefore the site continues to maintain a prestige industrial character.

Accordingly, the proposed variances will maintain the general intent and purpose of the zoning by-law.

4. *The variance maintains the general intent and purpose of the Official Plan.*

The Subject Site is designated “Employment” in the City’s Official Plan and is located within an employment district. The purpose of the Employment designation and this employment district is to take advantage of this strategic location next to the major transportation infrastructure and facilities including the Lester B. Pearson International Airport, CP & CN intermodal terminals, rail, transit, major roads and Provincial freeways (i.e., Highways 410, 407, and 427). The proposed variances will allow the Subject Site to redevelop into a larger, modern, efficient warehouse facility and position itself to play a more significant role in the overall distribution of goods for the modern economy. The Subject Site will continue to serve the neighbourhood and community with future employment needs.

Accordingly, the proposed variances will maintain the general intent and purpose of the Official Plan.

Application for a Minor Variance

The proposed variances meet the four tests outlined in the Planning Act. The proposal does not have a significant impact on the neighbouring properties and surrounding area and can be considered to be minor in nature. The proposal represents a desirable approach for the appropriate development and use of the Subject Site. The proposal complies with the purpose and intent of the Official Plan and applicable Zoning By-law.

Submission Materials

In support of the application for a Minor Variance, the following materials have been included in the submission package:

Required Material	Dated
Application Form	May 19, 2021
Survey	October 12, 2006
Site Plan	May, 2021

Application Fees

The following application fees will be provided via cheque:

<i>Application for Minor Variance:</i>	<i>\$2,560.00</i>
<i>Conservation Review fee:</i>	<i>\$1,100.00</i>

We trust that this submission is to the satisfaction of the City of Brampton.

Should you have any questions or wish to discuss this application, please contact the undersigned at 416-554-1518 or by email (jguzzi@dillon.ca). We request that this application be considered by the Committee of Adjustment at its early possible scheduled meeting.

Yours sincerely,

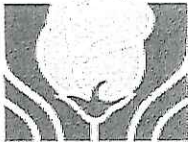
DILLON CONSULTING LIMITED



Joseph Guzzi, MCIP, RPP
Associate

Enclosure(s) or Attachment(s)
Our file: 20-3656
Cc: Nicole Guadagnoli, First Gulf Corporation

Flower City



brampton.ca

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

FILE NUMBER: A-2021-0123

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) Rathcliffe Properties Limited c/o Michael Tylman
Address 300-1020 Lawrence Avenue West
Toronto, ON
M6A 1C8
Phone # 416-787-1135 x223 Fax # 416-787-8017
Email mtylman@rathcliffe.com

2. Name of Agent Joseph Guzzi (Dillon Consulting Limited)
Address 235 Yorkland Blvd, Toronto, ON M2J 4Y8

Phone # 416-229-4646 Fax # 416-229-4692
Email jguzzi@dillon.ca

3. Nature and extent of relief applied for (variances requested):
1. To permit a Maximum Lot Coverage of 48% ;
2. To permit a Minimum Rear Yard, abutting lands zoned "A" of 8.62 metres;
3. To permit a Minimum Street Line Setback, abutting Steeles Avenue – 28.40 metres;
4. To permit a Minimum Street Line Setback, abutting any other street (Parkhurst Square) of 4.53 metres to allow for the installation of transformers;
5. To permit a Minimum Landscape Open Space Width, abutting Steeles Avenue of 8.21 metres;
6. To permit Outside Storage (of trailers) in the M1-1555 and M1-1554 zone.

4. Why is it not possible to comply with the provisions of the by-law?
1. Maximum Lot Coverage permitted is 35%; 2. Minimum Rear Yard, abutting lands zoned "A" is 13.7 metres; 3. Minimum Street Line Setback, abutting Steeles Avenue, is 46 metres;
4. Minimum Street Line Setback, abutting any other street (Parkhurst Square) is 15 metres;
5. Minimum Landscape Open Space Width, abutting Steeles Avenue is 15 metres; and,
6. Outside Storage (of trailers) is not permitted in the M1-1555 and M1-1554 zone.

5. Legal Description of the subject land:
Lot Number _____
Plan Number/Concession Number _____
Municipal Address 400 & 420 Parkhurst Square, Brampton, ON (53, 75 & 95 Parkhurst Square)

FIRSTLY: PT BLK 3 PL 43M891 DES PTS 9,10,11,12,13,14,15 PL 43R23787; S/T EASEMENT IN FAVOUR OF THE CORPORATION OF THE CITY OF BRAMPTON OVER PT BLK 3 PL 43M891 DES PTS 10,11,12 PL 43R23787 AS IN LT1045472; S/T EASEMENT IN FAVOUR OF THE CORPORATION OF THE CITY OF BRAMPTON OVER PT BLK 3 PL 43M891 DES PTS 10,11,12 PL 43R23787 AS IN LT2008000; S/T EASEMENT OVER PT BLK 3 PL 43M891 DES PTS 10,11,12 PL 43R23787 IN FAVOUR OF PT BLK 3 PL 43M891 DES PTS 8 & 9 PL 43R18700 EXCEPT PTS 9-16 PL 43R23787 & 9 PL 43M891 DES PTS 10,11,12 PL 43R23787 EXCEPT PT 17 PL 43R23787 AS IN LT2008002; SECONDLY: PT BLK 4 PL 43M891 DES AS PTS 2,3,4 & 5 PL 43R23114 S/E PTS 1 & 2 PL 43R31426; S/T EASEMENT IN FAVOUR OF THE CORPORATION OF THE CITY OF BRAMPTON OVER PT BLK 4 PL 43M891 DES AS PTS 3 PL 43R23114 AS IN LT1045472; S/T EASEMENT IN FAVOUR OF THE REGIONAL MUNICIPALITY OF PEEL OVER PT BLK 4 PL 43M891 DES AS PTS 4, 5, 6 PL 43R27625 S/E PTS 1 & 2 PL 43R31426 AS IN PR465809; S/T EASEMENT IN FAVOUR OF THE REGIONAL MUNICIPALITY OF PEEL OVER PT BLK 4 PL 43M891 DES AS PTS 25 & 26 PL 43R27625 AS IN PR465810 CITY OF BRAMPTON

6. Dimension of subject land (in metric units)
Frontage 153 metres (Steeles)
Depth 427 metres
Area 83, 349.55 sq. m

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.)

Three, one storey industrial warehouse buildings. GFA of approx. 13,452 sq.m (144,979 sq.ft.)

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Two, one storey industrial warehouse buildings (multi-tenanted), totaling 39,095.16 sq. m (420,816 sq.ft.)

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	50.18 (Steeles)
Rear yard setback	105 m (HWY 407, approx.)
Side yard setback	72.10 m (Parkhurst)
Side yard setback	32.85 m (CN Rail)

PROPOSED

Front yard setback	28.40 m (Steeles)
Rear yard setback	47.3 m (HWY 407)
Side yard setback	4.53 m (transformer) / 22.40m (building) - Parkhurst
Side yard setback	59.88 m (CN Rail)

10. Date of Acquisition of subject land: 1998
11. Existing uses of subject property: Flea Market (closed)
12. Proposed uses of subject property: Industrial uses
13. Existing uses of abutting properties: Industrial uses, offices, retail and food
14. Date of construction of all buildings & structures on subject land: 1989
15. Length of time the existing uses of the subject property have been continued: 32 years
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 # A208/06	Decision Approved	Relief Restaurant use and Minimum landscaping
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

Signature of Applicant or Authorized Agent

DATED AT THE CITY OF TORONTO
THIS 19th DAY OF MAY, 20 21.

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, JOSEPH GUZZI, OF THE CITY OF TORONTO
IN THE Province OF ONTARIO 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 TORONTO

IN THE PROVINCE OF

ONTARIO THIS 19 DAY OF

MAY, 20 21.

A Commissioner etc.

NOTARY PUBLIC FOR THE
PROVINCE OF ONTARIO

Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

A, M1-1554, M1-1555

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

L Barbuto

Zoning Officer

May 25, 2021

Date

DATE RECEIVED MAY 21, 2021

Date Application Deemed
Complete by the Municipality MAY 25, 2021

Revised 2020/01/07

Diagram showing a truck with dimensions: 3.00 T, 1.30, 12.40, 1.70 T, and 6.70 AC. Below the truck, a table lists clearances in meters:

	meters		
Factor Work	2.60	Line to Lock Time	6.00
Factor Work	2.60	Shoring Height	28.30
Factor Work	2.60	Articulating Angle	70.00
Factor Track	2.60		
Factor Trailer	2.60		

Below the table, a list of requirements is provided:

- DEA** CONDUCTOR SHALL NOT APPROXIMATE PAYING-SIDE TO TRAILER AND CIVIL OVERS
- A** CONDUCTOR SHALL PROVIDE APPROXIMATE 10% CLEARANCE BETWEEN TRAILER AND CIVIL OVERS
- B** CONDUCTOR SHALL PROVIDE APPROXIMATE 10% CLEARANCE BETWEEN TRAILER AND CIVIL OVERS
- C** CONDUCTOR SHALL PROVIDE APPROXIMATE 10% CLEARANCE BETWEEN TRAILER AND CIVIL OVERS
- D** CONDUCTOR SHALL PROVIDE APPROXIMATE 10% CLEARANCE BETWEEN TRAILER AND CIVIL OVERS
- E** CONDUCTOR SHALL PROVIDE APPROXIMATE 10% CLEARANCE BETWEEN TRAILER AND CIVIL OVERS
- F** CONDUCTOR SHALL PROVIDE APPROXIMATE 10% CLEARANCE BETWEEN TRAILER AND CIVIL OVERS
- G** CONDUCTOR SHALL PROVIDE APPROXIMATE 10% CLEARANCE BETWEEN TRAILER AND CIVIL OVERS
- H** CONDUCTOR SHALL PROVIDE APPROXIMATE 10% CLEARANCE BETWEEN TRAILER AND CIVIL OVERS
- I** CONDUCTOR SHALL PROVIDE APPROXIMATE 10% CLEARANCE BETWEEN TRAILER AND CIVIL OVERS
- J** CONDUCTOR SHALL PROVIDE APPROXIMATE 10% CLEARANCE BETWEEN TRAILER AND CIVIL OVERS
- K** CONDUCTOR SHALL PROVIDE APPROXIMATE 10% CLEARANCE BETWEEN TRAILER AND CIVIL OVERS
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- M** CONDUCTOR SHALL PROVIDE APPROXIMATE 10% CLEARANCE BETWEEN TRAILER AND CIVIL OVERS
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- S** CONDUCTOR SHALL PROVIDE APPROXIMATE 10% CLEARANCE BETWEEN TRAILER AND CIVIL OVERS
- T** CONDUCTOR SHALL PROVIDE APPROXIMATE 10% CLEARANCE BETWEEN TRAILER AND CIVIL OVERS
- U** CONDUCTOR SHALL PROVIDE APPROXIMATE 10% CLEARANCE BETWEEN TRAILER AND CIVIL OVERS
- V** CONDUCTOR SHALL PROVIDE APPROXIMATE 10% CLEARANCE BETWEEN TRAILER AND CIVIL OVERS
- W** CONDUCTOR SHALL PROVIDE APPROXIMATE 10% CLEARANCE BETWEEN TRAILER AND CIVIL OVERS
- X** CONDUCTOR SHALL PROVIDE APPROXIMATE 10% CLEARANCE BETWEEN TRAILER AND CIVIL OVERS
- Y** CONDUCTOR SHALL PROVIDE APPROXIMATE 10% CLEARANCE BETWEEN TRAILER AND CIVIL OVERS
- Z** CONDUCTOR SHALL PROVIDE APPROXIMATE 10% CLEARANCE BETWEEN TRAILER AND CIVIL OVERS

BUILDING DATA				
	m2	\$f	% OF LOT	
BUILDING No.1	30,340.19	34,579	36.64	LOT AREA INCLUDES PART IS LANDS & EXCLUDES ROAD CONVEYANCE
BUILDING No.2	8,754.97	94,337	10.57	LOT AREA INCLUDES PART IS LANDS & EXCLUDES ROAD CONVEYANCE
TOTAL ALL AREAS (GFA)	39,095.16	420,816	47.21	

WALL MOUNT TRAFFIC LANE MARKING (SEE 2.14) RECYCLED

1 (ONE) OUTBOUND TRUCK LANE

CONC. CURB & WALKWAY

1 (ONE) OUTBOUND TRUCKING LANE

PAINTED BIK STOP

WALL MOUNT TRAFFIC STOP TOP

DO NOT GO AHEAD TO CROSS STOP TOP

DO NOT ACCESSIBLE ENTRANCE (SEE 2.14) AT EACH END

BIKE STOP PARKING ON CURB CONC. PAD

PAINTED BIK STOP FOUR-WAY STOP TOP STOP SIGN

NEW PRIVATE RECREATION LOT WITH FUTURE PROTECTION Easement AS REQUIRED

MOULDED AS REQUIRED TOP

PAINTED BIK STOP WALL MOUNT TRAFFIC STOP TOP

METAL PROTECTION NO ROPS AS REQUIRED TOP

2 (TWO) INBOUND TRUCK LANE

PAINTED LANE MARKING

PAINTED LINE

CONC. CURB & WALKWAY

2 (TWO) INBOUND TRUCK LANE

WALL MOUNT CONNECTION REVERSE & CONGR

WALL MOUNT TRAFFIC LANE MARKING (SEE 2.14) 1

PAINTED BIK STOP FOUR-WAY STOP TOP STOP SIGN

KEY PLAN

SITE: PARCHETT ST

N.T.S.

BUILDING HEIGHTS BASED ON ESTABLISHED GRADE CALCULATION
 BUILDING No. 1
 WEST WALL — 175.80m
 EAST WALL — 174.80m
 NORTH WALL — 175.65m
 SOUTH WALL — 175.81m
 TOTAL: 776.06m (4 x 175.51m) AVE. ESTABLISHED GRADE

	TOTAL LOT AREA (ITEM 3 - ITEM 4)	82007.55	8.280	20.457
5	OFFICIAL PLAN DESIGNATION/ PERMITTED USE	BY LAW AMENDMENT No. 1	ZONE INDUSTRIAL ONE M1 SECTION 1555	

PROPOSED BUILDING HT. = 127.5m
THEORETICAL BUILDING HT. FOR BUILDING No.1 = 127.55m (13.70m MAX. F.F. ABOVE)
BUILDING HEIGHTS BASED ON ESTABLISHED GRADE CALCULATION
BUILDING No.2
WEST WALL — 175.82m (PARK-REST SQ.)
EAST WALL — 174.80m
NORTH WALL — 176.40m

SITE PLAN INFORMATION TAKEN FROM:
PLAN OF TOPOGRAPHY OF
PART OF BLOCKS 3 AND 4,
REGISTERED PLAN 43M-891
CITY OF BRAMPTON

PREPARED BY:

SOUTH WALL - 175.82m (STREET AVE. W)
TOTAL: 702.16m / 4 = 175.535m AVG. (STANDARD GRADE)
174.00m (FIN. FLOOR) - 175.535m AVG. = 0.475m + 12.270m
(PROPOSED BUILDING HT) = 12.745m
THEREFORE:
BUILDING HT. (OR BUILDING No. 1 = 12.745m (13.7m MAX. PERMITTED)

SEITZ INC./LIMITED - SURVEYING LAND SURVEYING - CANADA LAND SURVEYING
7015 TUCKER CREEK ROAD, UNIT 44 & 45, RICHMOND HILL, ONTARIO L4B 3P3
Tel: (905) 882-1100 Fax: (905) 882-0441

DATE:
THE SURVEY WAS COMPLETED ON THE 11th DAY OF SEPTEMBER, 2004

SITE PLAN DRAWING TO READ IN CONJUNCTION
WITH CIVIL AND LANDSCAPE DRAWINGS

15	SEED FOR REVIEW AND COORDINATION	MAY 13/21	GN
14	ADD 40% TRANSFER - UPDATE FOR DATED 06/02/21 - INFO TO ETR PLAN AS PER CLIENT REQUEST - SEED FOR REVIEW	MAY 11/21	GN
13	UPDATED ETR PLAN AS PER CLIENT COMMENTS - SEED FOR REVIEW	MAY 04/21	GN

12	UPDATED SITE PER LASTEST SPA COMMENTS - SLEPT FOR CLIENT REVIEW	MAY 03/21	GN
11	ADDED SOFT LANDSCAPE AREAS FOR SITE CANOPY DRAINAGE	APR 19/21	GN
10	ADDED ROAD WIDENING P.O. FROM PLAN OF REVEY DATED 10/11/20 PREPARED BY: J.D. MANES LANE	APR 06/21	GN
9	REMOVED PROPOSED NORTH WYTO TRANSFORMER AS PER CLIENT INSTRUCTION	FEB. 18/21	GN
8	ISSUED FOR SPA CITY OF BURLINGTON	DEC. 14/20	GN
7	FOR GENERAL REVISIONS & UPDATED SITE PLAN AS PER LASTEST CIVIL CHANGE	DEC 11/20	GN
6	GENERAL REVISIONS & UPDATED SITE PLAN AS PER NOV 23/20 RESUME COMMENTS	NOV. 23/20	GN
5	GENERAL REVISIONS & UPDATED SITE PLAN	10/29/20	GN

5	ADJUSTED HOOD DATA & SUELED FOR CONSISTENT COORDINATION	11/20	GN
4	REVISED AS PER CLIENT COMMENTS & RE SUELED FOR CONSISTENT COORDINATION	09/21	GN
3	REVISED AS PER CLIENT COMMENTS & RE SUELED FOR CONSISTENT COORDINATION	OCT. 9/20	GN
2	REVISED AS PER CITY COMMENTS & SUELED FOR CONSISTENT COORDINATION	OCT. 9/20	GN
1	SUELED FOR THE CITY OF STAMFORD	AUG. 14/20	GN

NO.	REVISIONS	DATE	BY:
<p>*ALL DRAWING, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. RETENTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS WITHOUT PERMISSION OF THE ARCHITECT IS PROHIBITED.</p>			

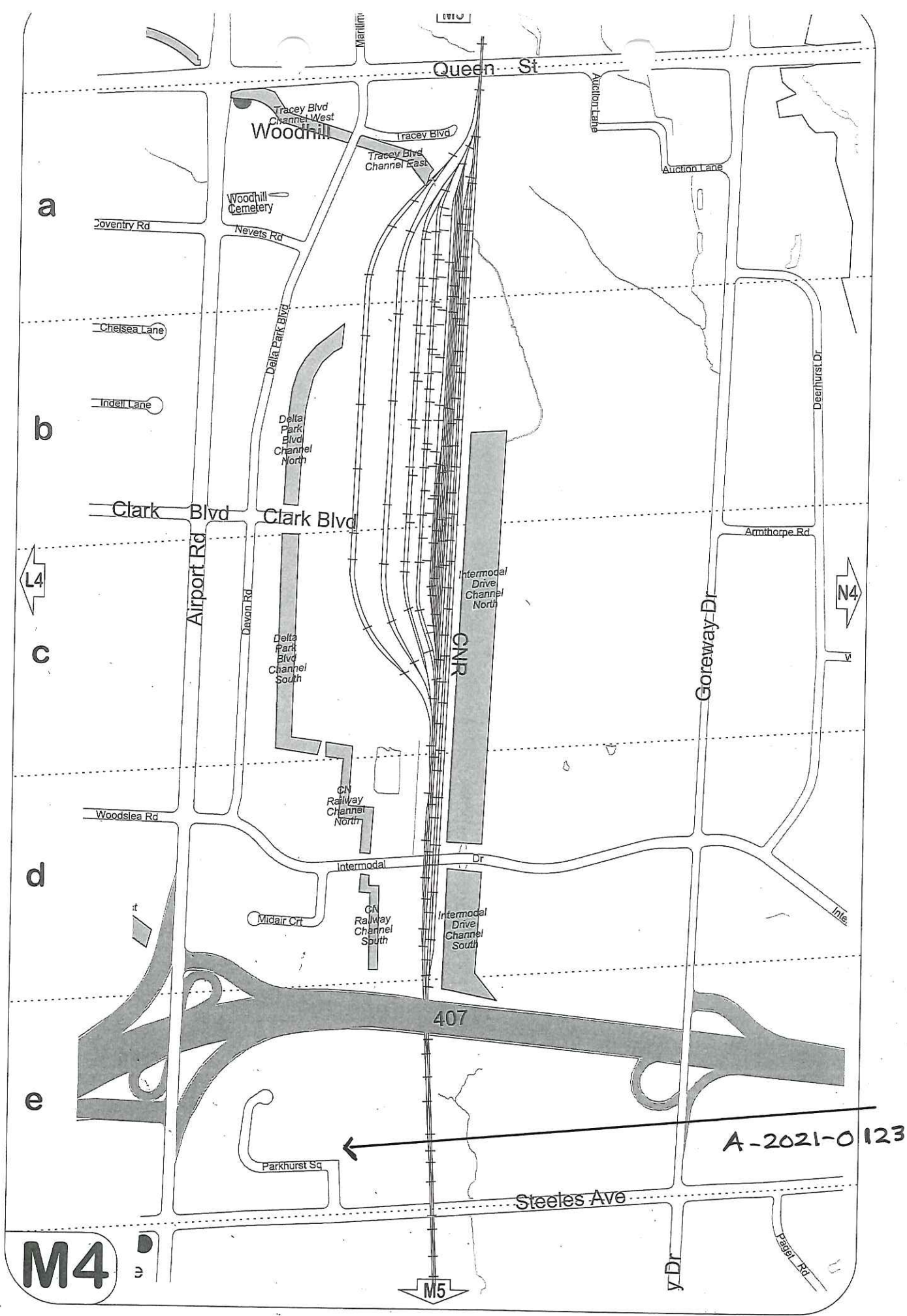
[illegible]

CIENT:  **FIRSTGULF**
DEVELOPMENTS (2014) 1000 1000

PROJECT:
PROPOSED 1 STOREY INDUSTRIAL BUILDINGS
400 & 420 PARKHURST SQUARE,
BRAMPTON, ONTARIO

SP# SPA 2020-0187	
DRAWING: SITE PLAN, & SITE DATA	
THIS DRAWING SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS COUNTERSIGNED BY:	
DRAWN BY: FTH	CHECKED BY: GN
DATE: 11/14/2020	SCALE: AS SHOWN

7 (of 10 binding)	MAY 2005	AS NOTED
	PROJECT NO: 20-05	DRAWING NO: A100



APPLICATION # A-2021-0125
WARD 4

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **MOHAMMED RAHMAN AND SIFAT SIRAJI** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Lot 24, Plan 43M-984 municipally known as **81 READY COURT**, Brampton;

AND WHEREAS the applicants are requesting the following variance(s):

1. To permit an interior side yard setback of 1.6m (5.25 ft.) to a proposed second storey addition above the existing garage whereas the by-law requires a minimum side yard setback of 1.8m (5.91 ft.) to the second storey.

OTHER PLANNING APPLICATIONS:

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: _____ NO _____ File Number: _____
Application for Consent: _____ NO _____ File Number: _____

The Committee of Adjustment has appointed **TUESDAY, June 22, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. 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.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. This will also entitle you to be advised of a Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.

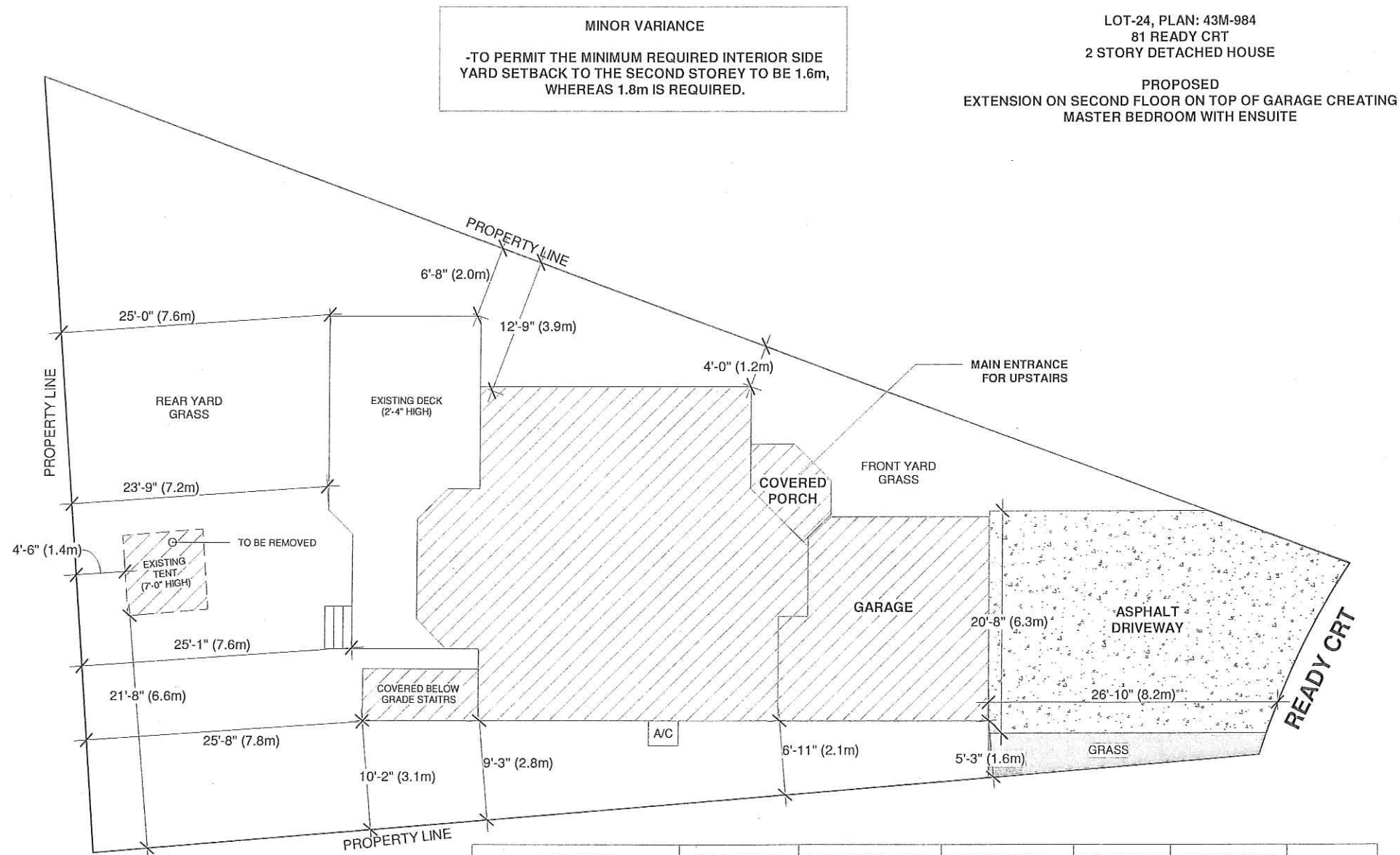
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 10th day of June, 2021.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall
2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca



LOT AREA	481.14 SQ M	LOT FRONTAGE	NO CHANGE	LOT DEPTH	NO CHANGE	
DESCRIPTION	EXISTING	ADDITION	TOTAL	%		
LOT COVERAGE	123 SQ M	NA	123 SQ M	25.5 %		
GROUND FLOOR AREA	86.7 SQ M	NA	86.7 SQ M			
SECOND FLOOR AREA	86.7 SQ M	36 SQ M	122.7SQ M			
GFA TOTAL	173.4 SQ M	36 SQ M	209.4 SQ M			

SITE PLAN

STAMP

01 ISSUED FOR VARIANCE MAY 18/21

ADDRESS:

81 READY CRT
BRAMPTON, ON
L6Y 4T4

DRAWN BY: NK

CHECKED BY: JB

PROJECT NUMBER:

21R-22972

**NOBLE PRIME
SOLUTIONS LTD**
2131 WILLIAMS PARKWAY
UNIT 19,
BRAMPTON, ON
info@nobleltd.ca
(437) 888 1800
(647) 207 5470

DATE: MAY 18/21

DWG. NO:

SCALE: 1:115

A-1

Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically during the COVID-19 Emergency

**Electronic Hearing Procedures
How to get involved in the Virtual Hearing**

Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committees are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

How to Participate in the Hearing:

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, June 17, 2021.**
- Advance registration for applicants, agents and other interested persons is required to participate in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm, Friday, June 18, 2021.**
 - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Friday, June 18, 2021.** City staff will contact you and provide you with further details.
- All Hearings will be livestreamed on the City of Brampton YouTube account at: <https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or <http://video.isilive.ca/brampton/live.html>.

