

# Agenda Committee of Adjustment The Corporation of the City of Brampton

Date: Tuesday, January 24, 2023

**Time:** 9:00 a.m.

**Location:** Hybrid Meeting - Virtual Option & In-Person in Council Chambers – 4th Floor –

City Hall

Members: Ron Chatha (Chair)

Desiree Doerfler (Vice-Chair)

Ana Cristina Marques

David Colp

The CoA meeting agenda, including minor variance and consent applications only, is published two Fridays prior to the scheduled Hearing date and the revised agenda, including staff reports and additional correspondence, etc. related to each application, is published the Friday prior to the scheduled Tuesday Hearing date.

NOTICE: In-person public attendance at the meeting may be limited due to prevailing public health gathering requirements. Public and other meeting participants are encouraged to observe meetings online or participate remotely by contacting the City Clerk's Office through the contact details below.

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

- 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-2022-0028

UMBRIA DEVELOPERS INC.

12 HENDERSON AVENUE

PART OF LOT 5, CONCESSION 1 W.H.S., WARD 3

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 3.07 hectares (7.58 acres); together with easements for storm water services, storm water management pond, watermain and fire hydrant in favour of the retained lands and an easement for access in favour of the severed lands. The proposed severed lot has a frontage of approximately 13 metres (42.65 feet), a depth of approximately 90 metres (295.27 feet) and an area of approximately 1.74 hectares (4.30 acres). The effect of the application is to create a new lot for future residential purposes (One 13-Storey Residential Apartment Building).

#### 6.2 B-2022-0029

NATIONAL BRIXEN (STEELES) INC.

**260 MALTA AVENUE** 

PART OF BLOCKS 31 AND 32, PLAN 43M-1644, WARD 4

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 0.477 hectares (1.18 acres). The proposed severed lot (Parcel B) ranging in width from approximately 7 metres (23 feet) to 8 metres (26 feet) will be conveyed to the Region of Peel to achieve the ultimate right-of-way width for Steeles Avenue West. The effect of the application is to provide for an increased road widening along Steeles Avenue West, including the required 0.3 metre (1 foot) reserve.

#### 6.3 B-2022-0030

NATIONAL BRIXEN (STEELES) INC.

245 STEELES AVENUE WEST

PART OF BLOCKS 31 AND 32, PLAN 43M-1644, WARD 4

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 0.620 hectares (1.53 acres). The proposed severed lot (Parcel A) ) ranging in width from approximately 7 metres (23 feet) to 8 metres (26 feet) will be conveyed to the Region of Peel to achieve the ultimate right-of-way width for Steeles Avenue West. The effect of the application is to provide for an increased road widening along Steeles Avenue West, including the required 0.3 metre (1 foot) reserve.

#### 7. DEFERRED CONSENT APPLICATIONS

#### 7.1 B-2022-0014

MEHNA AUTO SALES INC.

93 JOHN STREET

PART OF LOT 43, PLAN BR-2, PART 4, PLAN 43R-13441, WARD 3

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 0.063 hectares (1.55 acres). The proposed severed lot has a frontage of approximately 7.93 metres (26 feet), a depth of approximately 37.27 metres (122.28feet) and an area of approximately 0.029 hectares (0.073 acres). The effect of the application is to create two individual lots from the existing lot for future residential development of a new semi-detached dwelling on each proposed lot.

Related Minor Variance Applications: A-2022-0320 & A-2022-0321 (Agenda Items 9.3 & 9.4)

#### 7.2 B-2022-0015

PAUL PFUNDT AND ROBERTA ROSEMARIE ELIZABETH PFUNDT 10300 THE GORE ROAD

PART OF LOT 7, CONCESSION 4 WHS, PART 4, PLAN 43R-30530, WARD 10

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 15.77 hectares (38.97 acres). The proposed severed lot has an area of approximately 15.16 hectares (37.46 acres). The effect of the application is to separate the proposed retained lot which remains occupied by a single detached dwelling, a designated heritage building and an accessory structure (shed) from the proposed severed lot which is currently zoned Agricultural and Floodplain.

Related Minor Variance Application: A-2022-0323 (Agenda Item 9.5)

#### 7.3 B-2022-0019

BOVAIRD WEST HOLDINGS INC.

LAGERFELD DRIVE, NORTHEAST OF BOVAIRD DRIVE WEST AND CREDITVIEW ROAD

BLOCK 2, PLAN 43M-1927, WARD 6

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 3.25 hectares (8.03 acres), together with reciprocal easements for access and servicing. The proposed severed lot has a frontage of approximately 108.57 metres (356.20 feet), a depth of approximately 138.28 metres (453.67 feet) and an area of approximately 1.73 hectares (4.27 acres). The effect of the application is to establish two separate lots from the existing lot to facilitate future development of the newly created (severed) lot to the east for residential/mixed use and the retained lot to the west for retail and commercial uses.

#### 7.4 B-2022-0020

2441925 ONTARIO LTD.

2 AUCTION LANE

PART OF LOT 5, CONCESSION 7 ND, WARD 8

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 1.229 hectares (3.04 acres), together with easements for parking, access, sanitary and water servicing and storm servicing. The proposed severed lot has a frontage of approximately 43.7 metres (143.37 feet), a depth of approximately 76.35 metres (250.50 feet) and an area of approximately 0.334 hectares (0.825 acres). The effect of the application is to establish two separate lots from the existing lot to facilitate future development of the newly created (severed) lot with a new 8 storey office building with 2 levels of underground parking. The retained lands will continue to be occupied by a banquet hall.

Related Minor Variance Applications: A-2022-0039 & A-2022-0349 (Agenda Items 9.1 & 9.10)

#### 8. NEW MINOR VARIANCE APPLICATIONS

#### 8.1 A-2022-0389

MAYFIELD (RCH) PROPERTIES INC.

**6 KESSLER DRIVE** 

LOT 2, PLAN 43M-2102, WARD 9

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

1. To permit a rear yard setback of 7.38m (24.22 ft.) whereas the bylaw requires a minimum rear yard setback of 7.5m (24.60 ft.).

#### 8.2 A-2022-0390

MAYFIELD (RCH) PROPERTIES INC.

8 KESSLER DRIVE

LOT 1, PLAN 43M-2102, WARD 9

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

1. To permit a rear yard setback of 7.38m (24.22 ft.) whereas the bylaw requires a minimum rear yard setback of 7.5m (24.60 ft.).

#### 8.3 A-2022-0391

MAYFIELD (RCH) PROPERTIES INC.

**KESSLER DRIVE** 

PART OF BLOCK 163, PLAN 43M-2102 AND PART OF BLOCK 247, PLAN 43M-2103, WARD 9

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

1. To permit a rear yard setback of 7.40m (24.28 ft.) whereas the bylaw requires a minimum rear yard setback of 7.5m (24.60 ft.).

#### 8.4 A-2022-0392

MAYFIELD (RCH) PROPERTIES INC.

**KESSLER DRIVE** 

PART OF BLOCK 162, PLAN 43M-2102 AND PART OF BLOCK 248, PLAN 43M-2103, WARD 9

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

1. To permit a rear yard setback of 7.20m (23.62 ft.) whereas the bylaw requires a minimum rear yard setback of 7.5m (24.60 ft.).

#### 8.5 A-2022-0393

MAYFIELD (RCH) PROPERTIES INC.

**KESSLER DRIVE** 

PART OF BLOCK 161, PLAN 43M-2102 AND PART OF BLOCK 249, PLAN 43M-210, WARD 9

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

1. To permit a rear yard setback of 7.41m (24.31ft.) whereas the bylaw requires a minimum rear yard setback of 7.5m (24.60 ft.).

#### 8.6 A-2022-0394

CHARANJEET SANDHU AND KULJEET KAUR SANDHU

12 CALLALILY ROAD

PART OF LOT 523, PLAN 43M-1748, PART 49, PLAN 43R-32503, WARD 2

The applicants are requesting the following variance(s):

- To permit a below grade entrance in the required interior side yard whereas the by-law does not permit a below grade entrance in the required interior side yard;
- 2. To permit an interior side yard setback of 0.15m (0.50 ft.) to a below grade entrance whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.);
- 3. To permit a driveway width of 8.21m (26.9 ft.) whereas the by-law permits a maximum driveway width of 5.2m (17 ft.);
- 4. To permit a permeable landscaping strip of 0.15m (0.50 ft.) whereas the bylaw requires a minimum 0.6m (1.97 ft.) permeable landscaping strip abutting one property line.

#### 8.7 A-2022-0395

SONAL PATEL

142 BRUSSELS AVENUE

PART OF BLOCK 2, PLAN 43M-1680, PARTS 1 AND 2, PLAN 43R-30448, WARD 2

The applicants are requesting the following variance(s):

- To permit a below grade entrance to be located between the main wall of the dwelling and the flankage lot line whereas the by-law does not permit a below grade entrance between the main wall of the dwelling and the flankage lot line;
- 2. To permit an existing fence having a maximum fence height of 2.4m (7.87 ft.) whereas the by-law permits a maximum height of 2.0m (6.56 ft.).

#### 8.8 A-2022-0396

INDARJIT RAMLAGAN AND KALOUTI RAMLAGAN

162 LUELLA CRESCENT

LOT 14, Plan 43M-1583, WARD 6

The applicants are requesting the following variance(s):

- To permit a below grade entrance having a setback of 9.7m (31.82 ft.) to the TransCanada Pipeline right-of-way whereas the by-law does not permit any permanent structures and excavations to be located within 10.0m (32.80 ft.) of the TransCanada pipeline right-of-way;
- 2. To permit a rear yard setback of 0.6m (1.97 ft.) to an existing accessory structure (shed) whereas the by-law does not permit any permanent structures to be located within 10.0m (32.80 ft.) of the TransCanada pipeline right-of-way;
- 3. To permit an existing driveway width of 7.5m (24.60 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.).

#### 8.9 A-2022-0397

JAGDEV SINGH UPPAL AND KAMALJIT KAUR UPPAL

49 EASTBROOK WAY

LOT 58, PLAN 43M-1442, WARD 10

The applicants are requesting the following variance(s):

- 1. To permit an existing driveway width of 7.61m (24.97 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.);
- 2. To permit 0.0m of permeable landscaping along the side property line whereas the by-law requires a minimum 0.6m (1.97 ft.) wide permeable landscape strip between the driveway and the side property line;
- 3. To permit an interior side yard setback of 0.14m (0.60 ft.) to a proposed below grade entrance whereas the by-law requires a minimum setback of 0.3m (0.98 ft.) provided that a continuous side yard width of no less than 1.2m (3.94 ft.) is provided on the opposite side of the dwelling.

#### 8.10 A-2022-0398

GOBITHA PIRATHEEPAN AND PIRANTHEEPAN KULENDRAN

9 FERNCASTLE CRESCENT

LOT 152, PLAN 43M-1614, WARD 6

The applicants are requesting the following variance(s):

1. To permit a 0.66m (2.17 ft.) path of travel leading to a principle entrance for a second unit whereas the by-law requires a minimum unencumbered side yard width of 1.2m (3.94 ft.) be provided as a path of travel from the front yard to the entrance for a second unit.

#### 8.11 A-2022-0399

VINCE D'AGATE AND ALESSANDRA FARGIOINE-D'AGATE

32 HIGHVALLEY CIRCLE

LOT 287, PLAN 43M-1622, WARD 8

The applicants are requesting the following variance(s):

- To permit an accessory structure having a building height of 3.05m (10 ft.) whereas the by-law permits a maximum height of 3.0m (9.84 ft.) for an accessory structure;
- 2. To permit an accessory structure having a gross floor area of 22.4 sq. m (241.11 sq. ft.) whereas the by-law permits a maximum gross floor area of 15 sq. m (161.46 sq. ft.) for an individual accessory structure;
- 3. To permit an accessory structure (cabana) to include habitable space (installation of a washroom) whereas the by-law does not permit an accessory structure to be used for human habitation.

#### 8.12 A-2022-0400

CHIRAG NANALAL SHAH AND KESHA RAMESHBHAI SHAH

23 GORE VALLEY TRAIL

LOT 37, PLAN 43M-1545, WARD 8

The applicants are requesting the following variance(s):

1. To permit a driveway width of 10.15m (33.30 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.).

#### 8.13 A-2022-0401

SUKHPAL SINGH AND GURJANT SINGH

73 BLACKTHORN LANE

LOT 160, PLAN M-175, WARD 1

The applicants are requesting the following variance(s):

1. To permit a proposed below grade entrance between the main wall of a dwelling and the flankage lot line whereas the by-law does not permit below grade entrances between the main wall of the dwelling and the flankage lot line.

#### 8.14 A-2022-0402

KANEFF PROPERTIES LTD.

**0 FINANCIAL DRIVE** 

BLOCK 283, PLAN 43M-1886, WARD 4

The applicant is requesting the following variance(s):

- 1. To permit a minimum building height of 6.02m (19.75 ft.) whereas the by-law permits a maximum building height of 9.5m (31.17 ft.);
- 2. To permit an interior side yard setback of 3.0m (9.84 ft.) to a hydro transformer whereas the by-law requires a minimum interior side yard setback of 9.0m (29.53 ft.).

#### 8.15 A-2022-0403

MOHINDER PHARWAHA, MANDEEP PHARWAHA AND SURINDER PHARWAHA

1 BOWMAN AVENUE

LOT 27, PLAN M-304, WARD 10

The applicant is requesting the following variance(s):

1. To permit a building height of 13.15m (43.14 ft.) whereas the by-law permits a maximum building height of 10.6m (34.78 ft.).

#### 8.16 A-2022-0405

FORESTSIDE ESTATES INC.

**4320 QUEEN STREET EAST** 

PART OF LOTS 4 AND 5, CONCESSION 9 ND, WARD 8

The applicants are requesting the following variance(s):

- 1. To permit 298 dwelling units whereas the by-law permits a maximum of 272 dwelling units;
- 2. To provide a parking rate of 0.98 parking spaces per dwelling unit whereas the by-law requires a minimum of 1.0 parking spaces per dwelling unit.

#### 8.17 A-2022-0406

MADHUPARNA DEBNATH AND SOTABDO DEBNATH

**48 DEEPCORAL COURT** 

PART OF LOT 357, PLAN 43M-1613, PART 11, PLAN 43R-29370, WARD 1

The applicants are requesting the following variance(s):

1. To permit a driveway width of 5.2m (17.06 ft.) whereas the by-law permits a maximum driveway width of 4.9m (16.07 ft.).

#### 8.18 A-2022-0407

ROHIT PRASAD AND NEHA PRASAD

125 SUNNY MEADOW BOULEVARD

LOT 13, PLAN 43M-1299, WARD 9

The applicants are requesting the following variance(s):

1. To permit a proposed below grade entrance in the interior side yard having a setback of 0.06m (0.20 ft.) whereas the by law requires a minimum setback of 0.3m (0.98 ft.) to a below grade entrance in a required side yard provided there is a continuous 1.2m (3.94 ft.) side yard on the opposite side of the dwelling.

#### 9. DEFERRED MINOR VARIANCE APPLICATIONS

#### 9.1 A-2022-0039

2441925 ONTARIO LTD.

2 AUCTION LANE

PART OF LOT 5, CONCESSION 7 ND, PARTS 1, 3, 5, 10, 17, 28 AND 35, WARD 8

The applicant is requesting the following variance(s) in conjunction with the proposed retained lot under Consent Application B-2022-0020:

- 1. To provide 302 parking spaces for both the severed and retained lots whereas the by-law requires a minimum of 584 parking spaces for both the severed and retained lots:
- To permit parking provided on the adjacent severed lot to be used in conjunction with uses established on the retained lot whereas the by-law requires that where parking is required it shall be provided or maintained on the same lot as the use for which they are required or provided;
- To permit a landscaped open space of 4.3 metres abutting Regional Road 107 (Queen Street) whereas the by-law requires a minimum landscaped open space of 6.0 metres abutting Regional Road 107;
- 4. To permit garbage and refuse not screened within an enclosure whereas the by-law requires garbage and refuge to be screened within an enclosure.

#### 9.2 A-2022-0158

2466482 ONTARIO INC.

26 BRAMSTEELE ROAD

PART OF LOT 1, CONCESSION 2 E.H.S., WARD 3

The applicant is requesting the following variance(s):

- 1. To permit a motor vehicle sales establishment whereas the by-law does not permit a motor vehicle sales establishment;
- 2. To permit 33 parking spaces whereas the by-law requires a minimum of 50 parking spaces;
- 3. To permit an existing convenience restaurant having a gross floor area of 250 square metres whereas the by-law permits a maximum gross floor area of 102 square metres for a convenience restaurant.

#### 9.3 A-2022-0320

MEHNA AUTO SALES INC.

93 JOHN STREET

PART OF LOT 43, PLAN BR-2, PART 4, PLAN 43R-13441, WARD 3

The applicant is requesting the following variance(s) for construction of a new semidetached dwelling in conjunction with the proposed severed lot under Consent Application B-2022-0014:

- To permit a semi-detached dwelling whereas the by-law does not permit a semi-detached dwelling within an R1B zone;
- 2. To permit a minimum lot area of 290 square metres whereas the by-law requires a minimum lot area of 450 square metres;
- 3. To permit a minimum lot width of 7.90 metres whereas the by-law requires a minimum lot width of 15 metres.

Related Consent Application: B-2022-0014 (Agenda Item 7.1)

#### 9.4 A-2022-0321

MEHNA AUTO SALES INC.

93 JOHN STREET

PART OF LOT 43, PLAN BR-2, PART 4, PLAN 43R-13441, WARD 3

The applicant is requesting the following variance(s) for construction of a new semidetached dwelling in conjunction with the proposed retained lot under Consent Application B-2022-0014:

- 1. To permit a semi-detached dwelling whereas the by-law does not permit a semi-detached dwelling within an R1B zone;
- 2. To permit a minimum lot area of 290 square metres whereas the by-law requires a minimum lot area of 450 square metres;
- 3. To permit a minimum lot width of 7.90 metres whereas the by-law requires a minimum lot width of 15 metres.

Related Consent Application: B-2022-0014 (Agenda Item 7.1)

#### 9.5 A-2022-0323

PAUL PFUNDT AND ROBERTA ROSEMARIE ELIZABETH PFUNDT

10300 THE GORE ROAD

PART OF LOT 12, CONCESSION 9 N.D., WARD 10

The applicant is requesting the following variance(s) in conjunction with the proposed retained lot under Consent Application B-2022-0015:

- 1. To permit a minimum lot area of 0.33 hectares whereas the by-law requires a minimum lot area of 4.0 hectares;
- 2. To permit a minimum rear yard setback of 0.5m (1.64 ft.) to an existing accessory structure (shed) whereas the by-law requires a minimum setback of 1.2m (3.94 ft.) to the nearest property lines for an accessory structure.

Related Consent Application: B-2022-0015 (Agenda Item 7.2)

#### 9.6 A-2022-0327

PUSHKAR CHAVAN AND VAISHAKHI CHAVAN

43 ELYSIAN FIELDS CIRCLE

LOT 36, PLAN 43M-2015, WARD 6

The applicants are requesting the following variance(s):

To permit an above grade door in the side wall where a minimum side yard width of 0.66m (2.17 ft.) is provided extending from the front wall of the dwelling up to the door, whereas the by-law does not permit a door in the side wall unless there is a minimum side yard width of 1.2m (3.94 ft.) extending from the front wall of the dwelling up to and including the door;

- 1. To permit a 0.66m (2.17 ft.) path of travel leading to a principle entrance for a second unit whereas the by-law requires a minimum unencumbered side yard width of 1.2m (3.94 ft.) be provided as a path of travel from the front yard to the entrance for a second unit;
- 2. To permit a 0.4m (1.31 ft.) setback to an existing accessory structure (gazebo) whereas the by-law requires a minimum setback of 0.6m (1.97 ft.) to the nearest lot lines for an accessory structure;
- 3. To provide 0.0m of permeable landscaping abutting the side property line whereas the by-law requires a minimum 0.6m (1.97 ft.) wide permeable landscape strip abutting the side property line;
- 4. To permit a driveway width of 8.56m (28.08 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.).

#### 9.7 A-2022-0334

MICHAEL BRO AND DIANA KHAMIS

22 MISSION RIDGE TRAIL

LOT 329, PLAN 43M-1799, WARD 10

The applicants are requesting the following variance(s):

- 1. To permit an existing accessory structure (gazebo) having a gross floor area of 17.83 sq. m (191.92 sq. ft.) whereas the by-law permits an accessory structure having a maximum gross floor area of 15 sq. m (161.46 sq. ft.);
- To permit an existing fence (including privacy screen) having a height of 2.79m (9.15 ft.) whereas the by-law permits a maximum height of 2.0m (6.56 ft.) for a fence in the rear and side yard;
- 3. To permit a driveway width of 8.33m (27.33 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.);
- 4. To provide 0.0m of permeable landscaping abutting the side property line on both sides whereas the by-law requires a minimum 0.6m (1.97 ft.) wide permeable landscape strip abutting the side property line.

#### 9.8 A-2022-0339

MALKIT SINGH AND NACHHATTAR SINGH

399 RAY LAWSON BOULEVARD

LOT 1, PLAN M-775, WARD 4

The applicants are requesting the following variance(s):

1. To permit an existing driveway width of 18.18m (59.65 ft.) whereas the bylaw permits a maximum driveway width of 9.14m (30 ft.).

#### 9.9 A-2022-0341

NANDINI SHUKLA AND PARV JOHARI

9 CALLALILY ROAD

PART OF LOT 528, PLAN 43M-1748, PART 5, PLAN 43R-32379, WARD 2

The applicants are requesting the following variance(s):

- 1. To permit a below grade entrance in the required interior side yard whereas the by-law does not permit a below grade entrance in a required side yard;
- 2. To permit an interior side yard setback of 0.09m (0.30 ft.) to a below grade entrance whereas the by-law requires a minimum side yard setback of 1.2m (3.94 ft.).

#### 9.10 A-2022-0349

2441925 ONTARIO LTD.

2 AUCTION LANE

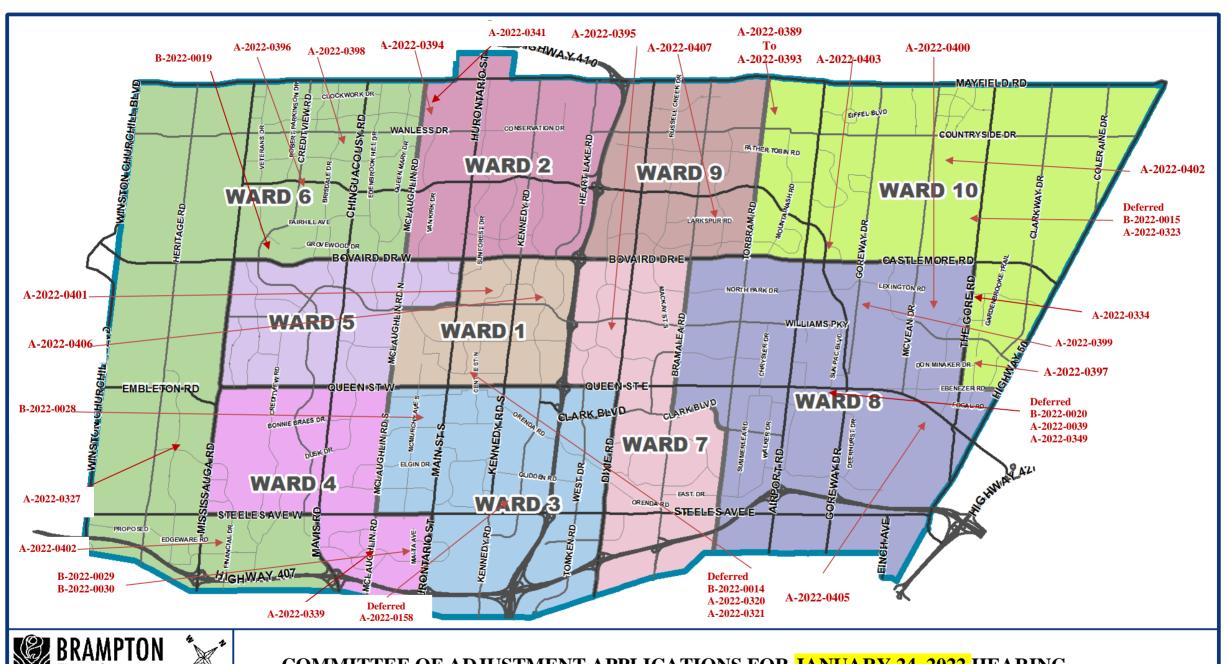
PART OF LOT 5, CONCESSION 7 ND, PARTS 1, 3, 5, 10, 17, 28 AND 35, WARD 8

The applicant is requesting the following variance(s) in conjunction with the proposed severed lot under Consent Application B-2022-0020:

- 1. To permit a lot area of 0.33 hectares whereas the by-law requires a minimum lot area of 0.6 hectares;
- 2. To permit a lot width of 43.7 metres whereas the by-law requires a minimum lot width 50.0 metres;
- 3. To permit an interior side yard setback of 1.72 metres on the east side whereas the by-law requires a minimum side yard depth of 6.0 metres;
- 4. To permit a rear yard setback of 4.5 metres to the parking ramp whereas the by-law requires a minimum rear yard depth of 6.0 metres;
- 5. To permit a maximum lot coverage of 36.5% whereas the by-law requires a minimum lot coverage of 35%;
- 6. To provide 302 parking spaces for both the severed and retained lots whereas the by-law requires a minimum of 584 parking spaces for both the severed and retained lots:
- 7. To permit parking provided on the adjacent retained lot to be used in conjunction with uses established on the severed lot whereas the by-law requires that where parking is required it shall be provided or maintained on the same lot as the use for which they are required or provided;
- 8. To permit a landscaped open space of 3.25 metres abutting Regional Road 107 (Queen Street) whereas the by-law requires a minimum landscaped open space of 6.0 metres abutting Regional Road 107;
- 9. To permit garbage and refuse not screened within an enclosure whereas the by-law requires garbage and refuge to be screened within an enclosure;
- To permit an office to be located beyond 180 metres of Goreway Drive whereas the by-law requires that an office be located within 180 metres of Goreway Drive;
- 11. To permit a 0 metre parking aisle width whereas the by-law requires a minimum 6.6 metre parking aisle width.

Related Consent Application: B-2022-0020 (Agenda Item 7.4)

## 10. Adjournment



BRAMPTON Flower City

COMMITTEE OF ADJUSTMENT APPLICATIONS FOR JANUARY 24, 2022 HEARING



# **Public Notice**

### **Committee of Adjustment**

**APPLICATION # B-2022-0028** 

Ward #3

#### NOTICE OF AN APPLICATION FOR CONSENT

An application for consent has been made by UMBRIA DEVELOPERS INC.

#### **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 3.07 hectares (7.58 acres); together with easements for storm water services, storm water management pond, watermain and fire hydrant in favour of the retained lands and an easement for access in favour of the severed lands. The proposed severed lot has a frontage of approximately 13 metres (42.65 feet), a depth of approximately 90 metres (295.27 feet) and an area of approximately 1.74 hectares (4.30 acres). The effect of the application is to create a new lot for future residential purposes (One 13-Storey Residential Apartment Building).

#### **Location of Land:**

Municipal Address: 12 Henderson Avenue

Former Township: Chinguacousy

Legal Description: Part of Lot 5, Concession 1 W.H.S.

#### **Meeting**

The Committee of Adjustment has appointed TUESDAY, January 24, 2023 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 Ontario Land 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 Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body.

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

LAST DAY FOR RECEIVING COMMENTS: JANUARY 19, 2023

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:

YES

File Number: C01W05.44

Zoning By-law Amendment:

YES

File Number: C01W05.44

Minor Variance:

NO

File Number:

#### **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 Ontario Land Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a notice of appeal, accompanied by the fee prescribed under the Ontario Land Tribunal Act, 2021. The appeal form is available from the Ontario Land Tribunal website at https://olt.gov.on.ca/appeals-process/forms/

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 Ontario Land Tribunal may dismiss the appeal.