If holding an electronic rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.

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)** Mohammed Rahman, Sifat Siraji, Nafi Haque
Address 81 READY CRT BRAMPTON, ON, L6Y4T4

Phone # 647-209-7128 **Fax #** _____
Email ridoy69@hotmail.com

2. **Name of Agent** NOBLE PRIME SOLUTIONS LTD
Address UNIT 19, 2131 WILLIAMS PARKWAY, BRAMPTON L6S 5Z4

Phone # 437-888-1800 **Fax #** _____
Email applications@nobleltd.ca

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

TO PERMIT THE MINIMUM REQUIRED INTERIOR SIDE YARD SETBACK TO THE SECOND STOREY TO BE 1.6m

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

THE MINIMUM REQUIRED INTERIOR SIDE YARD SETBACK IS REQUIRED 1.8 m

5. **Legal Description of the subject land:**
Lot Number 169R
Plan Number/Concession Number M1962
Municipal Address 81 READY CRT BRAMPTON, ON, L6Y4T4

6. **Dimension of subject land (in metric units)**
Frontage 9.5m
Depth 32.9m
Area 481.1 sqm

7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>

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.)

2 STORY DETACHED HOUSE WITH THE AREA OF 209.4 SQM

PROPOSED BUILDINGS/STRUCTURES on the subject land:

EXTENSION ON SECOND FLOOR ON TOP OF GARAGE CREATING MASTER BEDROOM WITH ENSUITE

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	8.2m
Rear yard setback	7.8m
Side yard setback	1.2m
Side yard setback	2.1m

PROPOSED

Front yard setback	NO CHANGE
Rear yard setback	NO CHANGE
Side yard setback	NO CHANGE
Side yard setback	1.6m

10. Date of Acquisition of subject land: JUNE 2016
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: 1990
15. Length of time the existing uses of the subject property have been continued: 21 YEARS
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 _____

Ravish Sandhu
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton
THIS 25 DAY OF May, 20 21

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, Ravish Sandhu, 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 25th DAY OF May, 20 21

Jeanie Cecilia Myers
a Commissioner, etc.,
Province of Ontario
for the Corporation of the
City of Brampton
Expires April 8, 2024

J.M. Ravish Sandhu
Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

R1D, MATURE NEIGH

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

HOTHU S.

Zoning Officer

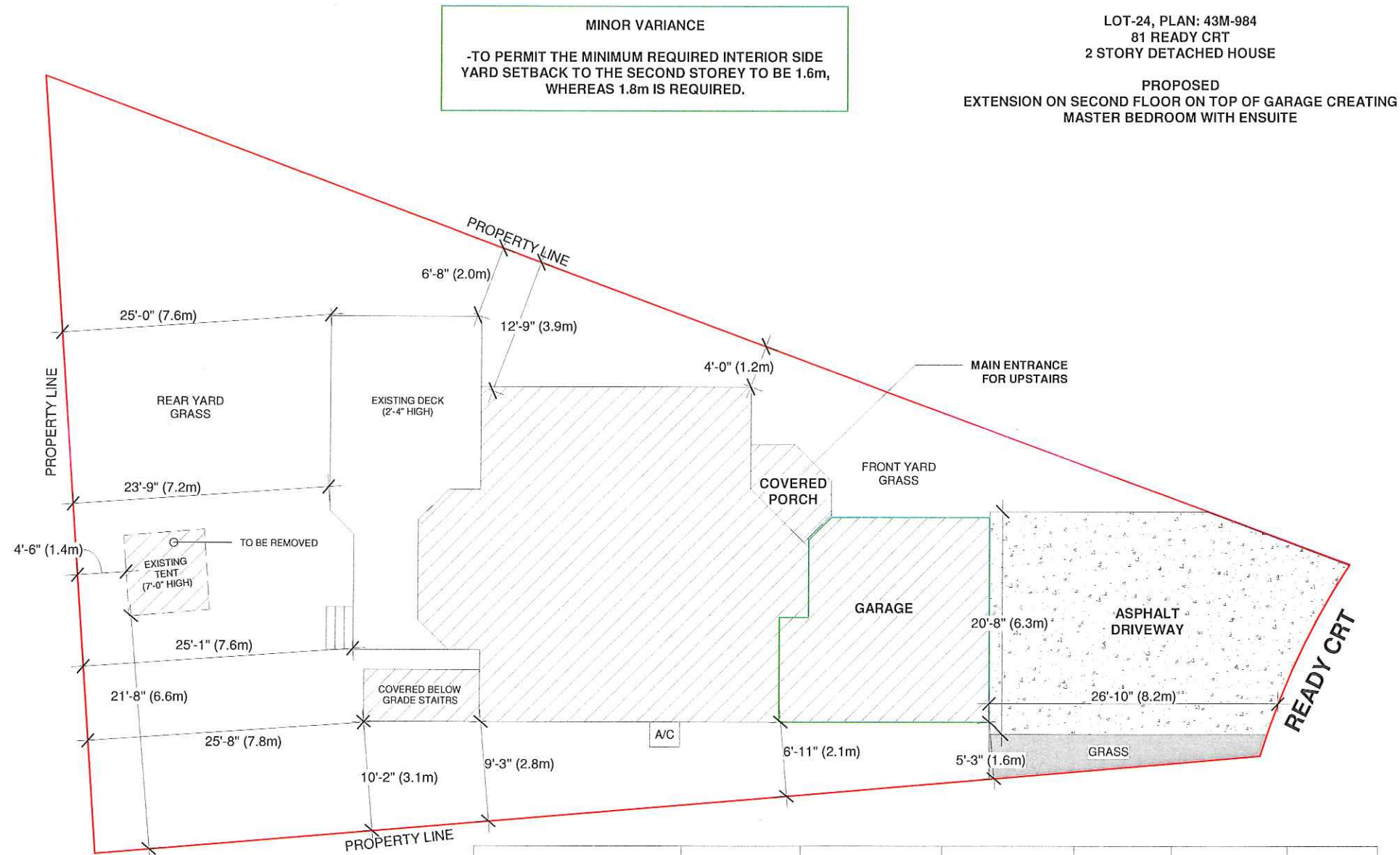
MAY 25 2021

Date

DATE RECEIVED MAY 25, 2021

Date Application Deemed Complete by the Municipality MAY 25, 2021

Revised 2020/01/07



LOT AREA	481.14 SQ M	LOT FRONTAGE	NO CHANGE	LOT DEPTH	NO CHANGE
DESCRIPTION	EXISTING	ADDITION	TOTAL	%	
LOT COVERAGE	123 SQ M	NA	123 SQ M	25.5 %	
GROUND FLOOR AREA	86.7 SQ M	NA	86.7 SQ M		
SECOND FLOOR AREA	86.7 SQ M	36 SQ M	122.7SQ M		
GFA TOTAL	173.4 SQ M	36 SQ M	209.4 SQ M		

SITE PLAN

STAMP

01 ISSUED FOR VARIANCE MAY 18/21

ADDRESS:

81 READY CRT
BRAMPTON, ON
L6Y 4T4

DRAWN BY: NK CHECKED BY: JB

PROJECT NUMBER: 21R-22972

**NOBLE PRIME
SOLUTIONS LTD**

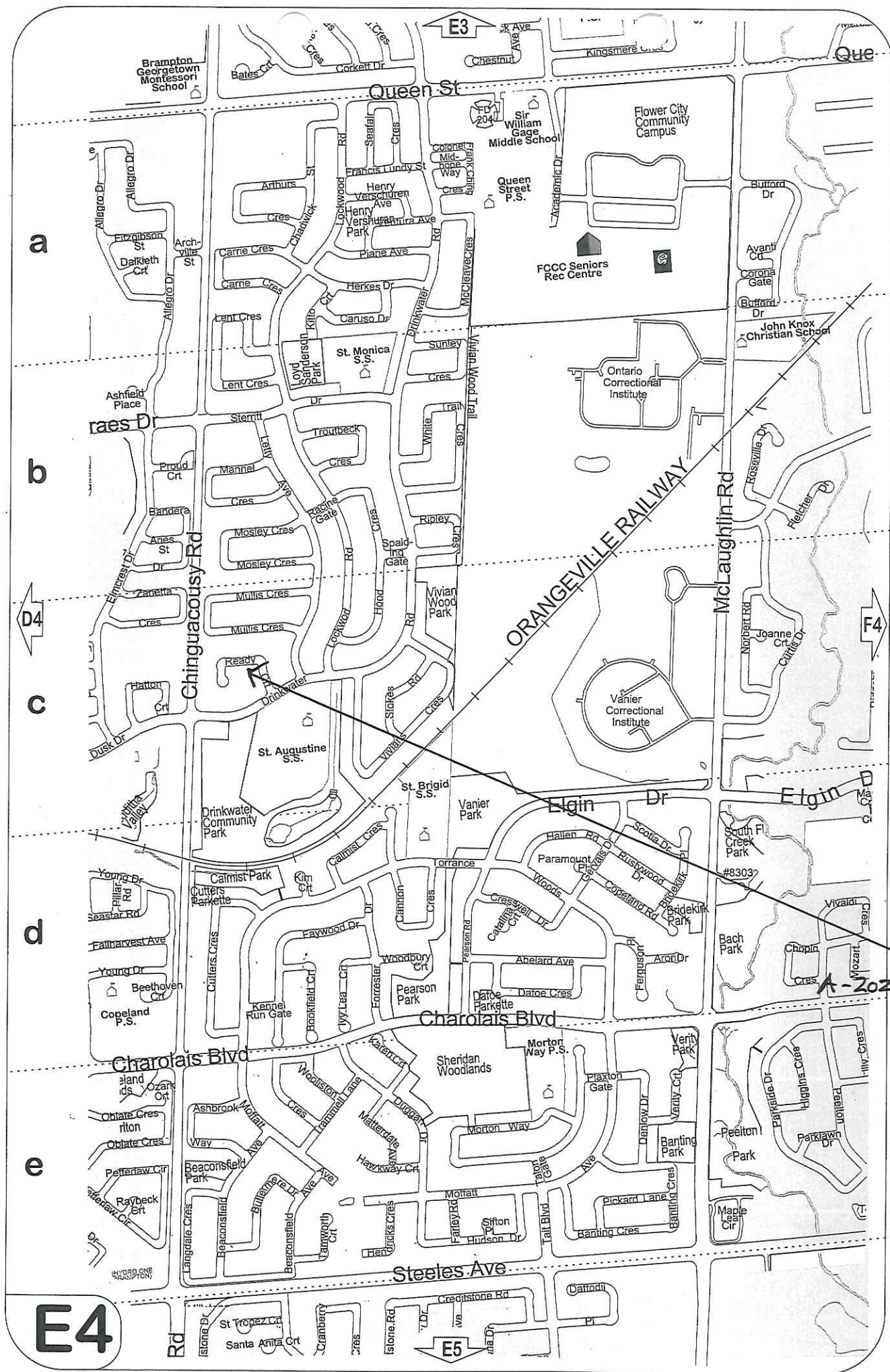
2131 WILLIAMS PARKWAY
UNIT 19,
BRAMPTON, ON
info@nobleltd.ca
(437) 888 1800
(647) 207 5470

DATE: MAY 18/21

SCALE: 1 : 115

DWG. No:

A-1



APPLICATION # A-2021-0126
WARD 7

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **PARAMJIT GILL** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Part of Lot 7, Concession 4 EHS municipally known as **5 CRESCENT HILL DRIVE SOUTH**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s):

1. To permit a front yard setback of 13.8m (45.41 ft.) whereas the by-law requires a minimum front yard setback of 15m (49.21 ft.);
2. To permit a dwelling height of 9.8m (32.15 ft.) whereas the by-law permits a maximum dwelling height of 7.6m (24.93 ft.).

OTHER PLANNING APPLICATIONS:

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: _____ NO _____ File Number: _____
Application for Consent: _____ NO _____ File Number: _____

The Committee of Adjustment has appointed **TUESDAY, June 22, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. 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.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. This will also entitle you to be advised of a Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.

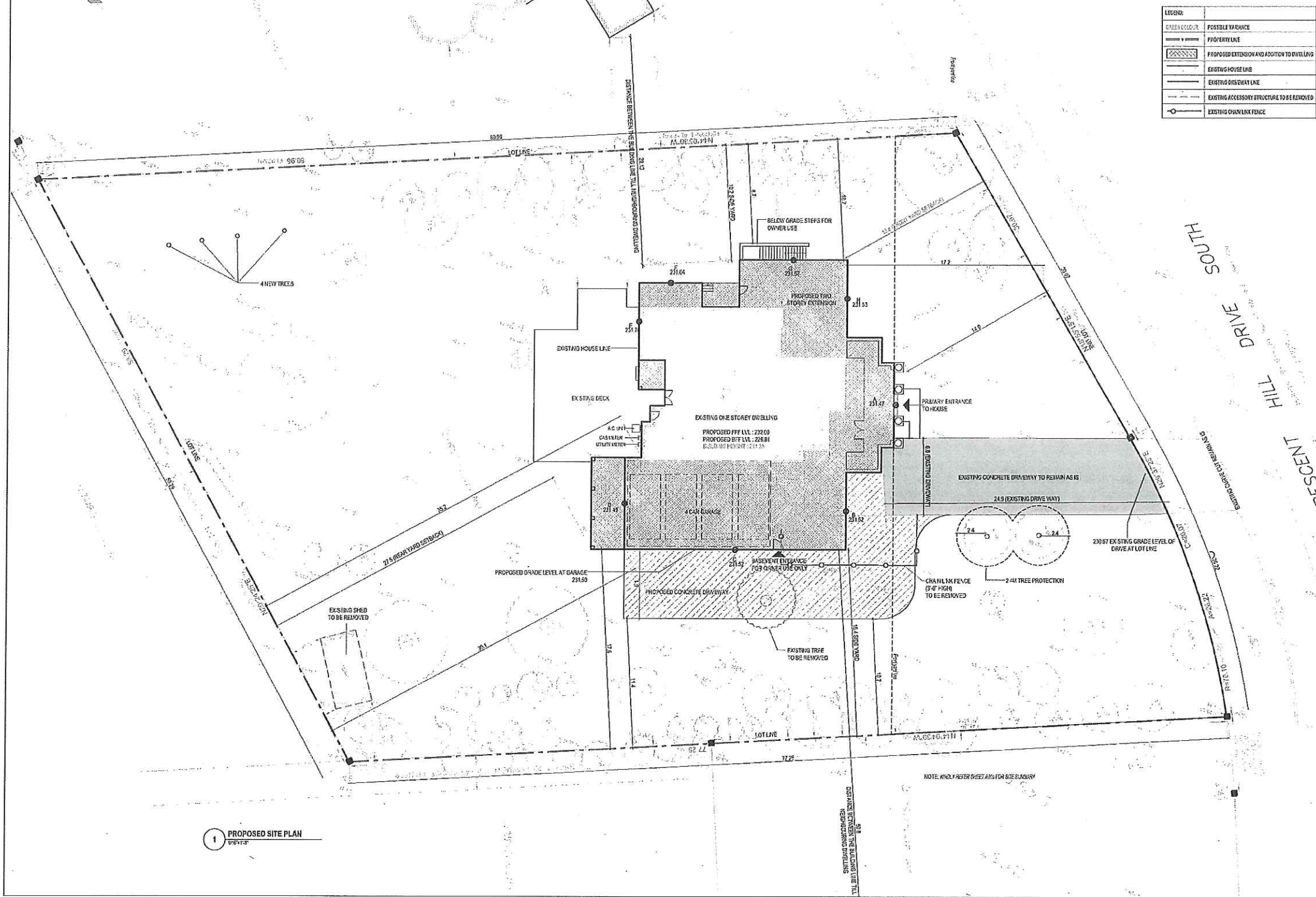
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 10th day of June, 2021.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall
2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca



1 PROPOSED SITE PLAN
0'6"=1'-0"

<div><div><div><div></div><div>N</div></div><div>PROJECTED NORTH</div></div><div><div><div></div><div></div></div><div>TRUE NORTH</div></div></div>		
R0	MINOR VARIANCE	2021-06-02
REV	ISSUED FOR	DATE
PROJECT NAME AND ADDRESS: INTERIOR ALTERATIONS AND EXTENSION TO EXISTING HOUSE AT 5 CRESCENT HILL DRIVE SOUTH, BRAMPTON, ON L6S 2P2.		
LEAD CONSULTANT: <div><div><div></div><div>technoarch</div></div><div>PO Box 68531, Great Lakes Drive, Brampton, ON L6R 0J6 Canada Tel: +1-905-782-0038 Cell: +1-416-729-9454 Email: h@technoarch.ca www.technoarch.ca</div></div>		
<div><div><div>ONTARIO ASSOCIATION OF ARCHITECTS HARPREET SINGH BYRON'S LICENCE 6342</div></div></div>		
STRUCTURAL CONSULTANT:		
MEP CONSULTANT:		
DRAWING TITLE: PROPOSED SITE PLAN		
DRAWN BY	HT	
CHECKED BY	HK	
APPROVED BY	HB	
SCALE	SIZE	
1:384	LEGAL	
SHEET NO	STAGE	
A1.1	MINOR VARIANCE	
PHASE	REV	
00	R0	
ISSUED DATE	2021-06-02	

Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically during the COVID-19 Emergency

**Electronic Hearing Procedures
How to get involved in the Virtual Hearing**

Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committees are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

How to Participate in the Hearing:

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, June 17, 2021.**
- Advance registration for applicants, agents and other interested persons is required to participate in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm, Friday, June 18, 2021.**
 - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Friday, June 18, 2021.** City staff will contact you and provide you with further details.
- All Hearings will be livestreamed on the City of Brampton YouTube account at: <https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or <http://video.isilive.ca/brampton/live.html>.

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May 20th, 2021

Planning & Infrastructure Building Division
City of Brampton, Flower City
2 Wellington Street West, Brampton, ON, L6Y 4R2

Attention: Jeanie Myers

COVER LETTER

Kindly accept the application for Minor Variance Application for Interior Alteration & Extension to an existing single storey house at 5 Crescent Hill Road, Brampton.

The existing Zoning of the Lot is **Residential, R1A, Special section 102** and it allows to have 2 Storey single detached dwelling. There is an existing single storey house and our clients wants to extend the footprint of the house on First floor and add second storey and doing interior alteration to existing house. The Lot size is 30.97m x 80.96 m and we are maintaining existing curb cut and driveway as it is.

As per Zoning by-law, we are maintaining minimum Rear yard setback, Front Landscape yard percentage, Interior side yard setback (North & South), Lot Coverage at 12.20% and minimum distance required in between neighbouring dwellings.

The possible Variance applies to Height of the house and Front Yard setback.

-	Height of the house,	allowed as per by law 7.6 meter	Proposed 9.8 meter (From Establish grade till Middle o roof)
-	Front yard setback,	15.0 meter (Permissible / existing)	13.80 meter

The application includes,

1. Cover Letter
2. Minor Variance Form
3. Survey Plan
4. Architecture set of drawings, including Site Plan, Floor plans and Elevations, highlighting Possible Variance in **Green**.

We have submitted Site plan application under **SPA-2020-0177**.

We have studied the neighbouring areas and got consent letter signed from the neighbours as well. In addition to that, our client will be maintaining the tress and landscaping as is on site and willing to follow any City's suggestion or comments regarding maintain street view by adding more landscape features or trees.



I would request to accept this Minor Variance application and let me know, if any further information is required from our side and fee free to contact on 905-792-0038.

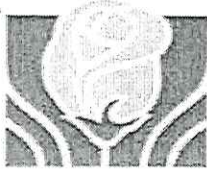
Sincerely,



(Harpreet Bhons)
Managing Principal
B.Arch, OAA, MRAIC, Leed AP BD+C
P.O. 68531, Great Lakes Drive, Brampton
Tel: +1 -905-792-0038
Cell: +1 -416-729-9454
E-mail: hbhons@technoarch.ca
www.technoarch.ca



PH: +1.905.792.0038



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) Paramjit Gill
Address 5 Crescent Hill Dr S, BRAMPTON, ON L6S 2P2

Phone # 4169105676 Fax # _____
Email gillslaw@hotmail.com

2. Name of Agent HARPREET BHONS
Address P.O. 68531, GREAT LAKES DRIVE, BRAMPTON L6R 0J8

Phone # 905-792-0038 Fax # _____
Email hbhons@technoarch.ca

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

1. We would like to apply for height of the building
Permissible height = 7.6 m
Proposed height of the building from Grade to top of the roof= 9.80 MT
2. Front yard set back
Permissible as per existing
Proposed = 13.80m

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

Our client wants to do extension for the house as his family size is growing. So, new addition of the house cover more as permitted by zoning by only in the front yard and height.

5. Legal Description of the subject land:

Lot Number 7
Plan Number/Concession Number CON 4-EHS PT LOT 7 PCL K
Municipal Address 5 Crescent Hill Dr S Brampton, L6S 2P2

6. Dimension of subject land (in metric units)

Frontage 57.19 m
Depth 77.25 m
Area 4258.91 sq m

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 USE OF BUILDING: RESIDENTIAL	Gross floor area: 347.49
GROUND FLOOR AREA: 208.57 SQ MT	
FINISHED BASEMENT AREA: 118.12 SQ MT	
NUMBER OF STOREY ABOVE GRADE: 1	
AREA OF EXISTING SHED: 20.8 sq ft	

PROPOSED BUILDINGS/STRUCTURES on the subject land:

PROPOSED USE OF BUILDING: RESIDENTIAL	TOTAL GROSS FLOOR AREA: 723.16 sq m
PROPOSED GROUND FLOOR AREA: 354.36SQ MT	EXISTING SHED TO BE REMOVED
PROPOSED SECOND FLOOR AREA: 284.89	
FINISHED BASEMENT AREA: 83.88 SQ MT	
NUMBER OF STOREY ABOVE GRADE: 2	

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	18.16 M
Rear yard setback	35.22 m
Side yard setback	13.82 (NORTH)
Side yard setback	23.35 (SOUTH)

PROPOSED

Front yard setback	13.80 M
Rear yard setback	27.52 M
Side yard setback	10.16 M (NORTH)
Side yard setback	16.43 M (SOUTH)

10. Date of Acquisition of subject land: 2018
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: 80'S
15. Length of time the existing uses of the subject property have been continued: 40 years
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 Brampton OF _____

THIS 20 DAY OF BRAMPTON, 2021

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.

HARPREET BHONS OF THE 20 OF 2021

IN THE 2021 OF BRAMPTON 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 Province OF _____
ON THIS 20 DAY OF
May, 2021

A Commissioner etc.

Paramjit Singh Gill
Barrister, Solicitor & Notary Public
2565 Steeles Ave E,
Unit 20 Brampton, ON, L6T 4L6
P: 905-790-3636; F: 905-790-3637

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

R1A-102, Mature Neighbourhood

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

L Barbuto

Zoning Officer

June 2, 2021

Date

DATE RECEIVED MAY 26, 2021

Revised 2020/01/07

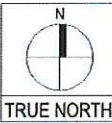
LIST OF ARCHITECTURAL DRAWINGS

	COVER SHEET + LIST OF DRAWINGS + KEY PLAN
A0.0	SURVEY PLAN
A1.1	PROPOSED SITE PLAN
A1.2	SITE SUMMARY
A1.3	LANDSCAPE CALCULATION
A1.4	EXISTING SITE IMAGES
A2.1	EXISTING BASEMENT & FIRST FLOOR PLAN
A2.2	DEMOLITION BASEMENT & FIRST FLOOR PLAN
A2.3	PROPOSED BASEMENT FLOOR PLAN
A2.4	PROPOSED FIRST FLOOR PLAN
A2.5	PROPOSED SECOND FLOOR PLAN
A2.6	PROPOSED ROOF PLAN
A3.1	PROPOSED NORTH ELEVATION
A3.2	PROPOSED EAST SIDE ELEVATION
A3.3	PROPOSED SOUTH ELEVATION
A3.4	PROPOSED WEST ELEVATION

KEY PLAN



SCOPE OF WORK:
INTERIOR ALTERATIONS AND
EXTENSION TO EXISTING HOUSE
AT 5 CRESCENT HILL ROAD, BRAMPTON,
ON, L6S 2P2



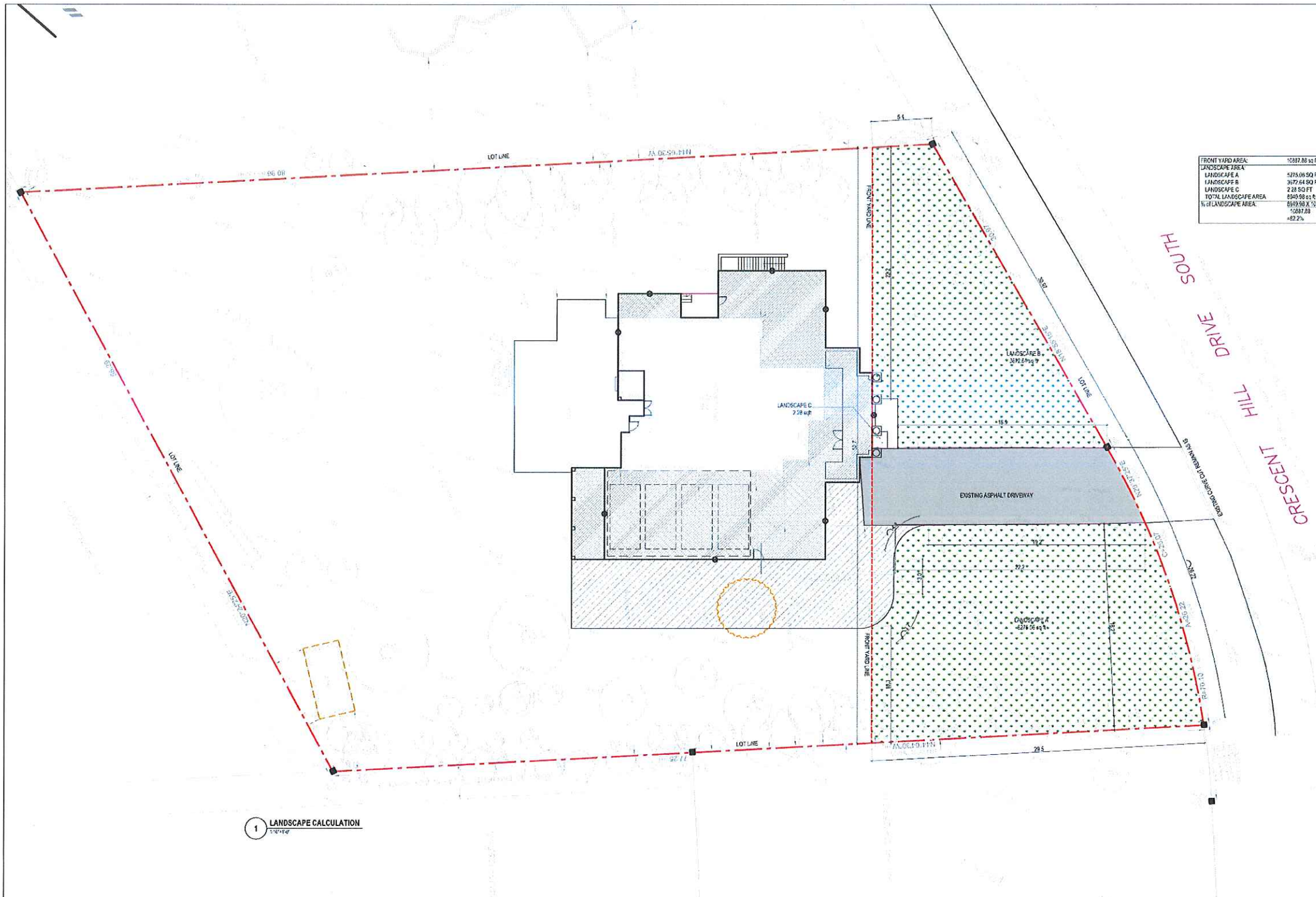
INTERIOR ALTERATIONS AND EXTENSION TO EXISTING HOUSE
AT 5 CRESCENT HILL DRIVE SOUTH, BRAMPTON, ON L6S 2P2.