DATED AT THE CITY OF BRAMPTON THIS 6th Day of January, 2023

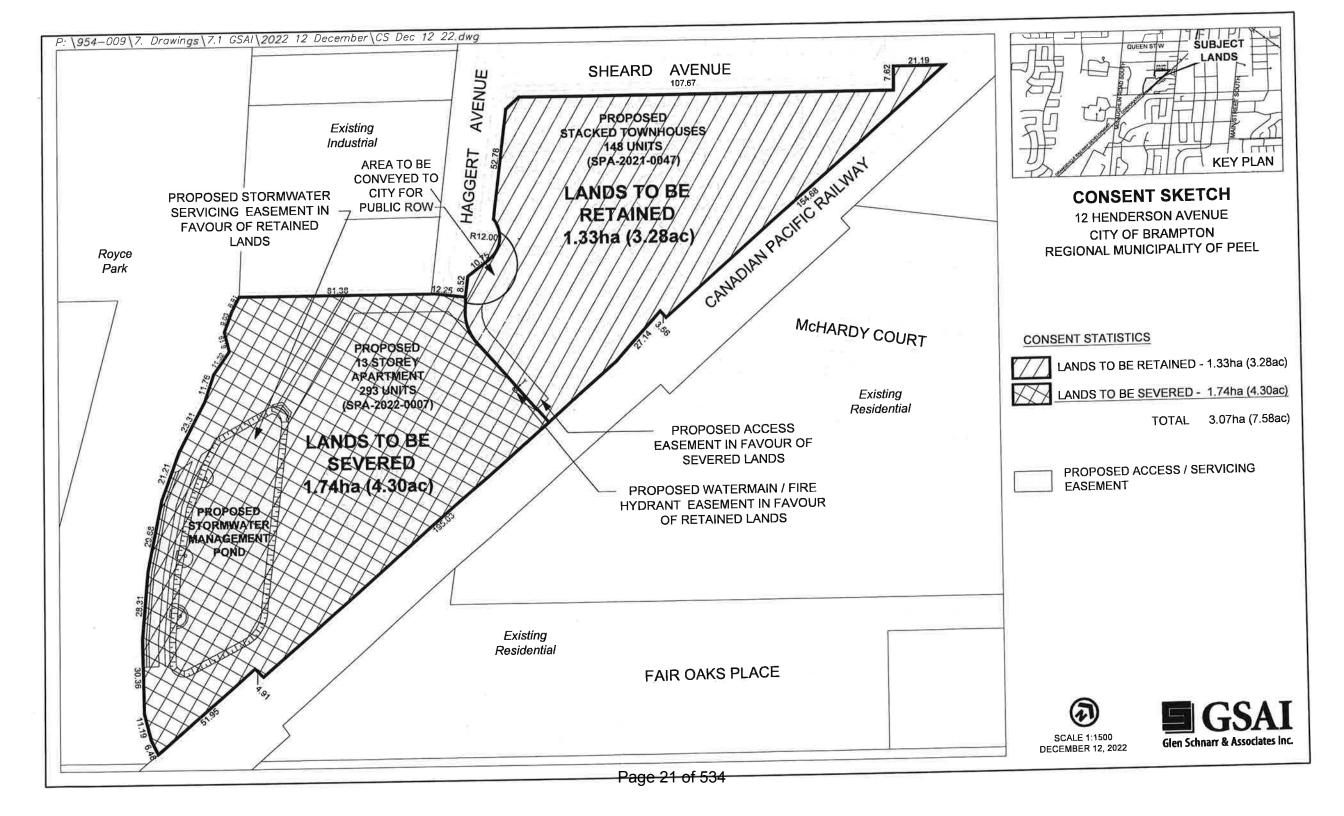
Comments may be sent to and information may be obtained between 8:30 a.m. to 4:30 p.m. Monday to Friday from:

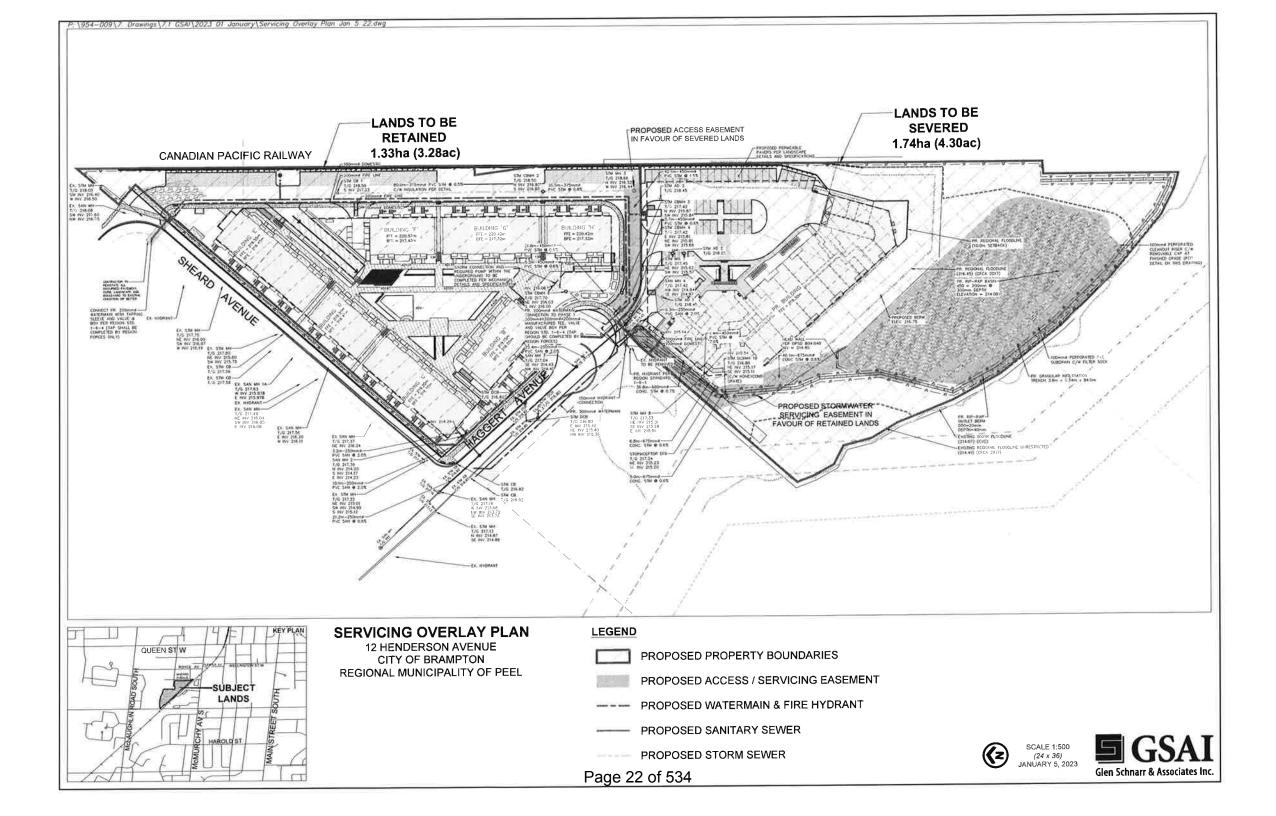
Jeanie Myers, Secretary-Treasurer City of Brampton Committee of Adjustment City Clerk's Office, Brampton City Hall 2 Wellington Street West Brampton, Ontario L6Y 4R2

Fax:

(905)874-2119

Phone: (905)874-2117
Pageard notes abrampton.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 and/or as a hybrid meeting (both inperson and electronically).

# Electronic/Hybrid Hearing Procedures How to get involved in the Hybrid Hearing

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **January 24, 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

#### 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**, **January 19**, **2023**.

- Advance registration for applicants, agents and other interested persons is required by one or two options:
  - 1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary–Treasurer at <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a> by 4:30 pm Thursday, January 19, 2023.
  - 2. To participate in-person, please email the Secretary—Treasurer at <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or ieanie.myers@brampton.ca by 4:30 pm Thursday, January 19, 2023.
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or inperson. 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 Thursday, January 19, 2023. City staff will contact you and provide
  you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

 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/hybrid 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 <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a>. 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.



December 13, 2022

Refer To File: 954-009

Partners:
Glen Broll, MCIP, RPP
Colin Chung, MCIP, RPP
Jim Levac, MCIP, RPP
Jason Afonso, MCIP, RPP
Karen Bennett, MCIP, RPP

In Memoriam, Founding Partner:

Glen Schnarr

Committee of Adjustment City of Brampton 2 Wellington Street West Brampton, ON L6Y 4R2

Attention:

Jeanie Myers, Secretary-Treasurer

B-2022-0028

Re:

Application for Consent Umbria Developers Inc. 12 Henderson Avenue City of Brampton

We are pleased to submit an Application for Consent for the above-noted lands on behalf of the owners, Umbria Developers Inc. The lands are located at the southeast corner of Sheard Avenue and Haggert Avenue South and municipally known as 12 Henderson Avenue.

The subject lands have a frontage of approximately 107.67 metres on Sheard Avenue, a depth of approximately 90 metres and an area of approximately 3.07 hectares (7.58 acres). The lands are designated "Residential – Medium High / High Density" in the Downtown Brampton Secondary Plan and zoned "Residential Apartment A - Section 2997" (R4A-2997) allowing for up to 402 residential dwellings units in the form of apartment and multiple residential structural types. A Minor Variance Application processed under A-2021-0227 was approved in March 2022 allowing for an increase to a maximum of 441 dwelling units together with relief on maximum floor space index and accessory structures.

The lands are currently subject to a Site Plan Application processed under City file number SPA-2021-0047 for the development of 148 Condominium Stacked Townhouse dwellings with underground parking representing Phase 1 of a two-phase development proposal. The Site Plan Application is approved in principle and the Phase 1 site works were initiated in 2021 under a conditional permit.

The lands are also subject to a Site Plan Application for Phase 2 processed under City file number SPA-2022-0007 for the development of a 13-storey condominium apartment building with 293 dwelling units and underground parking.

For financing purposes, and as shown on the enclosed Consent Sketch, Umbria Developers Inc. is proposing to sever the property which will split the Phase 2 development (severed lands) from Phase 1 (retained lands). Due to the location of the proposed storm sewer, stormwater management pond, and fire hydrant for Phase 1 crossing into Phase 2, servicing easements in favour of the retained lands are proposed within the severed lands. We enclose the proposed Site Servicing Plans for information. Further, due to the location of the access for Phase 2 within the Phase 1 lands, an access easement is also proposed within the retained lands in favour of the severed lands.

With respect to zoning, the applicable Site-Specific "R4A-2997" Zone considers the lands one lot for zoning purposes, and as such, no zoning deficiencies are created as a result of severing the subject lands.

In support of the Severance Application, we have enclosed the following items:

- One (1) signed completed copy of the Consent Application form with attached legal description;
- One (1) copy of the Severance Sketch as prepared by Glen Schnarr & Associates Inc., dated December 12, 2022;
- One (1) copy of the Site Servicing Plans as prepared by CF Crozier & Associates Inc., dated February 17, 2022;
- One (1) cheque in the amount of \$ \$4119.00 payable to the City of Brampton for the Application fee;
- One (1) cheque in the amount of \$1,400 payable to the Region of Peel the Application Review fee;
- One (1) cheque in the amount of \$1,204.00 payable to the Credit Valley Conservation Authority for Plan Review Fees.

We trust this completes the Consent Application and we look forward to being placed on the January 24, 2023 hearing date. Please do not hesitate to contact the undersigned if you require anything further or wish to clarify anything contained in this application.

Sincerely,

GLEN SCHNARR & ASSOCIATES INC.

Yason Afonso, MCIP, RPP

Partner

Encl.

S. Kamal, Umbria Developers Inc.





**APPLICATION NUMBER:** 

"B"-2022-0028

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/Applic	ant Umbria Developers	s Inc. (Attn: Syed Kamai)	
		DA 100 A 100000 (10000 10000 1000 1000 10	(print given and family names in full)	
	Address	37 Hawkridge Trail		
		Brampton, ON L6P 2T4		
	Phone # (647) 22	0 9355	Fax #N/A	
	Email s.kamal	@umbriadevelopers.com		
(b)	Name of Authorized A	gent Glen Schnarr & As	sociates Inc. (Attn: Jason Afonso)	·
	Address	10 Kingsbridge Gar	rden Circle, Suite 700	
		Mississauga, ON L	.5R 3K6	
	Phone # 905 568	8888 x. 227	Fax #905 568 8894	
	Email jasona@	gsai.ca		
	managen access in	nent pond, watermain and fire hydr favour of the severed lands.	ether with easements for storm water serverant in favour of the retained lands and ar	n easement for
3.	If known, the name of the person to whom the land or an interest in the land is to be transferred, charged or lease  Unknown at this time.		ged or leased.	
4.	Description of the su	bject land ("subject land" means	s the land to be severed and retained):	
	a) Name of Street	Henderson Avenue	Number_	12
	b) Concession No.	1 WHS	Lot(s) _	Part of Lot 5
	c) Registered Plan No.	See attached	Lot(s)_	See attached
	d) Reference Plan No.	See attached	Lot(s) _	See attached
	e) Assessment Roll No.	211003002714200	Geographic or Former Township	Chinguacousy
5.	Are there any easem	ents or restrictive covenants affe	ecting the subject land?	
	Yes  Specify:	No	ē.	

Descript				
a)	Frontage ± 13 m Depth	± 90 m	Area ± 1.74 ha	
b)	Existing Use Vacant	Proposed Use _	Residential Apartment Building	
c)	Number and use of buildings and structures (both existing and proposed) on the land to be severed:			
	(existing) None			
	(proposed One 13-Storey Residential	Apartment Building		
d)	Access will be by:	Existing	Proposed	
	Provincial Highway			
	Municipal Road - Maintained all year	$\checkmark$		
	Other Public Road			
	Regional Road			
	Seasonal Road			
	Private Right of Way		$\checkmark$	
	N/A			
	1			
f)	Water supply will be by:	Existing	Proposed	
f)	1	_	Proposed ✓	
f)	Water supply will be by:	_		
f)	Water supply will be by: Publicly owned and operated water syster	_		
f)	Water supply will be by:  Publicly owned and operated water system  Lake or other body of water  Privately owned and operated individual or communal well	_		
f)	Water supply will be by: Publicly owned and operated water syster Lake or other body of water Privately owned and operated individual or communal well			
	Water supply will be by:  Publicly owned and operated water system  Lake or other body of water  Privately owned and operated individual or communal well  Other (specify):			
	Water supply will be by:  Publicly owned and operated water system  Lake or other body of water  Privately owned and operated individual or communal well  Other (specify):  Sewage disposal will be by:  Publicly owned and operated sanitary		Proposed	
	Water supply will be by:  Publicly owned and operated water system  Lake or other body of water  Privately owned and operated individual or communal well  Other (specify):  Sewage disposal will be by:  Publicly owned and operated sanitary sewer system		Proposed	
	Water supply will be by:  Publicly owned and operated water system  Lake or other body of water  Privately owned and operated individual or communal well  Other (specify):  Sewage disposal will be by:  Publicly owned and operated sanitary sewer system  Privy  Privately owned and operated individual or communal septic system		Proposed	
g)	Water supply will be by:  Publicly owned and operated water system  Lake or other body of water  Privately owned and operated individual or communal well  Other (specify):  Sewage disposal will be by:  Publicly owned and operated sanitary sewer system  Privy  Privately owned and operated individual or communal septic system  Other (specify):	Existing	Proposed	
g)	Water supply will be by:  Publicly owned and operated water system  Lake or other body of water  Privately owned and operated individual or communal well  Other (specify):  Sewage disposal will be by:  Publicly owned and operated sanitary sewer system  Privy  Privately owned and operated individual or communal septic system  Other (specify):	Existing	Proposed	
g)	Water supply will be by:  Publicly owned and operated water system  Lake or other body of water  Privately owned and operated individual or communal well  Other (specify):  Sewage disposal will be by:  Publicly owned and operated sanitary sewer system  Privy  Privately owned and operated individual or communal septic system  Other (specify):  otion of retained land: (in metric units)  ± 107.67 m	Existing	Proposed  Area ± 1.33 ha	
g) Descrip	Water supply will be by:  Publicly owned and operated water system  Lake or other body of water  Privately owned and operated individual or communal well  Other (specify):  Sewage disposal will be by:  Publicly owned and operated sanitary sewer system  Privy  Privately owned and operated individual or communal septic system  Other (specify):  otion of retained land: (in metric units)  ± 107.67 m  Frontage (Sheard Avenue) Depth	Existing	Proposed  ✓  Area ± 1.33 ha  Stacked Townhouse Residenti	
g)  Descrip a) b)	Water supply will be by:  Publicly owned and operated water system  Lake or other body of water  Privately owned and operated individual or communal well  Other (specify):  Sewage disposal will be by:  Publicly owned and operated sanitary sewer system  Privy  Privately owned and operated individual or communal septic system  Other (specify):  otion of retained land: (in metric units)  ± 107.67 m  Frontage (Sheard Avenue) Depting  Existing Use Under Construction	Existing	Proposed  ✓  Area ± 1.33 ha  Stacked Townhouse Residenti	

d)	Access will be by:		Existing		Proposed	
	Provincial Highway					
	Municipal Road - Mair	ntained all year	$\checkmark$		$\checkmark$	
	Other Public Road					
	Regional Road					
	Seasonal Road					
	Private Right of Way					
e)	If access is by wate approximate distance	er only, what parkin of these facilities fro N/A	om the subje	king facilitie ect land and	es will be use the nearest pu	ed and what is the ublic road?
f)	Water supply will be I	ov:	Existing		Proposed	
•,	Publicly owned and o				$\overline{\checkmark}$	
	Lake or other body of					
	Privately owned and or communal well					
	Other (specify):					
g)	Sewage disposal will	be by:	Existing		Proposed	
	Publicly owned and o sewer system	perated sanitary			$\checkmark$	
	Privy					
	Privately owned and or communal septic					
	Other (specify):					
What is the current designation of the land in any applicable zoning by-law and official plan?						
Whatis	illo ourront doorgination	Land to be Severed	<b>F</b>		oe Retained	
Zoning E	Rv-I aw	R4A-2997			A-2997	
Official F		Residential - Medium High / High Density	-		tial - Medium High Density	
Re	gion of Peel	Urban Area	<b>-</b>	Urba	an Area	•
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/Decisior	1			_
	) <del></del>					
Has any	land been severed from	n the parcel originally	y acquired b	by the owner	r of the subject	t land?
Yes	No 🗸					
Date of	Transfer		Land Use			

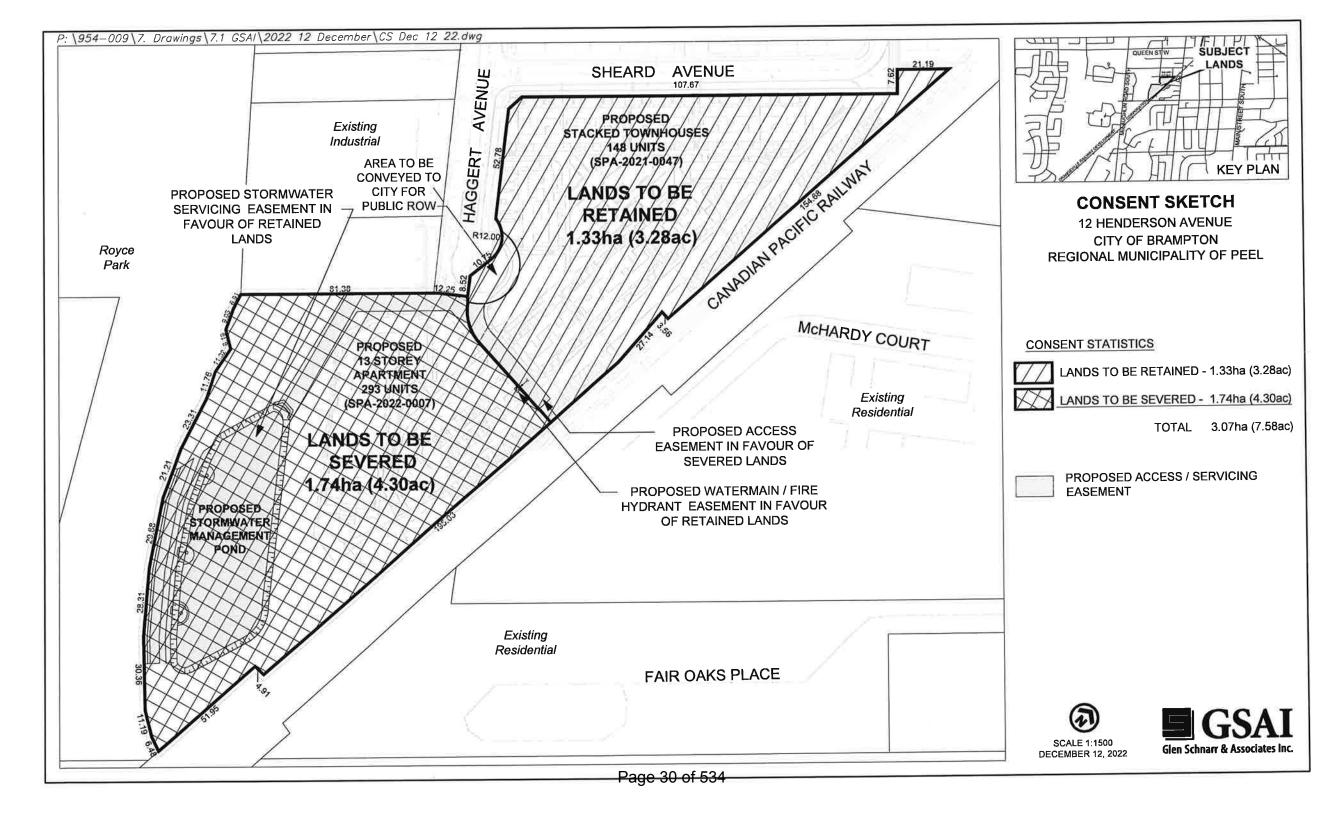
8.

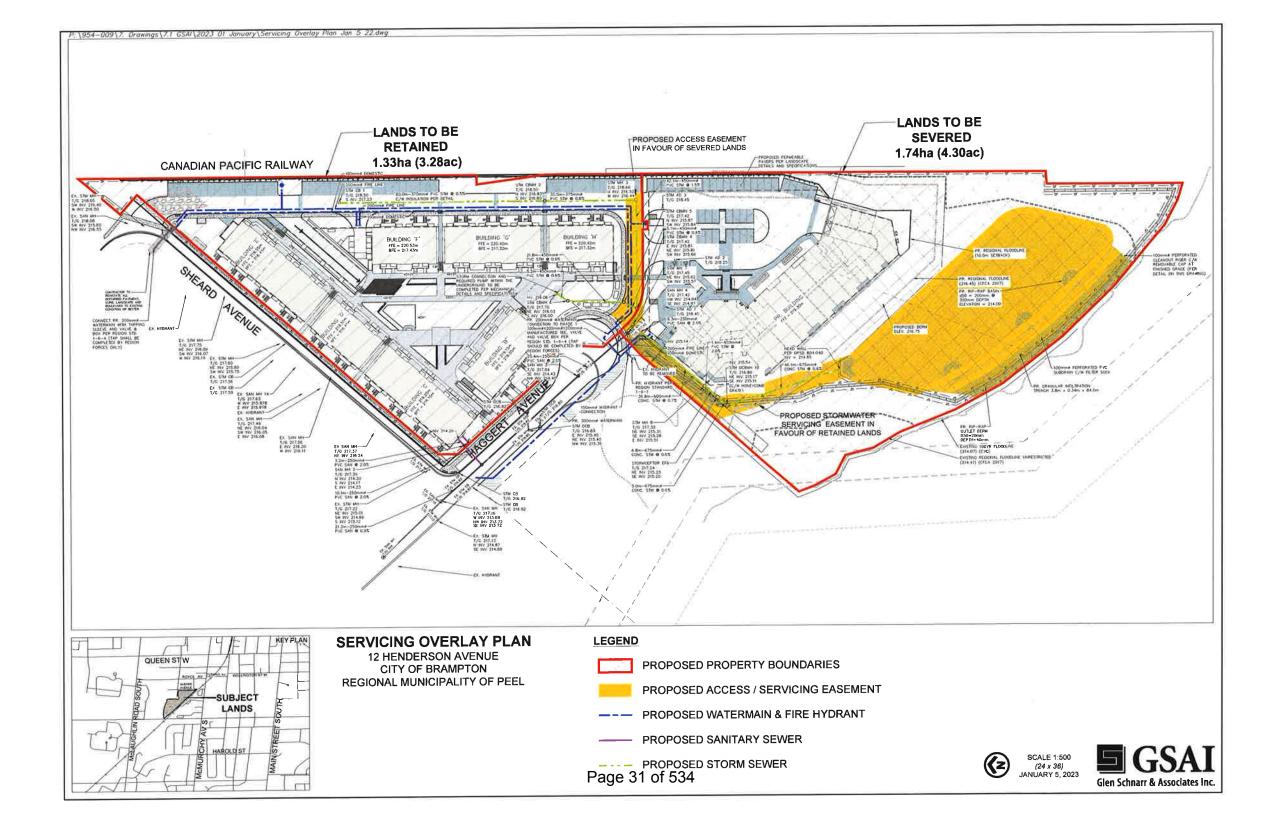
9.

10.

11.	If known, is/was the subject lan	d the subject of any ot	her application under the Planning A	ct, such as:
		File Number	Status	
	Official Plan Amendment	C01W05.044	Approved	ž.
	Zoning By-law Amendment	C01W05.044	Approved	
	Minister's Zoning Order			
	Minor Variance	A-2021-0227	Approved	
	Validation of the Title			
	Approval of Power and Sale			<u>ទ</u> ា
	Plan of Subdivision			<b>-</b> .0
12.	Is the proposal consistent with	Policy Statements iss	ued under subsection 3(1) of the <i>Pla</i> Yes	nning Act? No
13.	Is the subject land within an ar	ea of land designated	under any Provincial Plan? Yes	No 🔽
14.	If the answer is yes, does the a	pplication conform to	the applicable Provincial Plan? Yes	No 🔲
15.	If the applicant is not the own is authorized to make the ap AGENTS" form attached).	er of the subject land, plication, shall be att	the written authorization, of the own ached. (See "APPOINTMENT AND	ner that the applicant AUTHORIZATION OF
Date	ed at theCity	of	Mississauga	
thi	is 13th day of	December	, 20 <u>22</u> .	
			Check box if applicable:	
	Signature of Applicant, or Authorized A	gent, see note on next page	I have the authority to bind the Corporation	
	0 '	DECLARA	ATION	
	Jason Afonso, Glen Schnarr & A			sissauga
the Co	ounty/District/Regional Municipality		solemnly declare that all the s	
	•		rtue of "The Canada Evidence Act".	
PPIIOGI		BRAMOTON		
eclared b	perfore me at the of	Mississauga	$ \wedge$ $\alpha$ $-$	
n the	Region of	Peel	- (1.7m	
his <u>13t</u>	h day of <u>December</u>	. 20 22	Signature of applicant/solicitor/auth	nonzed agent, etc.
	4		Jeanie Cecilia Myers	
	Juni Mr	رلاء	a Commissioner, etc., Province of Ontario	200
/	Signature of a Commissioner, etc.		for the Corporation of the City of Brampton	() .wc
//	FOR OFFICE	F USE ONLY - To Be O	Expires April 8, 2024. Completed By the Zoning Division	
1	This application has been revi	ewed with respect to por review are outlined on the	ssible variances required and the result	s
	-111		Dec 20, 2022	
	Zoning Officer		Date	=

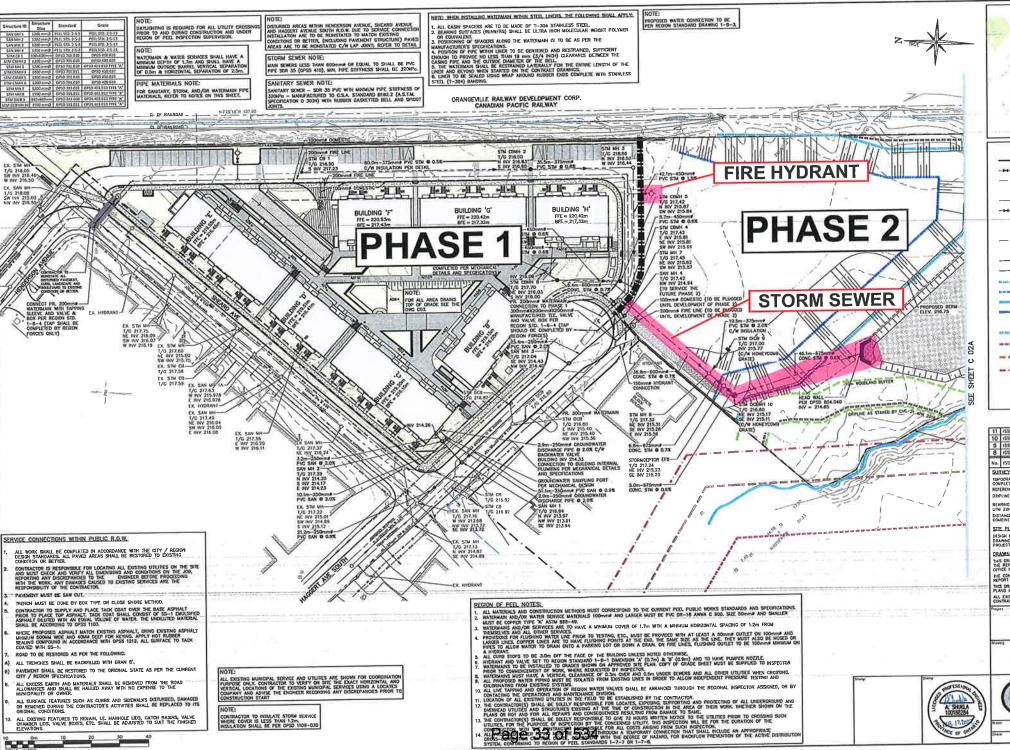
DATE RECEIVED Wormley 13, 2022





# 12 Henderson Avenue – Legal Description

FIRSTLY; PT HAGGERT AV, PL 429 AS CLOSED BY BYLAW RO1105450, PTS 1, 2, 43R17885; PT HAGGERT AV BEING PT LOT 5 CON 1 WHSCH AS CLOSED BY RO1105450, PTS 7 & 8 43R17885; PT LOT5 CON 1 WHSCH AS IN BR30450, EXCEPT PT 3 43R20299; SECONDLY; LTS 15-26, PL E14, BLKS B,C & D, PL E14, JOY AV, PL E14, CLOSED BY BL299, PT SHEARD AV, PL E14, CLOSED BY RO772529, PT LT 5, CON 1, WHSCH, PTS 1 & 2, 43R21104, EXCEPT PT 6, 43R17885, CITY OF BRAMPTON





	LEGEND
	PROPERTY LINE
-H	EXISTING WATERMAIN & GATE VALVE
	EXISTING STORM SEWER & WARRIST
B / 123	EXISTING SINGLE / DOUBLE CATCHBASIN
——⊕	EXISTING SANITARY SEWER & MANHOLE
	PROPOSED WATERMAIN & CATE VALVE
фн	PROPOSED FIRE HYDRANT & GATE VALVE
	PROPOSED SIAMESE CONNECTION
	PROPOSED STORM SEWER & MANHOLE
0 / 10%	PROPOSED SINGLE / DOUBLE CATCHBASIN
	PROPOSED SANITARY SEWER & MANHOLE
	PROPOSED SAN SERVICE LATERAL (XXXmm#)
E 45 46 60 60 60 60 60 60 60 0	EXISTING REGIONAL PLOCKENE (CVC MODEL)
	EXISTING REG. FLOCOLINE SETBACK (10 0m)
-	EX. 100YR FLOODLINE (214.07m) (CVC MODE
	PROPOSED REGIONAL FLOODLINE - 10.0m SETBACK AND PROPOSED LIMIT OF DEVELOPMENT (CFCA 201
CE SEC. NO. 202 AD 422 AD 423	PROPOSED REGIONAL FLOODLINE (CFCA 2017)
*********	MEANDER BELT
	EROSION HAZARD LIMIT
	REGULATED REDSIDE DACE HABITAY
0	PROPOSED CHECK VALVE IN CHAMBER PER REGION STD. 1-1-5 & 1-3-1
90	PROPOSED WATER METER AND BLACK FLOW PREVENTER IN BUILDING PER MECHANICAL DETALS AND SPECIFICATIONS AND REGION STD.1-4-1

No.	ISSUE / REVISION	YYY/VUU/0
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g	ISSUED FOR CVC PERMIT	2021/020/0
9	ISSUED FOR CVC PERMIT	2022/344/1
10	ISSUED FOR CVC PERMIT	2022/918/0
11	ISSUED FOR SPA	2022/118/1

TOPOCRAPHIC SCIENCE ON COMPLETE TROM FIELD SURVEY BY FIDDES CLIPSHAM INC. COMPLETED SCIENCE 2015 AND DECEMBER 22, 2020. PERFECUER NO. 14-5284

#### DRIPLINE STAKED BY CVC MEASURED 21 APRIL 2016

BEARINGS ARE UTM GRID, DERIVED FROM RTM OBSERVATIONS UTM ZONE 17, NADB3 (OSRS) (2010.0)

DISTANCES ARE CROWND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9998781

DESIGN ELEMENTS ARE BASED ON SITE PLAN KIRKOR ARCHITECTS AND PLANNERS. DRAWNED NO.: DATOS, (2021/FEB/05) PROJECT NO: 19-015

#### DRAWING NOTES

THE BRANCH IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. A DIE REPRODUCTION OF ANY PART OF IT WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IT STRICKLY PROPERTY.