designers
architects +

technoarch

PO Box 68531, Great Lakes Drive, Tel : +1-905-792-0038
Brampton, ON L6R 0J8, Canada Cell: +1-416-729-9454
Email: hbhons@technoarch.ca www.technoarch.ca



		
PROJECTED NORTH		TRUE NORTH
REV	MINOR VARIANCE	2021-06-02
REV	ISSUED FOR	DATE
PROJECT NAME AND ADDRESS: INTERIOR ALTERATIONS AND EXTENSION TO EXISTING HOUSE AT 5 CRESCENT HILL DRIVE SOUTH, BRAMPTON, ON L6S 2P2.		
LEAD CONSULTANT:  technoarch PO Box 68531, Great Lakes Drive, Brampton, ON L6R 0J8 Canada Tel: +1-905-792-0038 Cell: +1-416-729-9454 Email: hdbbons@technoarch.ca www.technoarch.ca		
		
STRUCTURAL CONSULTANT:		
MEP CONSULTANT:		
DRAWING TITLE: LANDSCAPE CALCULATIONS		
DRAWN BY	HT	
CHECKED BY	HK	
APPROVED BY	HB	
SCALE 1/32"=1'-0" (1:384)	SIZE LEGAL	
SHEET NO A1.3	STAGE MINOR VARIANCE	
PHASE 00	REV R0	
ISSUED DATE	2021-06-02	



EXISTING GARAGE IMAGE



EXISTING FRONT YARD IMAGE

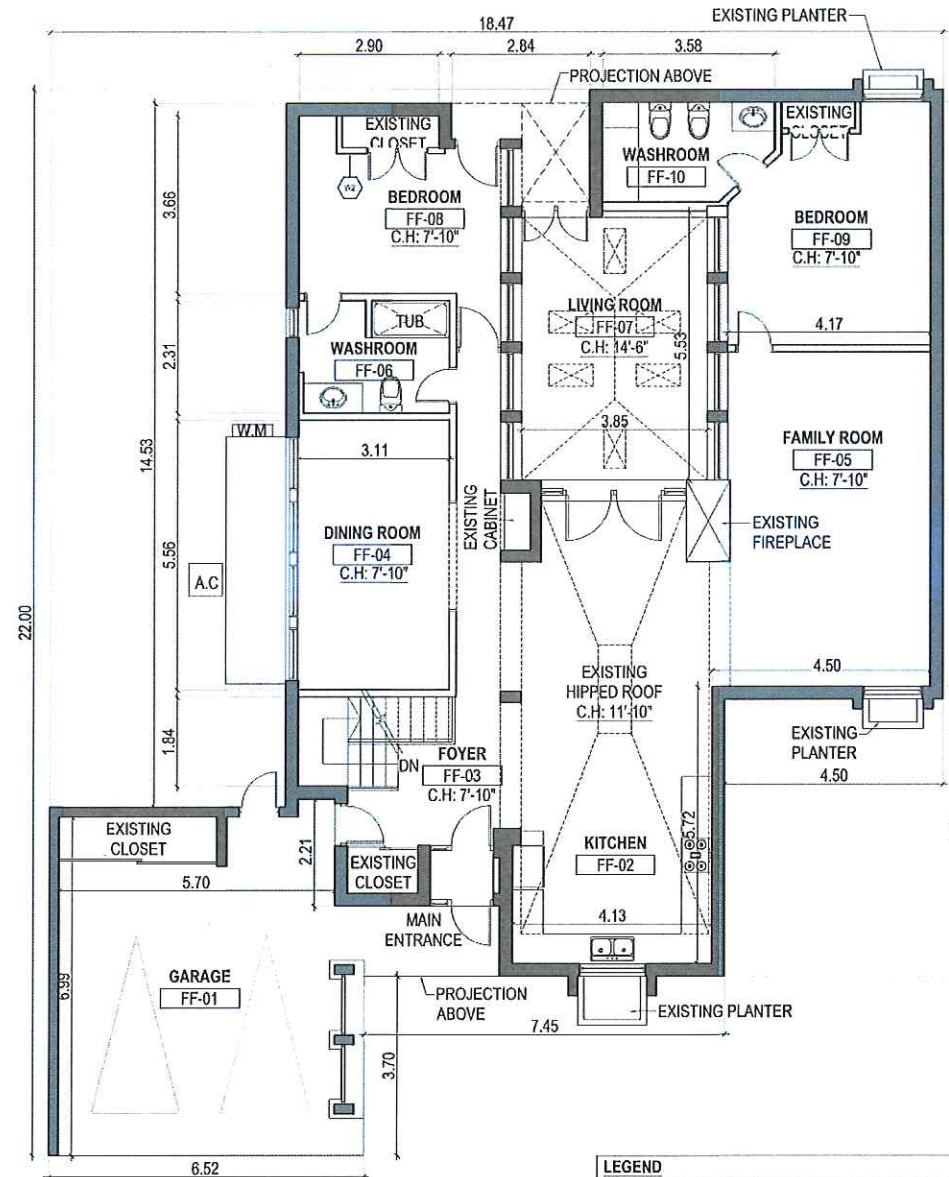
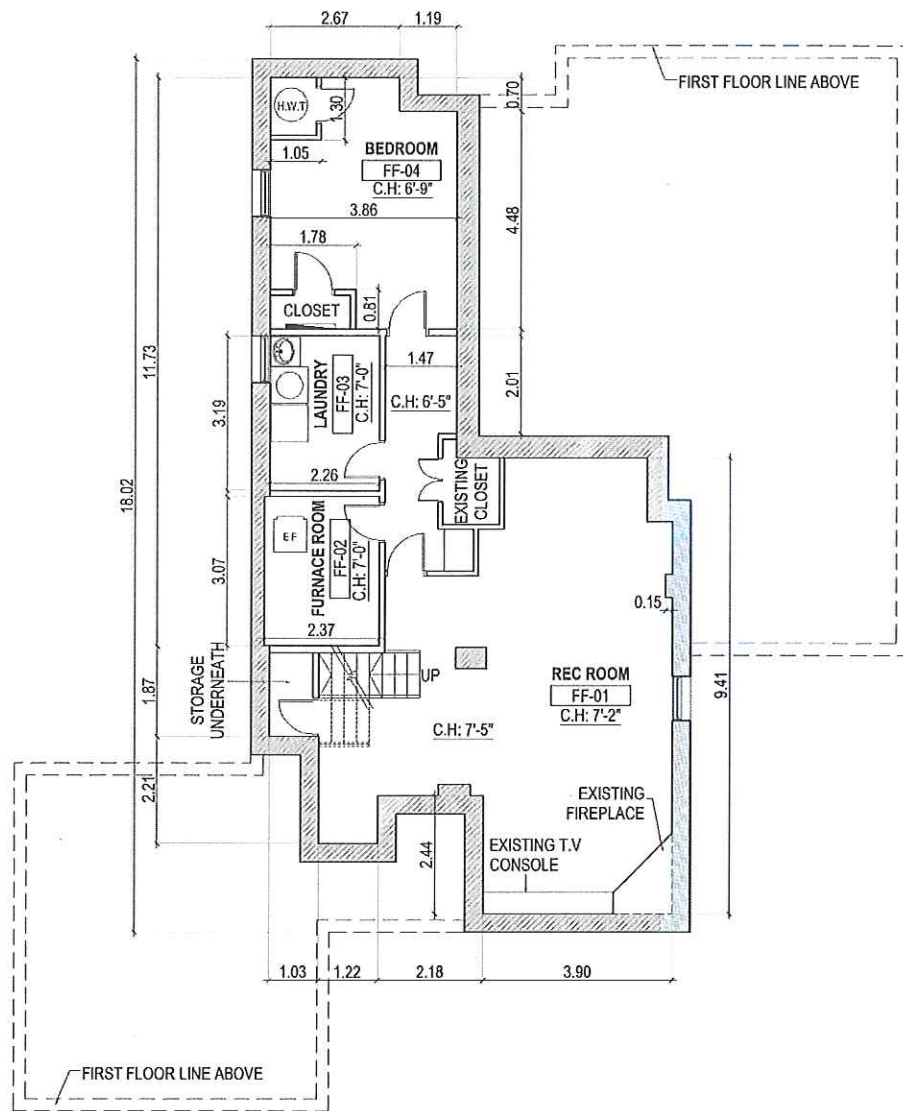


EXISTING REAR YARD IMAGE



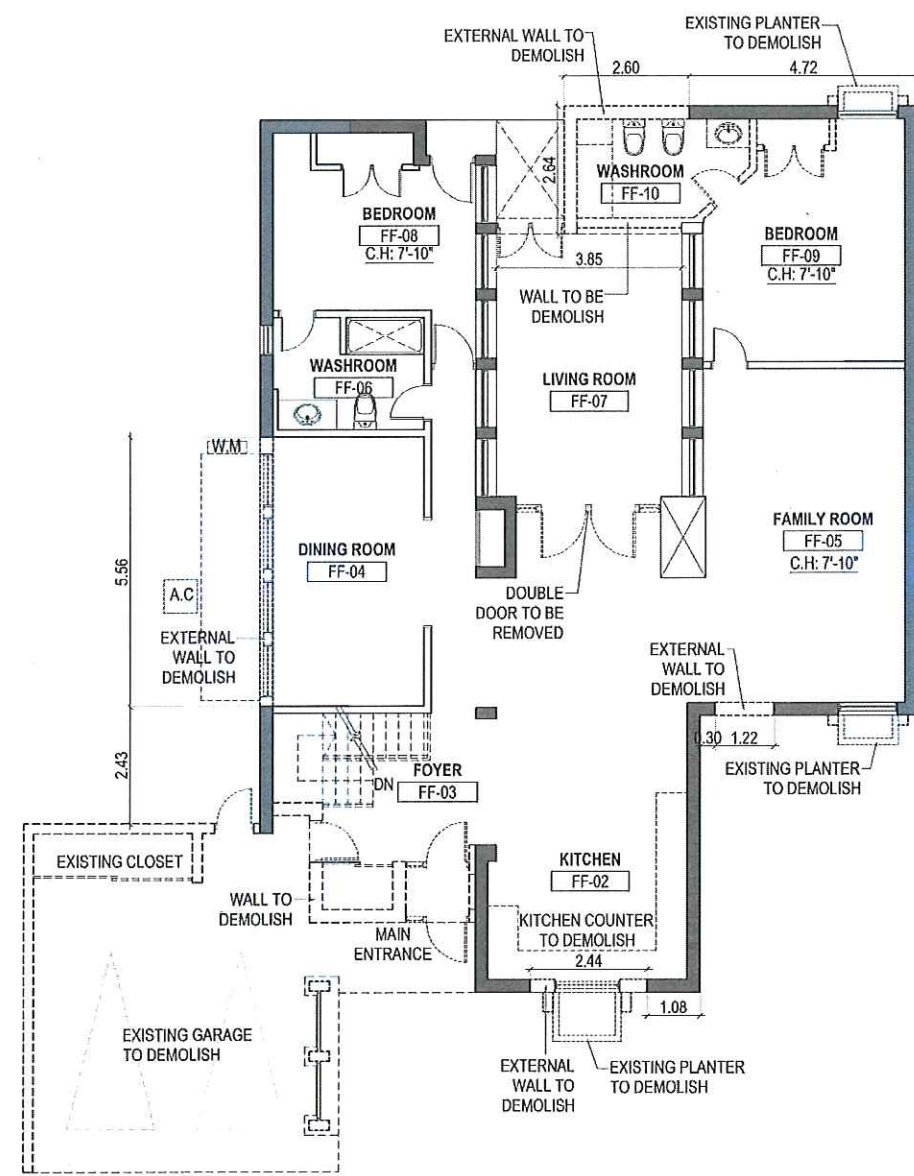
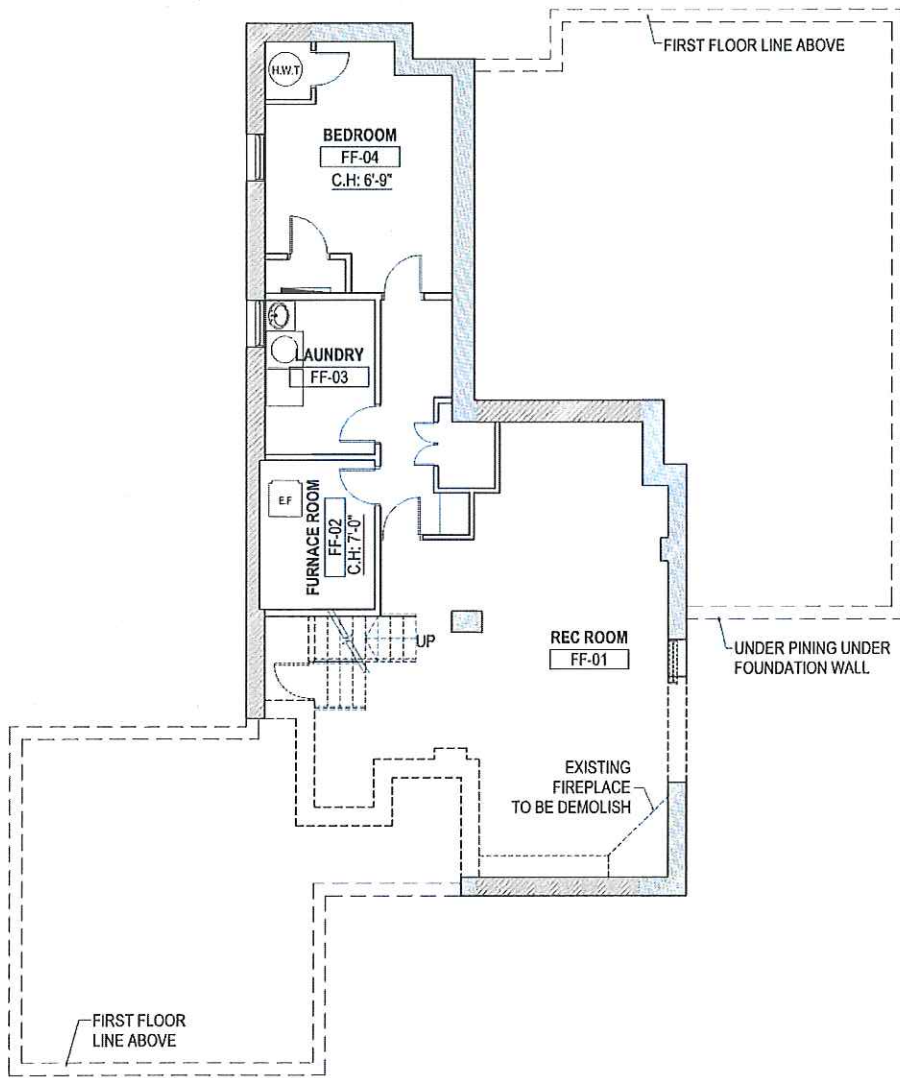
EXISTING REAR YARD IMAGE

		
PROJECTED NORTH		TRUE NORTH
R0	MINOR VARIANCE	2021-06-02
REV	ISSUED FOR	DATE
PROJECT NAME AND ADDRESS : INTERIOR ALTERATIONS AND EXTENSION TO EXISTING HOUSE AT 5 CRESCENT HILL DRIVE SOUTH, BRAMPTON, ON L6S 2P2.		
LEAD CONSULTANT :		
 PO Box 68531, Great Lakes Drive, Brampton, ON L6R 0J8 Canada Tel: +1-905-792-0038 Cell: +1-416-729-9454 Email: hbbans@technoarch.ca www.technoarch.ca		
STRUCTURAL CONSULTANT :		
MEP CONSULTANT :		
DRAWING TITLE : EXISTING SITE IMAGES		
DRAWN BY	HT	
CHECKED BY	HK	
APPROVED BY	HB	
SCALE	SIZE	
N.T.S.	LEGAL	
SHEET NO	STAGE	
A1.4	MINOR VARIANCE	
PHASE	REV	
00	R0	
ISSUED DATE	2021-06-02	

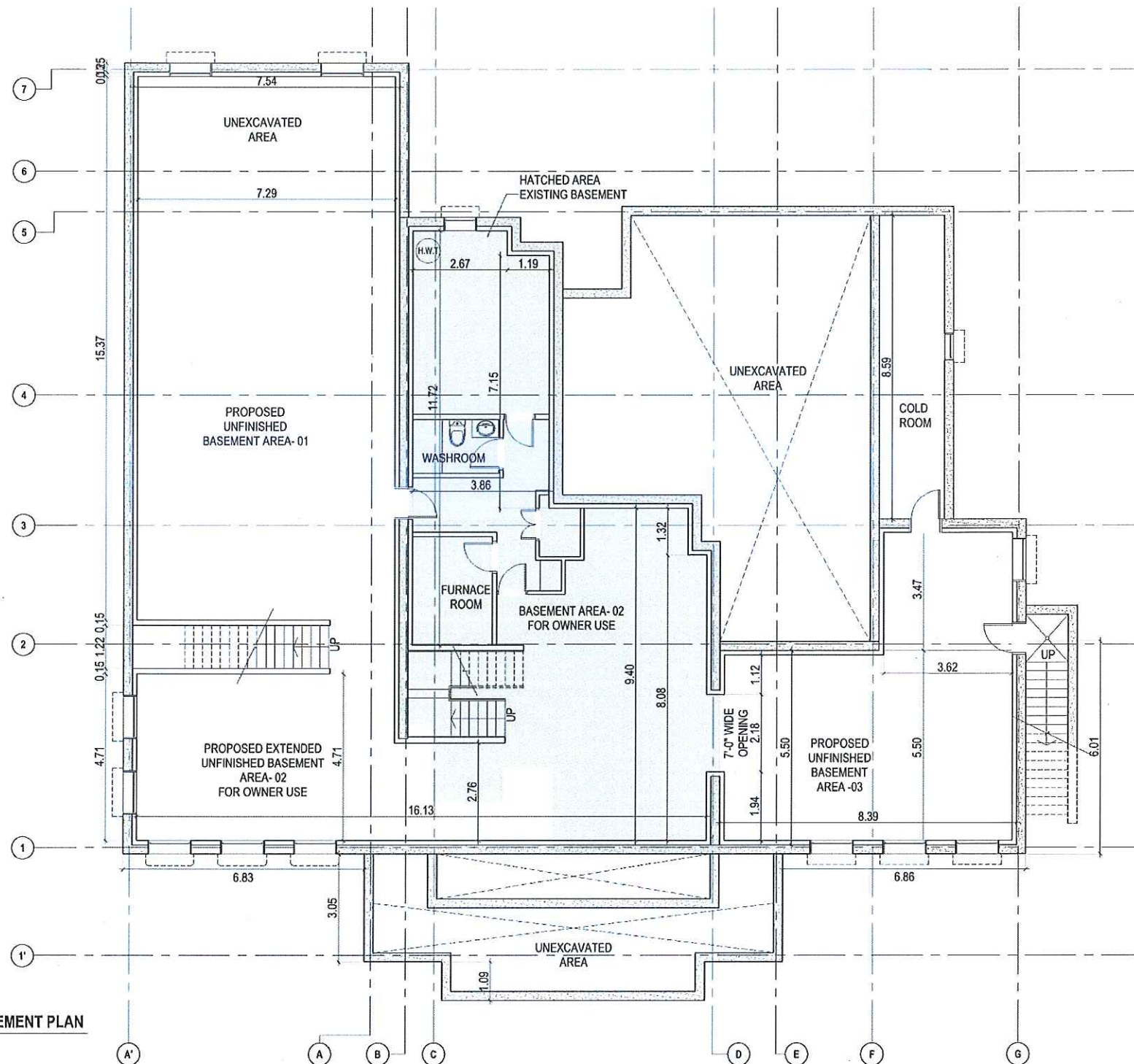


LEGEND	
	ALL DOOR AND WINDOWS ARE EXISTING
	EXISTING WATER METER
	EXISTING SKYLIGHTS PROVIDED
	EXISTING FURNACE
	EXISTING ELECTRICAL PANEL
WALL TYPES	
	EXISTING EXTERIOR WALL TO REMAIN AS IS
	EXISTING INTERIOR PARTITION WALL TO REMAIN AS IS
	EXISTING EXTERIOR WALL OF BASEMENT TO REMAIN AS IS

	PROJECTED NORTH		TRUE NORTH
R0 MINOR VARIANCE 2021-06-02			
REV ISSUED FOR DATE			
PROJECT NAME AND ADDRESS: INTERIOR ALTERATIONS AND EXTENSION TO EXISTING HOUSE AT 5 CRESCENT HILL DRIVE SOUTH, BRAMPTON, ON L6S 2P2.			
LEAD CONSULTANT:			
 PO Box 68531, Great Lakes Drive, Brampton, ON L6R 0J8 Canada Tel: +1-905-792-0038 Cell: +1-416-729-9454 Email: hkh@technoarch.ca www.technoarch.ca			
 2021-06-02 ARCHITECTS HARPREET SINGH BHONS LICENCE 6942			
STRUCTURAL CONSULTANT:			
MEP CONSULTANT:			
DRAWING TITLE:			
EXISTING BASEMENT & FIRST FLOOR PLAN			
DRAWN BY	HT	CHECKED BY	HK
APPROVED BY	HB	SCALE	SIZE
1:150	LEGAL	SHEET NO	STAGE
A2.1	MINOR VARIANCE	PHASE	REV
00	R0	ISSUED DATE	2021-06-02



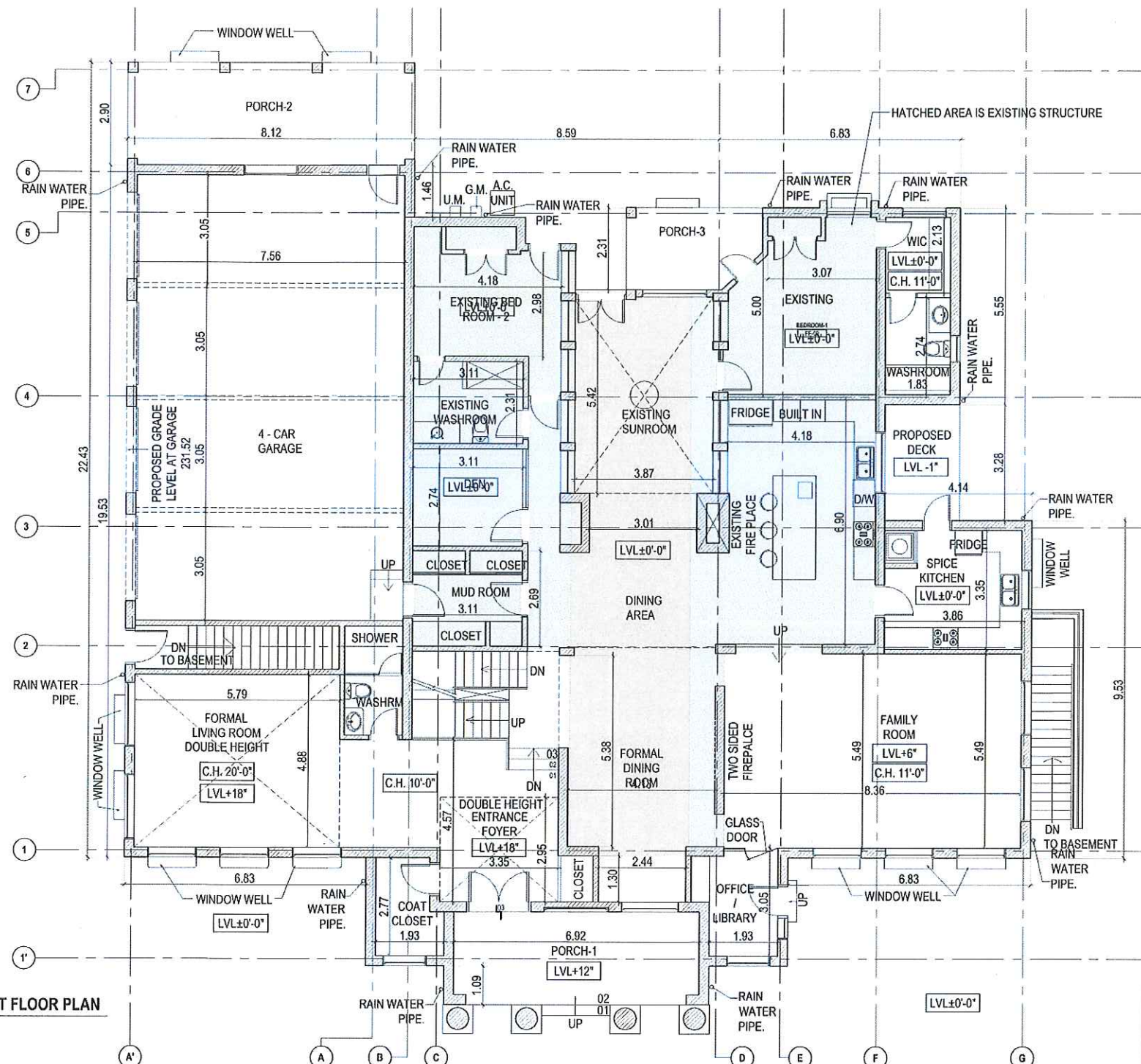
PROJECTED NORTH		TRUE NORTH
R0	MINOR VARIANCE	2021-06-02
REV	ISSUED FOR	DATE
PROJECT NAME AND ADDRESS : INTERIOR ALTERATIONS AND EXTENSION TO EXISTING HOUSE AT 5 CRESCENT HILL DRIVE SOUTH, BRAMPTON, ON L6S 2P2.		
LEAD CONSULTANT : PO Box 68531, Great Lakes Drive, Brampton, ON L6R 0J8 Canada Tel: +1-905-792-0038 Cell: +1-416-728-9454 Email: hbh@technoarch.ca www.technoarch.ca		
STRUCTURAL CONSULTANT :		
MEP CONSULTANT :		
DRAWING TITLE : DEMOLITION BASEMENT & FIRST FLOOR PLAN		
DRAWN BY	HT	
CHECKED BY	HK	
APPROVED BY	HB	
SCALE 1:150	SIZE	LEGAL
SHEET NO A2.2	STAGE	MINOR VARIANCE
PHASE 00	REV	R0
ISSUED DATE	2021-06-02	



1 PROPOSED BASEMENT PLAN
1:150

LEGEND	
	EXISTING AREA
TOTAL BASEMENT AREA	= 3981.32 SQ FT
DEDUCTIBLE AREA	= 3078.67 SQ FT
NET FINISHED BASEMENT	= 902.65 SQ FT (83.88 sq m)

PROJECTED NORTH		TRUE NORTH
R0	MINOR VARIANCE	2021-06-02
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 HARPREET SINGH BHOWSA LICENCE 6942		
STRUCTURAL CONSULTANT :		
MEP CONSULTANT :		
DRAWING TITLE : PROPOSED BASEMENT PLAN		
DRAWN BY	HT	
CHECKED BY	HK	
APPROVED BY	HB	
SCALE	1:150	SIZE LEGAL
SHEET NO	A2.3	STAGE MINOR VARIANCE
PHASE	00	REV R0
ISSUED DATE	2021-06-02	



1 PROPOSED FIRST FLOOR PLAN
1:150

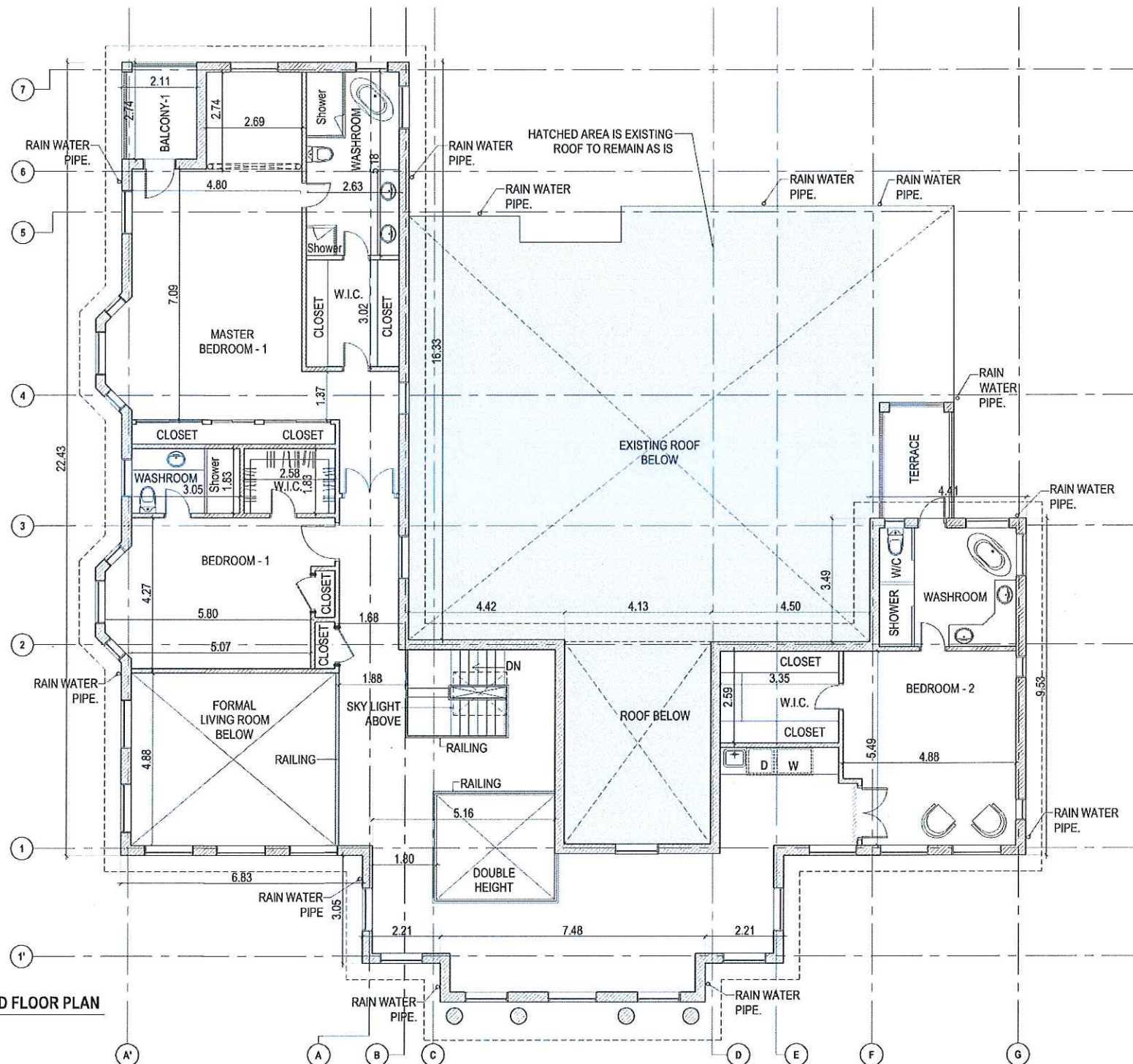
LEGEND	
	EXISTING AREA

FIRST FLOOR PLAN	
EXISTING HOUSE AREA	= 1924.68 SQ FT
PROPOSED ADDITION AND EXTENSION AREA	= 3542.81 SQ FT
TOTAL AREA	= 5,467.49 SQ FT
DEDUCTIBLE AREA	
GARAGE AREA	= 1111.31 SQ FT
PORCH 1	= 201.52 SQ FT
PORCH 2	= 252.93 SQ FT
PORCH 3	= 88.69 SQ FT
TOTAL DEDUCTIBLE AREA	= 1,654.45 SQ FT
NEW GROSS FLOOR AREA OF GROUND	= 1,977.05 SQ FT (183.74 SQ M)
NET GROSS FLOOR AREA OF GROUND	= 3813.14 SQ FT (354.38 SQ M)

PROJECTED NORTH

TRUE NORTH

RO	MINOR VARIANCE	2021-06-02
REV	ISSUED FOR	DATE
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LEAD CONSULTANT:		
 PO Box 68531, Great Lakes Drive, Brampton, ON L6R 0J8 Canada Tel: +1-905-792-0038 Cell: +1-416-729-9454 Email: info@technoarch.ca www.technoarch.ca		
 2021-06-02 ARCHITECTS HARPREET SINGH DHONS LICENCE 6942		
STRUCTURAL CONSULTANT:		
MEP CONSULTANT:		
DRAWING TITLE: PORPOSED FIRST FLOOR PLAN		
DRAWN BY	HT	
CHECKED BY	HK	
APPROVED BY	HB	
SCALE	SIZE	
1:150	LEGAL	
SHEET NO	STAGE	
A2.4	MINOR VARIANCE	
PHASE	REV	
00	RO	
ISSUED DATE	2021-06-02	



PROJECTED NORTH

TRUE NORTH

R0

MINOR VARIANCE

2021-06-02

REV

ISSUED FOR

DATE

PROJECT NAME AND ADDRESS :

INTERIOR ALTERATIONS AND EXTENSION TO EXISTING HOUSE AT 5 CRESCENT HILL DRIVE SOUTH, BRAMPTON, ON L6S 2P2.

LEAD CONSULTANT :

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2021-06-02

ARCHITECTS

HARPREET SINGH BRONSE

LICENCE

6942

STRUCTURAL CONSULTANT :

MEP CONSULTANT :

DRAWING TITLE :

PROPOSED SECOND FLOOR PLAN

DRAWN BY

HT

CHECKED BY

HK

APPROVED BY

HB

SCALE

1:150

SIZE

LEGAL

SHEET NO

A2.5

STAGE

MINOR VARIANCE

PHASE

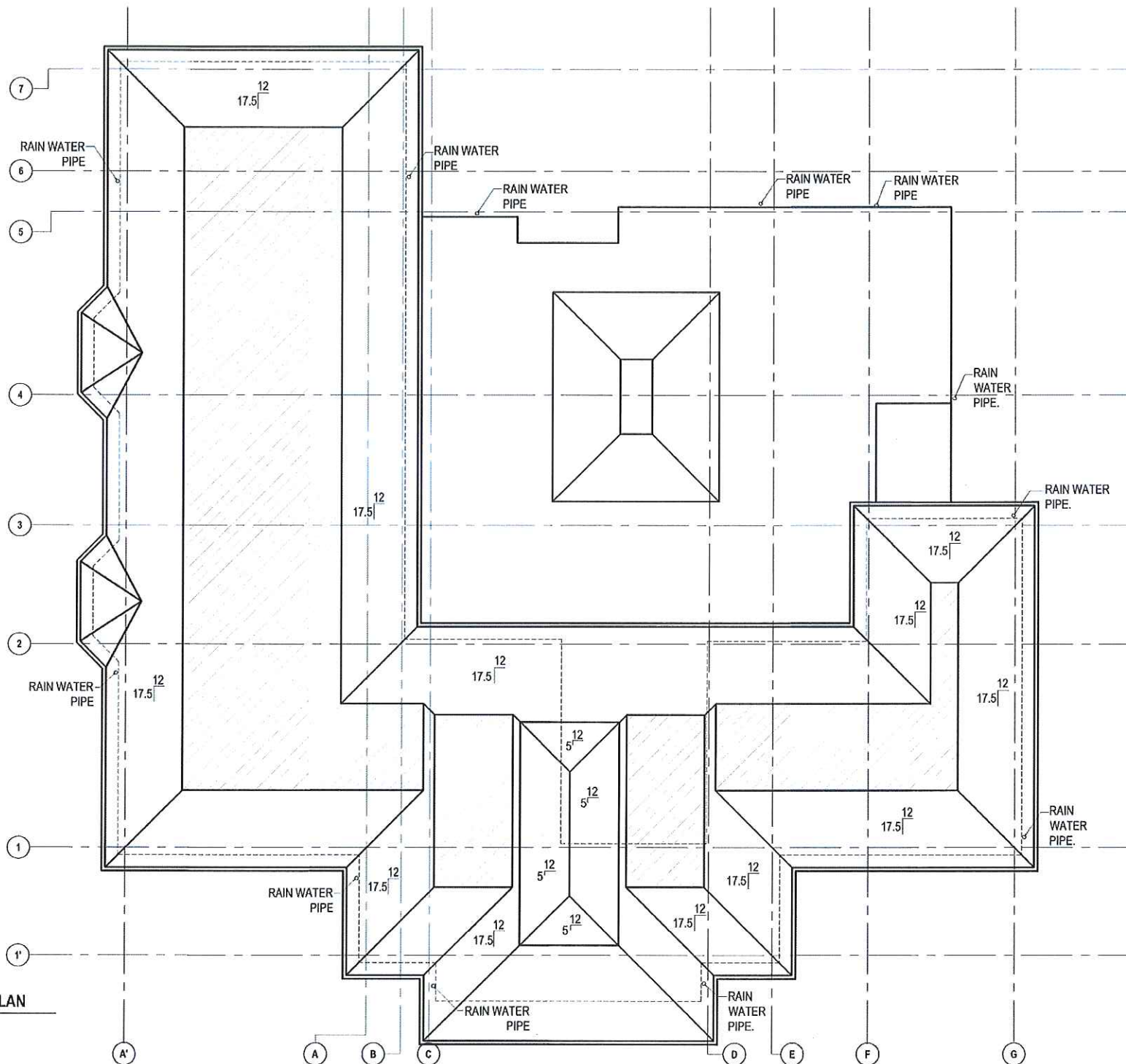
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REV

R0

ISSUED DATE

2021-06-02



1 PROPOSED ROOF PLAN
1:150



PROJECTED NORTH TRUE NORTH

R0 MINOR VARIANCE 2021-06-02

REV ISSUED FOR DATE

PROJECT NAME AND ADDRESS :
INTERIOR ALTERATIONS AND
EXTENSION TO EXISTING HOUSE
AT 5 CRESCENT HILL DRIVE SOUTH,
BRAMPTON, ON L6S 2P2.

LEAD CONSULTANT :



PO Box 68531, Great Lakes Drive,
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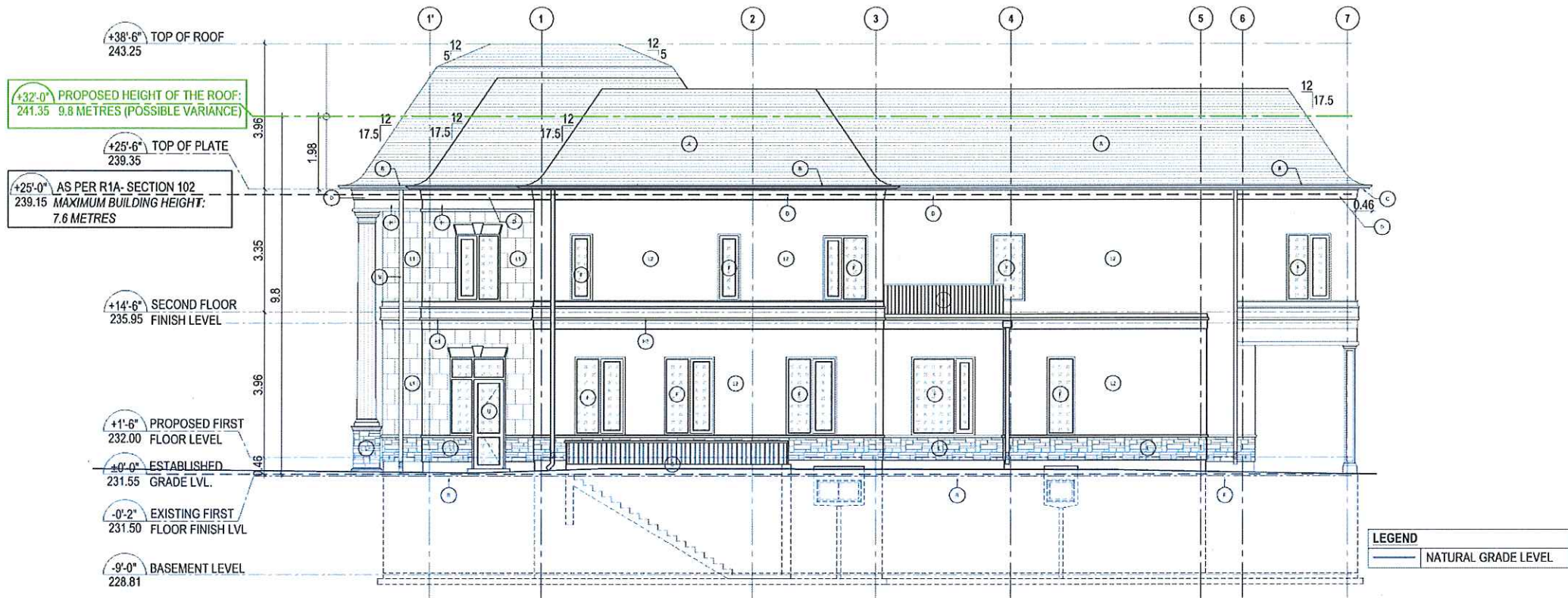


STRUCTURAL CONSULTANT :

MEP CONSULTANT :

DRAWING TITLE :
PROPOSED ROOF PLAN

DRAWN BY	HT
CHECKED BY	HK
APPROVED BY	HB
SCALE	SIZE
1:150	LEGAL
SHEET NO	STAGE
A2.6	MINOR VARIANCE
PHASE	REV
00	R0
ISSUED DATE	2021-06-02



1 PROPOSED NORTH ELEVATION
1:150

TYPICAL EXTERIOR MATERIAL & COLOR SCHEDULE					
OR. NO.	MATERIAL ITEM	COMPANY	MODEL	FINISH/COLOR	DESCRIPTION/SIZES
A	ASPHALT SHINGLES (SELF-SEALING)	Best-Tek	LANDMARK SERIES	COLOR: NUORE BLACK	
B	ALUMINUM GUTTER ATTACHED TO DOWNSPOUTS	AMERIMAX OR EQUIVALENT		COLOR TO BE MATCHED WITH ROOF SHINGLES	4" ALUMINUM GUTTER
C	EAVES	PROCEMA PRE-FINISHED WOODEN PANELS	PROCEMA NATURAL WOOD BEAUTY	RUSTIC (FROM PROCEMA NATURAL WOOD BEAUTY)	VENTILATED EAVE PANELS
D	STONE FREEZE BOARD	PETRA DESIGNS			8 1/2" THICK FREEZE BOARD
E	PRECAST STONE MOLDING	PETRA DESIGN INC. OR EQ.	MATERIAL PRE-CAST STONE		
F	WINDOWS	WYVILBT OR EQUIVALENT		FRAME COLOR: CASHON BLACK	CLEAR GLASS SEALED DOUBLE GLAZED WINDOW
G	DOOR CASING	GEORGEZEAN OR EQUIVALENT	WYNDOR	PANT: BLACK	TOP OF DOOR TO 2' 6" FROM FLOOR FINISH (SHOP DRAWING TO BE PROVIDED BY CONTRACTOR)
H	1" HIGH PRE-CAST STONE CASING (REFER ELEVATION FOR DETAILS)	PETRA DESIGN INC. OR EQ.	MATERIAL PRE-CAST STONE		
I	2" HIGH PRE-CAST STONE CASING (REFER ELEVATION FOR DETAILS)	PETRA DESIGN INC. OR EQ.	MATERIAL PRE-CAST STONE		
J	2 1/2" HIGH PRE-CAST STONE CASING (REFER ELEVATION FOR DETAILS)	PETRA DESIGN INC. OR EQ.	MATERIAL PRE-CAST STONE		
K	2 1/2" HIGH PRE-CAST STONE CASING (REFER ELEVATION FOR DETAILS)	PETRA DESIGN INC. OR EQ.	MATERIAL PRE-CAST STONE		
L	2 1/2" HIGH PRE-CAST STONE CASING (REFER ELEVATION FOR DETAILS)	PETRA DESIGN INC. OR EQ.	MATERIAL PRE-CAST STONE		
M	2 1/2" HIGH PRE-CAST STONE CASING (REFER ELEVATION FOR DETAILS)	PETRA DESIGN INC. OR EQ.	MATERIAL PRE-CAST STONE		
N	2 1/2" HIGH PRE-CAST STONE CASING (REFER ELEVATION FOR DETAILS)	PETRA DESIGN INC. OR EQ.	MATERIAL PRE-CAST STONE		
O	2 1/2" HIGH PRE-CAST STONE CASING (REFER ELEVATION FOR DETAILS)	PETRA DESIGN INC. OR EQ.	MATERIAL PRE-CAST STONE		
P	2 1/2" HIGH PRE-CAST STONE CASING (REFER ELEVATION FOR DETAILS)	PETRA DESIGN INC. OR EQ.	MATERIAL PRE-CAST STONE		
Q	2 1/2" HIGH PRE-CAST STONE CASING (REFER ELEVATION FOR DETAILS)	PETRA DESIGN INC. OR EQ.	MATERIAL PRE-CAST STONE		
R	2 1/2" HIGH PRE-CAST STONE CASING (REFER ELEVATION FOR DETAILS)	PETRA DESIGN INC. OR EQ.	MATERIAL PRE-CAST STONE		
S	2 1/2" HIGH PRE-CAST STONE CASING (REFER ELEVATION FOR DETAILS)	PETRA DESIGN INC. OR EQ.	MATERIAL PRE-CAST STONE		
T	2 1/2" HIGH PRE-CAST STONE CASING (REFER ELEVATION FOR DETAILS)	PETRA DESIGN INC. OR EQ.	MATERIAL PRE-CAST STONE		
U	2 1/2" HIGH PRE-CAST STONE CASING (REFER ELEVATION FOR DETAILS)	PETRA DESIGN INC. OR EQ.	MATERIAL PRE-CAST STONE		
V	2 1/2" HIGH PRE-CAST STONE CASING (REFER ELEVATION FOR DETAILS)	PETRA DESIGN INC. OR EQ.	MATERIAL PRE-CAST STONE		
W	2 1/2" HIGH PRE-CAST STONE CASING (REFER ELEVATION FOR DETAILS)	PETRA DESIGN INC. OR EQ.	MATERIAL PRE-CAST STONE		
X	2 1/2" HIGH PRE-CAST STONE CASING (REFER ELEVATION FOR DETAILS)	PETRA DESIGN INC. OR EQ.	MATERIAL PRE-CAST STONE		
Y	2 1/2" HIGH PRE-CAST STONE CASING (REFER ELEVATION FOR DETAILS)	PETRA DESIGN INC. OR EQ.	MATERIAL PRE-CAST STONE		
Z	2 1/2" HIGH PRE-CAST STONE CASING (REFER ELEVATION FOR DETAILS)	PETRA DESIGN INC. OR EQ.	MATERIAL PRE-CAST STONE		

1	KEY STONE	PETRA DESIGN INC. OR EQ.	MATERIAL PRE-CAST STONE		
2	ROUGH STONE FINISH	ARRIS-KRAFT	CATEGORY: CHAMPAGNE	COLOR: GEORGIA RENAISSANCE	
3	SMOOTH STONE FINISH	ARRIS-KRAFT	CATEGORY: CHAMPAGNE	COLOR: GEORGIA RENAISSANCE	
4	STUCCO FINISH	DUROCK ALTA FINISH INTERNATIONAL		SAND DOLLAR (SHERWIN WILLIAMS)	
5	METALLIC	ROYAL LIGHTING OR EQUIVALENT		MODEL: J2257	LED OUTDOOR WALL LIGHTING
6	RAIN WATER DOWNSPOUTS	AMERIMAX OR EQUIVALENT			COVERED WITH 1/2" THICK CONCRETE BRUSH FINISH
7	1 1/2" THICK PRECAST STONE BAND SILL PRECASTING OUT BY 1"	BY PETRA DESIGNS	MATERIAL: PRECAST STONE		
8	CUSTOM PRECAST ROUND COLUMNS	BY PETRA DESIGNS	MATERIAL: PRECAST STONE		
9	EXPOSED FOUNDATION			CONCRETE FINISH	CONCRETE WALL TO BE MINIMUM 12" HIGH FROM GRADE LEVEL
10	DOOR DOORS	PROFESSIONAL MASTERS GUNWIRE DESIGN OR EQUIVALENT	AVANTE COLLECTION	DOOR COLOR: CYPRESS BLACK (ANODIZED)	
11	FALSE GLASS WINDOW				
12	GLASS DOORS AND WINDOWS	BRICK DOORS AND WINDOWS OR EQUIVALENT		COLOR: BELMONT MANDARIN	
13	8" WIDE PRECAST STONE WINDOW SUBSTRUCTURE	BY PETRA DESIGNS			
14	STRUCTURAL COLUMNS TO BE FINISHED WITH STYROFOAM	CHAMBERLAIN EXTRUSIONS INC. OR EQ.			

PROJECTED NORTH

TRUE NORTH

R0

MINOR VARIANCE

2021-06-02

REV

ISSUED FOR

DATE

PROJECT NAME AND ADDRESS:

INTERIOR ALTERATIONS AND EXTENSION TO EXISTING HOUSE AT 5 CRESCENT HILL DRIVE SOUTH, BRAMPTON, ON L6S 2P2.

LEAD CONSULTANT:

technoarch

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Cell: +1-416-729-9454
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www.technoarch.ca

ONTARIO ASSOCIATION OF ARCHITECTS

2021-06-02

HARPREET SINGH BHONS

LICENCE 6942

STRUCTURAL CONSULTANT:

MEP CONSULTANT:

DRAWING TITLE:

NORTH SIDE ELEVATION

DRAWN BY

HT

CHECKED BY

HK

APPROVED BY

HB

SCALE

1:150

SHEET NO

A3.1

PHASE

00

ISSUED DATE

2021-06-02

SIZE

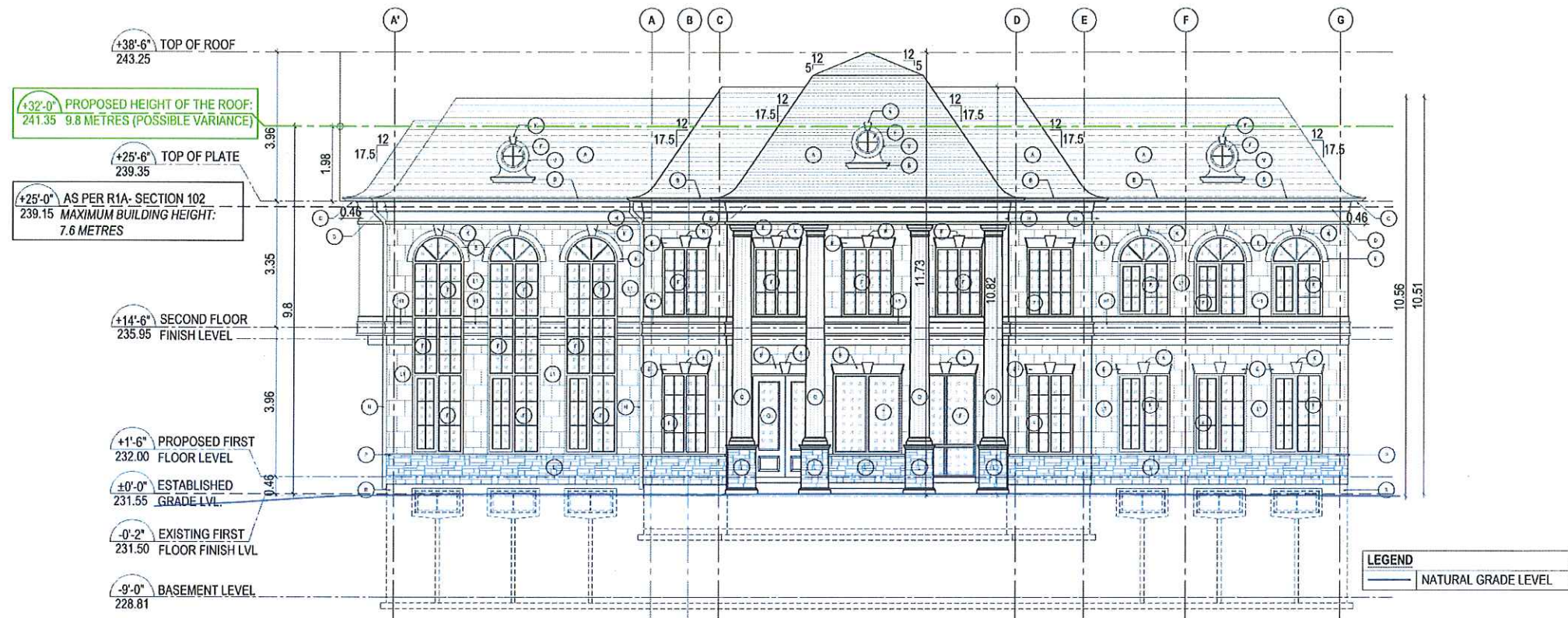
LEGAL

STAGE

MINOR VARIANCE

REV

R0



1 PROPOSED EAST ELEVATION
1:150

TYPICAL EXTERIOR MATERIAL & COLOR SCHEDULE					
NO.	MATERIAL ITEM	COMPANY	MODEL	FINISH/COLOR	DESCRIPTION / SIZES
1	ASPHALT SHINGLES (SELF-SEALING)	CORP-TECH	LANDMARK SERIES	COLOR: MORE BLACK	
2	ALUMINUM GUTTER ATTACHED TO DOWNSPOUTS	JAMIE MAX OR EQUIVALENT		COLOR TO BE MATCHED WITH ROOF SHINGLES	4" ALUMINUM GUTTER
3	EAVES	PROCONIA PRE-FINISHED WOODEN PANELS	PROCONIA NATURAL WOOD FINISH	FINISH: FROM PROCONIA NATURAL WOOD FINISH	VENTILATED EAVE PANELS
4	STONE FIBER BOARD	PETRA DESIGN			5 1/2" THICK PER SIZE BOARD
5	PRECAST STONE MIMING	PETRA DESIGN INC. OR EQ.	MATERIAL: PRECAST STONE		
6	WINDOWS	VENTILATE OR EQUIVALENT		FRAME COLOR: CARBON BLACK	CLEAR GLASS DOUBLE GLAZED WINDOW
7	METAL RAILING	GEORGTOWN OR EQUIVALENT	WARRIOR	PAINT: BLACK	TOP OF RAILING 3" FROM FLOOR FINISH (SEE DRAWING TO BE PROVIDED BY CONTRACTOR)
8	1-2" HIGH PRECAST STONE CASING (REFER ELEVATIONS FOR DETAIL)	PETRA DESIGN INC. OR EQ.	MATERIAL: PRECAST STONE		
9	2-6" HIGH PRECAST STONE CASING (REFER ELEVATIONS FOR DETAIL)	PETRA DESIGN INC. OR EQ.	MATERIAL: PRECAST STONE		
10	2-6" HIGH EXTRUDED ALUMINUM CASING (REFER ELEVATIONS FOR DETAIL)	CANADIAN EXTRUSIONS INC. OR EQ.	MATERIAL: STYROFOAM	COLOR TO BE MATCHED WITH PRECAST STONE CASING (10)	
11	MAIN ENTRANCE WOODEN DOUBLE DOOR	BROCK DOORS & WINDOWS OR EQ.	MATERIAL: WOODEN & GLASS	COLOR: BURNED HANGAR	

12	KEY STONE	PETRA DESIGN INC. OR EQ.	MATERIAL: PRECAST STONE		
13	ROUGH STONE FINISH	ARRISCAFT	CATEGORY: CHAMPAGNE	COLOR: GEORGIAN PRANSERANCE	
14	SMOOTH STONE FINISH	ARRISCAFT	CATEGORY: CHAMPAGNE	COLOR: GEORGIAN PRANSERANCE	
15	STUCCO FINISH	QUICKON ALACKS INTERNATIONAL		SAND DOLLAR SK 5000 (SHERMAN WILLIAMS)	
16	METAL LIGHT	ROYAL LIGHTING OR EQUIVALENT		MODEL: T0207 LED OUTDOOR WALL LANTERN	
17	RAIN WATER DOWNSPOUTS	ALUMINUM OR EQUIVALENT			DOWNSPOUT WITH 1" X 1" CONCRETE FLASHING
18	1-2" THICK PRECAST STONE BANDS (REFER ELEVATIONS FOR DETAIL)	BY PETRA DESIGN	MATERIAL: PRECAST STONE		
19	CUSTOM PRECAST ROUNDOUTS	BY PETRA DESIGN	MATERIAL: PRECAST STONE		
20	EXPOSED FOUNDATION			CONCRETE FINISH	CONCRETE WALL TO BE FINISHED TO HIGH TIDE GRADE LEVEL
21	GARAGE DOORS	PROFESSIONAL INDUSTRIES GARAGE DOOR OR EQUIVALENT	AVANTE COLLECTION	DOOR COLOR: ON PRESS (BLACK AND WHITE)	
22	FALSE GLASS WINDOW				
23	EXTERIOR SOLID WOODEN DOORS (WITH GLASS PANEL WITH ORIGINAL)	BROCK DOORS AND WINDOWS OR EQUIVALENT		COLOR: BURNED HANGAR	
24	2" HIGH PRECAST STONE WINDOW SURROUNDS	BY PETRA DESIGN			
25	3" HIGH PRECAST STONE WINDOW SURROUNDS	CANADIAN EXTRUSIONS INC. OR EQ.			