THE CONTRACTOR SHALL WORTH ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AS REPORT ANY DESCRIPTIONES ON OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION THIS CHAMMO IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLACE AND DOCUMENTS APPLICABLE TO THIS PROJECT. DO NOT SCALE THIS DRAWN ALL EXISTING UNGERCHOURD UTLITES TO BE VERFED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

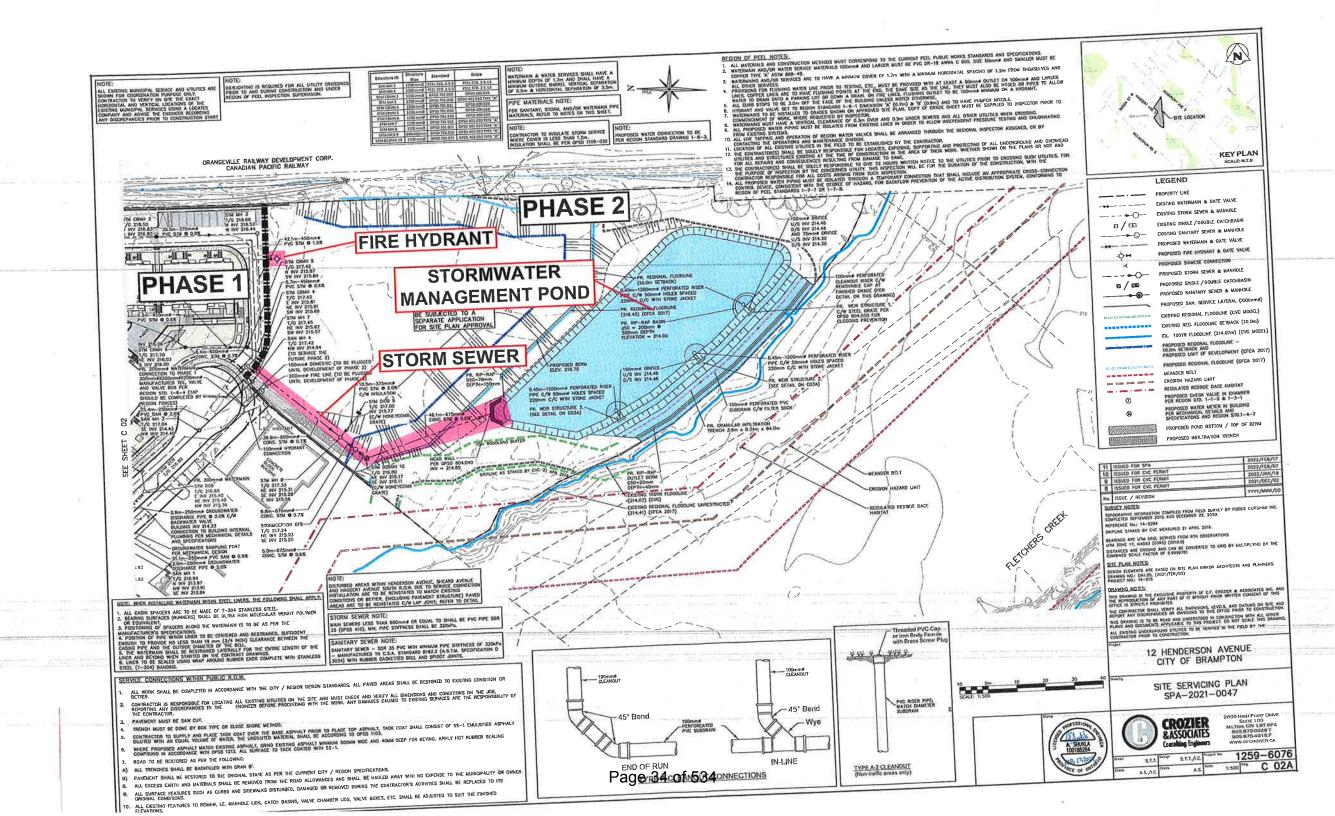
#### 12 HENDERSON AVENUE CITY OF BRAMPTON

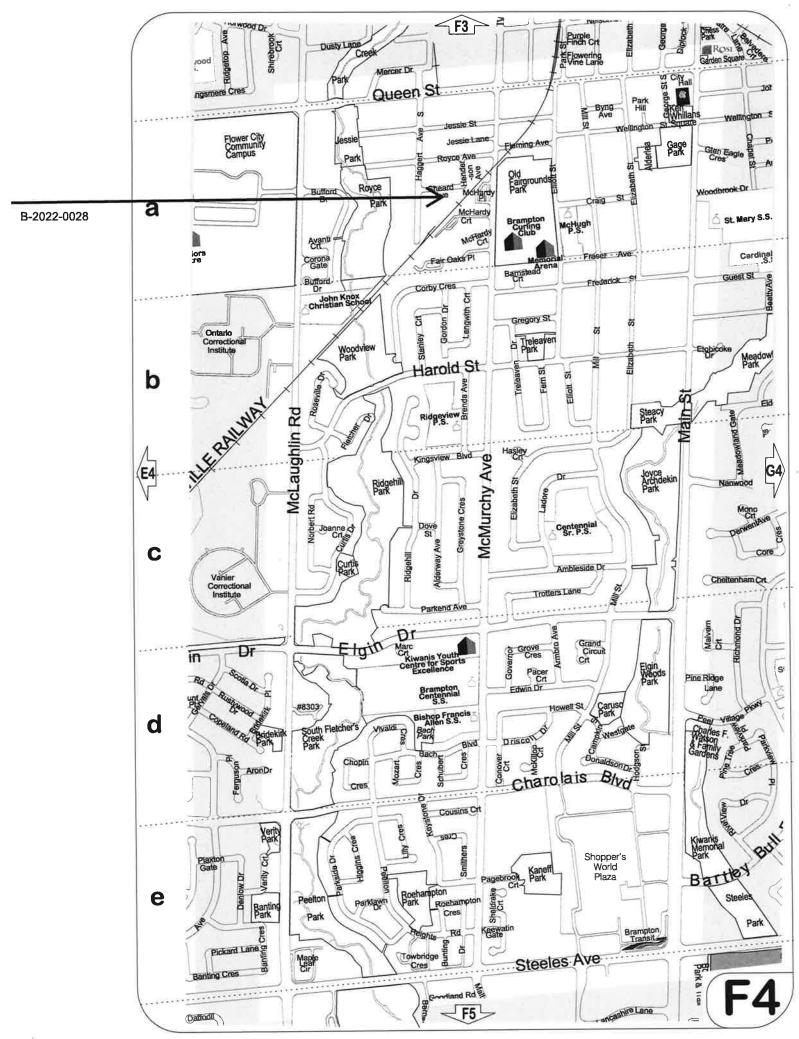
SITE SERVICING PLAN SPA-2021-0047



2800 HIGH PORT DRIVE SUITE 100 MILTON, ON LIST 6PA & ASSOCIATES

1259-6076 STIAC SIL 1:500 C 02 ASAC







# **Public Notice**

## **Committee of Adjustment**

**APPLICATION # B-2022-0029** Ward # 4

#### NOTICE OF AN APPLICATION FOR CONSENT

An application for consent has been made by NATIONAL BRIXEN (STEELES) INC.

#### 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 0.477 hectares (1.18 acres). The proposed severed lot (Parcel B) ranging in width from approximately 7 metres (23 feet) to 8 metres (26 feet) will be conveyed to the Region of Peel to achieve the ultimate right-of-way width for Steeles Avenue West. The effect of the application is to provide for an increased road widening along Steeles Avenue West, including the required 0.3 metre (1 foot) reserve.

#### **Location of Land:**

Municipal Address: 260 Malta Avenue

Former Township: Mississauga

Legal Description: Part of Blocks 31 and 32, Plan 43M-1644

The Committee of Adjustment has appointed TUESDAY, January 24, 2023 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 Ontario Land 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 Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body.

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

LAST DAY FOR RECEIVING COMMENTS: JANUARY 19, 2023

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:

YES

File Number: C01W05.44

Zoning By-law Amendment:

YES

File Number: C01W05.44

Minor Variance:

File Number:

#### **Decision and Appeal**

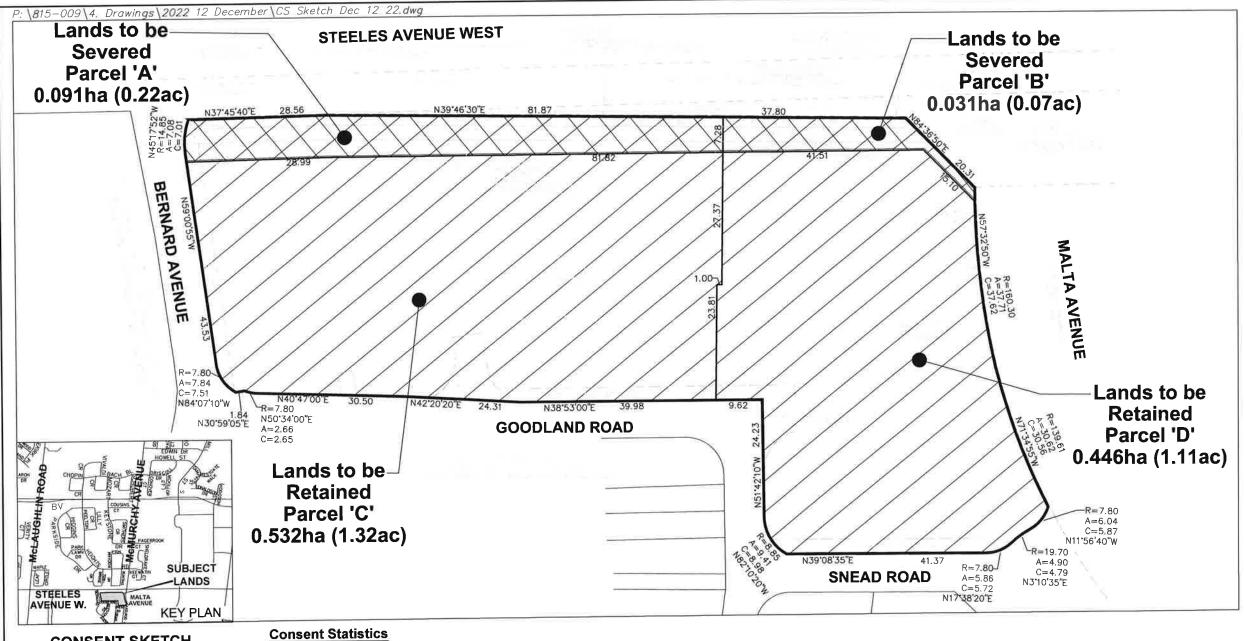
Any person or public body may, not later than 20 days after the giving of the notice of decision, appeal the decision or any condition imposed by the Committee of Adjustment or appeal both the decision and any condition to the Ontario Land Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a notice of appeal, accompanied by the fee prescribed under the Ontario Land Tribunal Act, 2021. The appeal form is available from the Ontario Land Tribunal website at https://olt.gov.on.ca/appeals-process/forms/

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 Ontario Land Tribunal may dismiss the appeal.

DATED AT THE CITY OF BRAMPTON THIS 5th Day of January, 2023

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 Pagnone. Ontario L6Y 4R2 Fax:



### **CONSENT SKETCH** 245 STEELES AVENUE W.

PART OF BLOCK 31 AND 32, **REGISTERED PLAN 43M-1644** CITY OF BRAMPTON **REGION OF PEEL** 

Lands to be Severed Parcel 'A' 0.091ha (0.22ac) Lands to be Severed Parcel 'B' 0.031ha (0.07ac) XX Lands to be Retained Parcel 'C' 0.532ha (1.32ac)

XX Lands to be Retained Parcel 'D' 0.446ha (1.11ac)

**TOTAL AREA:** 

1.10ha (2.72ac) Page 37 of 534







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 and/or as a hybrid meeting (both inperson and electronically).

# Electronic/Hybrid Hearing Procedures How to get involved in the Hybrid Hearing

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **January 24, 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

### 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**, **January 19**, **2023**.

- Advance registration for applicants, agents and other interested persons is required by one or two options:
  - 1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary–Treasurer at <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a> by 4:30 pm Thursday, January 19, 2023.
  - 2. To participate in-person, please email the Secretary—Treasurer at <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a> by 4:30 pm Thursday, January 19, 2023.
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or inperson. 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 Thursday, January 19, 2023. City staff will contact you and provide
  you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

 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/hybrid 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 <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a>. 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.



Portners:
Glen Broll, MCIP, RPP
Colin Chung, MCIP, RPP
Jim Levac, MCIP, RPP
Jason Afonso, MCIP, RPP
Karen Bennett, MCIP, RPP

In Memoriam, Founding Partner: Glen Schnarr

December 12, 2022

Committee of Adjustment City of Brampton 2 Wellington Street West Brampton, ON L6Y 4R2 B. 2022-0029; B-2022-0030

GSAI File: 815-009

Attention:

Jeanie Myers

Secretary-Treasurer

Re:

**Application for Consent** 

National Brixen (Steeles) Inc.

260 Malta Avenue and 245 Steeles Avenue West

City of Brampton, Region of Peel

Glen Schnarr & Associates Inc. has been retained by National Brixen (Steeles) Inc., the registered owners of the above noted lands (herein described as the 'subject lands'), to advance two consent applications for the above-noted properties on behalf of our client, National Brixen (Steeles) Inc.

The subject lands are generally located on the south side of Steeles Avenue West and west of Malta Avenue in the City of Brampton. The lands are legally described as Block 32, Plan 43M-1644. Phase I of the proposed development is nearing Site Plan Approval via application SPA-2021-0143, and a number of Minor Variances were granted (pertaining to permitted uses, parking, setbacks, and a number of other technical matters) via application A-2022-0023.

The subject lands consist of two parcels:

- 260 Malta Avenue, a 0.477 hectare (1.18 acre) parcel, which forms "Phase 1" of the subject lands' ultimate development.
- 245 Steeles Avenue West, 0.623 hectare (1.53 acre) parcel, which will form "Phase 2" of the subject lands' ultimate development.

The purpose of the subject consent applications is to sever the required road widening from the subject lands to be conveyed to the Region of Peel in order to achieve the ultimate right-of-way ("ROW") width for Steeles Avenue West. The lands to be conveyed have a total length of roughly 150 metres (roughly 490 feet), a width ranging from roughly 7 metres (23 feet) to 8 metres (26 feet), and a total area of 0.122 hectares (0.29 acres), assisting the Region in achieving a total width of 54 metres (177 feet) for Steeles Avenue West. The lands to be conveyed include the required 0.3 metre (1 foot) reserve.



Overall, the proposed applications will result in four parcels of land, as shown on the Consent Sketch included as part of this application:

- Parcel 'A', the 0.091 hectare (0.22 acre) conveyance from 245 Steeles Avenue West;
- Parcel 'B', the 0.031 hectare (0.07 acre) conveyance from 260 Malta Avenue;
- Parcel 'C', the 0.532 hectare (1.32 acre) retained lands for 245 Steeles Avenue West;
- Parcel 'C', the 0.446 hectare (1.11 acre) retained lands for 260 Malta Avenue.

The following is an explanation of why a consent application is required in this scenario:

- The Region of Peel requires the conveyance of road widening lands as part of their development approval process. Typically, the right-of-way would be conveyed as part of the Site Plan Approval process.
- However, the road widening lands are situated within "parcels of tied lands", being lands that have an interest in Peel Common Elements Corporation No. 744.
- The Region will only accept title to the road widening lands if the interest in Peel Common Elements Corporation No. 744 is "removed" from the road widening lands.
- In order to remove said interest in Peel Common Elements Corporation No. 744, an amendment to the Declaration and Description of Peel Common Elements Corporation No. 744 must be registered with the Land Registry Office of Peel.
- Prior to registering said amendment to the Declaration and Description of Peel Common Elements Corporation No. 744, the road widening lands must be described on a deposited reference plan and the Land Registry Office must issue new Property Identification Numbers for the road widening lands.
- In order to trigger the issuance of new Property Identification Numbers for the road widening lands, we must register a conveyance of the road widening lands (to the owner of the lands). This conveyance must not violate the provisions of Section 50 of the Planning Act relating to the ownership of adjacent lands. Accordingly, severance consents must be obtained in order to permit the conveyance of the road widening lands and the issuance of new Property Identification Numbers for the road widening lands.

As such, this application is technical in nature, and there are no policy implications.



In support of the application, we have enclosed the following items:

- One (1) copy of the completed Application for Consent form for the proposed severance;
- One (1) original copy of the signed Authorization and Permission to Enter Forms;
- One (1) copy of the required sketch as prepared by Glen Schnarr and Associates Inc. dated December 12, 2022; and
- One (1) copy of the R-Plan as prepared by J.D. Barnes Ltd., dated December 9, 2022.

We trust this completes the Applications for Consent and we look forward to being considered for the earliest available hearing date. Please feel free to contact us if you have any questions or require more information.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Stephen Closs, MCIP, RPP

Associate

### **Flower City**



**APPLICATION NUMBER:** 

"B"\_2022-0029

The personal Information collected on this form is collected pursuant to subsection 53(2) of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, City of Brampton.

### **APPLICATION**

### Consent

(Please read Instructions)

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

1. (a)	Name of Owne	r/Applicant	National Br	rixen (Steeles	) Inc. (c/o Michae		
	Address 3800	Steeles Avenue	W., Suite 10	3W, Woodbri	(print given and far dge, ON L4L 4G	nily names in full) )	
	Priorie #	e: 289-657-1315 adisi@brixen.ca	Cell #: 41	6-659-9989	Fax #		
	Email mpar	adisi@brixeri.ca					
(b)	Name of Autho	rized Agent	0		s Inc. (c/o Stephe		
	Address 10 K	ingsbridge Gard	en Circle, Su	ite 700, Missi	ssauga, On., L5R	3K6	
	905-	568-8888 ext. 23	4		Fax #		
	Email step	henc@gsai.ca			-		
3.	Specify: Sev	enue West, Ultima	ately to be co	nveyed to the	r to achieve the Lee Region of Peel.	-	sferred, charged or le
	- Tradional Brixer	(0.00000) 1110. (0					
4.	Description of	the subject lan	d ("subject l	and" means	the land to be s	evered and retaine	
	a) Name of Str	Malta Av	enue/			Number	260
	b) Concession	Concessi	on #: CON. 1	I W.H.S		Lot(s)	14079-0383
	c) Registered	Plan N	43M - 1644			Lot(s)	
	d) Reference I	Plan No				Lot(s)	
	e) Assessment F	Roll No. 211014009	9901814		Geographic or	Former Township	
5.	Are there any	easements or re	estrictive co	venants affe	cting the subjec	t lan	
	Yes   Specify:	$\checkmark$	No				<u> </u>
		ument No. PR70	6236, PR706	237, PR7062	38, PR706239, P	R706240, PR70624	1, PR706242, PR706243

PR706244, PR706245

a)	Frontage Depti		Area0.031 ha
b)	Existing Use Residential	Proposed	UseROW
c)	Number and use of buildings and structu	ıres (both existing	and proposed) on the land to be
	(existing) No existing or proposed building	gs and structures	
	(proposedNone		
d)	Access will be by:	Existing	Proposed
	Provincial Highway		
	Municipal Road - Maintained all year	$\square$	
	Other Public Road		
	Regional Road		
	Seasonal Road		
	Private Right of Way		
_		Ford a Alice co	Deserved
f)	Water supply will be by:	Existing	Proposed
f)	Publicly owned and operated water syst		Proposed
f)		en 🗹	Proposed
f)	Publicly owned and operated water syst  Lake or other body of water  Privately owned and operated individua	en 🗹	Proposed
f)	Publicly owned and operated water syst  Lake or other body of water  Privately owned and operated individua or communal well	en 🗹	Proposed
	Publicly owned and operated water syst  Lake or other body of water  Privately owned and operated individua or communal well  Other (specify):	eri 🗹	
	Publicly owned and operated water syst  Lake or other body of water  Privately owned and operated individua or communal well  Other (specify):  Sewage disposal will be by:  Publicly owned and operated sanitary	Existing	
	Publicly owned and operated water syst  Lake or other body of water  Privately owned and operated individua or communal well  Other (specify):  Sewage disposal will be by:  Publicly owned and operated sanitary sewer system	Existing	
	Publicly owned and operated water syst  Lake or other body of water  Privately owned and operated individua or communal well  Other (specify):  Sewage disposal will be by:  Publicly owned and operated sanitary sewer system  Privy  Privately owned and operated individual	Existing	
g)	Publicly owned and operated water system  Lake or other body of water  Privately owned and operated individua or communal well  Other (specify):  Sewage disposal will be by:  Publicly owned and operated sanitary sewer system  Privy  Privately owned and operated individua or communal septic system	Existing	
g)	Publicly owned and operated water system  Lake or other body of water  Privately owned and operated individual or communal well  Other (specify):  Sewage disposal will be by:  Publicly owned and operated sanitary sewer system  Privy  Privately owned and operated individual or communal septic system  Other (specify):	Existing	
g)	Publicly owned and operated water syst  Lake or other body of water  Privately owned and operated individua or communal well  Other (specify):  Sewage disposal will be by:  Publicly owned and operated sanitary sewer system  Privy  Privately owned and operated individua or communal septic system  Other (specify):  ription of retained land: (in metric un	Existing	Proposed  Area 0.446 ha

d)	Access will be by:	Existing	Proposed	
	Provincial Highway			
	Municipal Road - Maintained all year	$\triangle$		
	Other Public Road			
	Regional Road			
	Seasonal Road			
	Private Right of Way			
е)	If access is by water only, what park approximate distance of these facilities	king and doo	king facilities will be use ject land and the nearest p	ed and what is the public road?
f)	Water supply will be by:	Existing	Proposed	
	Publicly owned and operated water sys	sten 🗹		
	Lake or other body of water			
	Privately owned and operated individua or communal well	al 🗆		
	Other (specify):			
g)	Sewage disposal will be by:	Existing	Proposed	
	Publicly owned and operated sanitary sewer system	$\Box$		
	Privy			
	Privately owned and operated individu or communal septic system	al 🗌		
	Other (specify):			
What is 1	the current designation of the land in any Land to be Sevel		oning by-law and official p Land to be Retained	
Zoning E	Residential (R4A)		Residential (R4A)	ŧ.
Official i	Plans Residential of Brampton		Residential	
Re	egion of Peel Urban System		Urban System	
section	subject land ever been the subject of 51 of the Planning Act or a consent u the file number of the application and the	nder section	53 of the Act and if the	of subdivision under answer is yes and if
Yes 🗌	□ No ☑			
File #	Status/Decis	sion		=0.
Has any	r land been severed from the parcel origin	nally acquired	I by the owner of the subje	ct land?
Yes	□ No ☑			
Date of	Transfer	Land Us	se	

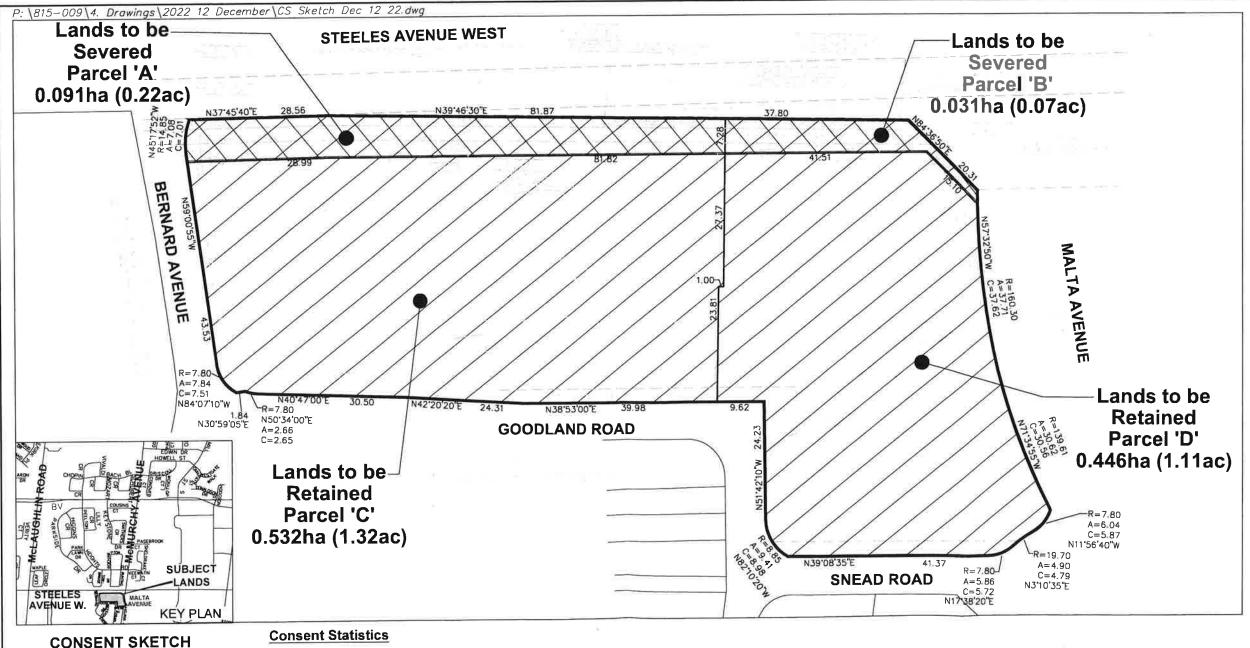
8.

9.

10.

11.	If known, is/was the	subject land the s	subject of any	other applic	cation under	the Planning	Act, s	such as:
		Fi	le Number		Sta	atus		
	Official Plan Amendn	nent		-	:		4	
	Zoning By-law Amen	dment		-				
	Minister's Zoning Or	der		_			<b>-</b> 5	
	Minor Variance	A-2022	-0023	_	Approved		-	
	Validation of the Title			<u>.</u>	·		-	
	Approval of Power a	nd Sale		_			4	
	Plan of Subdivision			_				
12.	Is the proposal cons	istent with Policy	Statements is	ssued unde	r subsection	3(1) of the <i>P</i> Yes	<i>lannin</i> No	g Act?
13.	Is the subject land w	ithin an area of la	and designated	d under any	Provincial F	Plan? Yes ☑	No	
14.	If the answer is yes,	does the applicat	tion conform t	o the applic	able Provinc	cial Plan? Yes 🔽	No	
15.	If the applicant is no is authorized to mal AGENTS" form attac	ke the applicatio	e subject land n, shall be att	, the writter tached. (Se	authorizatione "APPOINT	on, of the ow 「MENT AND	ner tha	at the applicant ORIZATION OF
					4			
Date	d at the City	o	f Mississa	uga				
this	a 12th day of	December		_, 20_22				
	7/2	cff			Check box	if applicable:		
	Signature of Applicant, or	Authorized Agent, see	e note on next page		I have the a bind the Co			
			DECLAR	ATION				
1	, Stephen Closs		of the	City	_ of	Toronto		
in the Cou	unty/District/Regional M	unicipality of N	/A	_ s	olemnly decla	are that all the	statem	ents contained ir
applicatio	n are true and I make th	nis as if made und	er oath and by	virtue of "Th	e Canada Ev	idence Act".		
	City							
Declared be	efore me at the	of Miss	issauga	=	7//	all.		
in the	Region of	Peel			WO	U		
this 12th	day ofDecembe	20_2	<u>22</u> .		Signature of app	licant/solicitor/aut	horized a	agent, etc.
	Signature of a Commis	Provin Glen S Expire	Kim Amorim, a Connec of Ontario, for Schnarr & Associates March 3, 2023.		h.			
	FC	OR OFFICE USE O	ONLY - To Be (	Completed B	v the Zoning	Division		
	This application has		h respect to po	ssible variar	ces required		ts	
	0	i ilie salu leview a	, o oddiniod on t					
	8 <del></del>	Office-			Date		_	
	∠onii 	ng Officer			Date			
			12.					

DATE RECEIVED Watersbur 13, 2022



### CONSENT SKETCH 245 STEELES AVENUE W.

PART OF BLOCK 31 AND 32, REGISTERED PLAN 43M-1644 CITY OF BRAMPTON REGION OF PEEL Lands to be Severed Parcel 'A'

Lands to be Severed Parcel 'B'

Lands to be Retained Parcel 'C'

Lands to be Retained Parcel 'D'

TOTAL AREA:

0.091ha (0.22ac)

0.031ha (0.07ac)

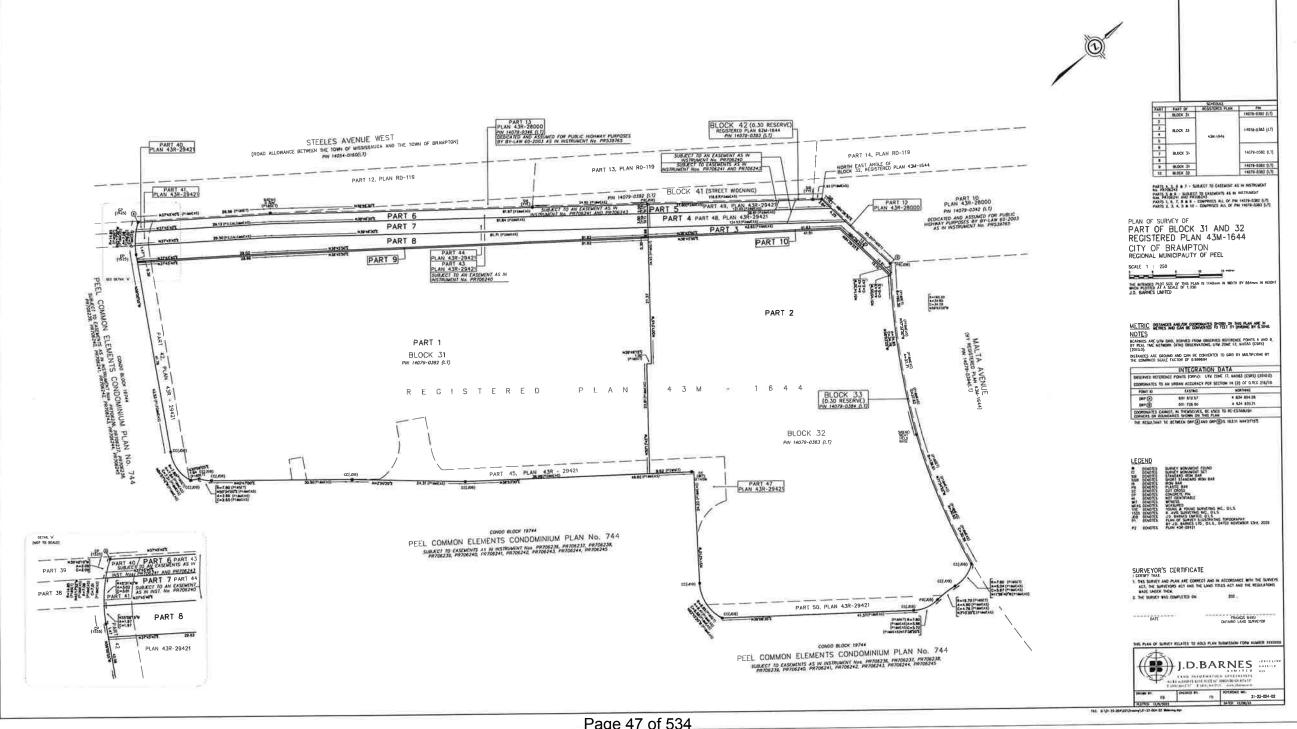
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0.446ha (1.11ac)

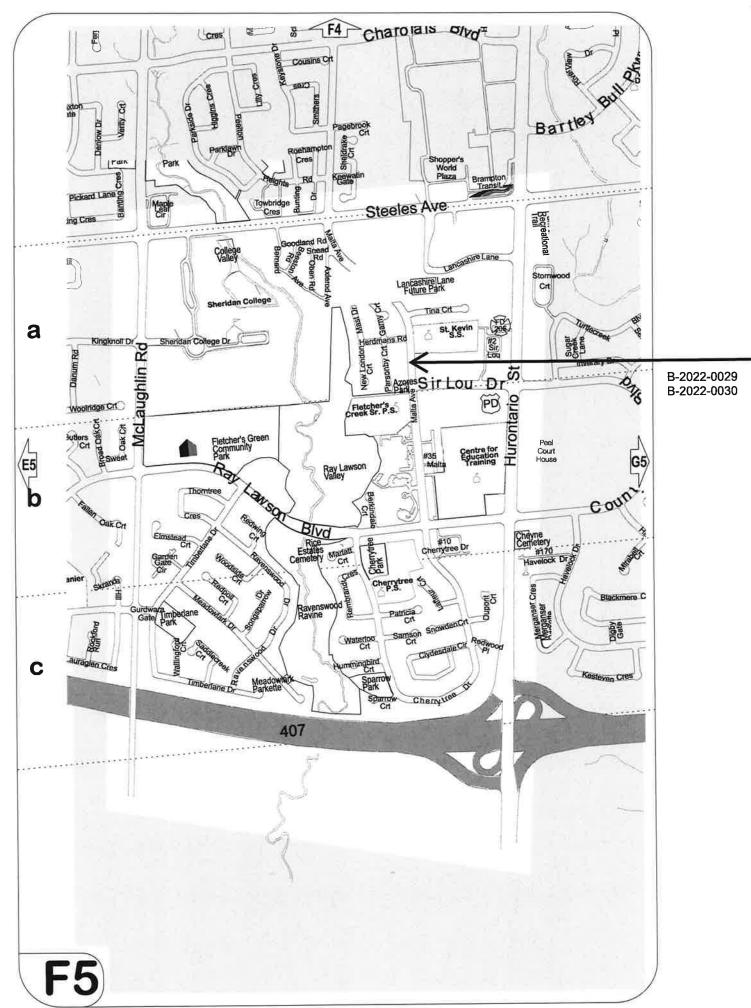
1.10ha (2.72ac)







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## **Public Notice**

### **Committee of Adjustment**

APPLICATION # B-2022-0030

Ward # 4

#### NOTICE OF AN APPLICATION FOR CONSENT

An application for consent has been made by NATIONAL BRIXEN (STEELES) INC.

#### **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 0.623 hectares (1.54 acres). The proposed severed lot (**Parcel A**) ranging in width from approximately 7 metres (23 feet) to 8 metres (26 feet) will be conveyed to the Region of Peel to achieve the ultimate right-of-way width for Steeles Avenue West. The effect of the application is to provide for an increased road widening along Steeles Avenue West, including the required 0.3 metre (1 foot) reserve.

#### **Location of Land:**

Municipal Address: 245 Steeles Avenue West Former Township: Mississauga

Legal Description: Part of Blocks 31 and 32, Plan 43M-1644

#### Meeting

The Committee of Adjustment has appointed TUESDAY, January 24, 2023 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4<sup>th</sup> 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 Ontario Land 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 Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body.

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

LAST DAY FOR RECEIVING COMMENTS: JANUARY 19, 2023

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: YES File Number: C01W05.44
Zoning By-law Amendment: YES File Number: C01W05.44

Minor Variance: NO File Number:

### **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 Ontario Land Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a notice of appeal, accompanied by the fee prescribed under the *Ontario Land Tribunal Act, 2021*. The appeal form is available from the Ontario Land Tribunal website at <a href="https://olt.gov.on.ca/appeals-process/forms/">https://olt.gov.on.ca/appeals-process/forms/</a>

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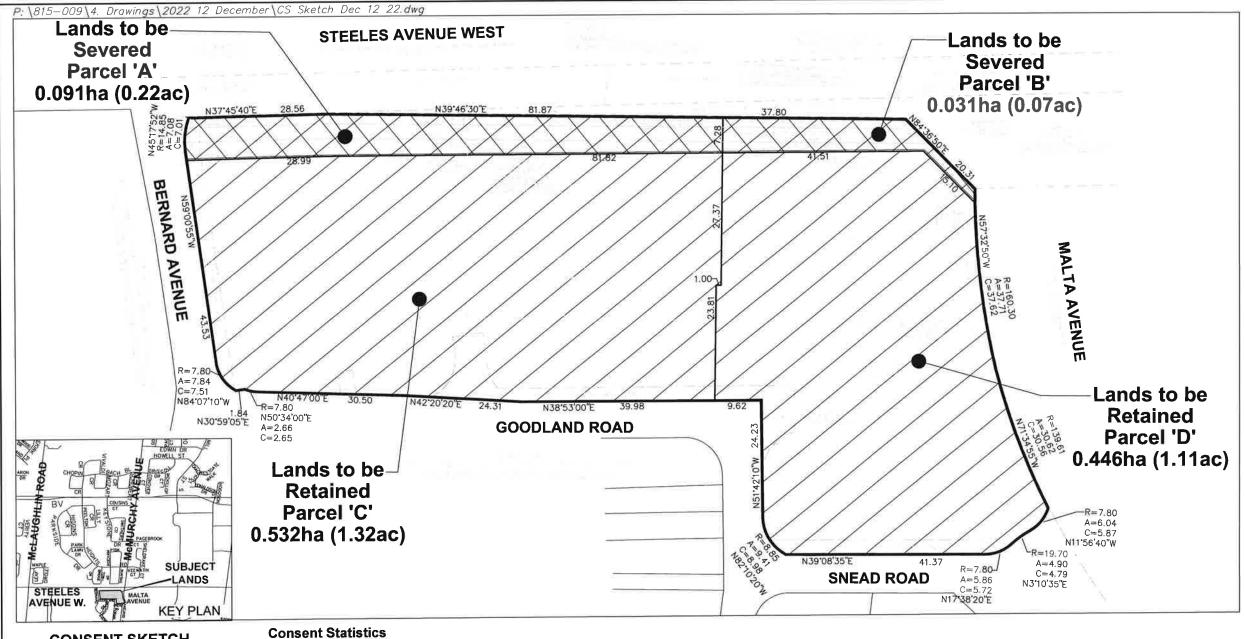
DATED AT THE CITY OF BRAMPTON THIS 5th Day of January, 2023

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

<u>Jeanie.myers@brampton.ca</u> Page 49 of 534



Page 50 of 534

### **CONSENT SKETCH** 245 STEELES AVENUE W.

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  you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

 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/hybrid 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 <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a>. 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**



**APPLICATION NUMBER:** 

"B"-2022-0030

The personal Information collected on this form is collected pursuant to subsection 53(2) of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, City of Brampton.

## **APPLICATION**

### Consent

(Please read Instructions)

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

1. (a)	Name of	Owner/Applic	cant 1	National B	rixen (Steeles		lichael Paradis		
	Address 3800 Steeles Avenue			/., Suite 10	03W, Woodbr	(print given dge, ON L4	and family names L 4G9	in full)	
	Phone #	Office: 289-	657-1315	Cell #: 41	6-659-9989	Fax #			
	Email	mparadisi@l	orixen.ca						
(b)	Name of	Authorized A		en Schnar	r & Associate	s Inc. (c/o S	tephen Closs)		
	Address	10 Kingsbri	dge Garden	Circle, Su	ite 700, Missi	ssauga, On	., L5R 3K6		
	Phone #	905-568-888	38 ext. 234		•;	Fax #			
	Email	stephenc@	gsai.ca						
2.		Severance	t, a charge, of a require	a lease o	or a correction dening in orde	n of title. r to achieve	the ultimate ri	ight-of-way	width for Steeles
3.		, <b>the name o</b> Brixen (Steel				an interest	in the land is	to be tran	sferred, charged or le
4.	Descript	ion of the su	bject land (	"subject l	land" means	the land to	be severed a	nd retaine	-
		of Street	Steeles Ave				<del></del>	Number	245 —————
	b) Conce	ession No.	Concession	#: CON. 1	1 W.H.S			Lot(s)	14079-0382
		tered Plan N						Lot(s)	
		ence Plan No						Lot(s)	
	e) Assess	ment Roll No.	21101400990	)1812		Geograpi	nic or Former	Township	
5.	Are ther	e any easem	ents or rest	trictive co	venants affe	cting the s	ubject lan⊦		
	Yes Specify:			No					
		Instrument I	No. PR7062	36, PR706	3237, PR7062	38, PR7062	239, PR706240	), PR70624	1, PR706242, PR7062

PR706244, PR706245

6.	Description	on of severed land: (in metric ur				
	a)	Frontage ~110m	Depth_	~7m 	Area	0.091 ha
	b)	Existing Use Residential		Proposed Use_	ROW	
	c)	Number and use of buildings and			proposed) on t	he land to be severe
		(existing) No existing or proposed	buildings	and structures		
		(proposed_None				
	d)	Access will be by:		Existing	Proposed	
		Provincial Highway				
		Municipal Road - Maintained all ye	ear	$\square$		
		Other Public Road				
		Regional Road				
		Seasonal Road				
		Private Right of Way				
	e)	If access is by water only, wha approximate distance of these fac				
	f)	Water supply will be by:		Existing	Proposed	
		Publicly owned and operated wat	er systen	$\checkmark$		
		Lake or other body of water				
		Privately owned and operated ind or communal well	lividual			
		Other (specify):				
	g)	Sewage disposal will be by:		Existing	Proposed	
		Publicly owned and operated san sewer system	itary			
		Privy				
		Privately owned and operated incor communal septic system	dividual			
		Other (specify):				
7.	Descripti	ion of retained land: (in metric un				
	a)	Frontage ~110m	Depth	~50m	Area	0.532 ha
	ь)	Existing Use Residential	•	Proposed Use	•	
	c)	Number and use of buildings and retained:	d structu			the land to be
		(existing) None	condomic	ım		
		(proposed) 25 storey residential (	Joridomin	uiii		

d)	Access will be by:		Existing	Proposed	
	Provincial Highway				
	Municipal Road - Main	tained all year			
	Other Public Road				
	Regional Road				
	Seasonal Road				
	Private Right of Way				
e)				cking facilities will be u bject land and the neares	
f)	Water supply will be t	py:	Existing	Proposed	
	Publicly owned and o	perated water systen	$\square$		
	Lake or other body of	water			
	Privately owned and o	operated individual			
	Other (specify):	•			
g)	Sewage disposal will	be by:	Existing	Proposed	
	Publicly owned and o sewer system	perated sanitary	$\Box$		
	Privy				
	Privately owned and or communal septic s	-			
	Other (specify):				
What is t	he current designation	of the land in any ap	plicable z	oning by-law and official	l <b>p</b> l
	<b>.</b>	Land to be Severed		Land to be Retained	
Zoning B	8v-Law	Residential (R4A)		Residential (R4A)	
Official P		Residential		Residential	
-	-	Jrban System		Urban System	_
section	subject land ever bee 51 of the Planning Ac the file number of the a	t or a consent under	section	n for approval of a plar 53 of the Act and if the the application?	n of subdivision under e answer is yes and if
Yes	□ No ☑				
File #	·	Status/Decision			-
Has any	land been severed fror	n the parcel originally	acquired	l by the owner of the sub	eject land?
Yes _	□ No ☑				
Date of	Transfer		Land Us	se	

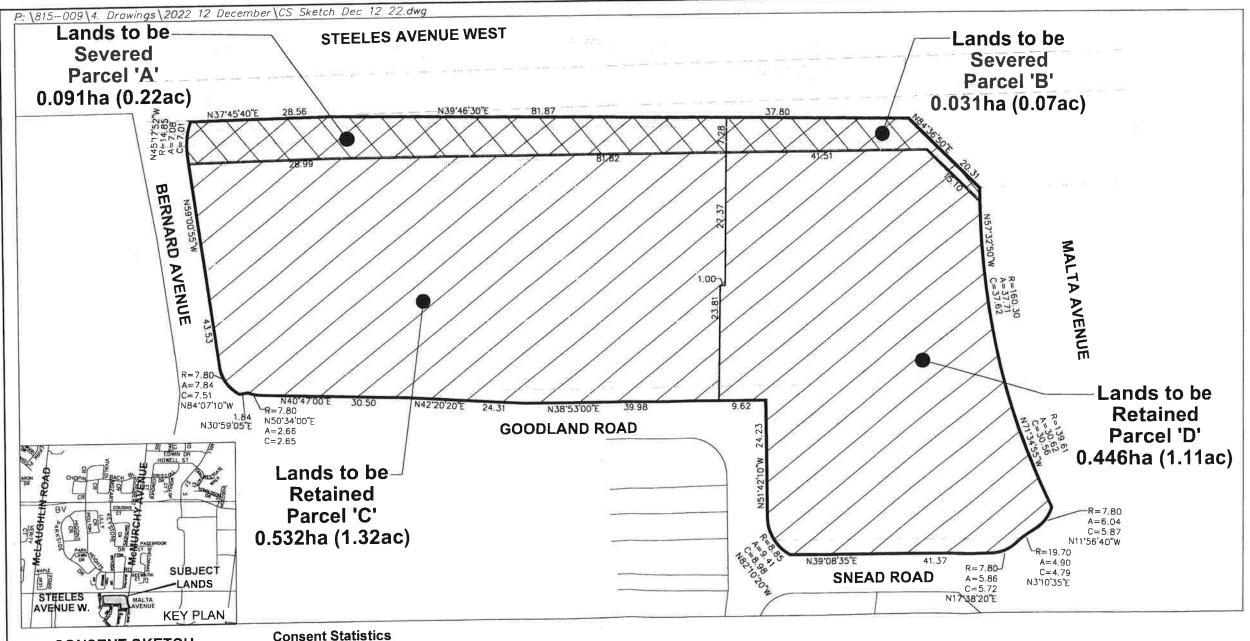
8.

9.

10.

11.	If known, is/was the subject la	and the subject of any o	ther application under the Plannin	g Act, such as:
		File Number	Status	
	Official Plan Amendment		*	_
	Zoning By-law Amendment	-		_
	Minister's Zoning Order			<b>=</b> ;
	Minor Variance	A-2022-0023	Approved	<b>-</b> 3
	Validation of the Title			_
	Approval of Power and Sale		-	<u> </u>
	Plan of Subdivision		-	<b>—</b> :
12.	Is the proposal consistent wit	h Policy Statements iss	sued under subsection 3(1) of the	Planning Act?
13.	Is the subject land within an a	rea of land designated	under any Provincial Plan? Yes 🗹	No 🗀
	M. 1			ко
14.	If the answer is yes, does the	application conform to	the applicable Provincial Plan? Yes	No 🔲
15.	If the applicant is not the own is authorized to make the ap AGENTS" form attached).	ner of the subject land, to plication, shall be atta	the written authorization, of the overheld. (See "APPOINTMENT AND	wner that the applicant AUTHORIZATION OF
Date	ed at the	of Mississau	ga	
	is 12th day of Decemb		20_22	
u ii	13 1231 day 01		Check box if applicable	:
	All El		I have the authority to	
	Signature of Applicant, or Authorized	Agent, see note on next page	bind the Corporation	
		DECLARA	TION	
	I,Stephen Closs	of the	City of Toronto	
in the Co	ounty/District/Regional Municipality	otN/A	solemnly declare that all the	e statements contained in
application	on are true and I make this as if m	ade under oath and by vi	rtue of "The Canada Evidence Act".	
Declared b	efore me at the City of	Mississauga	Mille	
in the	Region of Peel		- Moth	
this 12th	n_ day of December	<b>20</b> _22	Signature of applicant/solicitor/ac	uthorized agent, etc.
	Janjan	Laura Kim Amorim, a Comm Province of Ontario, for Glen Schnart & Associates Expires March 3, 2023.		
	Signature of a Commissioner, etc.			
			ompleted By the Zoning Division	
	This application has been revie of the said	ewed with respect to post review are outlined on the	sible variances required and the resule attached checklist.	ılts
	Zoning Officer		Date	

DATE RECEIVED Lecember 13, 2022



### **CONSENT SKETCH** 245 STEELES AVENUE W.

PART OF BLOCK 31 AND 32, **REGISTERED PLAN 43M-1644** CITY OF BRAMPTON REGION OF PEEL

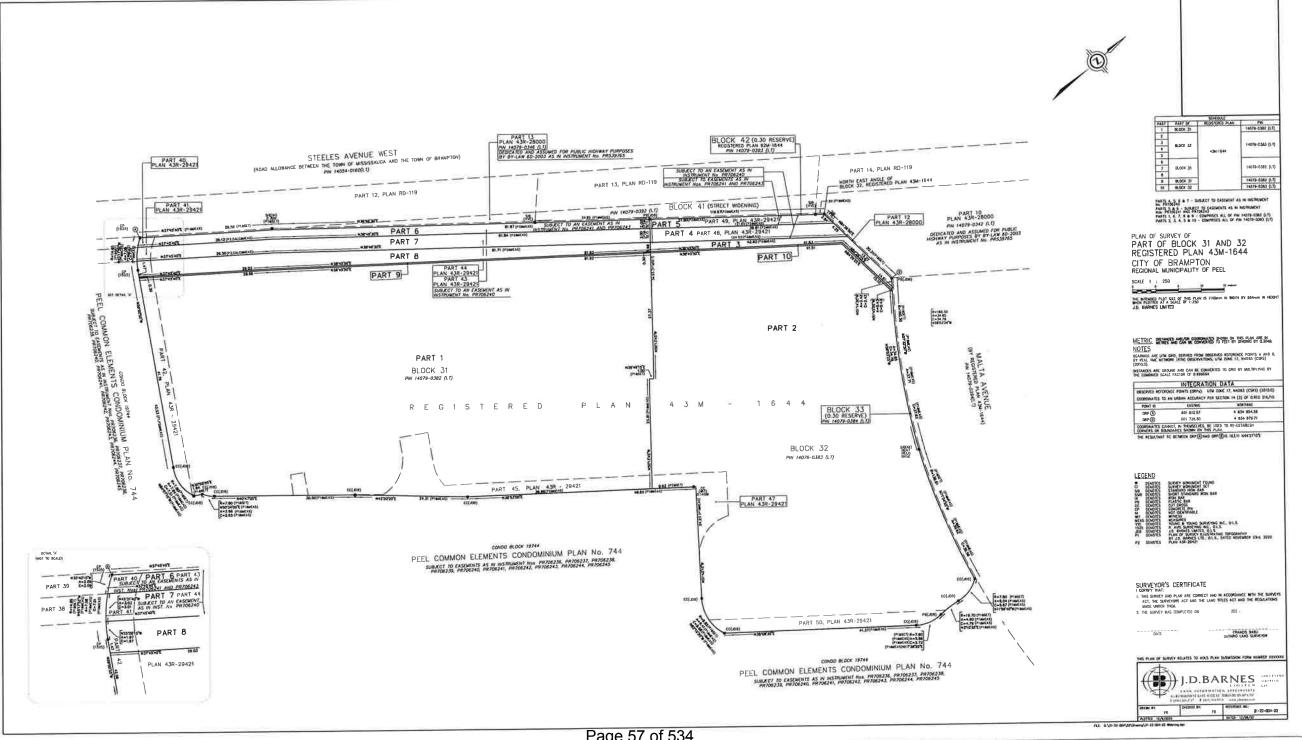
#### **Consent Statistics**

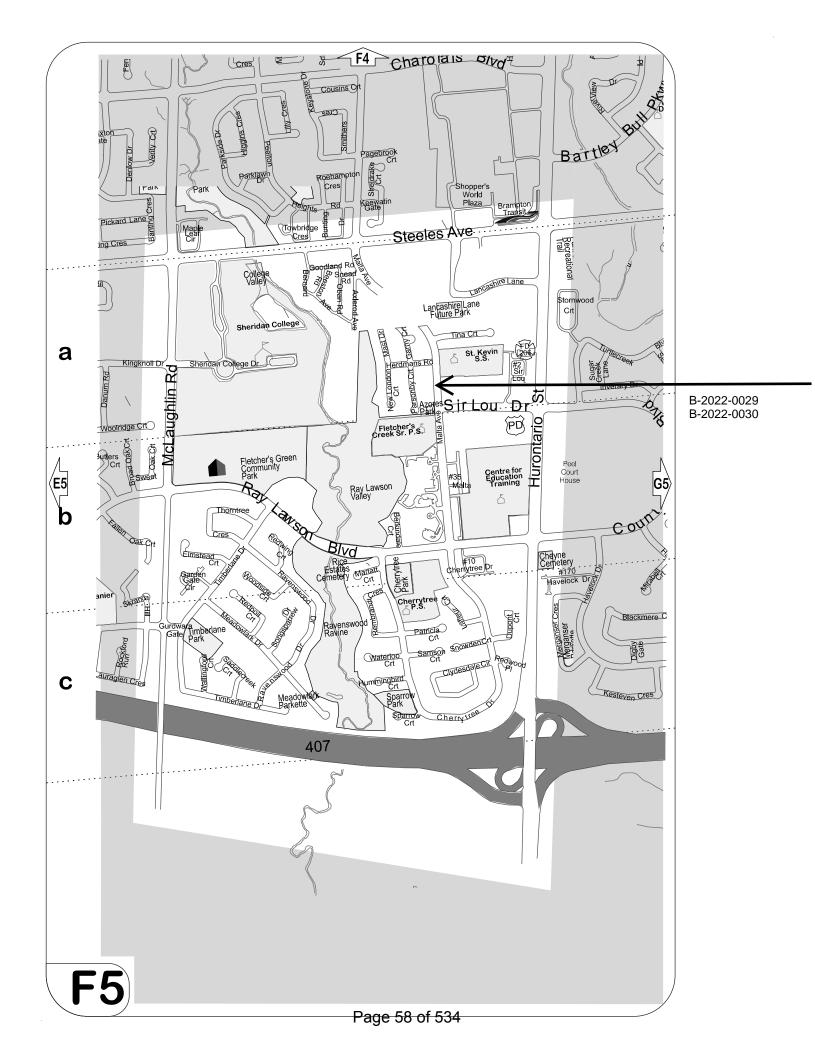
TOTAL AREA:	1.10ha (2.72ac)
Lands to be Retained Parcel 'D'	0.446ha (1.11ac)
XX Lands to be Retained Parcel 'C'	0.532ha (1.32ac)
Lands to be Severed Parcel 'B'	0.031ha (0.07ac)
ZZZ Lands to be Severed Parcel 'A'	0.091ha (0.22ac)





Page 56 of 534







## **Public Notice**

### **Committee of Adjustment**

**APPLICATION # B-2022-0014** Ward #3

#### **DEFERRED NOTICE OF AN APPLICATION FOR CONSENT**

An amended application for consent has been made by MEHNA AUTO SALES INC.

#### 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 0.063 hectares (1.55 acres). The proposed severed lot has a frontage of approximately 7.93 metres (26 feet), a depth of approximately 37.27 metres (122.28feet) and an area of approximately 0.029 hectares (0.073 acres). The effect of the application is to create two individual lots from the existing lot for future residential development of a new semi-detached dwelling on each proposed lot.

#### Location of Land:

Municipal Address: 93 John Street

Former Township: Town of Brampton

Legal Description: Part of Lot 43, Plan BR-2, Part 4, Plan 43R-13441

#### Meeting

The Committee of Adjustment has appointed TUESDAY, January 24, 2023 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, the Minister, a specified person or a public body.

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

LAST DAY FOR RECEIVING COMMENTS: JANUARY 19, 2023

**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:

File Number: A-2022-0320 and A-2022-0321

#### **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 Ontario Land Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a notice of appeal, accompanied by the fee prescribed under the Ontario Land Tribunal Act, 2021. The appeal form is available from the Environment and Land Tribunals Ontario website at https://olt.gov.on.ca/appeals-process/forms/

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 5th Day of January, 2023.

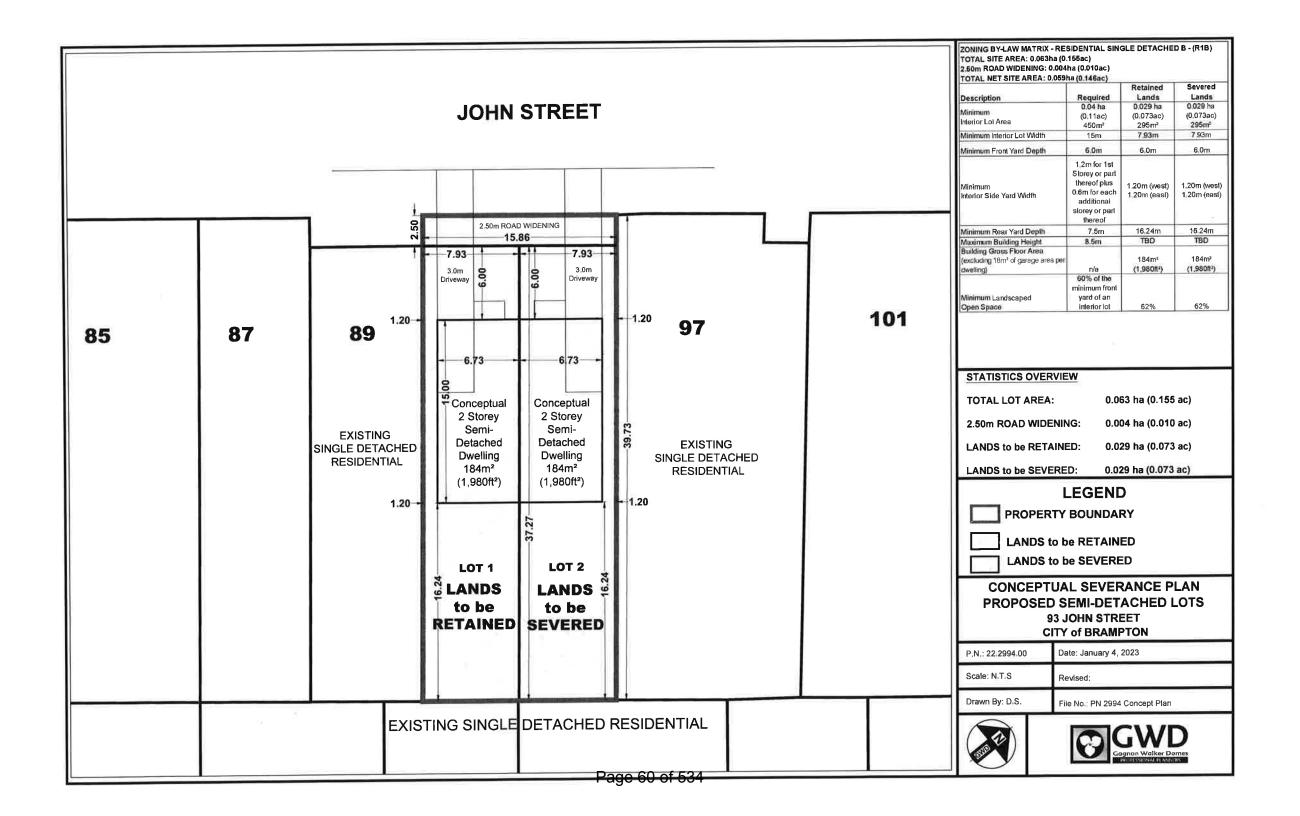
Comments may be sent to and information may be obtained between 8:30 a.m. to 4:30 p.m. Monday to Friday from:

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

Page : (905)874-2117 Page : (905)874-2117 Jeanie myers@brampton.ca

Fax:

(905)874-2119





**Principals** 

Michael Gagnon Lena Gagnon Andrew Walker Richard Domes

### January 4, 2023

Corporation of the City of Brampton 2 Wellington Street West Brampton, Ontario L6Y 4R2

Attn:

Jeanie Myers - Secretary Treasurer, Committee of Adjustment

Re:

**Committee of Adjustment** 

**Consent to Sever and Minor Variance Applications** 

Supplementary Cover Letter 93 John Street, City of Brampton

Part of Lot 44, Plan BR-6, and Part of Lot 43, Plan BR-2

City Files: A-2022-0320 and A-2022-0321

(GWD File: 22.2994.00)

#### Dear Jeanie:

Gagnon Walker Domes Ltd. (GWD) represents Mehna Auto Sales Inc. (Gagandeep Singh Gill), the Registered Owner of 93 John Street in the City of Brampton (hereinafter referred to as the subject site).

Concurrent with the Consent to Sever Application for the subject site, two (2) associated Committee of Adjustment Minor Variance Applications were submitted to the City of Brampton on September 27, 2022, seeking relief from the Zoning By-law in order to permit the development of two (2) new single detached residential dwellings on both the Retained and Severed lands.

On October 25, 2022, in consultation with City of Brampton Planning Staff, Committee of Adjustment Applications B-2022-0014, A-2022-0320, and A-2022-0321 were deferred by the Committee of Adjustment to no later than the last Committee of Adjustment Hearing of January 2023. In working with City Staff, the minor modifications made to the proposal necessitated the reissuance of the Public Notice. The deferral allowed for sufficient time for this to occur.

Further discussion was had with City of Brampton Planning and Heritage Staff on November 7, 2022 regarding the above-mentioned Committee of Adjustment Applications. The Consent to Sever and Minor Variance Plans have been updated to reflect the following:

#### GAGNON WALKER DOMES LTD.

7685 Hurontario Street, Suite 501 • Brampton ON Canada L6W 0B4 • P: 905-796-5790 www.gwdplanners.com • Toll Free: 1-855-771-7266

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- 1. A 2.50m Road Widening;
- 2. A 2-storey Semi-Detached Dwelling is now proposed which is to occupy both the Severed and Retained Lands with a G.F.A of approximately 184m<sup>2</sup> (1,980 ft<sup>2</sup>) and an approximate height of 8.5m;
- **3.** The proposed Semi-Detached Dwelling has been shifted slightly southward on the subject site;
- 4. An Interior Lot Area of 0.029 ha (0.073 ac); and
- 5. A Minimum Rear Yard Depth of 16.24 m (53.28 ft).

The requested variances for both Minor Variance Applications have been amended as follows:

- 1. To permit a semi-detached dwelling unit whereas the Zoning By-law does not permit a semi-detached dwelling unit within an R1B zone;
- 2. To permit a minimum lot area of 290m² whereas the Zoning By-law requires a minimum lot area of 450m²; and
- **3.** To permit a minimum lot width of 7.90m for an interior lot whereas the Zoning Bylaw requires a minimum of 15.0m for an interior lot.

As discussed with City of Brampton Planning and Heritage Staff on November 7, 2022, a Scoped Heritage Impact Assessment is well underway and will be submitted in support of Committee of Adjustment Applications B-2022-0014, A-2022-0320, and A-2022-0321 under separate cover.

Should you require additional information or have any questions, please do not hesitate to contact the undersigned.