PROJECTED NORTHTRUE NORTH

RO

MINOR VARIANCE

2021-06-02

REV

ISSUED FOR

DATE

PROJECT NAME AND ADDRESS :
INTERIOR ALTERATIONS AND
EXTENSION TO EXISTING HOUSE
AT 5 CRESCENT HILL DRIVE SOUTH,
BRAMPTON, ON L6S 2P2.

LEAD CONSULTANT :

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2021-06-02
ARCHITECTS
HARPREET SINGH BHONS
LICENCE
6942

STRUCTURAL CONSULTANT :

MEP CONSULTANT :

DRAWING TITLE :
PROPOSED EAST SIDE ELEVATION

DRAWN BY

HT

CHECKED BY

HK

APPROVED BY

HB

SCALE

1:150

SHEET NO

A3.2

PHASE

00

ISSUED DATE

2021-06-02

SIZE

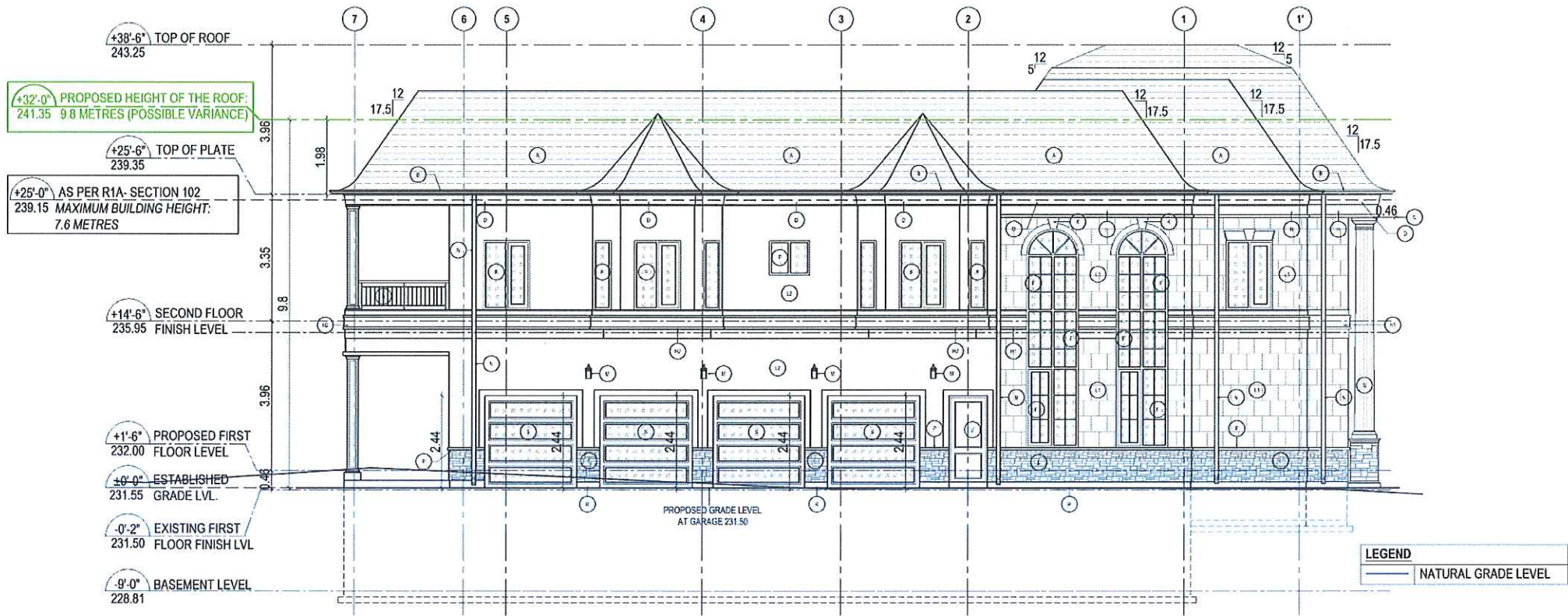
LEGAL

STAGE

MINOR VARIANCE

REV

RO



1 PROPOSED SOUTH ELEVATION
1:150

TYPICAL EXTERIOR MATERIAL & COLOR SCHEDULE					
SR. NO.	MATERIAL ITEM	COMPANY	MODEL	FINISH/COLOR	DESCRIPTION/SIZES
1	ALUMINUM SHINGLES (SELF-SEALING)	Cortier-Tesol	LANDMARK SERIES	COLOR: MORE BLACK	
2	ALUMINUM GUTTER ATTACHED TO DOWNSPOUTS	ALUMINUM OR EQUIVALENT		COLOR TO BE MATCHED WITH ROOF SHINGLES	1" ALUMINUM GUTTER
3	EAVES	PROCEMA PRE-FINISHED WOODEN PANELS	PROCEMA NATURAL WOOD BEAUTY	RUSTIC (FROM PROCEMA NATURAL WOOD BEAUTY)	VENTILATED BATTEN/SLAT
4	STONE FRIeze BOARD	PETRA DESIGNS			1 1/2" THICK FRIeze BOARD
5	PRECAST STONE MOLDING	PETRA DESIGN NO. OR EQ.	MATERIAL: PRECAST STONE		
6	WINDOWS	VANLEUT OR EQUIVALENT		FRAME COLOR: CARBON BLACK	CLEAR GLASS SEALED DOUBLE GLAZED WINDOW
7	WALL RAILING	GEORGINA OR EQUIVALENT	WINDSOR	PAINTE BLACK	TOP OF RAILING FINISH TO MATCH FLOOR FINISH (SHOP DRAWING TO BE PROVIDED BY CONTRACTOR)
8	1 1/2" HIGH PRE-CAST STONE CASING (REFER ELEVATION FOR DETAIL)	PETRA DESIGN NO. OR EQ.	MATERIAL: PRE-CAST STONE		
9	2 1/2" HIGH PRE-CAST STONE CASING (REFER ELEVATION FOR DETAIL)	PETRA DESIGN NO. OR EQ.	MATERIAL: PRE-CAST STONE		
10	2 1/2" HIGH STYROFOAM DOWNSPOUT DRAIN (REFER ELEVATION FOR DETAIL)	CANAMOLD EXTRUSIONS NO. OR EQ.		COLOR TO BE MATCHED WITH PRE-CAST STONE (CANG 115)	
11	MAIN ENTRANCE WOODEN DOUBLE DOOR	BRICK DOORS & WINDOWS OR EQ.		WOODEN & GLASS	03 OR BELMONT HANGING
12	KEY STONE	PETRA DESIGN NO. OR EQ.		MATERIAL: PRE-CAST STONE	
13	ROUGH STONE FINISH	ARRIS-CRAFT		CATEGORY: CHAMPAGNE	COLOR: GEORGIA RENAISSANCE
14	SMOOTH STONE FINISH	ARRIS-CRAFT		CATEGORY: CHAMPAGNE	COLOR: GEORGIA RENAISSANCE
15	STUCCO FINISH	DUROCK ALFACING INTERNATIONAL			SAFARI DOLLAR 5/8" (5/8" RIVIN WALLMATE)
16	METAL LIGHT	ROYAL LIGHTING OR EQUIVALENT			MODEL: 10212 LED OUTDOOR WALL LANTERN
17	RAIN WATER DOWNSPOUTS	AMERIKAL OR EQUIVALENT			DOWNSPOUT WITH 1/2" X 1/2" CONCRETE SPLASH PAD
18	1 1/2" THICK PRE-CAST STONE BAND SILL PROTECTING OUT BY 2"	BY PETRA DESIGNS	MATERIAL: PRE-CAST STONE		
19	CUSTOM PRECAST ROUND COLUMNS	BY PETRA DESIGNS	MATERIAL: PRECAST STONE		
20	EXPOSED FOUNDATION				CONCRETE FINISH CONCRETE WALL TO BE MINIMUM 12" HIGH FROM GRADE LEVEL
21	GARAGE DOORS	PROFESSIONAL MASTERS GARAGE DOOR OR EQUIVALENT		WHITE COLLECTION	DOOR COLOR: CYPRESS BLACK (AR00210)
22	FALSE GLASS WINDOW				
23	EXTERIOR SOLID WOODEN DOORS (HAVING GLASS PANEL WITH OPTIONAL)	BRICK DOORS AND WINDOWS OR EQUIVALENT			COLOR: BELMONT HANGING
24	5" WIDE PRECAST 5' HIGH WINDOW SURROUNDS	BY PETRA DESIGNS			
25	STRUCTURAL COLUMNS TO BE FINISHED IN STYROFOAM	CANAMOLD EXTRUSIONS NO. OR EQ.			

RO

MINOR VARIANCE

2021-06-02

REV

ISSUED FOR

DATE

PROJECT NAME AND ADDRESS:

INTERIOR ALTERATIONS AND EXTENSION TO EXISTING HOUSE AT 5 CRESCENT HILL DRIVE SOUTH, BRAMPTON, ON L6S 2P2.

LEAD CONSULTANT:

technoarch

PO Box 68531, Great Lakes Drive, Brampton, ON L6R 0J8 Canada
Tel: +1-905-792-0038
Cell: +1-416-729-9454
Email: hshams@technoarch.ca
www.technoarch.ca

ONTARIO ASSOCIATION OF ARCHITECTS

2021-06-02

HARPREET SINGH BHONS

LICENCE 6942

STRUCTURAL CONSULTANT:

MEP CONSULTANT:

DRAWING TITLE:

PROPOSED SOUTH ELEVATION

DRAWN BY

HT

CHECKED BY

HK

APPROVED BY

HB

SCALE

1:150

SHEET NO

A3.3

PHASE

00

ISSUED DATE

2021-06-02

SIZE

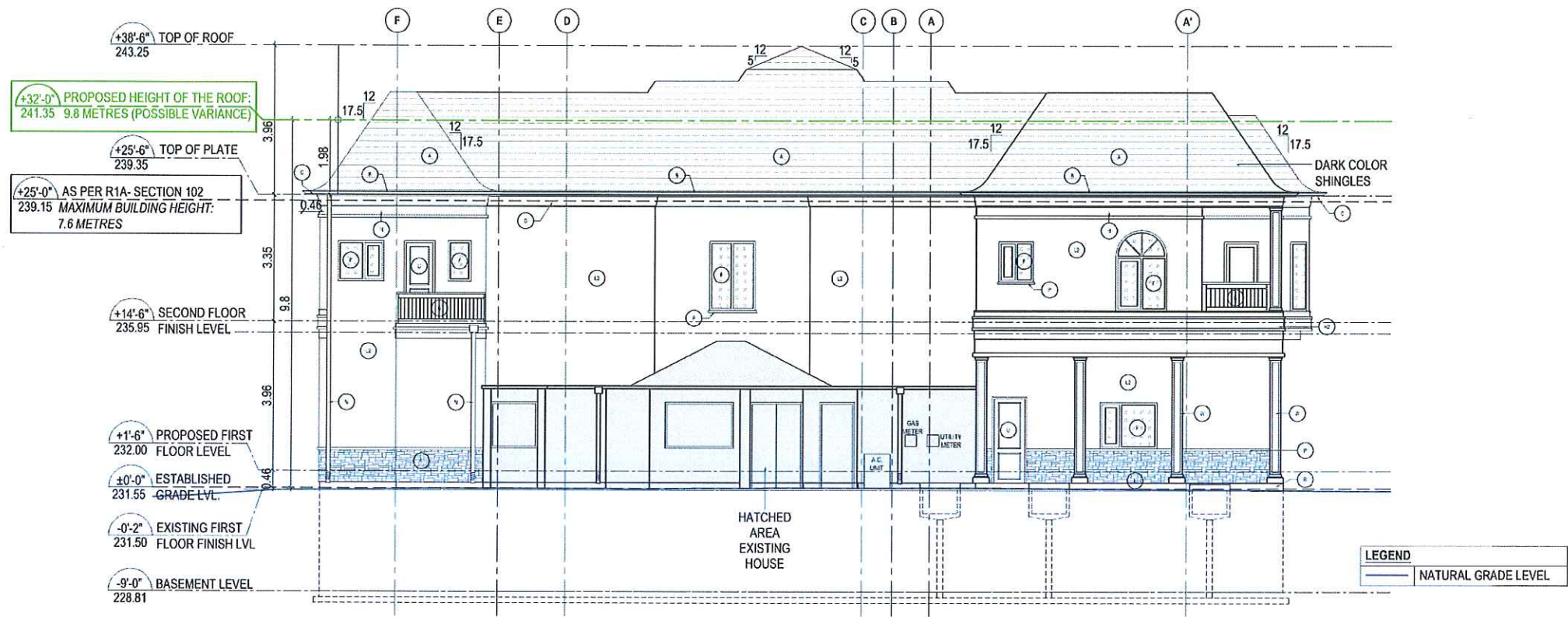
LEGAL

STAGE

MINOR VARIANCE

REV

R0



1 PROPOSED WEST ELEVATION
1:150

TYPICAL EXTERIOR MATERIAL & COLOR SCHEDULE					
SR. NO.	MATERIAL ITEM	COMPANY	MODEL	FINISH/COLOR	DESCRIPTION/NOTES
1	ASPHALT SHINGLES (SELF SEALING)	Celestial	LANDMARK SERIES	COLOR: MOORE BLACK	
2	ALUMINUM GUTTER ATTACHED TO DOWNSPOUTS	AMERICAN OR EQUIVALENT		COLOR TO BE MATCHED WITH ROOF SHINGLES	4" ALUMINUM GUTTER
3	EAVES	PRODEVA PRE FINISHED WOODEN PANELS	PRODEVA NATURAL WOOD BEAUTY	RUSTIC (FROM PRODEVA NATURAL WOOD BEAUTY)	VENTILATED EAVE PANELS
4	STONE FRIEZE BOARD	PETRA DESIGN INC. OR EQ.			5 1/2" THICK FRIEZE BOARD
5	PRECAST STONE HOLDING	PETRA DESIGN INC. OR EQ.	MATERIAL: PRE-CAST STONE		
6	WINDOWS	VINTAGE OR EQUIVALENT		FRAME COLOR: CARBON BLACK	CLEAR GLASS SEALED DOUBLE GLAZED WINDOW
7	UTLIL RAILING	OSCELEZIAN OR EQUIVALENT	WINDSOR	PART: BLACK	TOP OF RAILING 3'-6" FROM FLOOR FINISH (SHOP DRAWING TO BE PROVIDED BY CONTRACTOR)
8	1-2" HIGH PRE-CAST STONE CASING (FOR DETAILS)	PETRA DESIGN INC. OR EQ.	MATERIAL: PRE-CAST STONE		
9	3-4" HIGH PRE-CAST STONE CASING (FOR DETAILS)	PETRA DESIGN INC. OR EQ.	MATERIAL: PRE-CAST STONE		
10	2" HIGH SILVER-GRAN CASING (FOR DETAILS)	CANAMOULD EXTRUSIONS INC. OR EQ.	MATERIAL: STYROFOAM	COLOR TO BE MATCHED WITH PRE-CAST STONE CASING	
11	MAIN ENTRANCE WOODEN DOUBLE DOOR	BRICK DOORS & WINDOWS OR EQ.	MATERIAL: WOODEN & GLASS	COLOR: REFINISH HAWKSWAY	
12	KEY STONE	PETRA DESIGN INC. OR EQ.			
13	ROUGH STONE FINISH	ARRISCRAFT	CATEGORY: CHAMPAGNE	COLOR: GEORGIA RENAISSANCE	
14	SMOOTH STONE FINISH	ARRISCRAFT	CATEGORY: CHAMPAGNE	COLOR: GEORGIA RENAISSANCE	
15	STUCCO FINISH	DUROCK ALFAZING INTERNATIONAL			SAND DOLLAR SW 6000 (SHEPHERD, WILLOW)
16	METAL LIGHT	ROYAL LIGHTING CREATIONS/ALIGHT			MODERN TOWNS LED OUTDOOR WALL LANTERN
17	RUN WATER DOWNSPOUT	AMERICAN OR EQUIVALENT			DOWNSPOUT WITH 1-1/2" X 1-1/2" CONCRETE SPLASH PAD
18	1-1/2" THICK PRECAST STONE SANDSILL (FOR DETAILS) 6" BY 2"	BY PETRA DESIGN	MATERIAL: PRECAST STONE		
19	CUSTOM PRECAST ROUND COLUMNS	BY PETRA DESIGN	MATERIAL: PRECAST STONE		
20	EXPOSED FOUNDATION			CONCRETE FINISH	CONCRETE WALL TO BE 18" MIN. AT 1' HIGH FROM GRADE LEVEL
21	GARAGE DOORS	PROFESSIONAL MASTERS GARAGE DOOR OR EQUIVALENT		AVANTE COLLECTION	DOOR COLOR: OYSTER BLACK (HARDWARE)
22	FALSE GLASS WINDOW	EXTERIOR SOLID WOODEN DOORS (HARDWARE GLASS PANELS OTHER OPTIONAL)			COLOR: REFINISH HAWKSWAY
23	5" WIDE PRECAST STONE WINDOW SURROUNDS	BY PETRA DESIGN			
24	STRUCTURAL COLUMNS TO BE FINISHED IN STYROFOAM	CANAMOULD EXTRUSIONS INC. OR EQ.			



PROJECTED NORTHTRUE NORTH

RO

MINOR VARIANCE

2021-06-02

REV

ISSUED FOR

DATE

PROJECT NAME AND ADDRESS:
INTERIOR ALTERATIONS AND
EXTENSION TO EXISTING HOUSE
AT 5 CRESCENT HILL DRIVE SOUTH,
BRAMPTON, ON L6S 2P2.

LEAD CONSULTANT:

PO Box 68531, Great Lakes Drive,
Brampton, ON L6R 0J8 Canada
Tel: +1-905-792-0039
Cell: +1-416-729-9454
Email: r3hons@technoarch.ca
www.technoarch.ca


2021-06-02
ARCHITECTS
HARPREET SINGH BROWN
LICENCE
6042

STRUCTURAL CONSULTANT:

MEP CONSULTANT:

DRAWING TITLE:
PROPOSED WEST ELEVATION

DRAWN BYHT

CHECKED BYHK

APPROVED BYHB

SCALE1:150

SIZELEGAL

SHEET NOA3.4

STAGEMINOR VARIANCE

PHASE00

REVRO

ISSUED DATE

2021-06-02

APPLICATION # A-2021-0127
WARD 6

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **MICHAEL PINHEIRO AND MARIA PINHEIRO** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Part of Lot 5, Concession 4 EHS municipally known as **2207 EMBLETON ROAD**, Brampton;

AND WHEREAS the applicants are requesting the following variance(s):

1. To permit a front yard setback of 4.9m (16.08 ft.) whereas the by-law requires a minimum front yard setback of 12m (39.37 ft.).

OTHER PLANNING APPLICATIONS:

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: _____	NO _____	File Number: _____
Application for Consent: _____	NO _____	File Number: _____

The Committee of Adjustment has appointed **TUESDAY, June 22, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. 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.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. This will also entitle you to be advised of a Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.

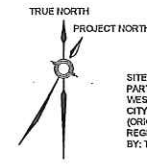
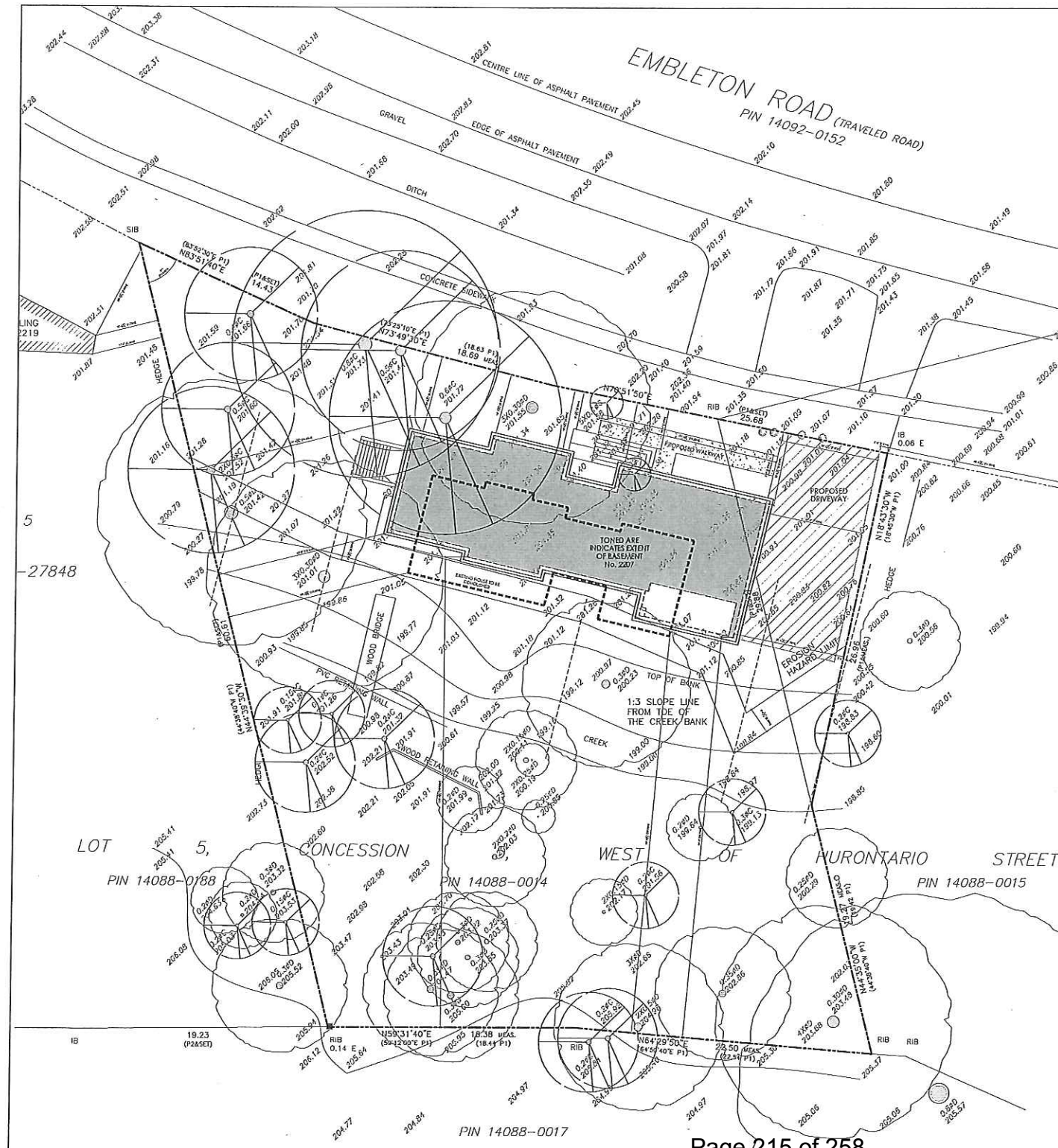
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 10th day of June, 2021.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall
2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca



SITE PLAN INFORMATION TAKEN FROM:
PART OF LOT 5, CONCESSION 15
CITY OF BRAMPTON
(ORIGINALLY IN TOWNSHIP OF CHINGUACOUS)
REGIONAL MUNICIPALITY OF PEE
BY: TARASICK MCMILLAN KUBICKI LIMITED - 16 MAY 2017

THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THE ENGINEER ACCEPTS NO LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY THE USE OF THIS PLAN. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THIS PLAN. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE DATA PROVIDED TO HIM OR HER. THE ENGINEER'S DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET OUT IN THE SPECIFICATIONS AND NOTES TO THIS PLAN. THE ENGINEER'S DESIGN IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

NO.	DATE	REVISION/DESCRIPTION	DESIGNED BY
1.	11/04/2017	ISSUED FOR PERMITS	TD
2.	11/04/2017	ISSUED FOR PERMITS	TD
3.	11/04/2017	ISSUED FOR PERMITS	TD
4.	11/04/2017	ISSUED FOR PERMITS	TD
5.	11/04/2017	ISSUED FOR PERMITS	TD
6.	11/04/2017	ISSUED FOR PERMITS	TD
7.	11/04/2017	ISSUED FOR PERMITS	TD
8.	11/04/2017	ISSUED FOR PERMITS	TD
9.	11/04/2017	ISSUED FOR PERMITS	TD
10.	11/04/2017	ISSUED FOR PERMITS	TD

PROJECT STATISTICS			2207 EMBLETON ROAD BRAMPTON, ONTARIO
ZONE	BYLAW	EXISTING	PROPOSED
SITE AREA		2,254.10 m ² (24,282.88 sq ft)	
GROSS FLOOR AREA			
FIRST FLOOR		197.33 m ² (2,133.47 sq ft)	
SECOND FLOOR		211.62 m ² (2,277.55 sq ft)	
TOTAL		368.95 m ² (3,971.32 sq ft)	
GARAGE		72.93 m ² (784.97 sq ft)	
BUILDING SETBACKS			
FRONT (NORTH)		4.97 m	
SIDE (EAST)		8.13 m	
REAR (SOUTH)		13.34 m	
SIDE (WEST)		7.99 m	
BUILDING HEIGHT		7.99 m	



DRAWING TITLE	
SITE PLAN	
EMBLETON RESIDENCE	
2207 EMBLETON ROAD, BRAMPTON, ONT., L6Y 0G2	
SCALE	DRAWN BY
1/16" = 1'-0"	TG
DATE	CHECKED BY
04 DEC 2020	
PROJECT NUMBER	DRAWING NUMBER
	A-1.1
	2107

Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically during the COVID-19 Emergency

**Electronic Hearing Procedures
How to get involved in the Virtual Hearing**

Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committees are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

How to Participate in the Hearing:

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, June 17, 2021.**
- Advance registration for applicants, agents and other interested persons is required to participate in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm, Friday, June 18, 2021.**
 - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Friday, June 18, 2021.** City staff will contact you and provide you with further details.
- All Hearings will be livestreamed on the City of Brampton YouTube account at: <https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or <http://video.isilive.ca/brampton/live.html>.