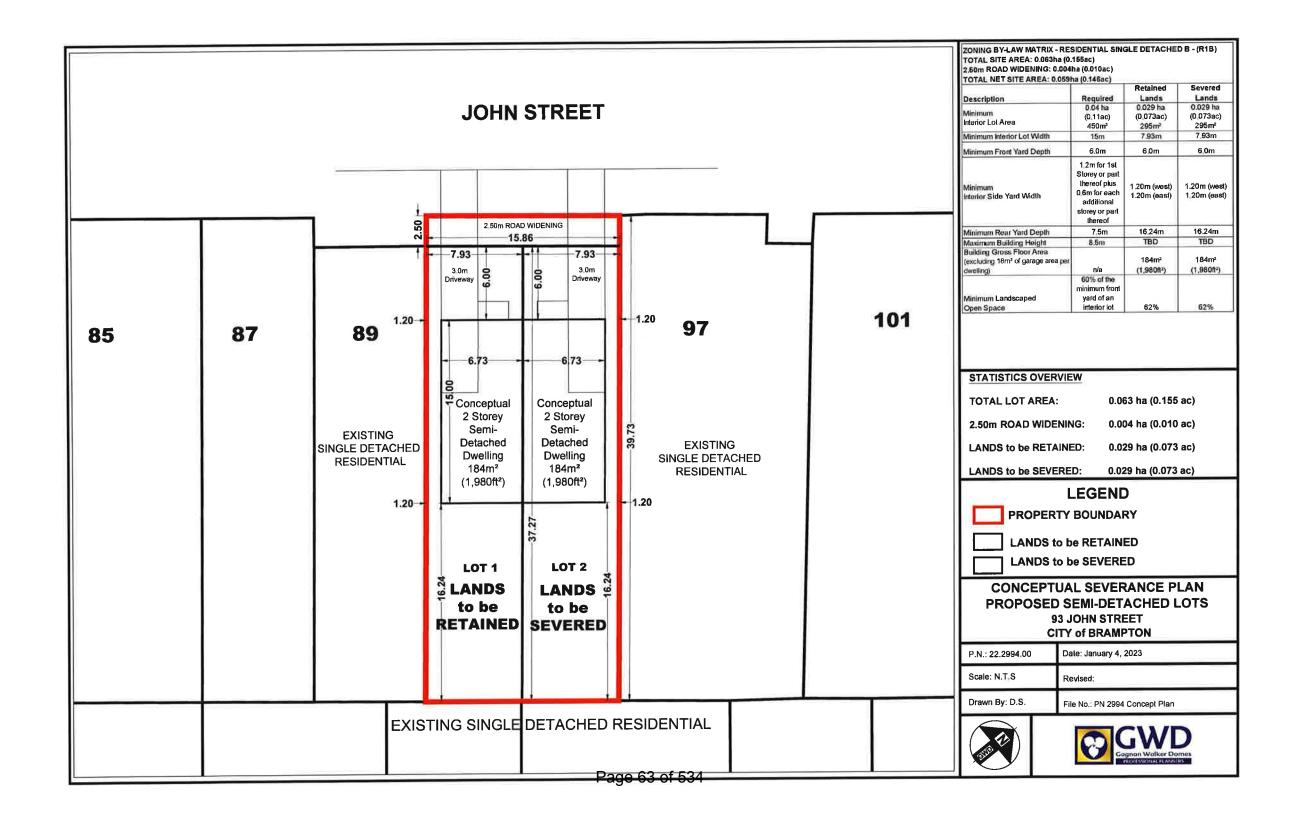
Yours truly,

Anthony Sirianni, B.A., Associate Planner

c.c.: Gagandeep Singh Gill, Client

Andrew Walker, Gagnon Walker Domes Ltd. Michael Gagnon, Gagnon Walker Domes Ltd.

Gagnon Walker Domes Ltd.





Principals

Michael Gagnon Lena Gagnon Andrew Walker **Richard Domes** 

### October 7, 2022

Corporation of the City of Brampton 2 Wellington Street West Brampton, Ontario **L6Y 4R2** 

Attn:

Jeanie Myers - Secretary Treasurer, Committee of Adjustment

Re:

**Committee of Adjustment** 

**Consent to Sever and Minor Variance Applications** 

Supplementary Cover Letter 93 John Street, City of Brampton

Part of Lot 44, Plan BR-6, and Part of Lot 43, Plan BR-2

City Files: A-2022-0320 and A-2022-0321

(GWD File: 22.2994.00)

#### Dear Jeanie:

Gagnon Walker Domes Ltd. (GWD) represents Mehna Auto Sales Inc. (Gagandeep Singh Gill), the Registered Owner of 93 John Street in the City of Brampton (hereinafter referred to as the subject site).

Concurrent with the Consent to Sever Application for the subject site, two (2) associated Committee of Adjustment Minor Variance Applications are also being submitted to the City of Brampton, seeking relief from the Zoning By-law in order to permit the development of two (2) new single detached residential dwellings on both the Retained and Severed lands.

Further to the Consent to Sever and Minor Variance Applications submitted on September 27, 2022, and as discussed with City of Brampton Staff, the requested variances for both Minor Variance Applications have been amended as follows:

- To permit a minimum lot area of 310m<sup>2</sup> whereas the Zoning By-law requires a 1. minimum lot area of 450m<sup>2</sup>.
- 2. To permit a minimum lot width of 7.90m for an interior lot whereas the Zoning By-law requires a minimum of 15.0 m for an interior lot.
- To permit an interior side yard setback of 1.2m to the second storey whereas 3. the Zoning By-law requires a minimum of 1.8m to the second storey.

### GAGNON WALKER DOMES LTD.

21 Queen Street East, Suite 500 • Brampton ON Canada L6W 3P1 • P: 905-796-5790 3601 Highway 7 East, Suite 310 • Markham ON Canada L3R 0M3 • P: 905-477-6556 www.gwdplanners.com • Toll Free: 1-855-771-7266

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- 4. To permit an interior side yard setback of 1.2m to the third storey whereas the Zoning By-law requires a minimum of 2.4m to the third storey.
- 5. To permit a maximum building height of 10.6m whereas the Zoning By-law permits a maximum building height of 8.5m.

Should you require additional information or have any questions, please do not hesitate to contact the undersigned.

Yours truly,

Anthony Sirianni B.A., Associate Planner

c.c.: Gagandeep Singh Gill, Client

Andrew Walker, Gagnon Walker Domes Ltd. Michael Gagnon, Gagnon Walker Domes Ltd.



**Principals** 

Michael Gagnon Lena Gagnon Andrew Walker **Richard Domes** 

### September 23, 2022

B-2022-0014; A-2022-0320;

**Corporation of the City of Brampton** 2 Wellington Street West **Brampton, Ontario L6Y 4R2** 

Attn:

Jeanie Myers – Secretary Treasurer, Committee of Adjustment

Re:

**Committee of Adjustment** 

**Consent to Sever and Minor Variance Applications** 

93 John Street, City of Brampton

Part of Lot 44, Plan BR-6, and Part of Lot 43, Plan BR-2

(GWD File: 22.2994.00)

#### Dear Jeanie:

Gagnon Walker Domes Ltd. (GWD) represents Mehna Auto Sales Inc. (Gagandeep Singh Gill), the Registered Owner of 93 John Street in the City of Brampton (hereinafter referred to as the subject site).

In support of the Committee of Adjustment - Consent to Sever and Minor Variance Applications, GWD is pleased to submit the following:

- One (1) completed application form (Committee of Adjustment Consent);
- Two (2) completed application forms (Committee of Adjustment Minor Variance);
- One (1) Cover Letter, prepared by GWD dated September 23, 2022;
- One (1) cheque in the amount of \$1,312.00 made payable to the "Treasurer, City of Brampton" (Minor Variance Application);
- One (1) cheque in the amount of \$4,119.00 made payable to the "Treasurer, City of Brampton" (Consent Application);
- One (1) copy of the Conceptual Severance Plan, prepared by GWD dated August 30, 2022; and
- One (1) copy of the two (2) Minor Variance Plans, prepared by GWD dated August 30, 2022.

### GAGNON WALKER DOMES LTD.

21 Queen Street East, Suite 500 • Brampton ON Canada L6W 3P1 • P: 905-796-5790 3601 Highway 7 East, Suite 310 • Markham ON Canada L3R 0M3 • P: 905-477-6556 www.gwdplanners.com • Toll Free: 1-855-771-7266

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CAUTION

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### 1.0 Existing Land Use

#### **Subject Property & Surrounding Area**

The subject site is rectangular in shape, measures approximately 0.063 ha (0.155 ac) in size and is located southeast of the intersection of John Street and Mary Street. The subject site has a lot depth of approximately 39.73 m (130.35ft), a street frontage of 15.85 m (52.02 ft) along John Street and is occupied by a single detached residential dwelling. Driveway access is provided from John Street.

Surrounding land uses generally include Residential and the Canadian National Railway.

TAB 1 includes Air Photos from Google Earth of the subject site and area context

### 2.0 Consent to Sever Application

It is proposed that the subject site be severed into two (2) Lots; Lot 1 – Retained Lands and Lot 2 – Severed Lands, for the development of a 3-storey single detached residential dwelling on each lot measuring approximately 228 m² (2,454 ft²). Access to both lots shall continue to be provided from John Street via separate individual driveways.

**TAB 2** includes the proposed Conceptual Severance Plan prepared by Gagnon Walker Domes Ltd. dated August 30, 2022.

The following is a brief summary of the proposed Conceptual Severance Plan:

Total Site Area: 0.063 hectares (0.155 acres)

#### Lot 1 - Retained Lands

- Area: 0.031 hectares (0.077 acres)
- Width: 7.93 metres (26.01 feet)
- Depth: 39.73 metres (130.34 feet)

### Lot 2 - Severed Lands

- Area: 0.031 hectares (0.077 acres)
- Width: 7.93 metres (26.01 feet)
- Depth: 39.73 metres (130.34 feet)

#### 3.0 Planning Analysis

The proposed Consent to Sever Application has been analyzed in the context of governing planning documents. The following represents a summary of the highlights of the Planning Analysis.

Gagnon Walker Domes Ltd.



#### **Planning Act**

With regard to the Consent to Sever Application, our office has taken into consideration the provisions prescribed within Section 51(24) of the Planning Act (as summarized in the Chart below), and we are of the opinion that the proposed Consent to Sever Application represents good planning and should be supported from a land use perspective.

Criteria To Be Considered	Analysis
The effect of development of the proposed subdivision on matters of provincial interest;	The proposed severance has no significant effect on matters of provincial interest.
Whether the proposal is premature or in the public interest;	The proposed severance is neither premature nor contrary to any matters of public interest.
Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;	The proposed severance conforms to the Official Plan, which designates the site for residential purposes. The Official Plan designates the site Medium Density and the Secondary Plan permits typical residential typologies, but does not exclude single or semi-detached dwellings. The proposal will facilitate a single-detached residential use on the entirety of the subject site (being the severed and retained lands), and it is noted that the City's policies encourage any infill development that proposes an increase in density.
The suitability of the land for the purposes for which it is to be subdivided;	The subject site is suitable for the purposes of the severance. The use of the subject site for single-detached residential is in keeping with the character of the surrounding area, which consists of similar dwelling unit typologies (single and semi-detached) and lot configurations
The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of	The proposed severance does not present any concern with regard to the adequacy of the roadway network. The adjacent road network is suitable for residential purposes, and the proposal serves to add one (1) additional residential dwelling unit

Gagnon Walker Domes Ltd.



them;	beyond the current use of the site.
The dimensions and shapes of the proposed lots;	The proposed lots to be created are appropriate in size and shape for the 'single detached residential use and are in keeping with the existing neighbouring lot fabric. Associated Minor Variance Applications have been filed to address some performance related standards, which are minor in nature.
The restrictions or proposed restrictions, if any, on the land proposed to be subdivided; or the buildings or structures proposed to be erected on it and the restrictions, if any, on adjoining land;	There are no known restrictions or proposed restrictions on the lands to de subdivided.
The conservation of natural resources and flood control;	The proposed severance presents no concerns with regard to flood control and the conservation of natural resources.
The adequacy of utilities and municipal services;	There are no concerns with regard to the adequacy of utilities and municipal services.
The adequacy of school sites;	The proposed severance presents no concerns with regard to the adequacy of school sites. The effect of the Severance is to add one (1) additional residential dwelling unit.
The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;	There are no concerns related to conveyances for public as part of the Consent Application.
The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy;	The proposed severance has no impact on matters of energy conservation.
The interrelationship between the design of the proposal and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41(2) of this Act.	This shall be dealt with at the appropriate time during the Site Plan Approval process in connection with the development of the two (2) single detached residential dwellings, as appropriate and as necessary.

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#### 4.0 Minor Variance Application

Concurrent with the Consent to Sever Application for the subject site, two (2) associated Committee of Adjustment Minor Variance Applications are also being submitted to the City of Brampton, seeking relief from the Zoning By-law in order to permit the development of two (2) new single detached residential dwellings on both the Retained and Severed lands.

The requested relief from the Zoning By-law, for both applications, is as follows:

- 1. To permit a minimum lot area of 310m<sup>2</sup> whereas the Zoning By-law requires a minimum lot area of 450m<sup>2</sup>.
- 2. To permit a minimum lot width of 7.90m for an interior lot whereas the Zoning By-law requires a minimum of 15.0 m for an interior lot.
- 3. To permit a minimum interior side yard width of 1.20m above the first storey whereas the Zoning By-law requires 1.20m for the first storey or part thereof plus 0.6m for each additional storey or part thereof.
- 4. To permit a maximum building height of 10.6m whereas the Zoning By-law permits a maximum building height of 8.5m.

The proposed Committee of Adjustment Minor Variance Applications have been analyzed in the context of the governing planning documents. The following represents a summary of the highlights of the Planning Analysis.

**TAB 3** includes the proposed Minor Variance Plans prepared by Gagnon Walker Domes Ltd. dated August 30, 2022.

#### City of Brampton Official Plan (September 2020)

The City of Brampton Official Plan (BOP) provides policy direction to guide future development, protect the health and quality of life of its residents, protect the natural environment as well as preserve, protect and enhance the character and economy of the City.

#### **Central Area**

According to the BOP, the subject site is designated 'Central Area'. The Central Area, including the Urban Growth Centre, serves as the major location for free-standing or mixed-use development including:

- A full range of office, retail and service activities;
- ii. A variety of residential uses;
- iii. Entertainment and cultural uses such as movie theatres, museums;

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E

# Consent and Minor Variance Applications – 93 John Street, City of Brampton Mehna Auto Sales Inc. (Gagandeep Singh Gill)



- iv. Art galleries, live theatre and tourism, yet recognizing commercial trends for such uses in other parts of the City;
- v. Governmental, institutional and community facilities and uses including Places of Worship subject to Policy 4.9.8 of the BOP;
- vi. A high density employment centre that will attract provincially, nationally or internationally significant employment uses; and,
- vii. Major transit infrastructure (Policy 4.1.2).

The requested variances will facilitate the advancement of a proposal which promotes a residential redevelopment in an area where appropriate levels of infrastructure and public service facilities exist or are planned. The development of the two (2) new single detached dwellings units will support local transit service use and connections, as well as support active transportation by locating development that is in close proximity to existing and/or planned community facilities, retail services and open space features.

The requested variances will facilitate the advancement of a residential development proposal which is located within a Mobility Hub — Anchor, consists of housing in a compact urban form that is representative of an infill development that results in an increased density in the Urban Growth Centre, and will assist in maintaining the supply of residential units needed to meet demand and accommodate growth at a density that will optimize available services and infrastructure in accordance with Policies 3.1 and 3.2.1.1.

The following objectives of Brampton's residential policy are supported by the proposed variances and residential development:

- v) Promoting and facilitating intensification throughout the built-up area and in particular within the Urban Growth Centre and Central Area, intensification corridors, Mobility Hubs, and Major Transit Station Areas;
- (vi) Promoting well planned, well designed and well built residential areas that will enhance the sense of place for residents as well as visitors (Policy 4.2 v) vi)).

The subject site is subject to the Old Housing Mix and Density Categories:

DENSITY CATEGORY	DENSITY RANGE	TYPICAL (BUT NOT RESTRICTIVE) HOUSING TYPES
Single Detached Density or Single Family Density	O-25 units/ net hectare O-10 units/ net acre	Single detached homes
Semi-Detached     Density	26-35 units/ net hectare     11-14 units/ net acre	Semi-detached homes     Link townhouses     Small-lot single     detached homes

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# Consent and Minor Variance Applications – 93 John Street, City of Brampton Mehna Auto Sales Inc. (Gagandeep Singh Gill)



The variances will facilitate the advancement of a proposal which has been planned at a density that will encourage use of existing and planned local and regional transit that exists in the immediate vicinity. The density proposed will ensure greater efficiency and viability of existing and planned transit service.

The BOP states that the policies shall not be construed as limiting the City's housing mix and density flexibility, or its ability to narrow or expand such categories or the associated densities, or to use them in various combinations within a particular Secondary Plan. The City's Secondary Plans specify the overall residential density and housing mix targets for each planning area and specify, as per Policy 4.2.1.4 that minor variation to the housing density and mix targets in the applicable Secondary Plan, which do not alter the intent of the Plan, shall be considered without an Official Plan Amendment.

#### **Communities**

As it pertains to Communities, it is the objective of the BOP to:

- Promote the development of attractive, well-functioning and accessible Communities through design guidelines including the City of Brampton Accessibility Technical Standards and to recognize the importance of accessible, pedestrian-friendly and transit oriented development (Policy 2.4.3 b)).
- Plan for healthy, sustainable complete Communities that are compact, transitoriented and pedestrian-friendly with a mix of uses and a variety of housing choices, employment, and supporting services and facilities (Section 3.1).
- Plan for and promote high physical design standards to create distinctive and attractive Communities with a strong sense of place (Section 3.1).

The requested variances will facilitate the advancement of a proposal that is ideally situated and is a form of development that supports the intent and spirit of the BOP as it proposes a pedestrian friendly, compact development that is within walking distance of transit and which can take advantage of existing services. The variances support the development of residential uses in a form and typology that is in keeping with the character of the surrounding lands.

### Anchor Mobility Hub

The subject site is located within a "Mobility Hub – Anchor" per the BOP.

The BOP defines a "Mobility Hub" as a Major Transit Station Area which is located at the interchange of two or more current or planned regional rapid transit lines as identified in the Regional Transportation Plan. Mobility Hubs are places of connectivity where different modes of transportation come together and where there is, or is planned to be, an attractive, intensive concentration of employment, living, shopping and recreation. Mobility Hub areas generally are defined as the area within an approximate 800m radius of the interchange.

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## Consent and Minor Variance Applications – 93 John Street, City of Brampton Mehna Auto Sales Inc. (Gagandeep Singh Gill)



The BOP also, defines a "Mobility Hub – Anchor" as a Mobility Hub which has strategic importance due to its relationship within the Urban Growth Centre. An Anchor Mobility Hub has the potential to transform the regional urban structure and act as anchors of the regional transportation system.

According to Policy 3.1 of the BOP, at least 26,500 new dwelling units, between 2006 and 2031, to the built up area, with a focus on higher intensity in the Central Area, the Urban Growth Centre, intensification corridors, Mobility Hubs and major transit station areas.

The BOP indicates that development of greatest mass and highest densities must be located within the Urban Growth Centre and Central Area, along intensification corridors and within Mobility Hubs and Major Transit Station Areas (Policy 3.2.1.1)

The requested variances will facilitate the advancement of a proposal which will assist the City of Brampton in achieving objective of Policy 3.2.5.2.1, as it proposes additional residential within the vicinity of the Anchor Mobility Hub in order to accommodate the highest combined people and jobs per hectare within the Urban Growth Centre.

Residential development in areas outside of the Central Area, including the Urban Growth Centre, Mobility Hubs; Major Transit Station Areas or intensification corridors shall generally be limited to 50 units per net hectare. Furthermore, residential and non-residential development outside of these areas shall generally be limited to 4 stories in height (Policy 3.2.8.3). The variances support a residential development that is in keeping with these parameters.

#### Consent

The proposed variances are consistent with the Consent policies of the BOP, and are supportive of the associated Consent to Sever Application, as it will facilitate the creation of two (2) residential parcels of land which are:

- Of a size, shape and use of the severed land is compatible with the current neighbouring parcel fabric and residential uses (Policies 5.17.4, 5.17.8).
- Serviced by public water and sanitary sewers (Policy 5.17.5).
- Of a similar lot depth and shape as adjoining lots, where appropriate (Policy 5.17.10).
- Each new lot created fronts onto John Street (Policy 5.17.13).

The variance in connection with the reduction in the frontage of each proposed new parcel (7.93 m/26.01 ft) supports is in keeping with the intent and policies of the Official Plan, as it provides an intensified/infill residential development in an area that is planned for such a use, and the new residential lots are of a size, shape and land use (single detached residential) which is compatible with and respects the current neighbouring residential parcel fabric.

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While Sections 5.17.4, 5.17.8 and 5.17.10 of this plan, notes that Consent to Sever applications shall be discouraged within the Central Area Medium Density designation of the Downtown Brampton and Queen Street Corridor Secondary Plans except to facilitate land assembly, it is noteworthy that the policy does not prohibit them. The subject site, and the proposed variances specifically, proposes an infill residential development that serves to increase the density of the subject site and surrounding area thereby supporting Official Plan policies and objectives, in form and typology that is supported and in keeping with the character of the surrounding area.

The submitted Minor Variance and Consent to Sever Applications will facilitate the development of two (2) new residential lots, consisting of two (2) single detached residential dwellings. The new residential lots are of a size, shape and land which is compatible, respects the current neighbouring residential parcel fabric, and due to its location efficiently utilizes existing and planned local transit and infrastructure.

It is our opinion that the proposed severance, minor variances and use of the subject site for two (2) single detached residential dwellings conforms to the general intent and purpose of the Official Plan.

See TAB 4 for select BOP schedules.

### Downtown Brampton Secondary Plan (Area 7) (February 2019)

The subject site is designated 'Medium Density' on Schedule SP7(A) of the Downtown Brampton Secondary Plan (Area 7).

#### Medium Density

In areas abutting the Central Area Mixed-Use designation, and those neighbourhoods in a state of transition, Medium Density housing is designated (Section 5.0).

Lands designated Medium Density on Schedule SP7(a) shall be developed to a maximum of 50 units per net residential hectare (15 to 20 units per net residential acre). Typical residential uses associated with the Medium Density designation include block townhouse, street townhouse, quatroplexes and interlot housing types (Policy 5.2.3.1).

It is noteworthy that while note specifically identified in the aforementioned policy, the Secondary Plan does not exclude single detached and semi-detached dwelling uses, and as such, the requested variances to facilitate the development of the subject site for two (2) single detached residential dwellings is appropriate given the current local residential context of the surrounding local community.

The intention of the Medium Density designation shown on Schedule SP7(a) is to encourage infill residential development of a sympathetic scale to existing building stock. The retention and conversion of existing homes is to be encouraged (Policy 5.2.3.2). The proposed development of the subject site through the Consent to Sever and Minor Variance Applications is an example of infill residential development that is supported by this policy.

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The submitted Consent to Sever and Minor Variance Applications will facilitate the development of two (2) new residential lots consisting of two (2) single detached residential dwellings. The new residential lots are of a size, shape and land which is compatible, respects the current neighbouring residential parcel fabric, and due to its location efficiently utilizes existing and planned local transit and infrastructure.

It is our opinion that the proposed Consent to Sever and Minor Variance(s) and use of the subject site for single detached residential dwellings conforms to the general intent and purpose of the Secondary Plan.

See TAB 5 for select Secondary Plan Schedules.

### City of Brampton Zoning By-Law 270-2004

The Subject Site is zoned 'Residential Single Detached B – R1B Zone'.

The Residential Single Detached B - R1B zone permits the following uses:

- A single detached dwelling;
- Supportive Housing Residence Type 1;
- · A place of worship; and
- Purposes accessory to the other permitted purposes.

The following table summarizes the 'Residential Single Detached B-R1B' Zone provisions:

imum Lot Area	Table I at ASO among material		
middle Bottin ca	Interior Lot: 450 square metres		
	Corner Lot: 540 square metres		
imum Lot	Interior Lot: 15 metres		
th	Corner Lot: 18 metres		
imum Lot Depth	30 metres		
imum Front	6 metres		
d Depth	o metres		
imum Interior	1.2 metres for the 1st storey or part thereof plus 0.6		
Yard Width	metres for each additional storey or part thereof		
imum Exterior	3 metres		
Yard Width	3 medes		
imum Rear	7.5 metres		
d Depth	7.5 medes		
ximum Building	10.6 metres		
ght	10.0 metres		
ximum Lot	No requirement		
	imum Lot th imum Lot Depth imum Front d Depth imum Interior Yard Width imum Exterior e Yard Width imum Rear d Depth ximum Building ght ximum Lot		

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	Coverage	
(j)	Minimum	60% of the minimum front yard area of an interior
	Landscaped Open	lot, 70% of the minimum front yard area of a
1	Space	corner lot, and 50% of the minimum front yard
		area of a lot where the side lot lines converge
		towards the front lot line

The subject site is also located within the Mature Neighbourhood Area designation of the Zoning By-Law. The Mature Neighbourhood Area Zoning Provisions are as follows:

- Minimum Rear Yard Depth equal to 25% of the depth of the lot or the minimum rear yard required by the zone of the lot, whichever is greater.
- Minimum Interior Side Yard Width: 1.2 metres setback for the first storey plus 0.6 metres setback for each additional storey if your lot has a width of 16 metres or less.
- 1.8 metres setback if the lot has a width between 16 metres and 21 metres.
- 2.8 metres setback if the lot has a width between 21 metres and 30 metres.
- 3.0 metres setback for lots having a width of 30 metres or greater.
- Maximum Lot Coverage: 30% of the lot area, excluding permitted accessory structures.
- Maximum Building Height: 8.5 metres.

The requested variances will facilitate the advancement of a proposal which promotes a residential redevelopment in an area where appropriate levels of infrastructure and public service facilities exist or are planned. The development of the two (2) new single detached dwellings units will promote increased efficiencies in local transit service/ connections and will support active transportation by locating development that is in close proximity to existing and/or planned community facilities, retail services and open space features.

The proposal is also of a compact urban form which will assist in maintaining and increasing the supply of residential units needed to meet demand and accommodate growth within the City of Brampton.

It is our opinion that the proposed severance, minor variance(s) and use of the subject site for a single detached residential dwelling conform to the Zoning By-law.

See TAB 6 for an excerpt from the Zoning By-law Schedule.

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#### Desirable and Appropriate Development of the Land

The submitted Minor Variance and Consent Applications will facilitate the development of two (2) new residential lots for the development of two (2) single detached residential dwellings. The new residential lots are of a size, shape and land which is compatible, respects the current neighbouring residential parcel fabric, and due to its location efficiently utilizes existing and planned local transit and infrastructure.

The subject site is located in an area that is designated for residential purposes and where increased density through infill or intensification proposals are encouraged. In this regard, we are of the opinion that the proposed variances are considered desirable and appropriate for the development of the land.

#### Minor in Nature

The requested severance and the associated variances will serve to create two (2) residential lots; one (1) dwelling each on both the Severed and Retained Lands which is in keeping with the character of the surrounding community. The lot sizes to be created by the proposed severances are also in keeping with lots located in the immediate area, and the proposed continued use of the subject site for residential purposes in an area designated residential meets the general intent and purpose of both the Official Plan and Zoning By-Law. The proposal makes efficient use of existing, available municipal services and is deemed appropriate and desirable.

In this regard, we are of the opinion that the proposed variances are considered minor in nature and should be supported.

Should you require additional information or have any questions, please do not hesitate to contact the undersigned.

Yours truly,

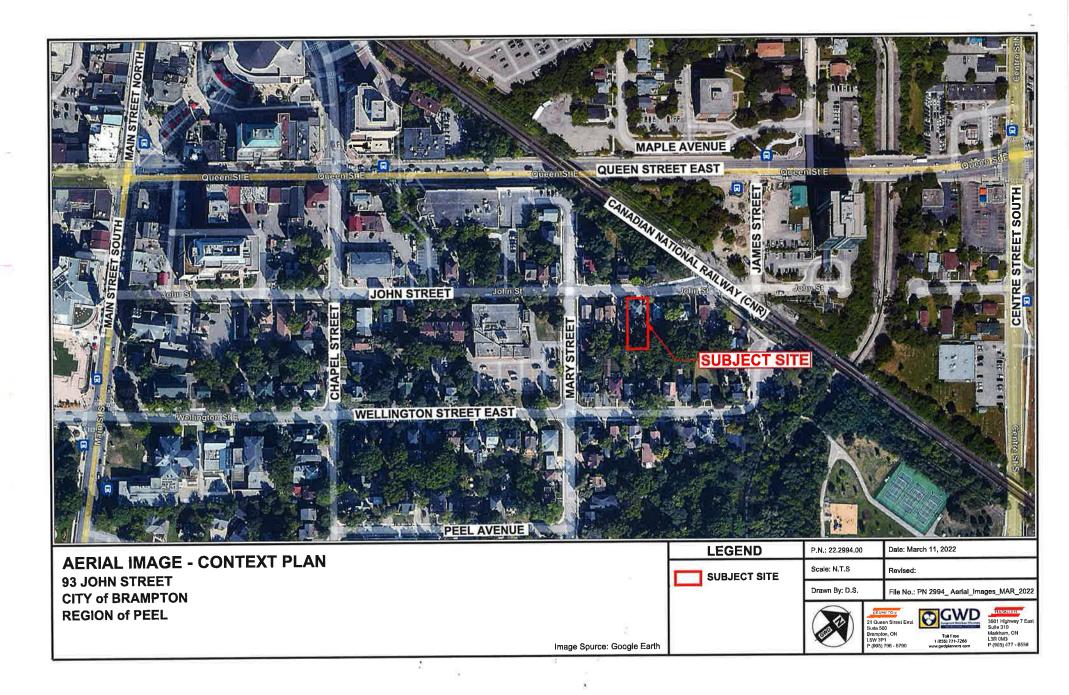
Anthony Sirianni, B.A., Associate Planner

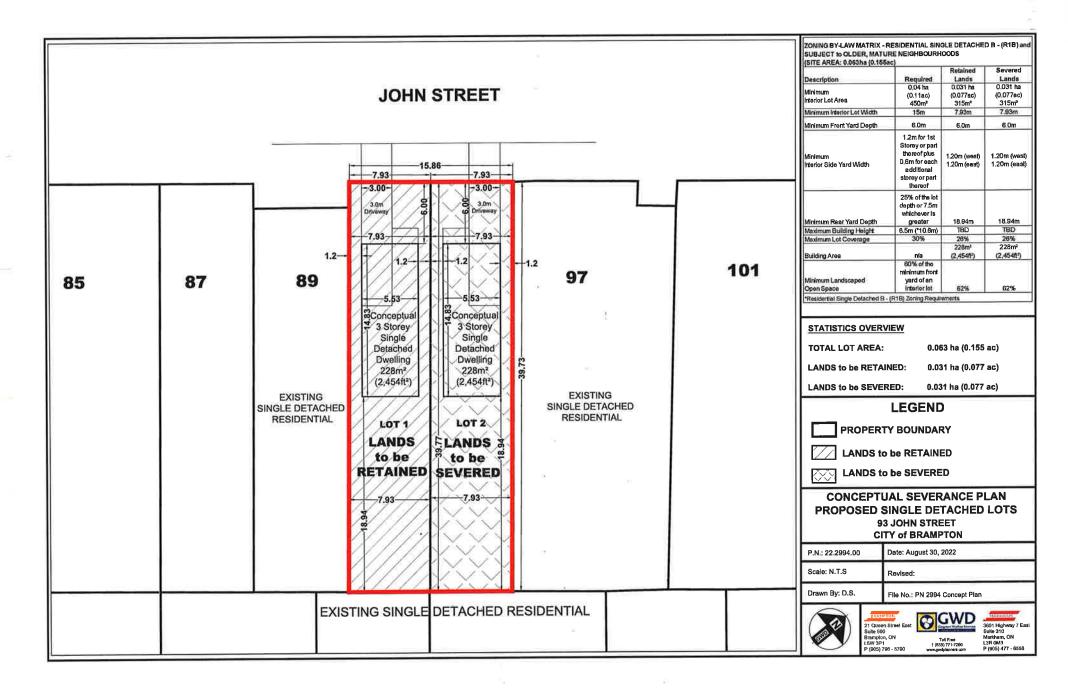
c.c.: Gagandeep Singh Gill, Client

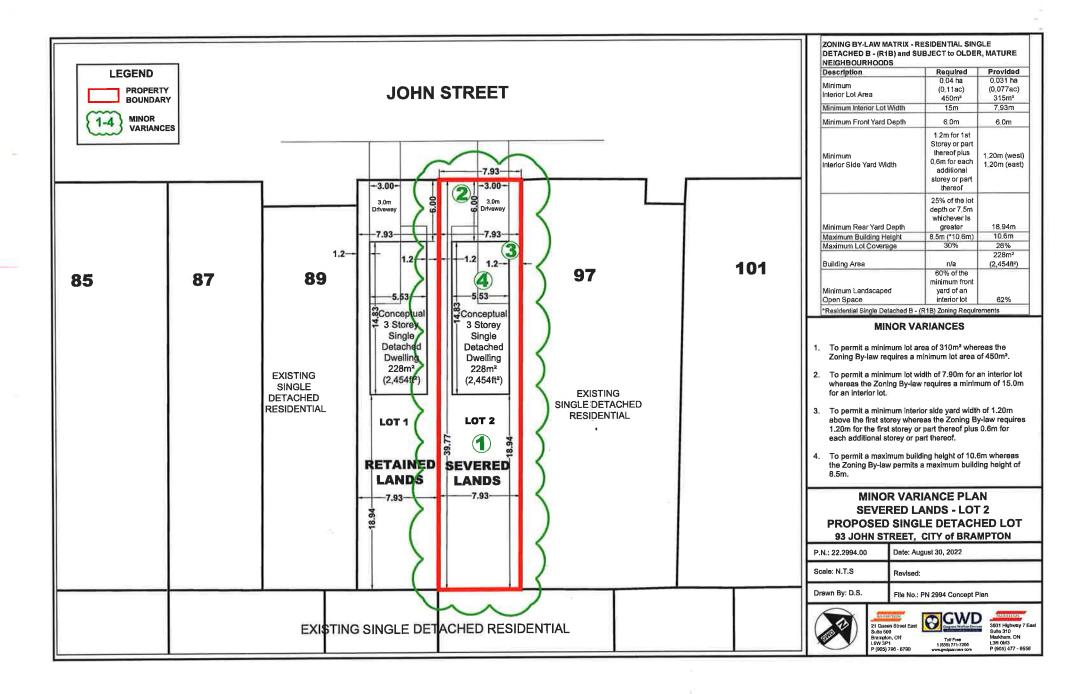
Andrew Walker, Gagnon Walker Domes Ltd. Michael Gagnon, Gagnon Walker Domes Ltd.

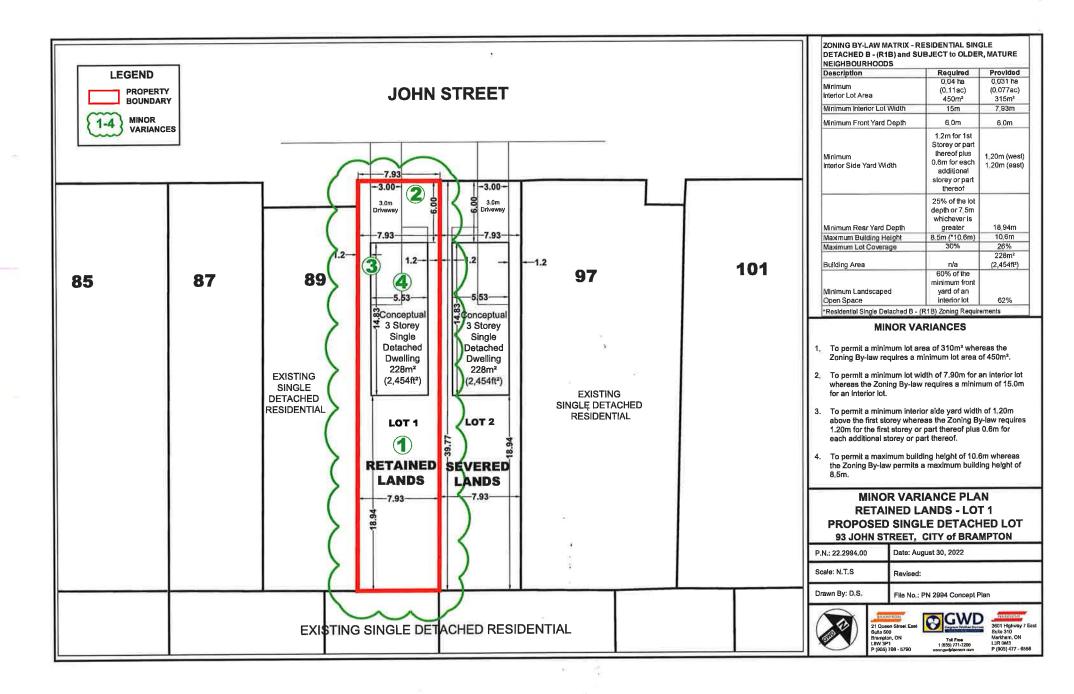
Gagnon Walker Domes Ltd.

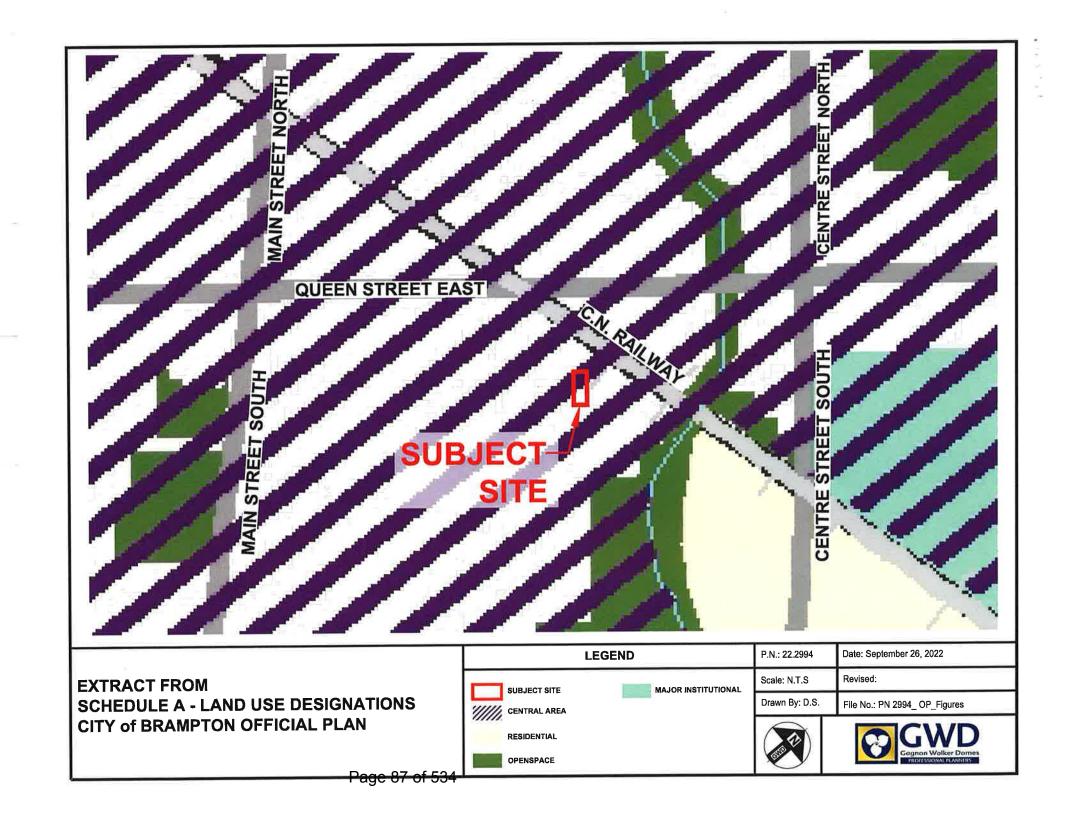






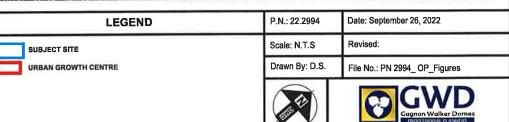


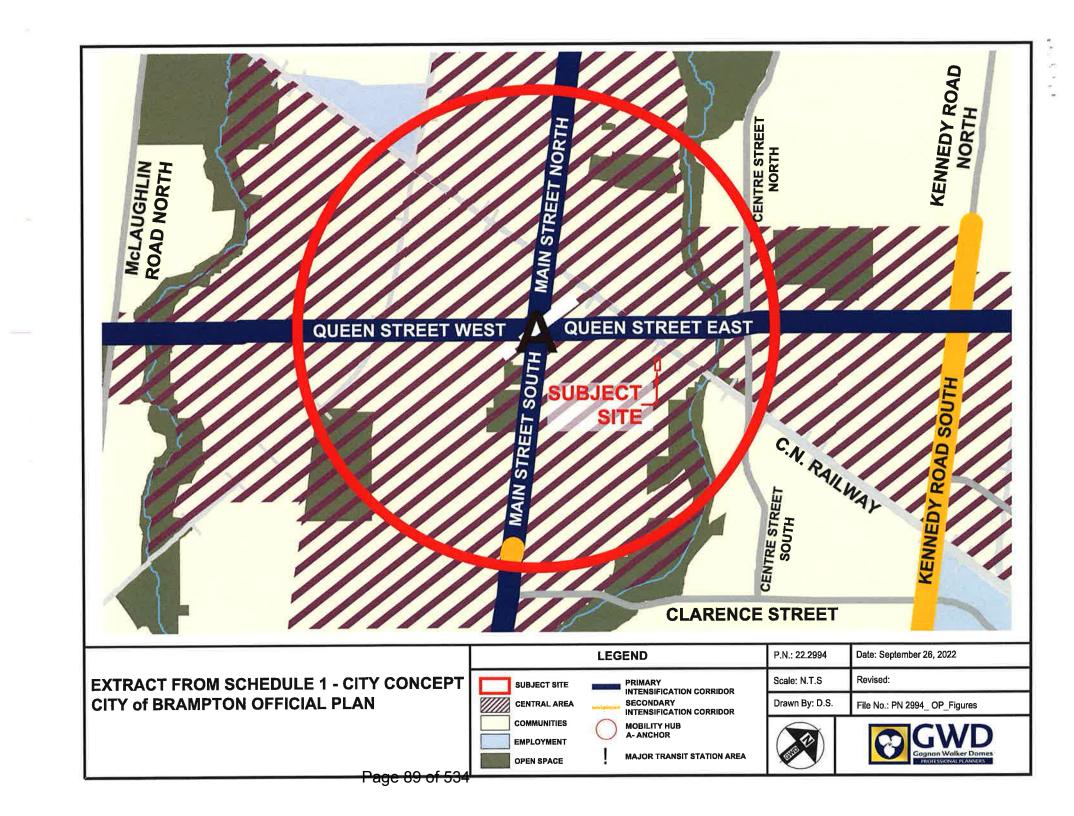






EXTRACT FROM
SCHEDULE 1A - URBAN GROWTH CENTRE
CITY of BRAMPTON OFFICIAL PLAN







EXTRACT FROM SCHEDULE SP7(A) THE DOWNTOWN BRAMPTON SECONDARY PLAN (SECONDARY PLAN AREA 7) CITY of BRAMPTON

LEGEND

SUBJECT SITE

PAGE GACILITIES

CENTRAL AREA MIXED USE

OFFICE NODE

LOW DENSITY

MEDIUM DENSTY

TRANSPORTATION

III MINOR ARTERIAL ROAD

**IIIII** COLLECTOR ROAD

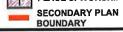
P NEIGHBOURHOOD PARK



VALLEY LAND



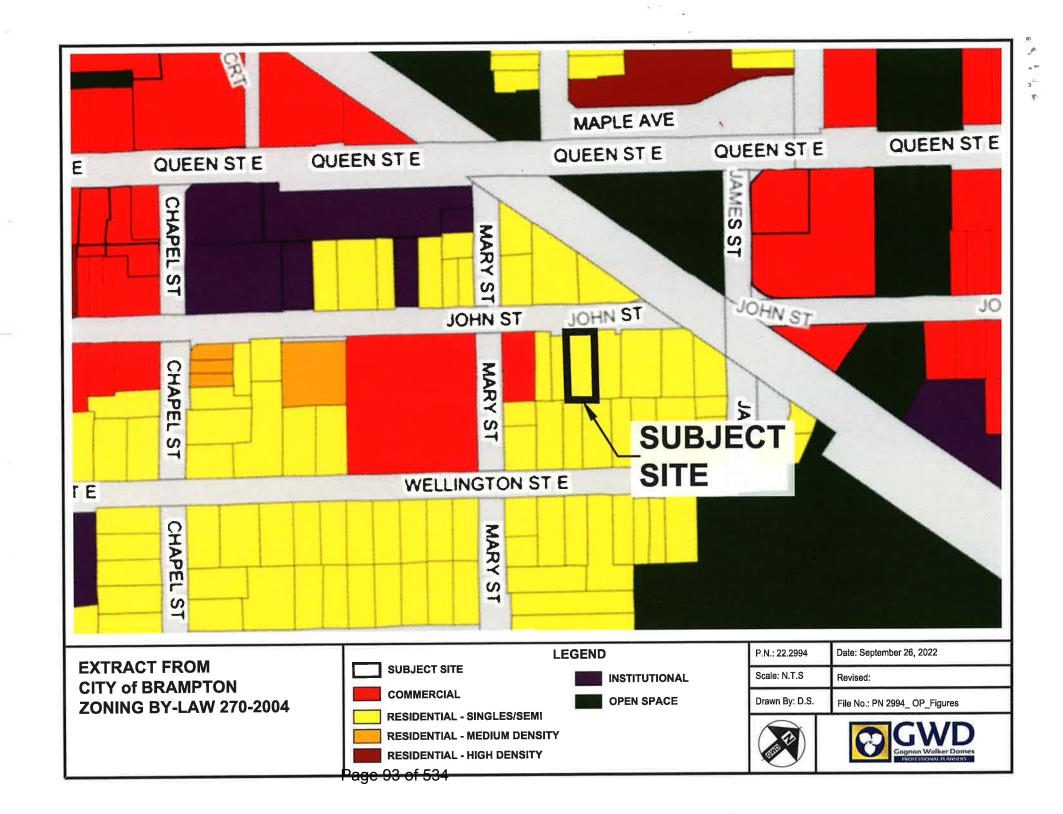
PLACE of WORSHIP



Drawn By: D.S.

Scale: N.T.S

Revised: File No.: PN 2994\_ OP\_Figures



### **Flower City**



APPLICATION NUMBER:

"B" 2022-0014

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 earlied 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

<u>NOTE:</u> 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.

. (a)	Name of Owner/Applicant Mehna Autosales Inc.
	Address 2 Possessin Cres (print given and family names in full)
	Brampton, Ontario L6P 4K3
	Phone #
	Email gaganentaattoottoon com
(b)	Name of Authorized Agent Gagnon Walker Domes Ctcl.
	Address 21 Queen Street East Suite 500
	Brandon Ontano LGW 3P1
	Phone # (905) 756-5790 Fax #
	Email <u>asinanniaguappannes</u> . 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: <u>Creation</u> 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.
	Mehra Autosales Inc. (Gagandeep Singh Gill)
4.	Description of the subject land ("subject land" means the land to be severed and retained):
	a) Name of Street John Street Number 93
	b) Concession No.
	c) Registered Plan No. BR-2 Lot(s) PT- Lot 42
	d) Reference Plan No. 43R - 13441 Lot(s) Part 4
	e) Assessment Roll No. 10 -02 -0 -09 -11500-0000 Geographic or Former Township
5.	Are there any easements or restrictive covenants affecting the subject land?
	Yes No Specify:

a)	Frontage 7.93 m Depth	<u> 39.73</u>	Area_(	0.031ha
b)	Existing Use Besidental	Propose	d Use <u>Residu</u>	erbal
c)	Number and use of buildings and structure	es (both existing	and proposed) on the land	SELECTION STORY
	(existing) One (1) Single	detalle	ed Kesident	
	(proposed One (1) pero	Single	defermed h	esidential dwelling
d)	Access will be by:	Existing	Proposed	$\vee$
•	Provincial Highway		□	
	Municipal Road - Maintained all year	<b>□</b>	$\square$	
	Other Public Road			
	Regional Road			
	Seasonal Road			
	Private Right of Way			
<b>e</b> )	If access is by water only, what parkin approximate distance of these facilities from			
f)	Water supply will be by:	Existing	Proposed	
	Publicly owned and operated water system	X.	<b>\sqrt</b>	
	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	Ø	X	
	Privy			
	Privately owned and operated individual or communal septic system			
	Other (specify):			
Descri	ption of retained land: (in metric units)			
a)	Frontage 7.93m Depth	<u> 39.93</u>	Area_	0.031 ha
b)	Existing Use Residuntal	Propos	ed Use Residu	bal
c)	Number and use of buildings and structure	res (both existin	g and proposed) on the lan	d to be retained:
	(existing) One (1) Single detailed Residential Dwelling			
	(proposed One (1) new Single defected Residential Dwelling			

Access will be by:

d)

8.

9.

10.

-3-

Existing

Proposed

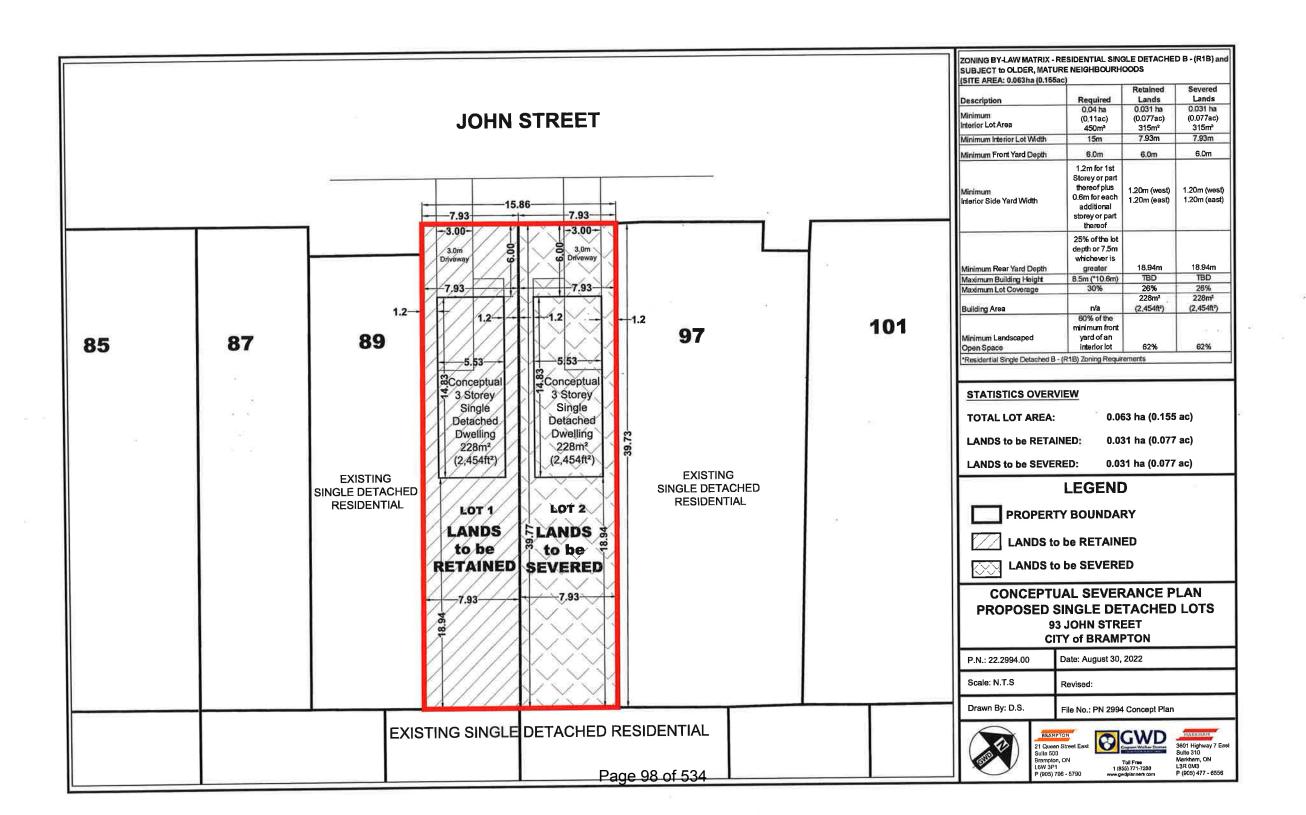
	Provincial Highway				
	Municipal Road - Maintained all year	X	¥		
	Other Public Road				
	Regional Road				
	Seasonal Road				
	Private Right of Way				
e)	If access is by water only, what parking approximate distance of these facilities from				
f)	Water supply will be by:	Existing	Proposed		
	Publicly owned and operated water systen	$\overline{\mathbf{x}}$	$\overline{\mathbf{y}}$		
	Lake or other body of water				
-1	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	<b>S</b>	<b>-</b>		
	Privy	$\overline{}$			
	Privately owned and operated individual or communal septic system				
	Other (specify):				
What is t	he current designation of the land in any app	licable zoning by-	aw and official plan?		
	Land to be Severed	Land	to be Retained		
Zoning B	sy-Law - R1B Zon	e Ro	LB Zone		
Official P	lans - Central Ar	ea	C		
•	of Brampton	ensity —	Same_		
Region of Peel - Urban Wowth Same :					
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 🔼		9		
File#	Status/Decision				
Has any land been severed from the parcel originally acquired by the owner of the subject land?					
Yes _	□ No 🔀				
Date of 1	<b>Fransfer</b>	Land Use			

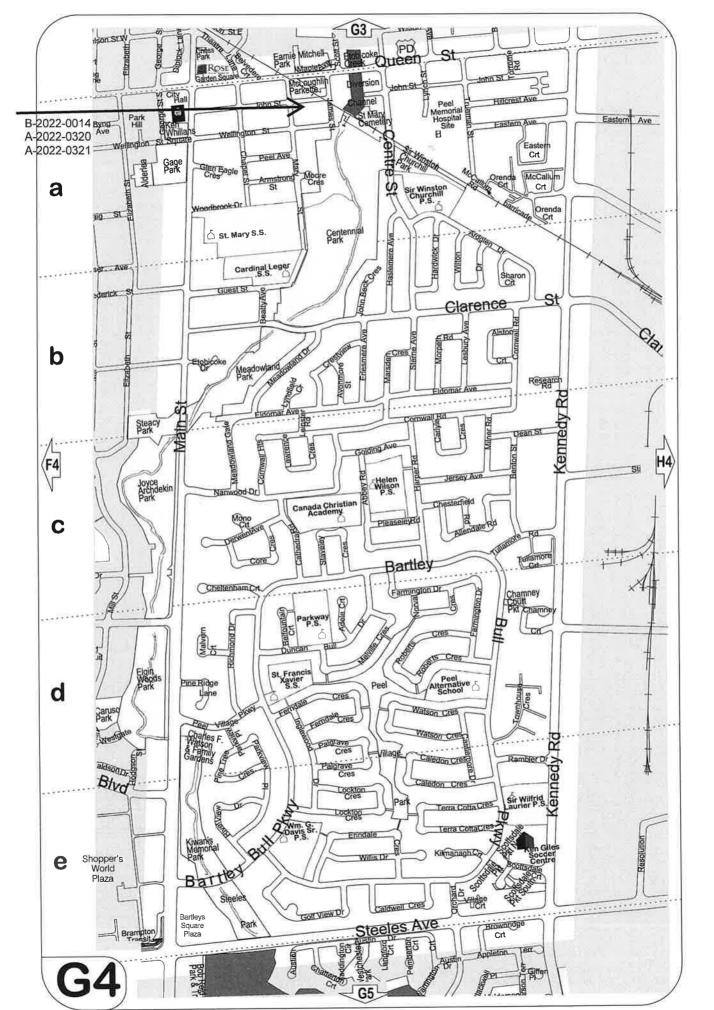
Orlando da Silva Santos | Notary Public 193 Main Street North, Suite 100 Brampton, Ortario CANADA L6X 1N2 Tel: 905-452-7734 Fax: 905-453-3560 LSO # 24224K No Legal Advice Given

11.	if known, is/was the subject la	nd the subject of any other appl	ication under the Planning A	ct, such as:
		File Number	Status	
	Official Plan Amendment			
	Zoning By-law Amendment			
	Minister's ZonIng Order	4	,	
	Minor Variance	A-2022-0320	CONCURRENT	
	Validation of the Title			
	Approval of Power and Sale	( <del></del>	-	
	Plan of Subdivision			
12.	is the proposal consistent wit	h Policy Statements issued und	er subsection 3(1) of the <i>Pla</i> Yes 🔀	nning Act? No
13.	is the subject land within an a	rea of land designated under an	ny Provincial Plan? Yes 💢	No 🗆
14.	If the answer is yes, does the	application conform to the appl	icable Provincial Plan? Yes 💢	No 🗔
15.	If the applicant is not the own is authorized to make the apageNTS" form attached).	ner of the subject land, the write oplication, shall be attached.	ten authorization, of the owr (See "APPOINTMENT AND A	ner that the applicant AUTHORIZATION OF
	this 20 day of September, 2022.  Check box if applicable:  Signature of Applicant/or Authorized Agent, see note on next page  The page of the Corporation of the Corp			
DECLARATION				
	1. Anthony 5	magni of the lawr	2 or Halton	~ Hils_
in the County/District/Regional Municipality of Hallow solemnly declare that all the statements contained in t				
application	on are true and I make this as if m	ade under oath and by virtue of "T	he Canada Evidence Act.	
Declared before me at the TT of MANPTON  in the Control of CE  this day of Signature of applicant/solic/for/authorized agent, etc.				
	V			
/	Signature of a Commissioner, etc.			
FOR OFFICE USE ONLY - To Be Completed By the Zoning Division				
	This application has been rev of the sald	iewed with respect to possible var- review are outlined on the attache	iances required and the results ad checklist.	
		Sep	tember 27, 2022	_

Page 97 of 534

DATE RECEIVED







## **Public Notice**

### **Committee of Adjustment**

APPLICATION # B-2022-0015 Ward # 10

### **DEFERRED NOTICE OF AN APPLICATION FOR CONSENT**

An amended application for consent has been made by PAUL PFUNDT AND ROBERTA ROSEMARIE ELIZABETH PFUNDT

#### **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 15.77 hectares (38.97 acres). The proposed severed lot has an area of approximately 15.16 hectares (37.46 acres). The effect of the application is to separate the proposed retained lot which remains occupied by a single detached dwelling, a designated heritage building and an accessory structure (shed) from the proposed severed lot which is currently zoned Agricultural and Floodplain.

#### **Location of Land:**

Municipal Address: 10300 The Gore Road

Former Township: Toronto Gore

Legal Description: Part of Lot 7, Concession 4 WHS, Part 4, Plan 43R-30530

#### Meeting

The Committee of Adjustment has appointed TUESDAY, January 24, 2023 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4<sup>th</sup> 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, the Minister, a specified person or a public body.

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

### LAST DAY FOR RECEIVING COMMENTS: JANUARY 19, 2023

<u>NOTE:</u> 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: YES File Number: Zoning By-law Amendment: YES File Number:

Minor Variance: YES File Number: A-2022-0323

#### **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 Ontario Land Tribunal by filling with the Secretary-Treasurer of the Committee of Adjustment a notice of appeal, accompanied by the fee prescribed under the *Ontario Land Tribunal Act, 2021*. The appeal form is available from the Environment and Land Tribunals Ontario website at <a href="https://olt.gov.on.ca/appeals-process/forms/">https://olt.gov.on.ca/appeals-process/forms/</a>

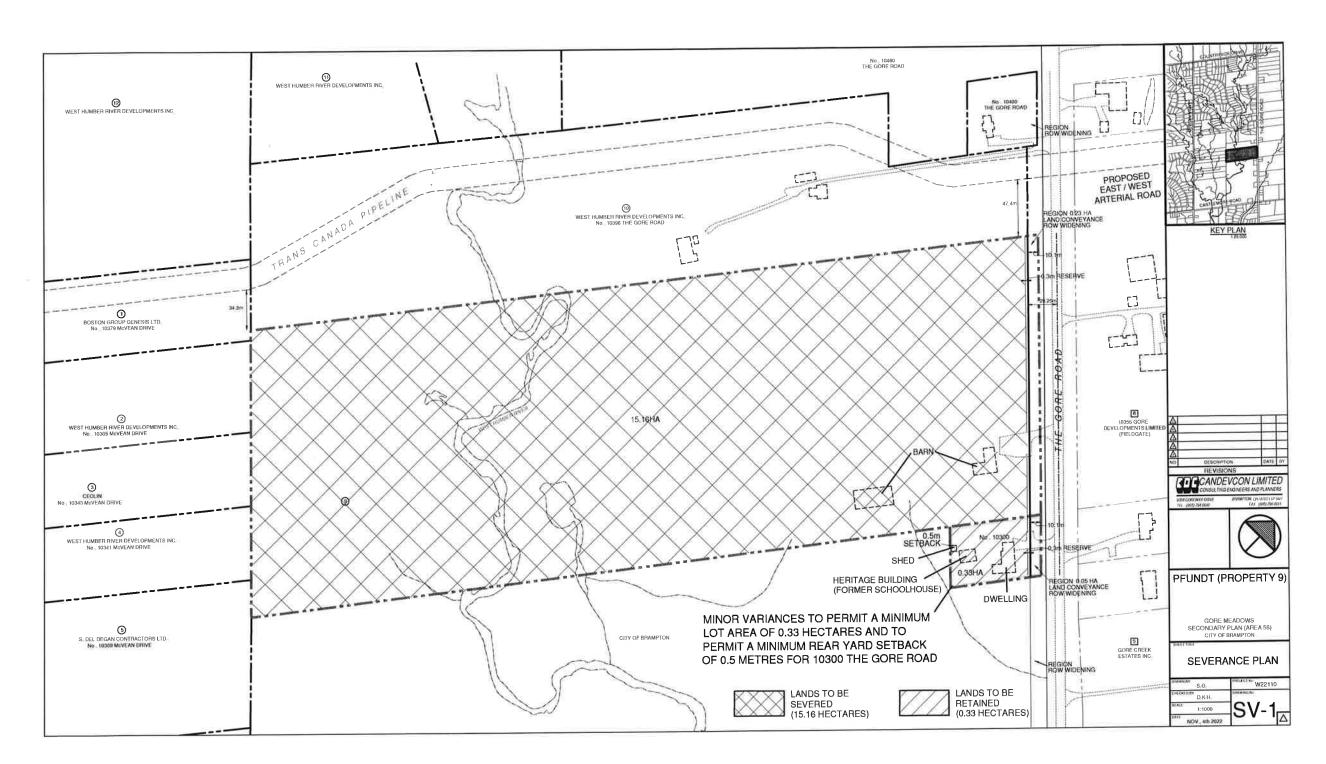
If a person or public body, that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent, does not make a written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal may dismiss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

DATED AT THE CITY OF BRAMPTON THIS 5th Day of January, 2023.