If holding an electronic rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.

Flower City



brampton.ca

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

FILE NUMBER: A-2021-0127

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) MICHAEL PINHEIRO & MARIA PINHEIRO
Address 2207 EMBLETON ROAD
BRAMPTON ONT
L6Y 0G2
Phone # 647.308.0455 Fax # _____
Email MPDR1WALL89@HOTMAIL.COM

2. Name of Agent TOMASZ GORAL
Address 120 KING STREET WEST 4411
TORONTO ONT
M5V 3S5
Phone # 647.505.9632 Fax # _____
Email TGORAL@GORALDESIGN.CA

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

TO PERMIT A FRONT YARD SETBACK OF 4.9M
WHEREAS THE BY-LAW REQUIRES A MINIMUM
FRONT YARD SETBACK OF 12M

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

CVL TOLD US TO MOVE HOUSE FORWARD
DUE TO EROSION LINE

5. Legal Description of the subject land:
Lot Number LOT 5 CONCESSION 5
Plan Number/Concession Number _____
Municipal Address 2207 EMBLETON ROAD

6. Dimension of subject land (in metric units)
Frontage 58.8
Depth 26.96
Area 2,254.10

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, garage, etc.)

SFD 1 STOREY 92 m.sq.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

SFD

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 8.79
Rear yard setback 27.89
Side yard setback 11.80
Side yard setback 13.80

PROPOSED

Front yard setback 4.97
Rear yard setback 20.18
Side yard setback 8.13
Side yard setback 11.34

10. Date of Acquisition of subject land: MAR 2021
11. Existing uses of subject property: SFD (RESIDENTIAL)
12. Proposed uses of subject property: SFD (RESIDENTIAL)
13. Existing uses of abutting properties: SFD (RESIDENTIAL)
14. Date of construction of all buildings & structures on subject land: 1940s
15. Length of time the existing uses of the subject property have been continued: 1940s
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 _____

DATED AT THE CITY OF BRAMPTON
THIS 27 DAY OF MAY, 2021
Signature of Applicant(s) or Authorized Agent

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, Michael Pinheiro, 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 27th DAY OF May, 2021
Jeanie Cecilia Myers
A Commissioner etc.

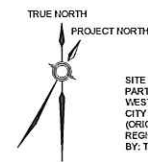
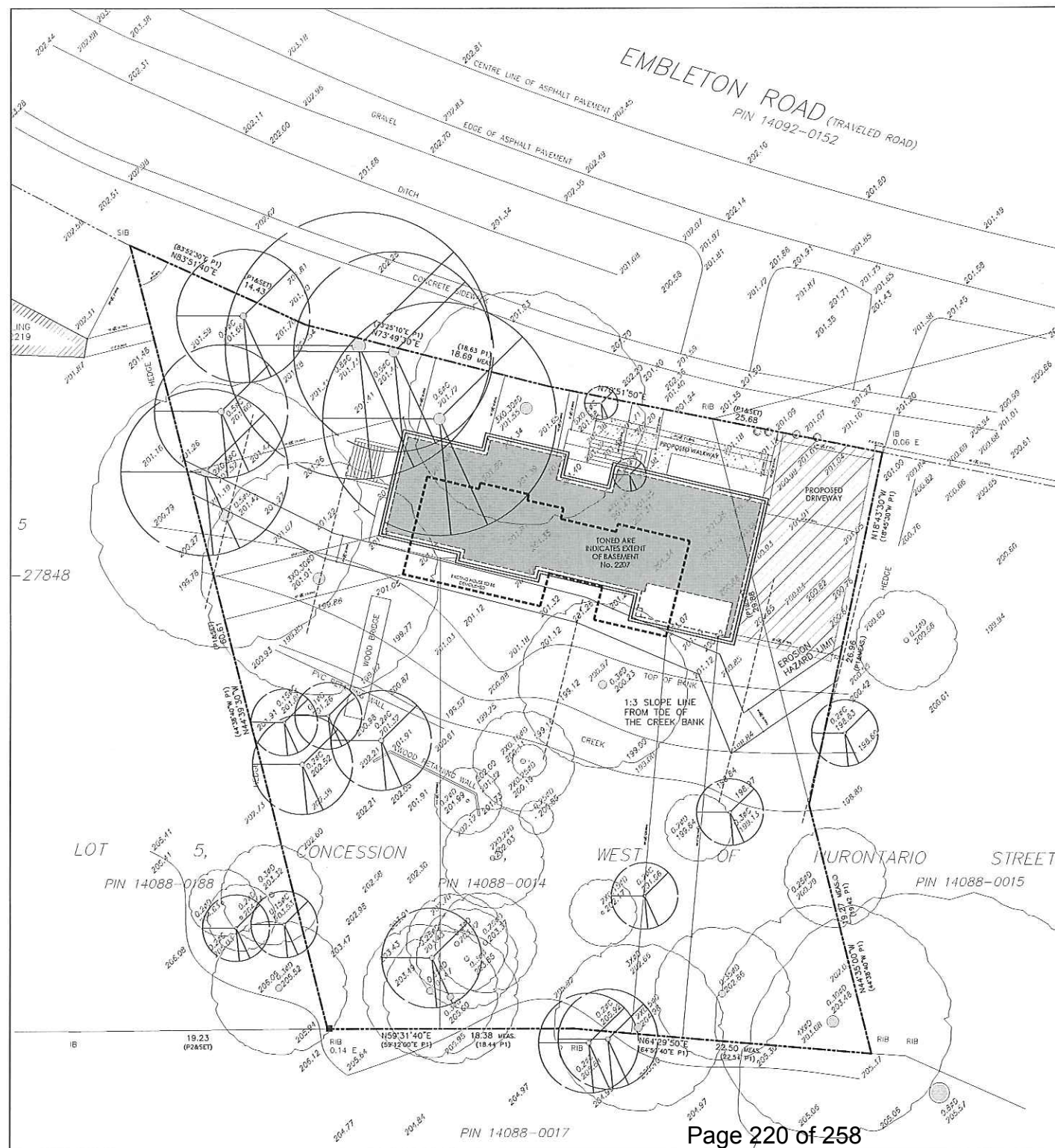
Jeanie Cecilia Myers
a Commissioner, etc.,
Province of Ontario
for the Corporation of the
City of Brampton
Expires April 8, 2024.

Michael Pinheiro
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY	
Present Official Plan Designation:	_____
Present Zoning By-law Classification:	<u>RHm1</u>
This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.	
<u>[Signature]</u> Zoning Officer	<u>May 27, 2021</u> Date

DATE RECEIVED MAY 27, 2021.
Date Application Deemed Complete by the Municipality MAY 27, 2021

Revised 2009/01/07



SITE PLAN INFORMATION TAKEN FROM:
PART OF LOT 5, CONCESSION 5
WEST OF HURONTARIO STREET
CITY OF BRAMPTON
(ORIGINALLY IN TOWNSHIP OF CHINGUACOUSY)
REGIONAL MUNICIPALITY OF PEEL
BY: TARASICK MC MILLAN KUBICKI LIMITED - 16 MAY 2017

[illegible][illegible]

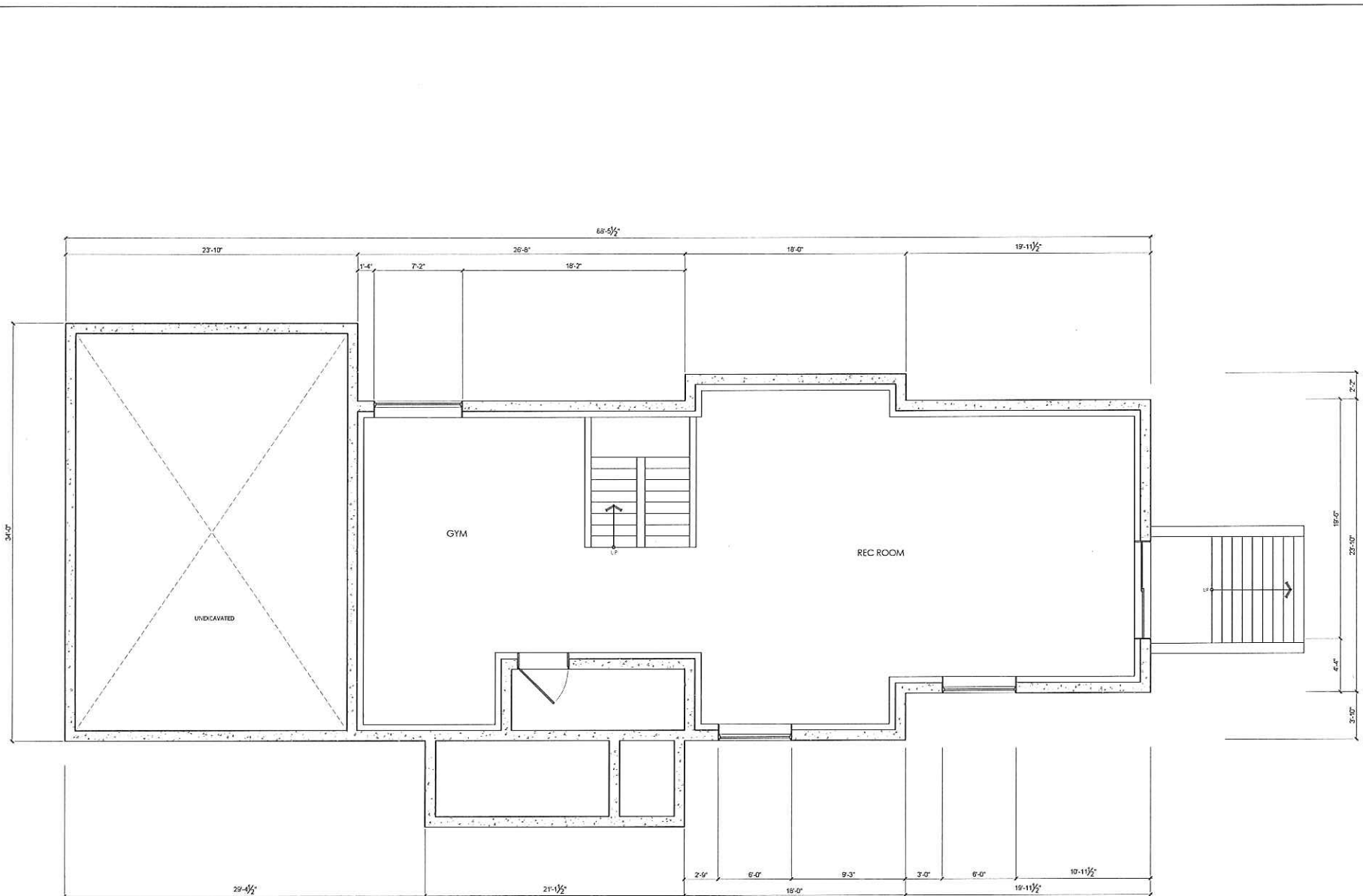
PROJECT STATISTICS		2201 EMILYETOWN RD EMMINGTON, ONTARIO
ZONING	EXISTING	PROPOSED
SITE AREA	2,254.10 m ² (2,422.83 ft ²)	
GROSS FLOOR AREA		
FIRST FLOOR		157.33 m ² (1,693.47 ft ²)
SECOND FLOOR		211.62 m ² (2,277.85 ft ²)
TOTAL		368.95 m ² (3,971.32 ft ²)
GARAGE		72.93 m ² (784.97 ft ²)
BUILDING SETBACKS		
FRONT (NORTH)		4.87 m
SIDE (EAST)		8.13 m
REAR (SOUTH)		
SIDE (WEST)		13.34 m
BUILDING HEIGHT		7.86 m



DRAWING TITLE
SITE PLAN

EMBLETON
RESIDENCE

SCALE	DRAWN BY	CHECKED BY
1/16" = 1'-0"	TG	
DATE	DRAWING NUMBER	
04 DEC 2020	A-1.1	
PROJECT NUMBER		
2107		



THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING OUT OF THE USE OF THIS DRAWING. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THIS DRAWING. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

NO.	DATE	REVISION/REVISION	BY
1.	10 MAR 2021	REVISION FOR CIVC	TD
2.	10 MAR 2021	REVISION FOR CIVC	TD



DRAWING TITLE
BASEMENT FLOOR PLAN

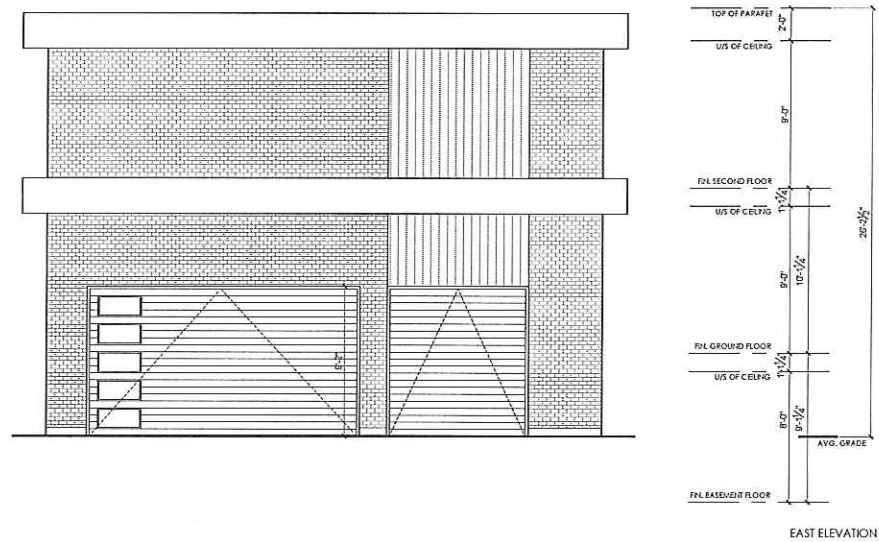
EMBLETON
RESIDENCE
2227 EMBLETON ROAD, BIRMINGHAM, ONT. L4T 1G2

SCALE	DRAWN BY	CHECKED BY
3/16" = 1'-0"	TD	
DATE	DRAWING NUMBER	
04 DEC 2020	A-3.2	
PROJECT NUMBER	2107	



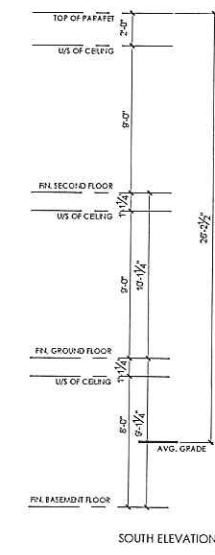
THIS DRAWING IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REPRODUCTION OR TRANSMISSION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS A VIOLATION OF THE COPYRIGHT LAWS OF THE UNITED STATES OF AMERICA AND MAY BE SUBJECT TO CIVIL AND CRIMINAL PENALTIES. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE, INCLUDING CONSEQUENTIAL DAMAGES, ARISING OUT OF THE USE OF THIS DRAWING. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THIS DRAWING. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

NO.	DATE	REVISION/REVISION	ISSUED BY
1.	10/01/2021	REVISION FOR REV.	TO
2.	11/01/2021	REVISION FOR REV.	TO

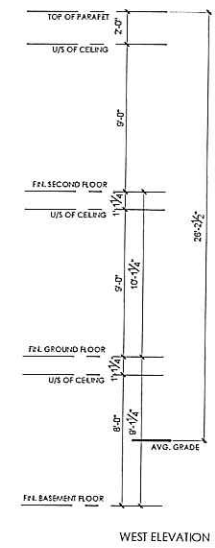


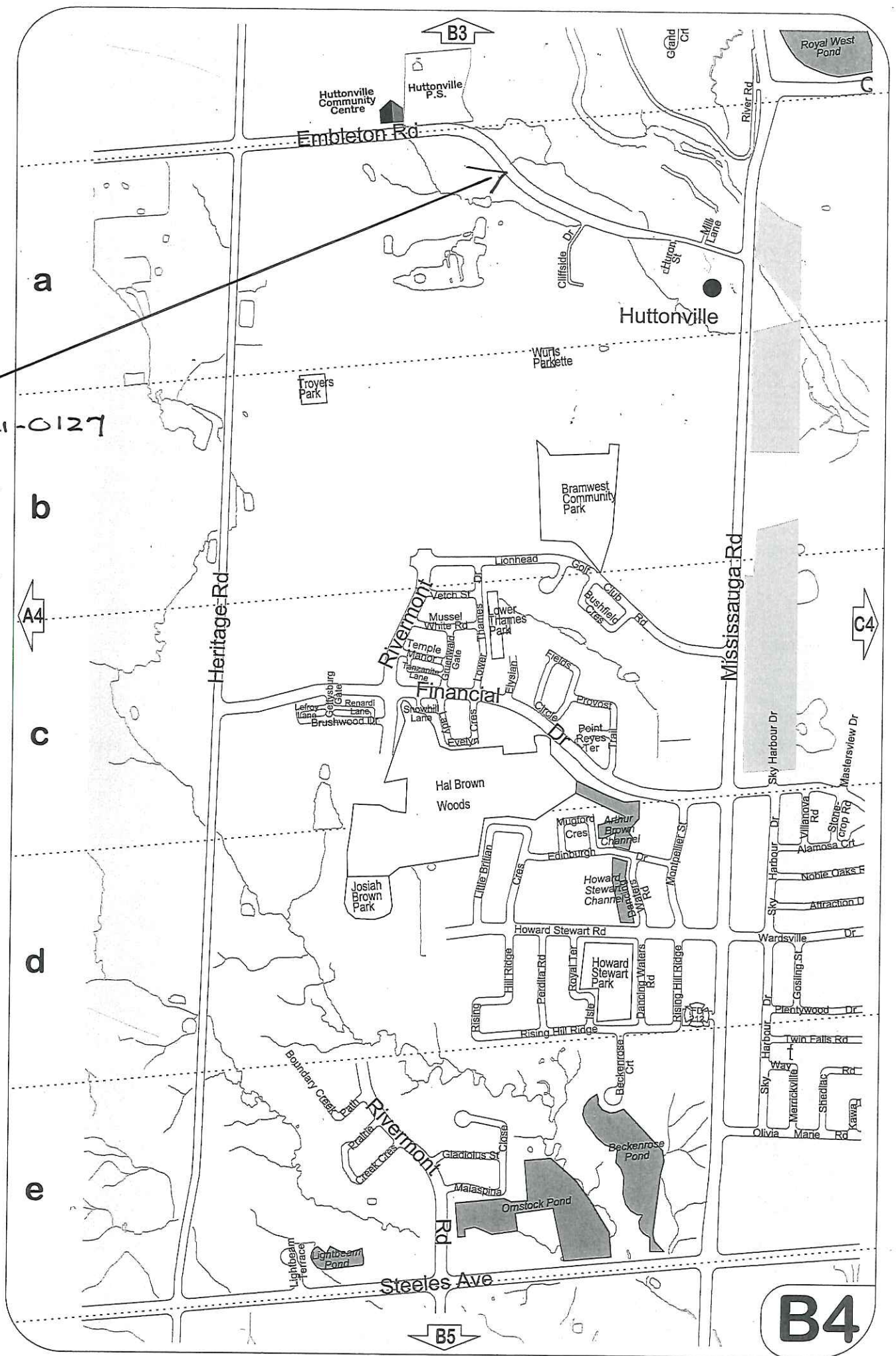
DRAWING FILE
ELEVATIONS
EMBLETON RESIDENCE
1107 EMBLETON ROAD, BRANTFORD, ONT, L7Y 0G3

SCALE	DRAWN BY	CHECKED BY
3/16" = 1'-0"	TO	
DATE	DRAWING NUMBER	
04 DEC 2020		
PROJECT NUMBER		A-4.1
2107		



No.	DATE	REVISION/SUBMISSION	SIZED BY
1.	10/26/2021	REVISED FOR GVS	TS
2.	11/21/2021	REVISED FOR GVS	TS





APPLICATION # A-2021-0014
WARD #3

DEFERRED APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **250955 ONTARIO INC.** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Part of Lot 1, Concession 2 EHS, Part 1, Plan 43R-1794 municipally known as **15 HALE ROAD**, Brampton;

AND WHEREAS the applicant is proposing a vehicle impound facility (a permitted use) and is requesting the following variance(s):

1. To permit a lot area of 1550 square metres whereas the by-law requires a minimum lot area of 1800 square metres for a vehicle impound use;
2. To permit 8 parking spaces whereas the by-law requires a minimum of 17 parking spaces.

OTHER PLANNING APPLICATIONS:

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: _____	NO	File Number: _____
Application for Consent: _____	NO	File Number: _____

The Committee of Adjustment has appointed **TUESDAY, June 22, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. 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.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. This will also entitle you to be advised of a Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.

RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

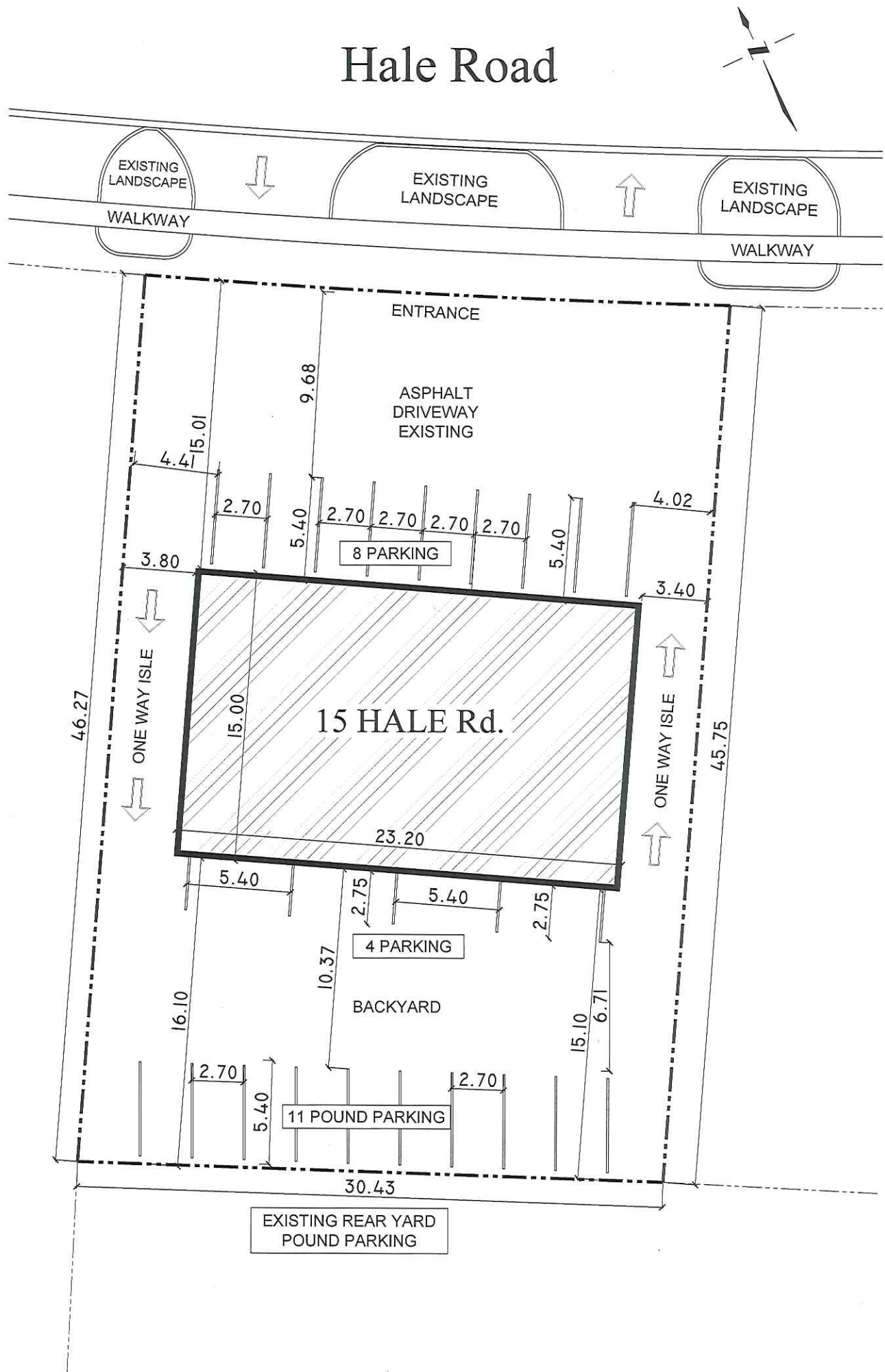
PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 10th day of June, 2021.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall
2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca

General Notes:
1. Do Not Scale Drawings
2. These Plans Are For Preliminary Design Purposes Only



Proposed Site Plan 15 Hale Road, Brampton, ON Proposed Parking Plan	Harper Dell & Associates Inc. Planning, Traffic, Parking and Land Development Consulting 1370 Hurontario St. Mississauga, ON, L5G 3G4	File No. A-2021-0014	SP
		Date: May 30, 2021	
		Scale: 1:200	

Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically during the COVID-19 Emergency

**Electronic Hearing Procedures
How to get involved in the Virtual Hearing**

Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committees are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

How to Participate in the Hearing:

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, June 17, 2021.**
- Advance registration for applicants, agents and other interested persons is required to participate in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm, Friday, June 18, 2021.**
 - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Friday, June 18, 2021.** City staff will contact you and provide you with further details.
- All Hearings will be livestreamed on the City of Brampton YouTube account at: <https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or <http://video.isilive.ca/brampton/live.html>.

If holding an electronic rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.

May 21st 2021

City of Brampton
Public Works & Engineering
1975 Williams Parkway
Brampton, ON
L6S 6E5

Parking Rationale Report
15 Hale Rd. A-2021-0014

By: Harper Dell & Associates Inc.

Table of Contents

1. INTRODUCTION	Pg. 2
2. SITE LOCATION AND SURROUNDING USES	Pg. 3
3. PROPOSED DEVELOPMENT	Pg. 3
4. AUTOMOBILE IMPOUND FACILITY	Pg. 4
5. SURVEY METHODOLOGY	Pg. 5
6. PARKING SURVEY RESULTS	Pg. 6
7. MINOR VARIANCE CONTEXT	Pg. 6
8. SUMMARY AND CONCLUSIONS	Pg. 7
Appendix A – Parking Survey Results Graph	Pg. 6

List of Figures

Figure 1 – Site Plan	Pg. 8
Figure 2 – Parking Survey Data	Pg. 9

1. INTRODUCTION

Harper Dell & Associates Inc. has been retained by the property owner of 15 Hale Rd. to represent and provide evidence to justify a parking deficit created by the ostensibly proposed occupancy of an Impound Facility within an existing Auto Repair, under Minor Variance File: A-2021-0014. The facility was already in full operation in this capacity.

This parking assessment includes the following:

- A review of site location, proposed development, land uses / programs and purpose for undertaking a parking study.
- Results of two consecutive weeks, two days per week, of parking utilization surveys, conducted on-site during peak traffic and operational hours designed to provide a sample of typical parking demands for the existing uses on-site.
- Justification and carefully inferred conclusions from survey data, that the proposed Impound Facility parking demand can be comfortably accommodated with the practice of on-site, typical operation today.