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

Page 1905)874-2117 Fax:



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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 and/or as a hybrid meeting (both inperson and electronically).

#### Electronic/Hybrid Hearing Procedures How to get involved in the Hybrid Hearing

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **January 24, 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

### 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**, **January 19**, **2023**.

- Advance registration for applicants, agents and other interested persons is required by one or two options:
  - Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary—Treasurer at <u>cityclerksoffice@brampton.ca</u> or <u>jeanie.myers@brampton.ca</u> by 4:30 pm Thursday, January 19, 2023.
  - To participate in-person, please email the Secretary—Treasurer at <u>cityclerksoffice@brampton.ca</u> or <u>jeanie.myers@brampton.ca</u> by 4:30 pm Thursday, January 19, 2023.
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or inperson. 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 **Thursday**, **January 19**, **2023**. City staff will contact you and provide
  you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

 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/hybrid 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 <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a>. 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
TRAINS & PARKING STUDIES
ROADS & BRIDGES
DEVELOPMENT ENGINEERING SERVICES
WATER RESOURCES
ENVIRONMENTAL NOISE STUDIES
LAND USE & ENVIRONMENTAL PLANNING
STRUCTURAL ENGINEERING

#### December 19, 2022

The City of Brampton Legal Services Division 2 Wellington Street West Brampton, Ontario L6Y 4R2

ATTN: Ms. Jeanie Myers

Secretary - Treasurer

Re: Committee of Adjustment

Consent Application & Minor Variance Application Paul Pfundt and Roberta Rosemarie Elizabeth Pfundt

10300 The Gore Road

Brampton Files No. B-2022-0015 & A-2022-0323

Candevcon File No. W22110

#### Dear Jeanie,

We enclose the following documents pursuant to the subject amended Consent and Minor Variance Applications:

- A copy of the revised Severance Plan (SV-1), prepared by Candevcon Limited, dated November 4<sup>th</sup>, 2022.
- 2. A copy of the Scoped Heritage Impact Assessment, prepared by WSP, dated December 19th, 2022.

The subject applications previously appeared on the October 25th, 2022 Committee of Adjustment meeting where they were granted deferral in order to amend the Severance Plan and prepare a Scoped Heritage Impact Assessment. The applications are being amended to accommodate Region of Peel comments to request the gratuitous dedication of a Right of Way and 0.3m Reserve along The Gore Road, which have reduced the proposed lot areas of each parcel. A Scoped Heritage Impact Assessment was requested by Heritage Planning Staff to confirm that the proposed minor variances will have no impacts on the heritage resource on the retained lands.

The purpose of the Consent Application is to sever the property to facilitate the creation of a new lot on the subject lands. The Consent Application is being amended to reflect a change in the proposed severed lot as well as the proposed retained lot. The severed parcel will be approximately 15.16 hectares in size and is currently an agricultural lot, proposed for future residential development that will be consistent with the City of Brampton Official Plan and Gore Meadows Secondary Plan (SP56). The retained parcel is used for residential purposes and is approximately 0.33 hectares in size. A single detached dwelling, a heritage building (non-residential) and accessory shed currently occupy the retained lands.



GTA EAST OFFICE: 1600 STELLAR DRIVE, SUITE 402 • WHITBY, ONTARIO L1N 9B2 • T: (289) 315-3680

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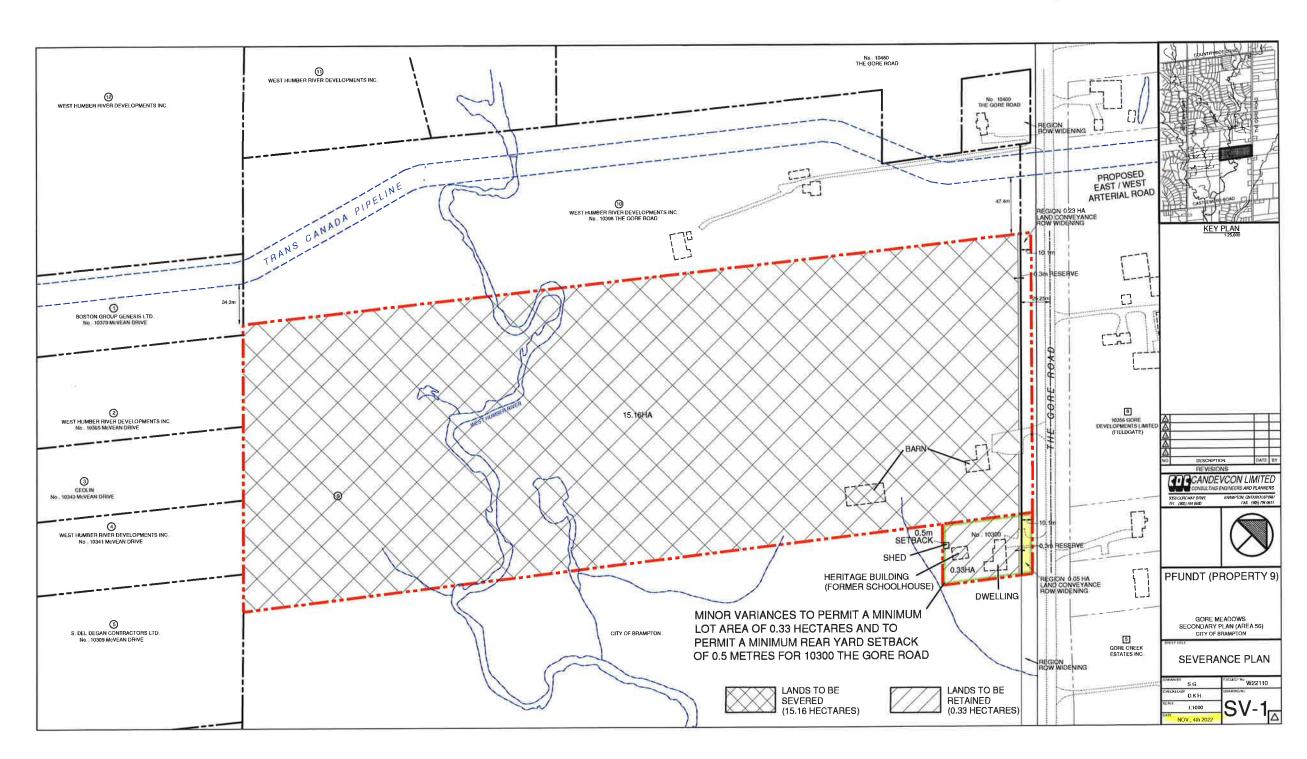
A Minor Variance is requested based on the approval of the severance, since the retained lands would contain a lot area below the minimum requirement and rear yard setback below the minimum requirement in the Zoning By-law. Therefore, a request to permit a minimum lot area of 0.33 hectares and a minimum rear yard setback of 0.5 metres is being proposed concurrently.

We trust that you will find the foregoing to be satisfactory and request that you initiate the circulation of these applications.

Sincerely, Candevcon Limited Steven Giankoulas, RPP Candidate

cc: Marco Marcante
Nick Rapallo
Paul & Roberta Pfundt
Diarmuid Horgan
Maria Jones





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WEST HUMBER RIVER DEVELOPMENTS INC. PROJECT NUMBER: 221-12755-00

# HERITAGE IMPACT ASSESSMENT 10300 THE GORE ROAD, CITY OF BRAMPTON

DECEMBER 19, 2022 FINAL







# HERITAGE IMPACT ASSESSMENT 10300 THE GORE ROAD, CITY OF BRAMPTON

WEST HUMBER RIVER DEVELOPMENTS INC.

ORIGINAL REPORT

FINAL

PROJECT NO.: 221-12755-00 DATE: DECEMBER 19, 2022

WSP 582 LANCASTER STREET WEST KITCHENER, ON N2K 1M3

T: +1 519 743 8777 WSP.COM

## SIGNATURES

PREPARED BY

Alisha Mohamed MA

Archaeologist/ Cultural Heritage Specialist

December 19, 2022

Date

APPROVED1 BY

Michael Teal MA

Director, Archaeology and Heritage, Ontario, Earth & Environment

December 19, 2022

Date

WSP Canada Inc. ("WSP") prepared this report solely for the use of the intended recipient, West Humber River Developments Inc., in accordance with the professional services agreement between the parties. In the event a contract has not been executed, the parties agree that the WSP General Terms for Consultant shall govern their business relationship which was provided to you prior to the preparation of this report.

The report is intended to be used in its entirety, No excerpts may be taken to be representative of the findings in the assessment

The conclusions presented in this report are based on work performed by trained, professional and technical staff, in accordance with their reasonable interpretation of current and accepted engineering and scientific practices at the time the work was performed.

The content and opinions contained in the present report are based on the observations and/or information available to WSP at the time of preparation, using investigation techniques and engineering analysis methods consistent with those ordinarily exercised by WSP and other engineering/scientific practitioners working under similar conditions, and subject to the same time, financial and physical constraints applicable to this project.

WSP disclaims any obligation to update this report if, after the date of this report, any conditions appear to differ significantly from those presented in this report; however, WSP reserves the right to amend or supplement this report based on additional information, documentation or evidence.

WSP makes no other representations whatsoever concerning the legal significance of its findings.

The intended recipient is solely responsible for the disclosure of any information contained in this report. If a third party makes use of, relies on, or makes decisions in accordance with this report, said third party is solely responsible for such use, reliance or decisions. WSP does not accept responsibility for damages, if any, suffered by any third party as a result of decisions made or actions taken by said third party based on this report.

WSP has provided services to the intended recipient in accordance with the professional services agreement between the parties and in a manner consistent with that degree of care, skill and diligence normally provided by members of the same profession performing the same or comparable services in respect of projects of a similar nature in similar circumstances. It is understood and agreed by WSP and the recipient of this report that WSP provides no warranty, express or implied, of any kind. Without limiting the generality of the foregoing, it is agreed and understood by WSP and the recipient of this report that WSP makes no representation or warranty whatsoever as to the sufficiency of its scope of work for the purpose sought by the recipient of this report.

In preparing this report, WSP has relied in good faith on information provided by others, as noted in the report. WSP has reasonably assumed that the information provided is correct and WSP is not responsible for the accuracy or completeness of such information.

Benchmark and elevations used in this report are primarily to establish relative elevation differences between the specific testing and/or sampling locations and should not be used for other purposes, such as grading, excavating, construction, planning, development, etc.

The original of this digital file will be kept by WSP for a period of not less than 10 years. As the digital file transmitted to the intended recipient is no longer under the control of WSP, its integrity cannot be assured. As such, WSP does not guarantee any modifications made to this digital file subsequent to its transmission to the intended recipient.

This limitations statement is considered an integral part of this report.

10300 The Gore Road, Brampton HIA Project No: 221-12755-00 West Humber River Developments Inc. WSP December 2022 Page iii

<sup>&</sup>lt;sup>1</sup> Approval of this document is an administrative function indicating readiness for release and does not impart legal liability on to the Approver for any technical content contained herein. Technical accuracy and fit-for-purpose of this content is obtained through the review process. The Approver shall ensure the applicable review process has occurred prior to signing the document.

# CONTRIBUTORS

#### **CLIENT**

Future Property Owner (of the severed parcel)

West Humber River Developments Inc. c/o Marco Marcante 416-568-7181 ext. 320 marco@royalpinehomes.com

#### **WSP**

Field Review

Chelsey Tyers, BES, MCIP, RPP Cultural Heritage Specialist

Report Preparation

Chelsey Tyers, BES, MCIP, RPP

Alisha Mohamed, MA Cultural Heritage Specialist Archaeologist

Mapping/GIS

Tanya Peterson, BA (Hons) Senior GIS Technician

Report Review

Joel Konrad, PhD, CAHP Cultural Heritage Lead, Ontario Cultural Heritage Specialist

10300 The Gore Road, Brampton HIA Project No: 221-12755-00 West Humber River Developments Inc.

# **EXECUTIVE SUMMARY**

WSP Canada Inc. (WSP) was retained by West Humber Developments Inc. (the future property owner of the severed parcel) c/o Marco Marcante, to complete a scoped Heritage Impact Assessment (HIA) for the property located at 10300 The Gore Road in the City of Brampton. This report was undertaken to accompany a severance application to divide the subject property into two lots.

The subject property is designated under Part IV of the *Ontario Heritage Act* by By-law 233-2015 for the former Castlemore School S.S. #6. The City of Brampton required a scoped HIA primarily to identify whether the proposed severance would have any negative impacts on the heritage attributes identified in the designation by-law and to recommend appropriate alternatives, conservation and mitigation measures to reduce negative impacts.

Review of the proposed severance application has determined that there will be few impacts to the heritage attributes identified in the designation by-law by the proposed severance, but that there are potential impacts to the views of the former schoolhouse from The Gore Road (pursuant to the future development of the severed parcel). Additionally, future development of the severed lands may have additional impacts on the property's heritage attributes.

As such, WSP submits the following recommendations:

- 1. That future development of the severed lands maintain views to the front facade and north elevations of the former schoolhouse from The Gore Road through the appropriate placement of buildings;
- 2. That any future application under the *Planning Act* for the severed lands be accompanied by a Heritage Impact Assessment to review potential negative impacts and provide appropriate alternatives and/or mitigation measures.

10300 The Gore Road, Brampton HIA Project No: 221-12755-00 West Humber River Developments Inc.



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SEVERANCE PLAN

10300 The Gore Road, Brampton HIA Project No: 221-12755-00 West Humber River Developments Inc.

# 1 INTRODUCTION

WSP Canada Inc. (WSP) was retained by West Humber Developments Inc. c/o Marco Marcante (the client) in November 2022 to conduct a Heritage Impact Assessment (HIA) for the property at 10300 The Gore Road in the City of Brampton, Ontario (Figure 1). The property is designated under Part IV of the *Ontario Heritage Act* by By-law 233-2015 for the former Castlemore School S.S. #6. The former Castlemore School S.S. #6 reflects the typical design of a one-room nineteenth century schoolhouse with its one-and-a-half storey height, front facing gable roof with bell tower, and the use of red brick with buff brick accents.

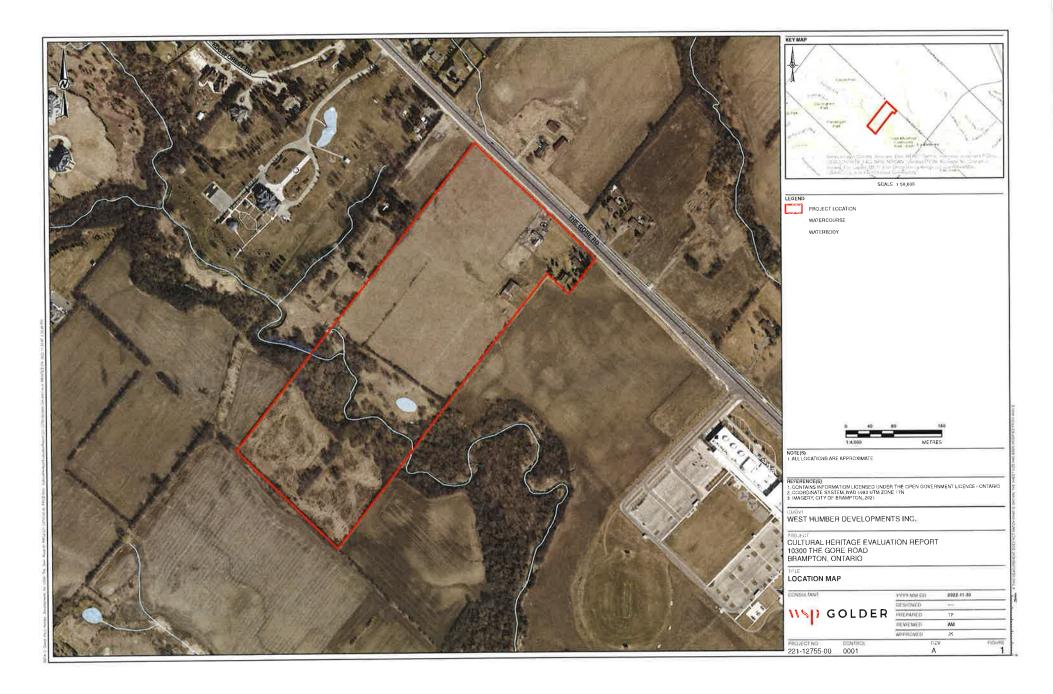
The approximately 15.49 hectare property also contains a more modern dwelling located between the former schoolhouse and The Gore Road, a single storey accessory structure near the former schoolhouse, two barn buildings, cultivated agricultural fields and an enclosed pasture.

The client is seeking to subdivide the subject property into two separate lots. The lands to be retained will consist of 0.33 hectares and include the modern dwelling and former schoolhouse. The lands to be severed are 15.16 hectares in area and will include the two farm buildings and cultivated agricultural area. There are no development plans for the severed land at this time.

This HIA has been structured to adhere to the City of Brampton's Heritage Impact Assessment Terms of Reference (n.d.) as scoped by the City's Heritage Planner Shelby Swinfield in email correspondence between November 7th and 9th, 2022. Guidance from the Ministry of Citizenship and Multiculturalism's (MCM; formerly Ministry of Tourism, Culture and Sport) *Ontario Heritage Tool Kit: Heritage Resources in Land Use Planning Process* (2006), the OHA, Section 2(d) of the *Planning Act*, Section 2.6.3 of the *Provincial Policy Statement* (2020) and Section 4.10 of the City of Brampton's *Official Plan* is also taken into consideration. This document will provide:

- A background on the project and introduction to the development site;
- Descriptions of the policy framework;
- A summary of the historical context;
- A description of existing conditions with an emphasis on the former Castlemore School S.S.#6;
- A copy of the statement of cultural heritage value or interest from the designation by-law;
- A description of the proposed development and a summary of potentially adverse impacts;
- An assessment of alternative options, mitigation measures and conservation methods to be considered to avoid or limit negative impacts to the cultural heritage value or interest (CHVI) of the subject property, as required; and,
- Recommendations for conservation methods and proposed strategies, as required.

10300 The Gore Road, Brampton HIA Project No: 221-12755-00 West Humber River Developments Inc.



# 2 POLICY FRAMEWORK

# 2.1 UNITED NATIONS DECLARATION ON THE RIGHTS OF INDIGENOUS PEOPLES

On June 21, 2021, the Canadian federal government enacted the *United Nations Declaration on the Rights of Indigenous Peoples Act* and confirmed that the *United Nations Declaration on the Rights of Indigenous Peoples* (Declaration - 2007) "must be implemented in Canada." As a result, Indigenous peoples in Canada are recognized as having unique rights, including those that pertain to the conservation of Indigenous heritage. As per Articles 11 and 31 of the Declaration:

- 11. 1) Indigenous peoples have the right to practice and revitalize their cultural traditions and customs. This includes the right to maintain, protect and develop the past, present and future manifestations of their cultures, such as archaeological and historical sites, artefacts, designs, ceremonies, technologies and visual and performing arts and literature.
- 31. 1) Indigenous peoples have the right to maintain, control, protect and develop their cultural heritage, traditional knowledge and traditional cultural expressions, as well as the manifestations of their sciences, technologies and cultures, including human and genetic resources, seeds, medicines, knowledge of the properties of fauna and flora, oral traditions, literatures, designs, sports and traditional games and visual and performing arts. They also have the right to maintain, control, protect and develop their intellectual property over such cultural heritage, traditional knowledge, and traditional cultural expressions.
  - 2) In conjunction with Indigenous peoples, States shall take effective measures to recognize and protect the exercise of these rights.

These rights to historical sites, ceremonies, cultural traditions, etc. (collectively understood as Indigenous heritage) are pertinent to the planning process through Articles 25 and 26 of the Declaration, which state that:

- 25. Indigenous peoples have the right to maintain and strengthen their distinctive spiritual relationship with their traditionally owned or otherwise occupied and used lands, territories, waters and coastal seas and other resources and to uphold their responsibilities to future generations in this regard.
- 26. 1) Indigenous peoples have the right to the lands, territories and resources which they have traditionally owned, occupied or otherwise used or acquired.
  - 2) Indigenous peoples have the right to own, use, develop and control the lands, territories and resources that they possess by reason of traditional ownership or other traditional occupation or use, as well as those which they have otherwise acquired.
  - 3) States shall give legal recognition and protection to these lands, territories and resources. Such recognition shall be conducted with due respect to the customs, traditions, and land tenure systems of the Indigenous peoples concerned.

10300 The Gore Road, Brampton HIA Project No: 221-12755-00 West Humber River Developments Inc.

#### 2.2 PLANNING ACT AND PROVINCIAL POLICY STATEMENT

The *Planning Act* (1990) and the *Provincial Policy Statement* (PPS) (Ministry of Municipal Affairs and Housing (MMAH), 2020) issued under Section 3 of the *Planning Act*, provide Ontario-wide policy direction on land use planning. All decisions affecting land use planning "shall be consistent with" the PPS, which identifies that properties and features demonstrating significant architectural, cultural, historical, archaeological, technical or scientific interest are of provincial interest and should be conserved.

The importance of identifying, evaluating and conserving built heritage resources and cultural heritage landscapes is noted in two sections of the PPS 2020:

- Section 2.6.1 "Significant built heritage resources and significant heritage landscapes shall be conserved": and.
- Section 2.6.3 "Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."

The following concepts, as defined in the PPS, are fundamental to an understanding of the conservation of cultural heritage resources in Ontario:

**Built heritage resources** (BHR) are defined as "a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers."

Conserved is defined as "the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments."

Cultural heritage landscapes (CHL) "means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms."

Heritage attributes "means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property)."

10300 The Gore Road, Brampton HIA Project No: 221-12755-00 West Humber River Developments Inc.

**Significant** means "in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*."

#### 2.3 ONTARIO HERITAGE ACT

The OHA gives municipalities and the provincial government powers to preserve the heritage of Ontario, with a primary focus on protecting heritage properties and archaeological sites. The OHA grants authority to municipalities and the province to identify and designate properties of heritage significance, provide standards and guidelines for the preservation of heritage properties and enhance protection of heritage conservation districts, marine heritage sites and archaeological resources.

Properties can be designated individually (Part IV of the OHA) or as part of a larger group of properties, known as a Heritage Conservation District (Part V of the OHA). Designation offers protection for the properties under Sections 33 and 34 of the OHA, prohibiting the owner of a designated property from altering, demolishing or removing a building or structure on the property unless the owner applies to the council of the municipality and receives written consent to proceed with the alteration, demolition or removal.

In addition to designated properties, the OHA allows municipalities to list properties that are considered to have CHVI on their Register, which provides interim protection against demolition in the form of a 60-day delay in issuing a demolition permit. Under Part IV, Section 27, municipalities must maintain a Register of properties situated in the municipality that are of CHVI. Section 27 (1.1) states that the Register shall be kept by the Clerk and that it must list all designated properties (Part IV and V). Under Section 27 (1.2), the Register may include a property that has not been designated, but that the municipal council believes to possess CHVI. Listed properties, although recognized as having CHVI, are not protected under the OHA as designated properties, but are acknowledged under Section 2 of the *PPS* (MMAH, 2020).

### 2.4 ONTARIO REGULATION 9/06

The evaluation of cultural heritage resources is guided by *Ontario Regulation 9/06* (O. Reg 9/06), which provides three principal criteria with nine sub-criteria for determining CHVI. The criteria set out in the regulation were developed to identify and evaluate properties for designation under the OHA. Best practices in evaluating properties that are not yet protected employ O. Reg. 9/06 to determine if they have CHVI. These criteria include: design or physical value, historical or associative value and contextual value.

- 1. The property has design value or physical value because it,
  - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
  - ii. displays a high degree of craftsmanship or artistic merit, or,
  - iii. demonstrates a high degree of technical or scientific achievement.
- 2. The property has historical value or associative value because it,
  - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,

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- ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or,
- iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
- 3. The property has contextual value because it,
  - i. is important in defining, maintaining or supporting the character of an area,
  - ii. is physically, functionally, visually or historically linked to its surroundings, or,
  - iii. is a landmark. O. Reg. 9/06, s. 1 (2).

If a potential cultural heritage resource is found to meet any one of these criteria, it can then be considered an identified resource.

#### 2.5 MCM HERITAGE RESOURCES IN LAND USE PLANNING

The MCM's Heritage Resources in Land Use Planning Process (2006) identifies HIAs as an important tool to evaluate cultural heritage resources and to determine appropriate conservation options. The document identifies what an HIA should contain and any specific municipal requirements.

To determine the effect that a proposed development or site alteration may have on a significant cultural heritage resource, the MCM's *Heritage Resources in Land Use Planning Process* outlines seven potential negative or indirect impacts:

- Destruction of any, or part of any, significant heritage attributes or features;
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;
- A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely
  affect an archaeological resource.

#### 2.6 CITY OF BRAMPTON OFFICIAL PLAN

The City of Brampton's Official Plan (2006, Office Consolidation September 2020) addresses cultural heritage in Section 4.10. Policies relevant to this report include:

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#### 4.10.1 Built Heritage

- 4.10.1.3 All significant heritage resources shall be designated as being of cultural heritage value or interest in accordance with the *Ontario Heritage Act* to help ensure effective protection and their continuing maintenance, conservation and restoration.
- 4.10.1.4 Criteria for assessing the heritage significance of cultural heritage resources shall be developed. Heritage significance refers to the aesthetic, historic, scientific, cultural, social or spiritual importance or significance of a resource for past, present or future generations. The significance of a cultural heritage resource is embodied in its heritage attributes and other character defining elements including: materials, forms, location, spatial configurations, uses and cultural associations or meanings. Assessment criteria may include one or more of the following core values:
- Aesthetic, Design or Physical Value;
- Historical or Associative Value; and/or,
- Contextual Value.
- 4.10.1.8 Heritage resources will be protected and conserved in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada, the Appleton Charter for the Protection and Enhancement of the Built Environment and other recognized heritage protocols and standards. Protection, maintenance and stabilization of existing cultural heritage attributes and features over removal or replacement will be adopted as the core principles for all conservation projects.

#### 4.10.9 Implementation

- 4.10.9.4 The City shall acquire heritage easements, and enter into development agreements, as appropriate, for the preservation of heritage resources and landscapes.
- 4.10.9.5 Landowner cost share agreement should be used wherever possible to spread the cost of heritage preservation over a block plan or a secondary plan area on the basis that such preservation constitutes a community benefit that contributes significantly to the sense of place and recreational and cultural amenities that will be enjoyed by area residents.
- 4.10.9.11 The relevant public agencies shall be advised of the existing and potential heritage and archaeological resources, Heritage Conservation District Studies and Plans at the early planning stage to ensure that the objectives of heritage conservation are given due consideration in the public work project concerned.
- 4.10.9.13 Lost historical sites and resources shall be commemorated with the appropriate form of interpretation.
- 4.10.9.14 The City will undertake to develop a signage and plaquing system for cultural heritage resources in the City.

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#### 2.7 FEDERAL AND PROVINCIAL HERITAGE GUIDELINES

In accordance with the City of Brampton's Official Plan, additional guidelines were considered including Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada (Second Edition, 2010), hitherto referred to as Parks Canada's Standards and Guidelines; the Appleton Charter for the Protection and Enhancement of the Built Environment (1983), the former Ministry of Culture's Eight Guiding Principles in the Conservation of Historic Properties (1997) and Heritage Conservation Principle's for Land Use Planning (2007); and Well Preserved: the Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation (1988).

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# 3 PROJECT METHODOLOGY

An HIA evaluates the proposed impact of development on the property's defined heritage attributes. This HIA is guided by the City of Brampton's Heritage Impact Assessment (HIA) Terms of Reference (n.d.) and the MCM Ontario Heritage Tool Kit: Heritage Resources in Land Use Planning Process (2005).

To address the requirements of a HIA, this report provides the following information:

- A description of the policy context;
- A brief summary of the history of the area relevant to the subject property;
- Photographic documentation of the subject property and context;
- A written description of the existing conditions and context of the subject property;
- A copy of the Statement of Cultural Heritage Value or Interest and List of Heritage Attributes from the designation by-law;
- Review of the proposed development;
- Identification of negative impacts to the heritage attributes;
- The identification and analysis of mitigation opportunities, as required;
- The preferred strategy recommended to best protect and enhance the CHVI and heritage attributes of the cultural heritage resource, as required; and,
- Conservation and implementation recommendations, as required.

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# **4 HISTORICAL CONTEXT**

#### 4.1 PRE-EUROPEAN CONTACT PERIOD

The first populations to occupy southern Ontario are referred to as Paleoindians (Ellis and Deller, 1990:39). Paleoindian period populations moved into the region following the retreat of the Laurentide Ice Sheet approximately 11,000 years before present (BP).

Early Paleoindian period groups are identified by their distinctive projectile point morphologies, exhibiting long grooves, or 'flutes', that likely functioned as a hafting mechanism. These Early Paleoindian group projectile morphologies include Gainey (ca. 10,900 BP), Barnes (ca. 10,700 BP), and Crowfield (ca. 10,500 BP) (Ellis and Deller, 1990:39-43). By approximately 10,400 BP, Paleoindian projectile points transitioned to various unfluted varieties such as Holocombe (ca. 10,300 BP), Hi-Lo (ca. 10,100 BP), and Unstemmed and Stemmed Lanceolate (ca. 10,400 to 9,500 BP). These morphologies were utilized by Late Paleoindian period groups (Ellis and Deller, 1990:40).

Both Early and Late Paleoindian period populations were highly mobile, participating in the hunting of large game animals. Paleoindian period sites often functioned as small campsites (less than 200 m²) where stone tool production and maintenance occurred (Ellis and Deller, 1990).

By approximately 8,000 BP the climate of Ontario began to warm. As a result, deciduous flora began to colonize the region. With this shift in flora came new faunal resources, resulting in a transition in the ways populations exploited their environments. This transition resulted in a change of tool-kits and subsistence strategies recognizable in the archaeological record, resulting in what is referred to archaeologically as the Archaic period. The Archaic period in southern Ontario is dived into three phases: the Early Archaic (ca. 10,000 to 8,000 BP), the Middle Archaic (ca. 8,000 to 4,500 BP) and the Late Archaic (ca. 4,500 to 2,800 BP) (Ellis et al., 1990).