The City of Brampton's Transportation Planning Analyst, Smeeta Adiga was contacted to discuss the project's terms of reference.

2. SITE LOCATION & SURROUNDING ISSUES

The site, shown in Figure 1, is located on the west side of Hale Rd., one property north of the intersection of Bramsteele Rd. and Hale. The site is currently operating in the full capacity of an impound and auto-repair garage. Due to COVID-19, insurance companies are tightening up their paperwork and justification requirements on companies who previously towed cars without a formal zoning certificate.

Thus, this property has been towing and repairing auto-collisions and malfunctioning cars for years, but because insurance companies did not start observing the requirement of a zoning certificate until 2021 my client is now before the Committee.

The current approved Use is for auto-repair. As per Figure 1, the site has a total of 21 parking spaces with two drive aisles on either side of the building, measuring approximately 3.4m, respectively.

3. PROPOSED DEVELOPMENT

The proposed occupancy of a Vehicle Impound facility will make use of the existing unit located within a one storey building entirely. No additional floor area will be dedicated to the administration or parking requirements of this Use in practice. No interior alterations are required.

The proposed unit is currently occupied and in full operation, and was at the time of survey. No portion of the facility was vacant. Fortunately for this study, the proposed Use was operational during the survey, providing adequate insight into the operational nature of the business. Regular operating hours and impact of parking flowed continually without any congestion near or in front of the existing and surrounding businesses.

The site has two accesses, the northerly one can be accessed by driving southbound on Hale road. The southerly access is accessed by driving northbound on Hale Rd. During the course of the study, there was a security fence protecting each entrance, only one of which was left open for cars to drive in and out.

4. AUTOMOBILE IMPOUND FACILITY

Below are the following excerpts from Section 30 and Section 5, respectively, of the Zoning Bylaw:

30.14 Automobile Impound Facilities

Within the area bounded Queen Street, Highway 410, Steeles Avenue, and Kennedy Road, an automobile impound facility shall be permitted subject to the following criteria:

- (a) the site is zoned of a zoning category of Industrial M2 or its subsection;
- (b) there is a permanent building on the site;
- (c) the site has a minimum lot area of 1800 square metres;
- (d) a minimum of 5 public parking spaces is provided on the site;
- (e) the pound area is screened from streets, open space, and properties not zoned to permit outside storage with an opaque fence; and
- (f) a minimum 3 metre wide landscaped strip is provided abutting a public street except at approved access locations.

AUTOMOBILE IMPOUND FACILITY shall mean a place operated by or under an agreement with a public authority for the storage of automobile vehicles, which have been seized pursuant to the power of the public authority and may include a collision-reporting centre.

The assumption for the operation of an Automobile Impound Facility can be reasonably inferred to already impact the subject site. The operation has continued as an auto-collision response facility for some time, however COVID-19 has caused insurance agencies to enforce stricter definitions for insurance policy.

The subject site is not proposed to change one iota as a result of this variance approval, and the parking demand thereof can be assessed based on the existing number of parking.

1370 Hurontario St. Miss. ON L5G 3H4
Phone: 647-963-7375 • Website: www.harperdell.ca • Email: nick@harperdell.ca

5. SURVEY METHODOLOGY

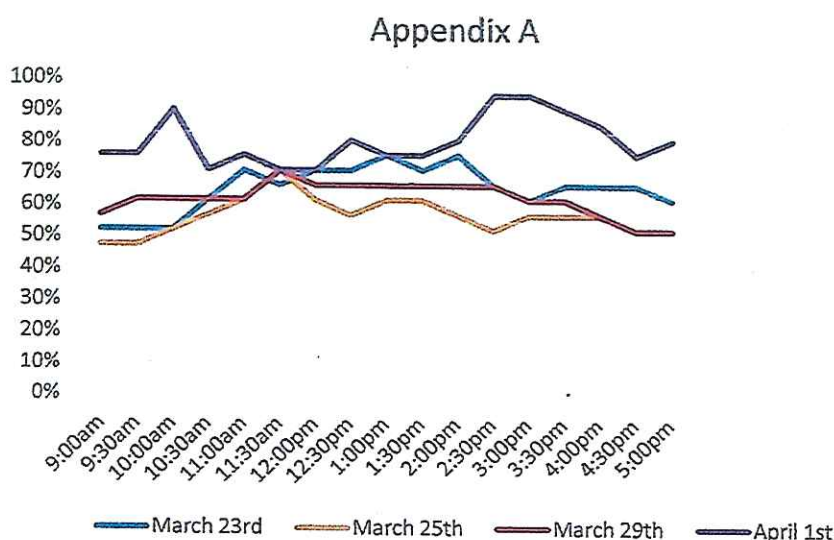
Harper Dell & Associates Inc. conducted parking utilization surveys to record auto parking demands over four days total, and is summarized as follows:

- Two Consecutive weeks totaling four survey days: on Tuesday & Thursday, March 23rd & 25th, and 29th & April 1st.
- Conducted during the hours of 9:00 a.m. to 5:00 p.m. at regular 30 minute intervals (to capture activity during peak hours of average business operation).
- Recorded the number of vehicles parked at the lot, noted any illegal parking, and any spill-over parking (on adjacent lots or streets).

The hours of 9 a.m. – 5 p.m. were used because that is the typical operating hours of peak traffic in Brampton writ large; vehicles requiring impound and repair are most often needed during the peak driving hours of the work day.

This procedure was formed through discussions with Staff to represent the typical day of parking demands that this property is subject to.

6. PARKING SURVEY RESULTS



The results from the four days of surveys show that the peak parking demand was on Thursday April 1st between 2:30 – 3:00 p.m. at 20 spaces occupied out of the 21 provided (totaling 95%). For the other survey days, peak demand ranged from 48 – 90% spaces occupied max.

Two vehicles were parked illegally due to 5 min deliveries and pick-up and drop off scenarios. No off-site parking of vehicles was observed during the four days of surveying.

7. Minor Variance: Bylaw Context

Minor Variance Request A-2021-0014 is two-fold:

1. To permit a lot area of 1550 square metres whereas the by-law requires a minimum lot area of 1800 square metres for a vehicle impound use;
2. To permit 8 parking spaces whereas the by-law requires a minimum of 17 parking spaces.

1370 Hurontario St. Miss. ON L5G 3H4
Phone: 647-963-7375 • Website: www.harperdell.ca • Email: nick@harperdell.ca

The entirety of the 11 parking spaces along the rear lot line have been dedicated to the impound and repair facility's temporary storage requirements. The rear parking area is currently housing the impounded vehicles parking stalls, and is dimensioned and labeled as such on Figure 1.

The bylaw assumes that the rear area parking is to be *deducted* from the overall parking on-site, hence the request for 8 spaces provided whereas this study counted the total on-site parking provided as 21. As such, this data can be read as having a constant parking occupation of 10 cars that were seldom cycled through this lot due to the impound operation.

8. SUMMARY & CONCLUSION

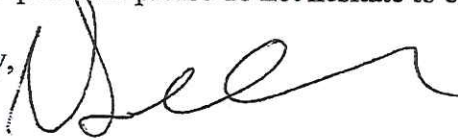
Despite the theory of reduction for the proposed Impound Use, the practice of parking onsite demonstrates that there is adequate parking. As can be interpreted from the Survey Data provided, the site was never at full capacity during site visits. An inconsistent, peak trend can be seen after the lunch-time rush hours on Thursdays, but no other datum suggests congestion to the degree that the variance required for parking is not minor in nature.

As is the case with motor vehicles Uses in general, much of the requirements for parking spaces are taken up by temporary, over-night parking for repairs and parts delivery. Despite the occupying of these 10 spaces on a regular basis, the remaining parking spaces on site were adequate to demonstrate that the existing impound facility has been operating peacefully for the past several years.

By applying the existing parking demands surveyed over the course of two consecutive weeks, it is this author's opinion that the theoretical introduction of an Impound Facility within the existing operation of motor-vehicle repair is sufficient to justify the assumed additional spaces required.

We trust that the enclosed package meets all necessary standards, and should you have any further questions please do not hesitate to contact our offices for clarification.

Yours truly,



—
Nicholas H. Dell B.A.H.
Principal
Parking & Urban Planning Consultant

1370 Hurontario St. Miss. ON L5G 3H4
Phone: 647-963-7375 • Website: www.harperdell.ca • Email: nick@harperdell.ca

15 Hale Rd.

	Tuesday March 23 rd	Thursday March 25 th	Tuesday March 29 th	Thursday April 1 st
9:00a.m.	11	10	12	16
9:30a.m.	11	10	13	16
10:00a.m.	11	11	13	19
10:30a.m.	13	12	13	15
11:00a.m.	15	13	13	16
11:30a.m.	14	15	15	15
12:00p.m.	15	13	14	15
12:30p.m.	15	12	14	17
1:00p.m.	16	13	14	18
1:30p.m.	15	13	14	16
2:00p.m.	16	12	14	17
2:30p.m.	14	11	14	20
3:00p.m.	13	12	13	20
3:30p.m.	14	12	13	19
4:00p.m.	14	12	12	18
4:30p.m.	14	11	11	16
5:00p.m.	13	11	11	17

30 min. Interval On-site Parking Counts

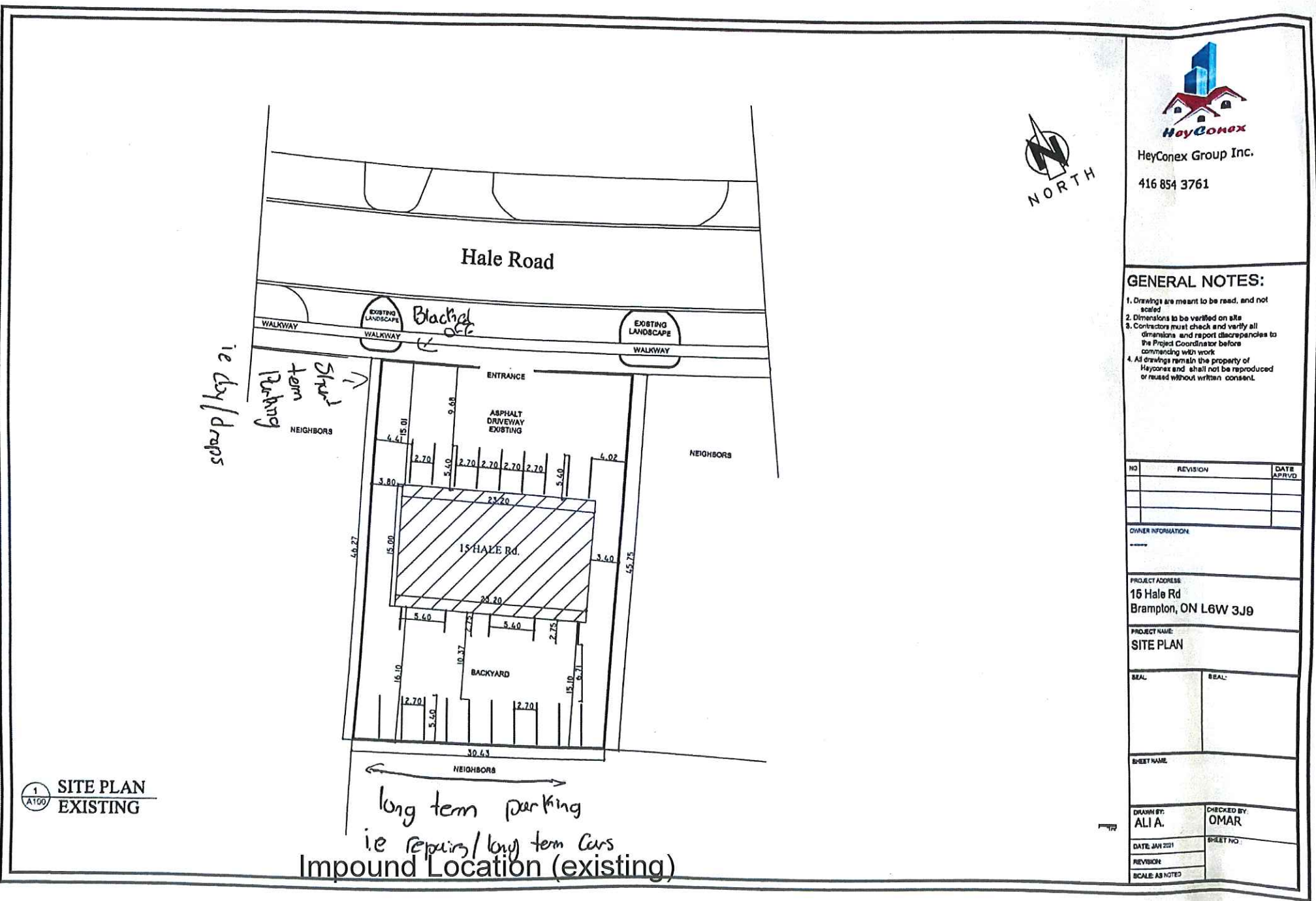
Total Provided Parking: 21 spaces

Use: Auto-Repair & Proposed Impound

Notes: long term parking for drop offs
Bin and out tow trucks

11 long term cars





1 SITE PLAN
A100 EXISTING



HeyConex Group Inc.
416 854 3761

GENERAL NOTES:

1. Drawings are meant to be read, and not scaled
2. Dimensions to be verified on site
3. Contractors must check and verify all dimensions and report discrepancies to the Project Coordinator before commencing with work
4. All drawings remain the property of HeyConex and shall not be reproduced or reused without written consent.

NO	REVISION	DATE	APPROV

OWNER INFORMATION

PROJECT ADDRESS
15 Hale Rd
Brampton, ON L6W 3J9

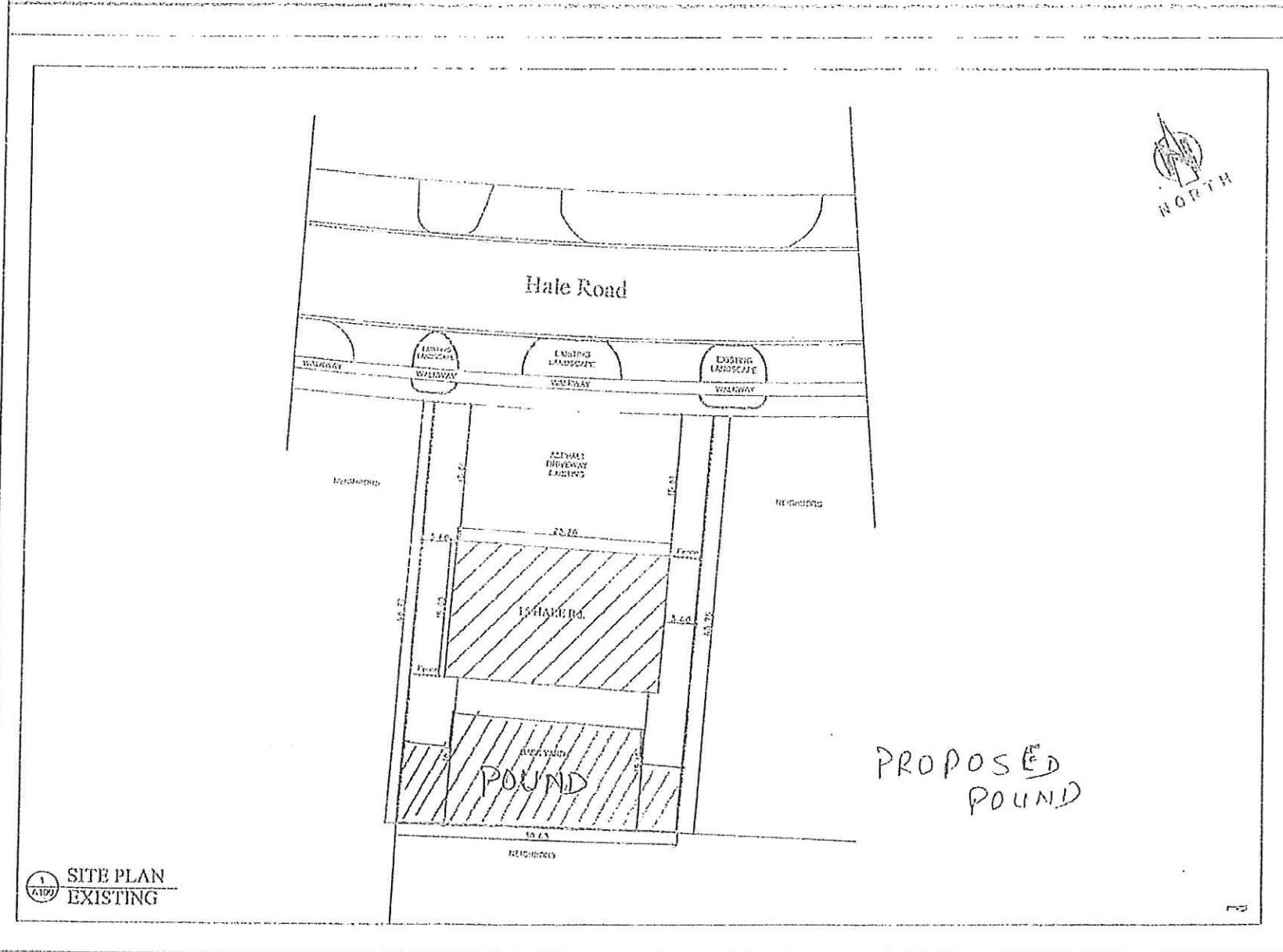
PROJECT NAME:
SITE PLAN

SEAL	SEAL

SHEET NAME

DRAWN BY: ALI A.	CHECKED BY: OMAR
---------------------	---------------------

DATE: JAN 2011	SHEET NO.
REVISION	
SCALE: AS NOTED	



1/100 SITE PLAN EXISTING

PROPOSED POND



HeyConex Group Inc.
416 854 3761

GENERAL NOTES:

1. Drawings are to be used as a guide only.
2. Dimensions to be verified on site.
3. Construction must be in accordance with the Project Description and the City of Brampton's Engineering Department's standards.
4. All drawings remain the property of HeyConex and shall not be reproduced or used without written consent.

NO.	REVISION	DATE

PROJECT ADDRESS
15 Hale Rd
Brampton, ON L6W 3J9

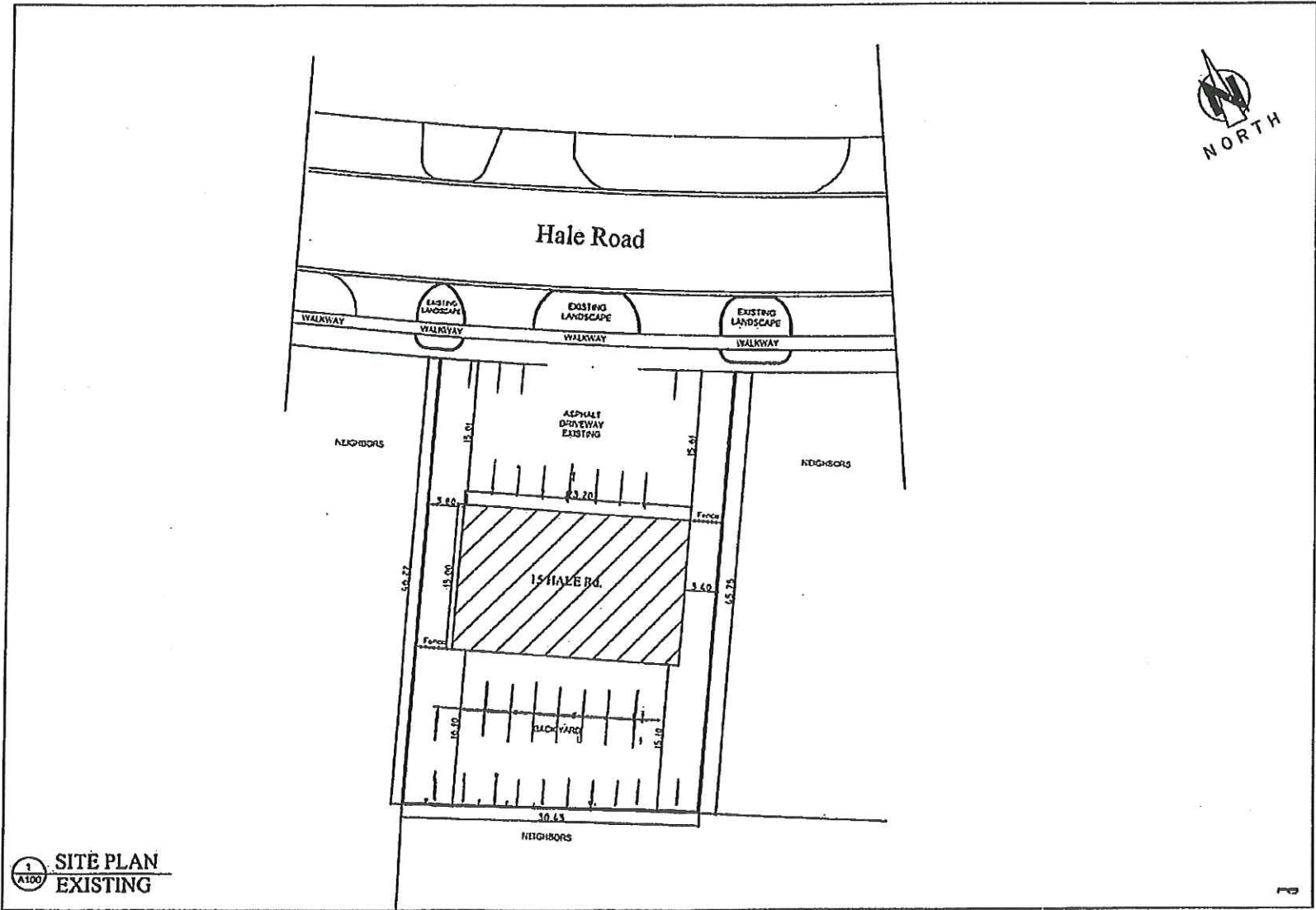
PROJECT NAME
SITE PLAN

SCALE	DATE

DRAWN BY
ALIA

CHECKED BY
OMAR

DATE: 2/1/2021
REVISION:
SCALE: AS NOTED



1 SITE PLAN
A100 EXISTING



HeyConex Group Inc.
416 854 3761

GENERAL NOTES:

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2. Dimensions to be verified on site.
3. Contractors must check and verify all dimensions and report discrepancies to the Project Coordinator before commencing with work.
4. All drawings remain the property of HeyConex and shall not be reproduced or reused without written consent.

NO	REVISION	DATE

OWNER'S CERTIFICATION

PROJECT ADDRESS:
15 Hale Rd
Brampton, ON L6W 3J9

PROJECT NAME:
SITE PLAN

SEAL:	SEAL:

SHEET NAME:

DRAWN BY: ALIA.	CHECKED BY: OMAR
DATE: JAN 2021	2-22-21
REVISIONS:	
SCALE: AS NOTED	

AMENDMENT LETTER

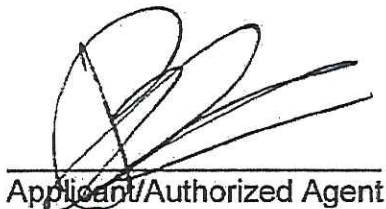
February 24, 2021

To: Committee of Adjustment


RE: APPLICATION FOR MINOR VARIANCE
2509555 ONTARIO INC.
PART OF LOT 1, CONCESSION 2 EHS
A-2021-0014 – 15 HALE ROAD
WARD 3

Please **amend** application **A-2021-0014** to reflect the following:

1. To permit a lot area of 1550 square metres whereas the by-law requires a minimum lot area of 1800 square metres for a vehicle impound use;
2. To permit 8 parking spaces whereas the by-law requires a minimum of 17 parking spaces.



Applicant/Authorized Agent



Flower City



brampton.ca

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

FILE NUMBER: A-2021-0014

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) 2509555 Ontario Inc
Address 34 PINEWAY PL. BRAMPTON, L6S5S5

Phone # 6479243892 Fax #
Email boban3636@gmail.com
2. Name of Agent n.a
Address

Phone #
Fax #
Email
3. Nature and extent of relief applied for (variances requested):

We are applying for minor variance to permit a vehicle impound facility
4. Why is it not possible to comply with the provisions of the by-law?

we are applying for minor variance or special permission.
5. Legal Description of the subject land:
Lot Number part lot 1
Plan Number/Concession Number 2 EHSCH PART 1, 43R1794
Municipal Address 15 HALE RD. BRAMPTON, ON. L6W3J9
6. Dimension of subject land (in metric units)
Frontage 30.4 METRE
Depth 46.27 METRE
Area 1550 SQ.METRE
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.)

1 INDUSTRIAL BUILDING. TOTAL AREA 368 SQ.METRE

HIGH CEILING SINGLE STORY

PROPOSED BUILDINGS/STRUCTURES on the subject land:

N.A

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 30.4 metre by 15.01 metre

Rear yard setback 30.4 metre by 16.10 metre

Side yard setback 3.8 metre by 15.01 metre

Side yard setback 3.4 metre by 15.01 metre

PROPOSED

Front yard setback n.a

Rear yard setback n.a

Side yard setback n.a

Side yard setback n.a

10. Date of Acquisition of subject land: SEPT. 2016
11. Existing uses of subject property: AUTO BODY SHOP(FIX ACCIDENT/DANAGED CAR)
12. Proposed uses of subject property: AUTO BODY SHOP AND VEHICLE POUND FACILITY
13. Existing uses of abutting properties: AUTOMOTIVE SERVICES
14. Date of construction of all buildings & structures on subject land: 40 PLUS YEARS
15. Length of time the existing uses of the subject property have been continued: 4 YEARS
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 _____

x

Signature of Applicant(s) or Authorized Agent

DATED AT THE 15 HALE RD OF BRAMPTON

THIS 27th DAY OF JANUARY, 2021

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, ROBERT JAMES 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 4th DAY OF

February, 2021.

April Dela Cerna
A Commissioner etc.

Signature of Applicant or Authorized Agent

Submit by Email

April Dela Cerna,
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires May 8, 2021.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

M2

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

HOTHI S.

Zoning Officer

FEB 11 2021

Date

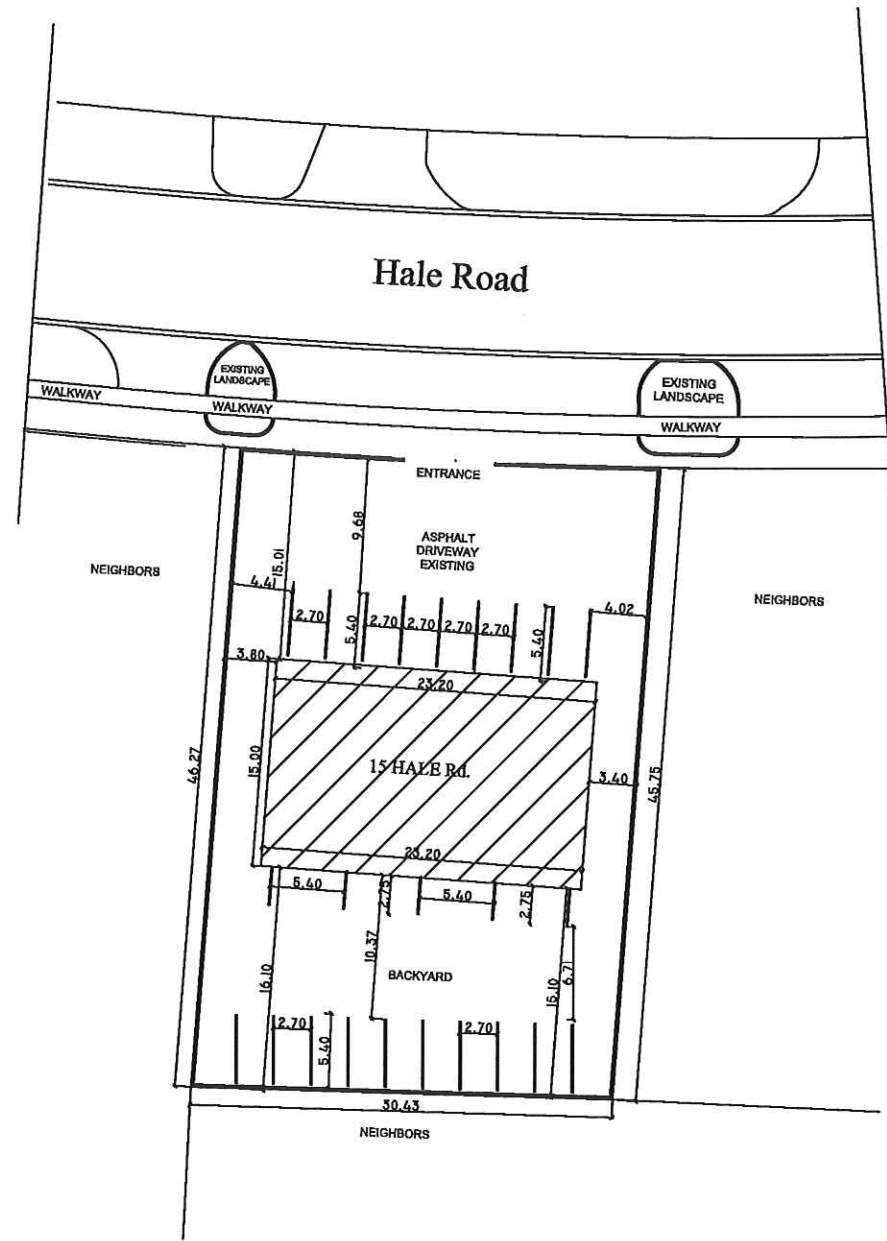
DATE RECEIVED

Feb. 04, 2021

Date Application Deemed
Complete by the Municipality

Feb. 11, 2021

Revised 2020/01/07



HeyConex Group Inc.
416 854 3761

GENERAL NOTES:

1. Drawings are meant to be read, and not scaled
2. Dimensions to be verified on site
3. Contractors must check and verify all dimensions and report discrepancies to the Project Coordinator before commencing with work
4. All drawings remain the property of Heyconex and shall not be reproduced or reused without written consent.

NO.	REVISION	DATE APRVD.

OWNER INFORMATION:

PROJECT ADDRESS:

15 Hale Rd
Brampton, ON L6W 3J9

PROJECT NAME:

SITE PLAN

SEAL:

SEAL:

SHEET NAME:

DRAWN BY:

ALI A.

CHECKED BY:

OMAR

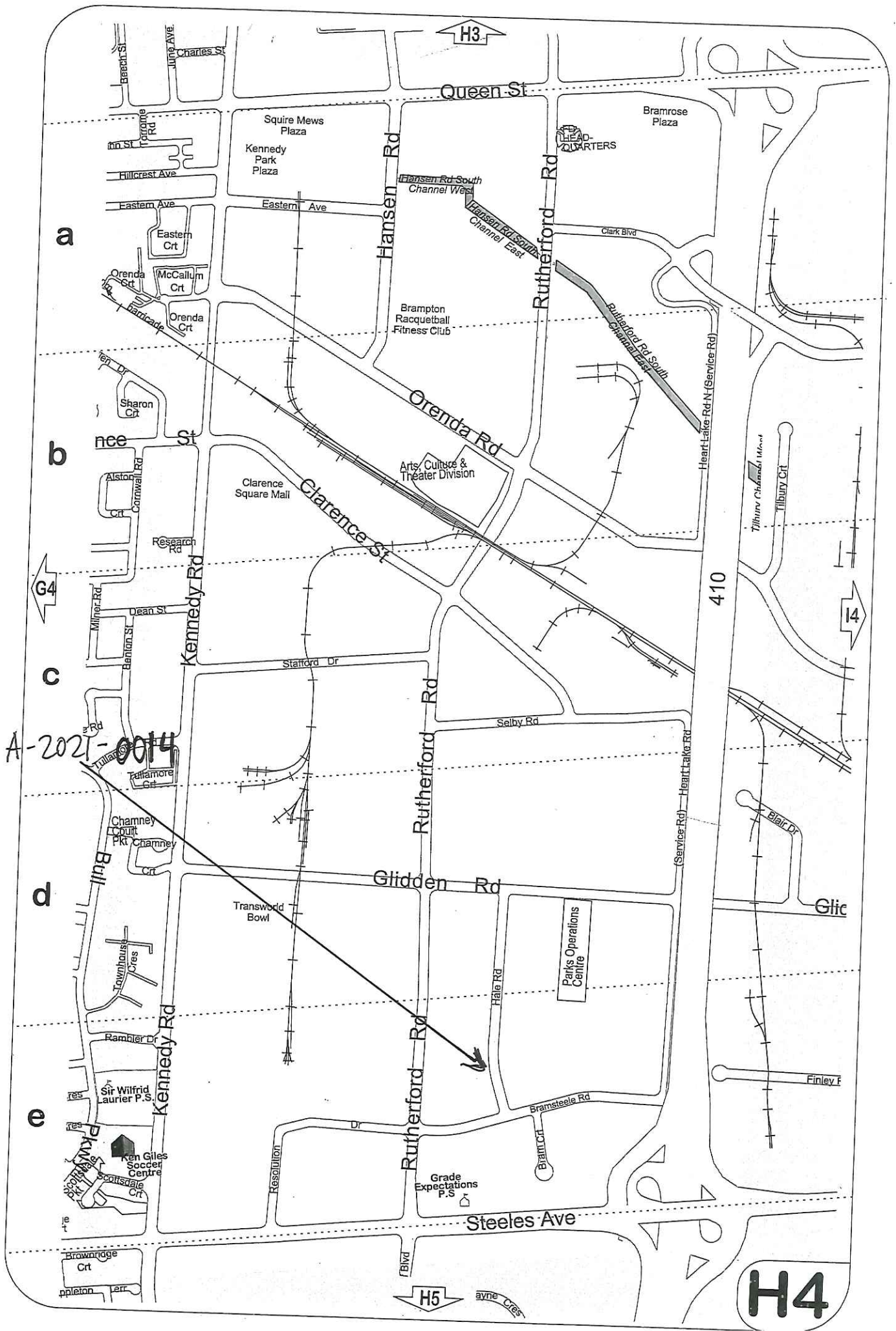
DATE: JAN 2021

REVISION:

SCALE: AS NOTED

SHEET NO.:

1 SITE PLAN
A100 EXISTING



APPLICATION # A-2021-0016
WARD #8

DEFERRED APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **2660601 ONTARIO INC.** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Part of Block 1, Plan M-863, Part 1, Plan 43R-16312, municipally known as **43 PROGRESS COURT**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s):

1. To permit an interior side yard setback of 0.3m (0.98 ft.) to an existing addition whereas the by-law requires a minimum side yard setback of 8.0m (26.24 ft.);
2. To permit a rear yard setback of 0.5m (1.64 ft.) to an existing addition whereas the by-law requires a minimum rear yard setback of 8.0m (26.24 ft.);
3. To provide 30 parking spaces on site whereas the by-law requires a minimum of 33 parking spaces.

OTHER PLANNING APPLICATIONS:

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: _____	NO	File Number: _____
Application for Consent: _____	NO	File Number: _____

The Committee of Adjustment has appointed **TUESDAY, June 22, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. 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.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. This will also entitle you to be advised of a Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.

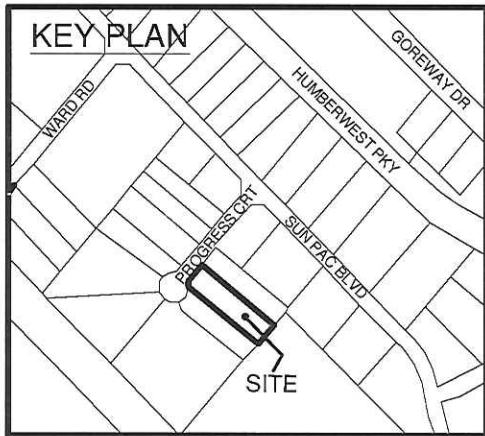
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 10th day of June, 2021.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

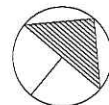
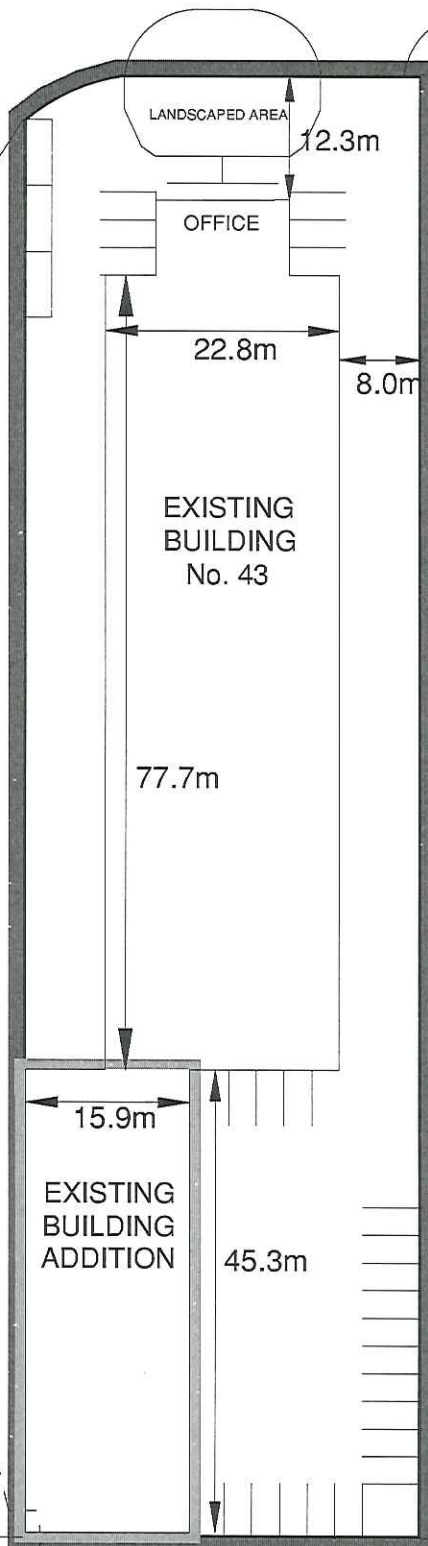
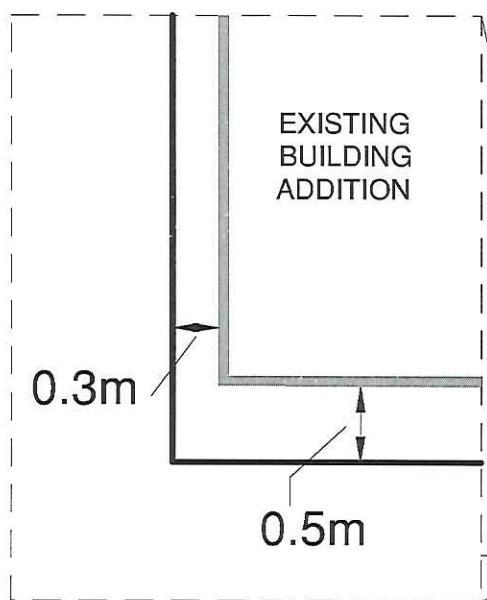
Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall
2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca



PROGRESS COURT

VARIANCES TO PERMIT A MINIMUM SIDE YARD SETBACK OF 0.3m WHERE THE CURRENT REQUIREMENT IS 8.0m AND A REAR YARD SETBACK OF 0.5m WHERE THE REQUIREMENT IS 8.0m AS PER THE BY-LAW

A VARIANCE IS REQUIRED TO PERMIT A TOTAL OF 30 PARKING SPACES WHERE THE MINIMUM REQUIREMENT IS 33 AS PER THE BY-LAW



AKAL STEEL (2005) INC.

MINOR VARIANCE PLAN

43 PROGRESS COURT
LOT 7 CONC 7 N.D.
CITY OF BRAMPTON

CANDEVCON LIMITED
CONSULTING ENGINEERS AND PLANNERS

TEL (905) 794-0600

FAX (905) 794-0611

DATE FEB., 1, 2021

JOB No W21012

DRAWN S.G.K

PLAN No.

SCALE 1:400

MV-1

Under the authority of the Emergency *Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically during the COVID-19 Emergency

Electronic Hearing Procedures How to get involved in the Virtual Hearing

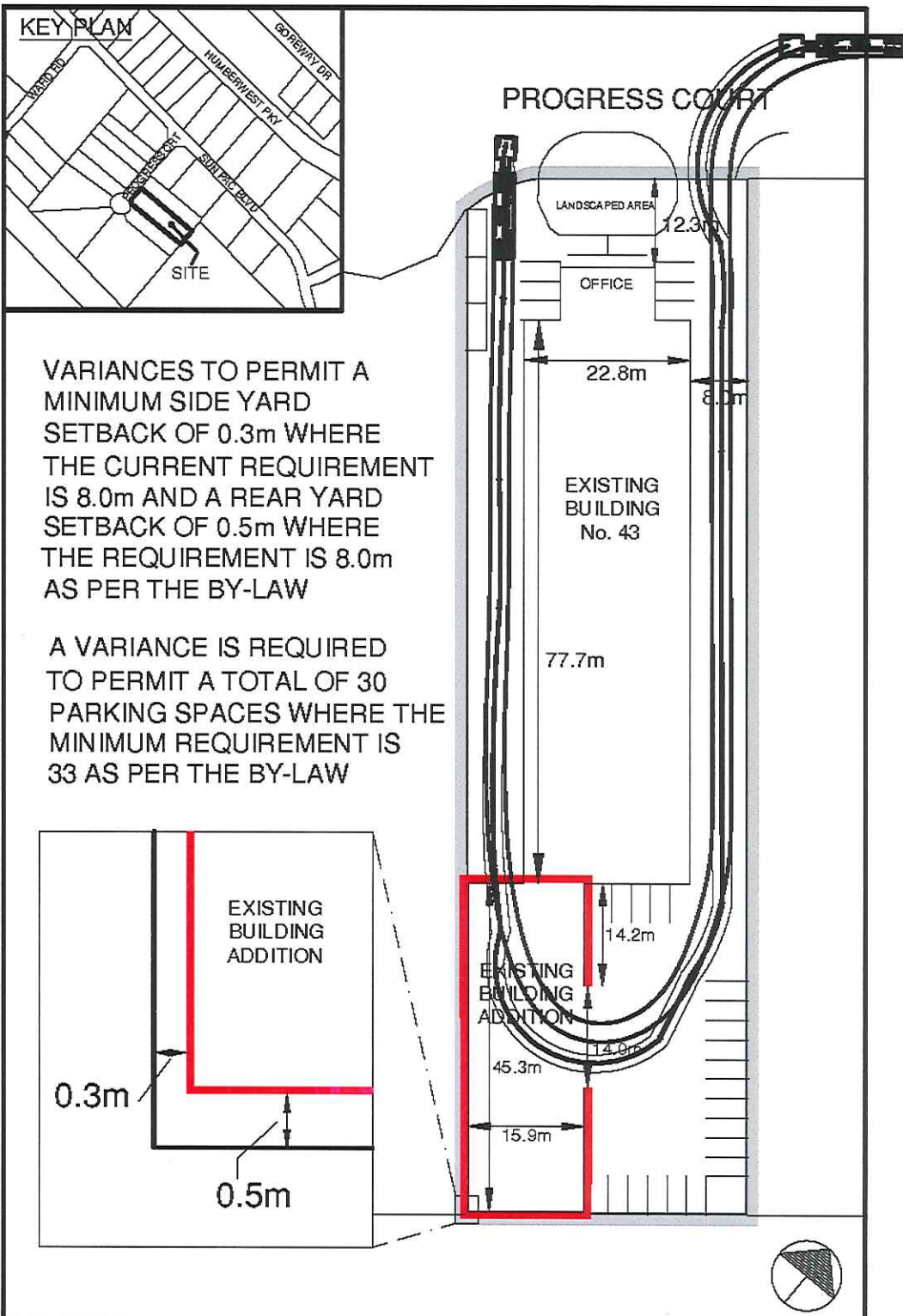
Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committees are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

How to Participate in the Hearing:

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, June 17, 2021.**
- Advance registration for applicants, agents and other interested persons is required to participate in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm, Friday, June 18, 2021.**
 - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Friday, June 18, 2021.** City staff will contact you and provide you with further details.
- All Hearings will be livestreamed on the City of Brampton YouTube account at: <https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or <http://video.isilive.ca/brampton/live.html>.

If holding an electronic rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.



GTA WEST OFFICE (CORPORATE)
9358 GOREWAY DRIVE
BRAMPTON, ONTARIO L6P 0M7
T: (905) 794-0600 F: (905) 794-0611

PROVIDING CONSULTING SERVICES IN: MUNICIPAL ENGINEERING
TRANSPORTATION PLANNING
TRAFFIC & PARKING STUDIES
ROADS & BRIDGES
DEVELOPMENT ENGINEERING SERVICES
WATER RESOURCES
ENVIRONMENTAL NOISE STUDIES
LAND USE & ENVIRONMENTAL PLANNING
STRUCTURAL ENGINEERING

February 2, 2021

The City of Brampton
Legal Services Division
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

A-2021-0016

ATTN: Jeanie Myers
Secretary - Treasurer

Re: **Committee of Adjustment
Minor Variance Application
2660601 Ontario Inc.
43 Progress Court
Candevcon File No. W21012**

Dear Jeanie,

We enclose herewith the following documents pursuant to the subject Application:

1. A Minor Variance application form, with Authorization and Permission to Enter signed by the Owner to facilitate the severance.
2. A copy of the Minor Variance Plan (MV-1).

The purpose of this application is to request relief from the zoning by-law on the subject property. Variances are required to permit a side yard setback of 0.3m whereas the current requirement is 8m and a rear yard setback of 0.5m whereas the current requirement is 8m as per the by-law. An additional variance is required to permit a total of 30 parking spaces whereas the by-law requires a minimum of 33 based on the building GFA and uses.

We trust that you will find the foregoing to be satisfactory and request that you initiate the circulation of these applications.

Yours truly,
CANDEVCON LIMITED

Steven Giankoulas
Junior Planner

Cc: Erik Mirtsou
Jas Singh



FILE NUMBER: A - 2021-0016

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)** 2660601 Ontario Inc
Address 43 Progress Road., Unit 1
Brampton, Ontario L6S 5X2
Phone # 905-458-7555 **Fax #** 905-458-7558
Email jsingh@akalsteel.ca

2. **Name of Agent** Erik Mirtsou
Address 9358 Goreway Drive
Brampton, Ontario L6P 0M7
Phone # 905-794-0600 **Fax #** 905-794-0611
Email erik@candevcon.com

3. **Nature and extent of relief applied for (variances requested):**
To permit a side yard setback of 0.3m whereas the by-law requires 8m
To permit a rear yard setback of 0.5m whereas the by-law requires 8m
To permit a total of 30 parking spaces whereas the by-law requires a minimum of 33.

4. **Why is it not possible to comply with the provisions of the by-law?**
The current side and rear yard setbacks and number of parking spaces do not comply with the minimum requirements of the zoning by-law

5. **Legal Description of the subject land:**
Lot Number 7
Plan Number/Concession Number Part of Block 1 Plan M863, Part 1 Plan 43R-16312 / CON 7 N.D.
Municipal Address 43 Progress Court

6. **Dimension of subject land (in metric units)**
Frontage 29.15m
Depth 143.19m
Area 5560.3 sq.m

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.)

Office and main warehouse: 2-3 storeys, GFA = 1,943.44 sq.m

Warehouse Addition GFA= 724.6 square metres

PROPOSED BUILDINGS/STRUCTURES on the subject land:

none

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	12m
Rear yard setback	0.5m
Side yard setback	0.3m
Side yard setback	8m

PROPOSED

Front yard setback	12m
Rear yard setback	0.5m
Side yard setback	0.3m
Side yard setback	8m

10. Date of Acquisition of subject land: 2011
11. Existing uses of subject property: Industrial (Manufacturing)
12. Proposed uses of subject property: Industrial (Manufacturing)
13. Existing uses of abutting properties: Industrial (Manufacturing)
14. Date of construction of all buildings & structures on subject land: 1990
15. Length of time the existing uses of the subject property have been continued: 30 years

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]
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton
THIS 4th DAY OF February, 2021

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, Steven Grankader, OF THE city OF Richmond Hill
IN THE Region OF York 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 4th DAY OF
February, 2021

April Dela Cerna
A Commissioner etc.

[Signature]
Signature of Applicant or Authorized Agent

ad
April Dela Cerna,
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires May 8, 2021.

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

M3 - SECTION 1561

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

J. Chaw
Zoning Officer

February 9, 2021

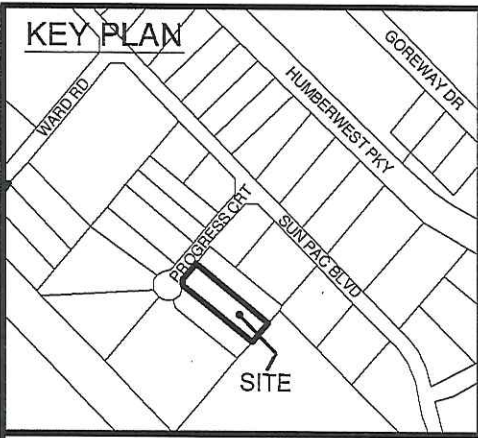
Date

DATE RECEIVED Feb. 04, 2021

Date Application Deemed
Complete by the Municipality

February 9, 2021

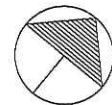
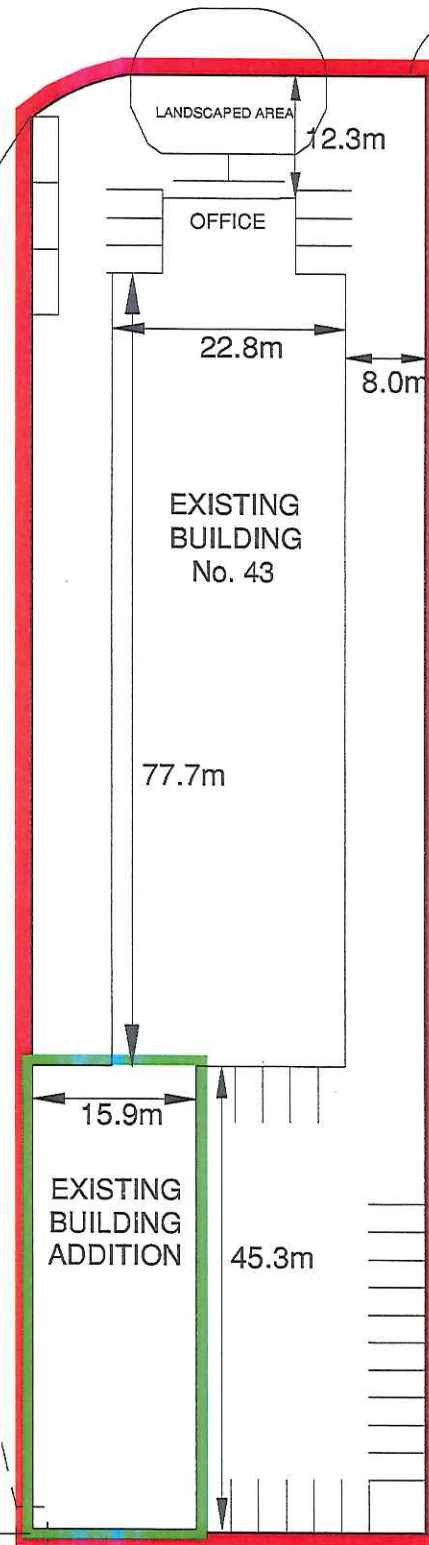
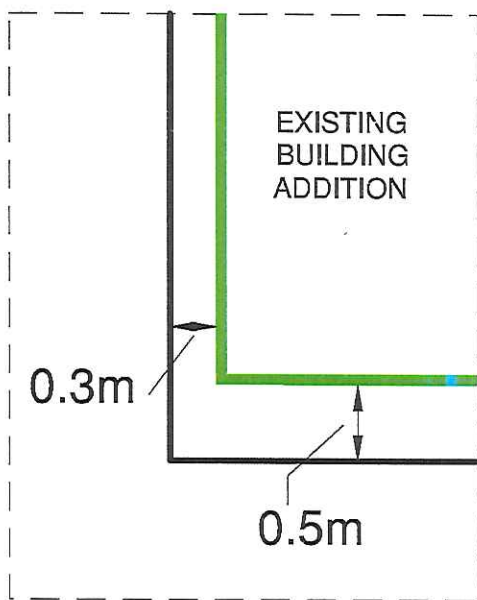
Revised 2020/01/07



PROGRESS COURT

VARIANCES TO PERMIT A MINIMUM SIDE YARD SETBACK OF 0.3m WHERE THE CURRENT REQUIREMENT IS 8.0m AND A REAR YARD SETBACK OF 0.5m WHERE THE REQUIREMENT IS 8.0m AS PER THE BY-LAW

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AKAL STEEL (2005) INC.

MINOR VARIANCE PLAN

43 PROGRESS COURT
LOT 7 CONC 7 N.D.
CITY OF BRAMPTON

CANDEVCON LIMITED
CONSULTING ENGINEERS AND PLANNERS

TEL. (905) 794-0600

FAX (905) 794-0611

DATE FEB., 1, 2021

JOB No W21012

DRAWN S.G.K

PLAN No.

SCALE 1:400

MV-1

CITY OF BRAMPTON
COMMITTEE OF ADJUSTMENT

FILE NUMBER A65/90 HEARING DATE MAY 22/90

APPLICATION MADE BY 807563 ONTARIO LTD.

IN THE MATTER OF SECTION 44 OF THE PLANNING ACT; ZONING BY-LAW
NUMBER 56-83 AS AMENDED AND AN APPLICATION FOR MINOR
VARIANCE OR SPECIAL PERMISSION TO ALLOW A 2 METRE LANDSCAPE STRIP
ON EACH SIDE YARD NEAR OFFICE AREA AND A 1 METRE LANDSCAPED STRIP
ADJACENT TO THE LOADING AREA, AND THE FRONT YARD LANDSCAPING BE REDUCED TO 42%

(PROGRESS COURT)

THE REQUEST IS HEREBY APPROVED AS AMENDED AND SUBJECT TO THE FOLLOWING CONDITION:

1. That the development receive site plan approval.

REASONS:

This decision reflects that in the opinion of the Committee:


1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

MOVED BY F. TURNER SECONDED BY H.E. THOMPSON

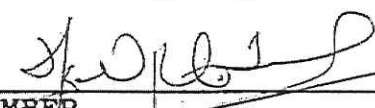
WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION



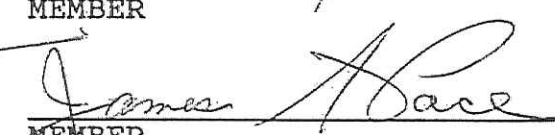
CHAIRMAN (ACTING)



MEMBER



MEMBER



MEMBER



MEMBER

NOTE: J. Pappain declared a
conflict of interest

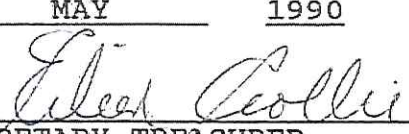
DATED THIS 22ND DAY OF MAY 1990

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS
DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE

JUNE 21ST, 1990

I, EILEEN COLLIE, SECRETARY-TREASURER OF THE COMMITTEE OF
ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE
DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.

DATED THIS 22ND DAY OF MAY 1990



SECRETARY-TREASURER
COMMITTEE OF ADJUSTMENT