The Archaic period is differentiated from earlier Paleoindian populations by a number of traits such as: 1) an increase in tool stone variation and reliance on local tool stone sources, 2) the emergence of notched and stemmed projectile point morphologies, 3) a reduction in extensively flaked tools, 4) the use of native copper, 5) the use of bone tools for hooks, gorges, and harpoons, 6) an increase in extensive trade networks and 7) the production of ground stone tools. Also noted is an increase in the recovery of large woodworking tools such as HIAels, adzes, and axes (Ellis and Deller, 1990:65-66). The Archaic period is also marked by population growth. Archaeological evidence suggests that by the end of the Middle Archaic period (ca. 4,500 BP) populations were steadily increasing in size (Ellis et al., 1990). Over the course of the Archaic period populations began to rely on more localized hunting and gathering territories. By the end of the Archaic period, populations were utilizing more seasonal rounds. From spring to fall, settlements would exploit lakeshore/riverine locations where a broad-based subsistence strategy could be employed, while the late fall and winter months would be spent at interior site where deer hunting was likely a primary focus with some wild edibles likely being collected (Ellis and Deller, 1990:114). This steady increase in population size and adoption of a more localized seasonal subsistence strategy eventually evolved into what is termed the Woodland period.

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The Woodland period is characterized by the emergence of ceramic technology for the manufacture of pottery. Similar to the Archaic period, the Woodland period is separated into three primary timeframes: the Early Woodland (approximately 800 BC to 0 AD), the Middle Woodland (approximately 0 AD to 700/900 AD) and the Late Woodland (approximately 900 AD to 1600 AD) (Spence et al., 1990; Fox, 1990).

The Early Woodland period is represented in southern Ontario by two different cultural complexes: the Meadowood Complex (ca. 900 to 500 BC) and the Middlesex Complex (ca. 500 BC to 0 AD). During this period the life ways of Early Woodland population differed little from that of the Late Archaic with hunting and gathering representing the primary subsistence strategies. The pottery of this period is characterized by its relatively crude construction and lack of decorations. These early ceramics exhibit cord impressions, likely resulting from the techniques used during manufacture (Spence et al., 1990).

The Middle Woodland period is differentiated from the Early Woodland period by changes in lithic tool morphologies (projectile points) and the increased elaboration of ceramic vessels (Spence et al., 1990). In southern Ontario, the Middle Woodland is observed in three different cultural complexes: the Point Peninsula Complex to the north and northeast of Lake Ontario, the Couture Complex near Lake St. Claire and the Saugeen Complex throughout the remainder of southern Ontario. These groups can be identified by their use of either dentate or pseudo-scalloped ceramic decorations. It is by the end of the Middle Woodland period that archaeological evidence begins to suggest the rudimentary use of maize (corn) horticulture (Warrick, 2000).

The adoption and expansion of maize horticulture during the Late Woodland period allowed for an increase in population size, density, and complexity among Late Woodland populations. As a result, a shift in subsistence and settlement patterns occurred, with the adoption of a more sedentary village life and reliance on maize horticulture, with beans, squash and tobacco also being grown. Nearing the end of the Late Woodland Period (approximately 1400 AD) villages reached their maximum size. During this period, increased warfare resulted in the development of larger villages with extensive palisades.

Early contact with European settlers at the end of the Late Woodland, Late Ontario Iroquoian period resulted in extensive change to the traditional lifestyles of most populations inhabiting southern Ontario.

#### 4.2 POST-EUROPEAN CONTACT PERIOD

Early European presence within the area around the subject property began as early as 1615 with the travels of the French explorer Etienne Brulé who travelled with the Huron along the major portage route known as the Toronto Carrying Place Trail, which connected Lake Ontario with Lake Simcoe to the north by way of the Humber River and the Holland Marsh. By the 1650s, the Neutral had been dispersed as a result of increasing conflicts with the Haudenosaunee, and the warfare and disease that had arrived with European colonization. A significant number of the Neutral had also been adopted into Haudenosaunee populations. The large-scale population dispersals gave way for the Haudenosaunee to occupy the territory along the north shore of Lake Ontario where they settled along inland-running trade routes. Due to increased military pressure from the French in the late 1600s, and the return of the Anishinaabe Nations (Ojibwa, Odawa, Potawatomi, and Mississauga) who had previously retreated to the north, the Haudenosaunee abandoned their villages along the north shore of Lake Ontario.

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The subject property is situated within the boundaries of Treaty No. 19, also known as the Ajetance Purchase. This treaty was signed on October 28, 1818, between representatives of the Crown and Anishinaabe peoples. The treaty covers approximately 6,500 km². The Ajetance Purchase is named for the Chief of the Credit River Mississaugas. Some signatories of this Treaty also signed Treaty 18, such as James Givins, who worked with Reverend Peter Jones at the Credit Mission (Government of Ontario, 2022).

#### PEEL COUNTY

Originally formed in 1788, as part of the "Nassau District," an extensive area later known as the "Home District," Peel extended "so far westerly as to a north and south line intersecting the extreme projection of Long Point into Lake Erie" (Walker and Miles 1877:84). Prior to European settlement, this area was occupied by the Mississauga First Nation. In 1797, Governor Simcoe purchased land (3,450 acres) at the head of Lake Ontario from the Mississauga that Chief Joseph Brant had chosen in payment for his service to the Crown during the American Revolutionary War, but it proved more difficult to negotiate a price for the Mississauga Tract. This was finally accomplished in 1805-06 with the Toronto Purchase and the Head of the Lake Purchase, securing the townships of Nelson, Trafalgar, Toronto, Etobicoke and York (Surtees 1994:109). The County was largely occupied by 1819, populated primarily by migrants from New Brunswick, the United States and parts of Upper Canada who settled in the front of Toronto Township, otherwise known as the 'Old Survey' (Walker and Miles 1877:85). In the New Survey portion of the Toronto Township, a large colony of ethnic Irish peoples from New York settled in 1819, while Chinguacousy was primarily settled by United Empire Loyalists (those loyal to the British crown after the American Revolutionary War).

Formed in 1852 from portions of York County after the abolishment of Districts alongside the Counties of York and Ontario, Peel County did not become separate until 1865. With a population of 12,993 in 1841, the number of inhabitants had increased to 25,011 by 1871. By 1877, several Townships were found within the County, including Albion, Caledon, Chinguacousy, Gore of Toronto, Toronto, as well as the incorporated Town of Brampton and Villages of Streetsville and Bolton. Found on the shore of Lake Ontario, Port Credit was the harbour. Several major waterways are located within the County, including the Credit and Humber, which allowed the development of many mills.

#### TOWNSHIP OF TORONTO GORE

The Township of Toronto Gore (also known as the Gore of Toronto or Toronto Gore) was first surveyed in 1818 and was settled in the following year. The township derives its name from its wedge like shape. United with Chinguacousy until 1831, it broke away to form its own independent township. The first recorded settlers are Archie McVean and his family, who arrived in 1819 and erected the first log home, named Terbulgen, after the house they left behind in Scotland (Fix, 1967: 263).

Early villages and settlements that developed within Toronto Gore included Grahamsville, Castlemore, Claireville, Coleraine, Ebenezer, Gore and Stanley's Mills, Tormore, Tullamore, Wildfield, and Woodhill's Corners (Fix, 1967: 263-269).

The largest settlement within Toronto Gore is Malton which lies on the border of the Township of Toronto and Toronto Gore. Malton served as a hub for enterprise for the area having a Grand Trunk Railway Station connecting Toronto and Brampton (Walker & Miles, 1877).

When Peel County was reorganised as the Regional Municipality of Peel in 1974, the Town of Brampton merged with Chinguacousy Township, Township of Toronto Gore, and part of the Town of Mississauga to become the new City of Brampton (Brampton History, n.d.).

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## 5 EXISTING CONDITIONS

The subject property at 10300 The Gore Road is a 15.49 hectares (154,900 m²) with a roughly rectangular boundary that includes a nineteenth century schoolhouse (Castlemore School S.S. #6), a dwelling constructed in the second half of the twentieth century, an accessory structure and two farm buildings. The property is located on the west side of The Gore Road between Castlemore Road and Edgeforest Drive and is largely surrounded by agricultural fields and the Gore Meadows Community Centre & Library to the south.

The subject property is designated under Part IV of the *Ontario Heritage Act* by By-law 233-2015 for the former Castlemore School S.S.#6.

The following descriptions of the subject property are based on a site visit conducted on November 15, 2022, by Chelsey Tyers, Cultural Heritage Specialist. Access to the entire property was granted, including the exterior of the former schoolhouse.

#### 5 1 CASTLEMORE SCHOOL S.S.#6

The former schoolhouse (Image 1-Image 12) faces and is setback approximately 60 m from The Gore Road where it is situated immediately behind a more modern dwelling. The roofline of the schoolhouse is visible among the trees that line the west side of the property from further south along The Gore Road and part of the front (east) facade and north elevation are visible from further north along The Gore Road.

The former one-room schoolhouse is one-and-a-half storeys in height with a front facing gable roof. The gable roof includes a bell tower at the front, three-dormers on each side of the gable and a brick chimney at the rear gable peak. The bell tower is fully enclosed with horizontal siding on all sides, but would have originally been open on all four sides allowing the sound of the school bell to be heard from a distance. The former schoolhouse sits on a stone foundation which is largely underground and the red-brick is arranged in a common bond with header rows every sixth row. A dichromatic brick pattern in the shape of a cross (+) is located under the eaves of the gable ends, and a projecting buff brick in a corbeled pattern adorns the under eaves along the side elevations. The use of dichromatic brick is continued on the buff brick quoins, around the bullseye window and in the brick lintels above the original door and window openings.

The front (east) facade is almost symmetrically arranged with a central front door that includes a buff-brick lintel with a central stone keystone, a set of concrete steps and landing, the bullseye window located centrally in the gable peak and a horizontally oriented rectangular window opening to the north of the front door. Four tie rods are visible between the first and second floor and prevent the building from shifting. The front door consists of a five-paneled wood door and includes a storm door with a metal frame and glass inserts. The bullseye window is a circular window divided equally into six lites.

The rear (west) elevation has been recently rebuilt and consists of red-brick construction. This elevation includes a small one-storey addition enclosed with horizontal siding above which extends a wood porch which provides access to an elevated deck space. A door opening and a rectangular window opening are located within the gable peak and a small rectangular window opening is also located on the one-storey addition clad in siding.

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The north elevation of the schoolhouse is divided into three-bays. It originally had three rectangular window openings with buff brick lintels and stone keystones and concrete sills, but the central window opening has been replaced with a garage door opening. Notwithstanding that the central window has been removed, the buff brick lintel with keystone was left in place.

The south elevation of the schoolhouse is divided into three-bays, with a door opening with a large transom window at the west bay and rectangular window openings at the central and east bays. The door and window openings have buff brick lintels with stone keystones and concrete sills.



Image 1: View of the front (east) facade of the schoolhouse.

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Image 2: Detail of the bullseye window and dichromatic brick pattern under the gable eaves.



Image 3: View of the schoolhouse's front door.



Image 4: View of the rear (west) elevation of the schoolhouse.



Image 5: View of the north elevation of the schoolhouse.



Image 6: View of a window opening on the north elevation of the schoolhouse.



Image 7: View of the garage door on the north elevation of the schoolhouse, note the remnant buff brick lintel with keystone from the former window opening.



Image 8: View of the rear elevation and south elevation of the schoolhouse.



Image 9: View of the south elevation of the schoolhouse.



Image 10: View of the door on the south elevation of the schoolhouse.



Image 11: Detail of a concrete lintel on the south elevation of the schoolhouse.



Image 12: View of the foundation from the south elevation.

#### 5.2 ADDITIONAL BUILDINGS AND LANDSCAPE

While the former schoolhouse on the subject property is the only structure identified as having cultural heritage value or interest in the designation by-law, there is also a more modern single-storey dwelling, an accessory structure and two barn buildings on the subject property. Cultivated agricultural fields are located west and north of the farm buildings and a pasture enclosed with a wood and wire fence provides a grazing area for the horses.

The dwelling on the property appears to have been built in the late 1960s or early 1970s and consists of a single storey, concrete foundation, yellow brick cladding and a cross-hipped roofline (Image 13). An asphalt driveway off The Gore Road leads to the dwelling.

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Image 13: View of the dwelling on the subject property.

A single-storey accessory structure with a gable roof is located immediately west of the former schoolhouse (Image 14). It consists of a concrete foundation and is clad in metal siding on all elevations with a door opening on the north side.



Image 14: View of the accessory structure on the subject property.

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Two farm buildings are located north of the dwelling and the former schoolhouse. The westmost farm building includes a shallow pitched cross-gable roof clad in metal and all sides are clad in metal siding with doors of various sizes and rectangular window openings (Image 15-Image 16). The eastmost farm building includes a medium pitched cross-gable metal clad roof and all sides are clad in metal siding (Image 17-Image 18). This building includes large sliding and hinged doors and appears to be built on a concrete foundation.



Image 15: View looking northeast towards the westmost farm building.



Image 16: View looking west towards the westmost farm building.

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Image 17: View looking southwest towards the eastmost farm building.



Image 18: View looking southeast towards the eastmost farm building.

The landscape on the property reflects the rural nature and use of the area (Image 19-Image 21). Manicured lawn surrounds the modern dwelling, former schoolhouse, and the eastmost farm building and some coniferous trees surround the south side of the dwelling and the north side of the former schoolhouse. Cultivated fields are located west and north of the two farm buildings, and a fenced in pasture surrounds the westmost farm building. There were no identifiable nineteenth century farm landscape elements on the property, such as walking paths, post-and-rail or stone fencing, or nineteenth century barn foundations.

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Image 19: View of the manicured lawn between the dwelling and farm buildings.



Image 20: View of the agricultural field north of the farm buildings.



Image 21: View of the enclosed pasture area.

# 6 DESIGNATION BY-LAW

The following Statement of Cultural Heritage Value or Interest is taken directly from the designation by-law for the subject property (By-law No. 233-2015).

#### 6.1 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The properly at 10300 The Gore Road (former Castlemore School S.S.# 6) is worthy of designation under Part IV of the Ontario Heritage Act for its cultural heritage value. The property meets the criteria for designation prescribed by the Province of Ontario under the three categories of design or physical value, historical value and contextual value.

#### 6.1.1 DESIGN/PHYSICAL VALUE

The cultural heritage value of the former Castlemore Schoolhouse S.S. # 6 at 10300 The Gore Road is related to its design or physical value, as it is a representative and good example of a vernacular one-room schoolhouse. The schoolhouse is well designed in a typical one-room schoolhouse style. It has a gable roof with a prominent tower on the east end. The bullseye window in the gable peak has replaced a circular wood label. The schoolhouse is constructed out of brick with common bonds and header rows every sixth row. A dichrome brick pattern decorates the front frieze and around the bullseye window. The building also features buff brick quoins, and buff brick flat segmental arch with stone keystones over the windows and front door.

#### 6.1.2 HISTORICAL/ASSOCIATIVE VALUE

The property also has historical value as it can be associated with both the village of Castlemore and the former one room schoolhouses of Toronto Gore Township. It is also historically significant due to its previous use as Castlemore School S.S. #6 for 89 years. The village of Castlemore had a population of about 100 people in 1877. It was a small village on The Gore Road, ten miles from Brampton. The Peel County Atlas (1877) describes the village having a Post Office and store, a blacksmith shop, a hotel, an English Church, and a "good" schoolhouse. The first public school situated near Castlemore was frame construction. It was located on the 9th concession, in the east half of lot 11, Toronto Gore. It was built on a small parcel sold to the school trustees by Patrick Doherty. It was replaced in 1873 by the present brick building on a new site containing one acre of land in the 9th concession on the east half of lot 12. The schoolhouse remains in its original location today.

The one-room schoolhouse style Illustrates the trend in the Ontario education system at the time. One-room schoolhouses were promoted by Dr. Edgerton Ryerson, the "father" of the Ontario education system, and were the model of Ontario education for generations. There were two other one-room schools in Toronto Gore Township:

- Union Section #4 Toronto Gore, #18 Chinguacousy, known as Tullamore, and;
- Union Section #10 Toronto Gore, #23 Vaughan, or Ebenezer.

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School Section #6 Toronto Gore, or Castlemore, was the only school not in a union section with another township. Progressing along with the trend away from one-room schools and towards graded schools, it was decided that the three one-room schools in the Toronto Gore Township would be consolidated into one new school, Castlemore Public School on the Gore Road just south of Castlemore Road. The three schools in Townships Castlemore, Ebenezer, and Tullamore, closed on June 19th, 1962.

#### 6.1.3 CONTEXTUAL VALUE

The former Castlemore Schoolhouse S.S. # 6 also holds contextual value as it is visually and historically linked to its surroundings. It also supports, reflects and contributes to the rural character of the former Toronto Gore Township and the village of Castlemore. Although set back on the property, the school's tower can be seen along The Gore Road and from the intersection of Castlemore Road and The Gore Road. The schoolhouse is one of the last remnants of rural heritage in an area that is becoming urbanized.

#### 6.1.4 DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY

The heritage attributes comprise all facades, architectural detailing, construction materials and associated building techniques, as well as significant landscape elements and important vistas. The detailed heritage attributes/character defining elements include, but are not limited to:

#### **DESIGN/PHYSICAL VALUE:**

- One-and-a-half storey, one-room schoolhouse
- Gable roof
- Bullseye window
- Bell tower
- Dichrome brick patterning under front facade eaves
- Corbel brick pattern under eaves
- Quoining
- Buff brick flat segmental arches with stone keystones over windows

#### HISTORICAL/ASSOCIATIVE VALUE:

- Functioned as Castlemore School S.S. # 6 for 89 years (1873-1962)
- Illustrates the trend of one room schoolhouses
- Associated with the rural schools of the Toronto Gore Township, one of a few still standing

#### **CONTEXTUAL VALUE:**

- Visually marks the former rural community of Castlemore
- Visible along The Gore Road

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# 7 PROPOSED DEVELOPMENT

#### 7.1 DESCRIPTION OF PROPOSED UNDERTAKING

The client is seeking to sever the subject property into two parcels (Appendix A). The lands to be retained will consist of 0.33 hectares and include the modern dwelling and former schoolhouse. The lands to be severed are 15.16 hectares in area and will include the two farm buildings and cultivated agricultural area.

There are no development plans for the lands to be severed at the time of the writing of this report.

#### 7.2 POTENTIAL IMPACTS

When determining the effects a development or site alteration may have on known or identified built heritage resources or cultural heritage landscapes, the MCM's *Heritage Resources in the Land Use Planning Process* advises that the following "negative impacts" be considered:

- Destruction of any, or part of any, significant heritage attributes, or features<sup>2</sup>
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance<sup>3</sup>
- Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden<sup>4</sup>
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship<sup>5</sup>
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features<sup>6</sup>
- A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces<sup>7</sup>
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource<sup>8</sup>

Other potential impacts may also be considered such as encroachment or construction vibration (Image 22). Historic structures, particularly those built with masonry elements, are susceptible to damage from vibration caused by pavement breakers, plate compactors, utility excavations, and increased heavy vehicle travel in the immediate vicinity. Like any structure, they are also threatened by collisions with heavy machinery, subsidence from utility line failures, or excessive dust (Randl 2001:3-6).

<sup>&</sup>lt;sup>2</sup> This is used as an example of a *direct* impact in the MCM *Info Bulletin* 3.

<sup>&</sup>lt;sup>3</sup> A direct impact in the MCM Info Bulletin 3.

<sup>&</sup>lt;sup>4</sup> An *indirect* impact in the MCM *Info Bulletin 3*.

<sup>&</sup>lt;sup>5</sup> An indirect impact in the MCM Info Bulletin 3.

<sup>&</sup>lt;sup>6</sup> An example of a *direct* and *indirect* impact in the MCM *Info Bulletin* 3. It is a direct impact when significant views or vistas within, from or of built and natural features are obstructed, and an indirect impact when "a significant view of or from the property from a key vantage point is obstructed".

<sup>&</sup>lt;sup>7</sup> A direct impact in the MCM Info Bulletin 3.

<sup>&</sup>lt;sup>a</sup> In the MCM *Heritage Resources in the Land Use Planning Process* this refers only to archaeological resources but in the MCM *Info Bulletin 3* this is an example of a *direct* impact to "provincial heritage property, including archaeological resources".

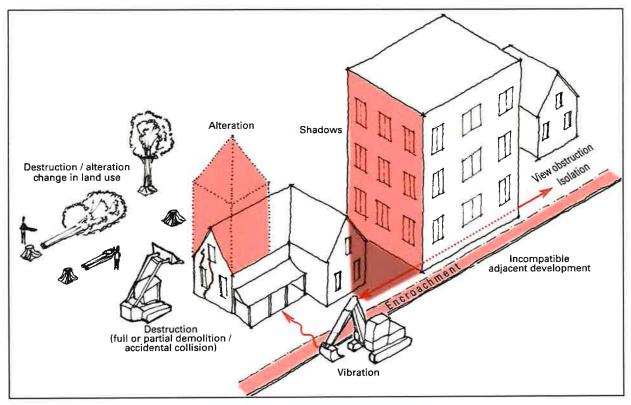


Image 22: Examples of negative impacts

Although the MCM's *Heritage Resources in the Land Use Planning Process* identifies types of impact, it does not advise on how to describe its nature or extent. For this the MCM's *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (1990:8) provides criteria of:

- Magnitude amount of physical alteration or destruction that can be expected
- Severity the irreversibility or reversibility of an impact
- Duration the length of time an adverse impact persists
- Frequency the number of times an impact can be expected
- Range the spatial distribution, widespread or site specific, of an adverse impact
- Diversity the number of different kinds of activities to affect a heritage resource

Since advice to describe magnitude is not included in the MCM's *Guideline* or any other Canadian guidance, the ranking provided in the ICOMOS *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties* (ICOMOS 2011: Appendix 3B) is adapted here. While developed specifically for World Heritage Sites, it is based on a general methodology for measuring the nature and extent of impact to cultural resources in urban and rural contexts developed for the UK Highways Agency *Design Manual for Roads and Bridges* [DMRB]: *Volume 11*, HA 208/07 (2007: A6/11) (Bond & Worthing 2016:166-167) and aligns with approaches developed by other national agencies such as the Irish Environmental Protection Agency (reproduced in Kalman & Létourneau 2020:390) and New Zealand Transport Agency (2015). The grading of impact is based on the "Guide to Assessing Magnitude of Impact" summarized in Table 7-1 below.

10300 The Gore Road, Brampton HIA Project No: 221-12755-00 West Humber River Developments Inc.

**Table 7-1: Impact Grading** 

#### Impact Grading Description

Major	Change to heritage attributes that contribute to the CHVI such that the resource is totally altered.  Comprehensive changes to the setting.
Moderate	Change to many heritage attributes, such that the resource is significantly modified.  Changes to the setting of a heritage property, such that it is significantly modified.
Minor	Change to heritage attributes, such that the asset is slightly different.  Change to the setting of a heritage property, such that it is noticeably changed.
Negligible/Potential	Slight changes to heritage attributes or the setting that hardly affects it.
None	No change to heritage attributes or setting.

An assessment of potential impacts resulting from the proposed development on the property's CHVI and heritage attributes is presented in Table 9-2.

### 7.3 EVALUATION OF IMPACTS

Below, Table 7-2 will evaluate impacts to the subject property.

Table 7-2: Evaluation of Impacts to the subject property at 10300 The Gore Road.

CRITERIA	EVALUATION	
<b>Destruction</b> of any, or part of any, significant heritage attributes or features;	Impact: None  Rationale: The proposed severance of the property will not result in the destruction of any of the identified heritage attributes.	
<b>Alteration</b> that is not sympathetic, or is incompatible, with the historic fabric and appearance;	Rationale: The proposed severance of the property does not include plans to develop the retained and severed lands; as such, there will be no alteration to the identified physical/design heritage attributes. Consideration of impact to the contextual heritage attributes are discussed under the 'direct or indirect obstruction' criteria.	
Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;	Impact: None  Rationale: The proposed severance of the property does not include plans to develop the retained or severed lands. As such, there will be no shadow impacts.  Future development of the severed lands may have shadow impacts.	

10300 The Gore Road, Brampton HIA Project No: 221-12755-00 West Humber River Developments Inc.

CRITERIA	EVALUATION
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;	Impact: None  Rationale: The proposed severance of the property does not include plans to develop the retained and severed lands; as such, no heritage attributes will be isolated.  Future development of the severed lands has the potential to partially isolate the former schoolhouse from its relationship with The Gore Road.
Direct or indirect obstruction of significant views or vistas within, from, or to built and natural features;	Rationale: While the significant views identified in the list of heritage attributes will not be impacted by the proposed severance of the property as there are no development plans for the severed lands, the severance may reduce the City's ability to manage the views to the former schoolhouse's north elevation from The Gore Road as the severed land will not be directly subject to a designation by-law (instead it will be an adjacent property).
A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;	Impact: None  Rationale: The land use of this property will not change as a result of the proposed severance.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.	Impact: None  Rationale: The proposed severance of the subject property will not result in any land disturbances.  However, future development of the severed lands would result in land disturbances and an archaeological assessment should be completed as part of any future application for development under the Planning Act.

### 7.4 RESULTS OF IMPACT ASSESSMENT

The preceding impact assessment has determined that the proposed severance will largely not result in any impacts to the heritage attributes identified in the designation by-law. However, potential impacts to the view of the former schoolhouse's north elevation from The Gore Road were identified as severance of the property may reduce the City's ability to manage this view given it will be a separate, adjacent property and not directly subject to the designation by-law. In addition, while there are no development plans for the severed land at present, development of this land in the future may result in impacts to the identified heritage attributes (i.e., the development of the severed lands will involve a Secondary Plan process including the proposal of an HIA).

10300 The Gore Road, Brampton HIA Project No: 221-12755-00 West Humber River Developments Inc.

#### 7.5 MITIGATION MEASURES

The potential impact to the views of the former schoolhouse's east elevation from The Gore Road can be effectively managed through mitigation measures, as such, alternative options to the proposed severance have not been considered.

WSP recommends that the design concept of any future development of the severed lands take into consideration the importance of views to the schoolhouse from The Gore Road and that buildings be placed strategically so as to allow for maintenance of the visual relationship between the former schoolhouse and The Gore Road.

Future development of the severed land should also be accompanied by a Heritage Impact Assessment to evaluate the impact of the development on the former schoolhouse's heritage attributes, including but not limited to the identified views.

10300 The Gore Road, Brampton HIA Project No: 221-12755-00 West Humber River Developments Inc. WSP ecember 2022

# 8 RECOMMENDATIONS

The proposed development includes the severance of the subject property into two separate lots. The retained portion will include the existing dwelling and the former schoolhouse and the severed lands will include the two farm buildings and agricultural fields. There is no proposed development of the retained or severed lands as part of this severance application.

Review of the proposed severance application has determined that the severance will largely not impact the identified heritage attributes but has the potential to affect views of the front facade and north elevation from The Gore Road given the City will have less ability to regulate these views once the property is severed.

As such, the following recommendations are made:

- 1. That future development of the severed lands maintain views to the front facade and north elevations of the former schoolhouse from The Gore Road through the appropriate placement of buildings;
- 2. That any future application under the *Planning Act* for the severed lands be accompanied by a Heritage Impact Assessment to review potential negative impacts and provide appropriate alternatives and/or mitigation measures.

10300 The Gore Road, Brampton HIA Project No: 221-12755-00 West Humber River Developments Inc. WSP ecember 2022

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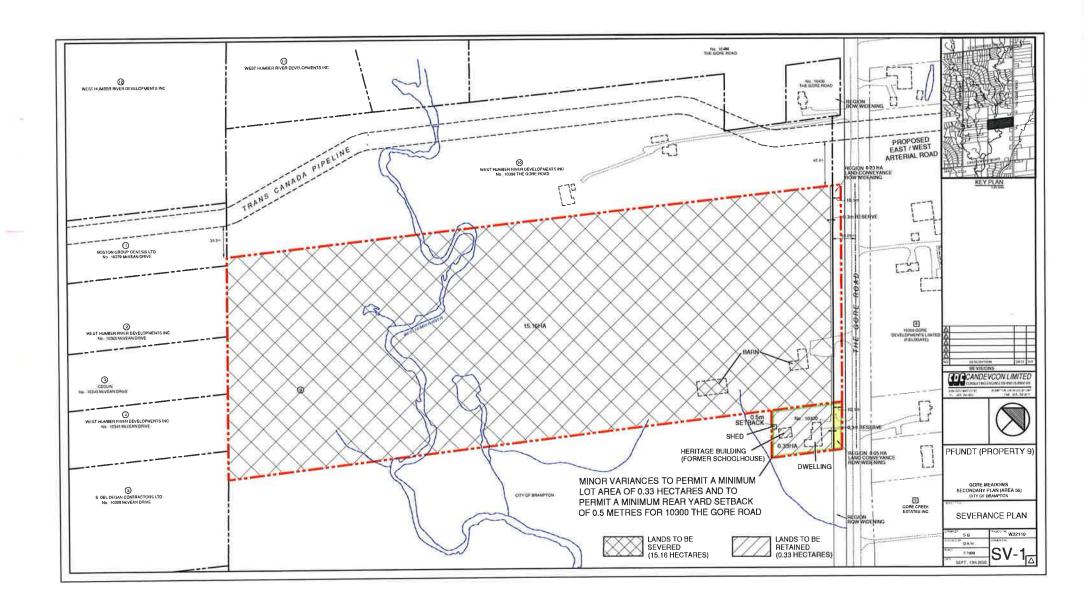
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10300 The Gore Road, Brampton HIA Project No: 221-12755-00 West Humber River Developments Inc.

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# **APPENDIX**

# A SEVERANCE PLAN



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 & ERVIRONMENTAL PLANNING
STRUCTURAL ENGINEERING

September 26, 2022

The City of Brampton Legal Services Division 2 Wellington Street West Brampton, Ontario L6Y 4R2

B- 2022-0015 A-2022-0323

ATTN: Ms. Jeanie Myers

Secretary - Treasurer

Re: Committee of Adjustment

Consent Application & Minor Variance Application Paul Pfundt and Roberta Rosemarie Elizabeth Pfundt

10300 The Gore Road

Candevcon File No. W22110

Dear Jeanie,

We enclose herewith the following documents pursuant to the subject Consent and Minor Variance Applications:

- 1. A Consent Application form, with Authorization and Permission to Enter signed by the Owner;
- A Minor Variance Application form, with Authorization and Permission to Enter signed by the Owner:
- 3. A copy of the Severance Plan (SV-1).
- Cheques as per the application fee schedule.

The purpose of the Consent Application is to sever the property to facilitate the creatin of a new lot on the subject lands. The severed parcel will be approximately 15.39 hectares in size and is currently an agricultural lot, proposed for future development that will be consistent with the City of Brampton Official Plan and Gore Meadows Secondary Plan (SP56). The retained land is used for residential purposes and is approximately size 0.38 hectares in size. A single detached dwelling, a heritage building (non-residential) and accessory shed currently occupy the retained lands.

A minor variance is requested based on the approval of the severance, since the retained lands would contain a lot area below the minimum requirement and rear yard setback below the minimum requirement in the Zoning By-law. Therefore, a request to permit a minimum lot area of 0.38 hectares and a minimum rear yard setback of 0.5 metres is being proposed concurrently.

We trust that you will find the foregoing to be satisfactory and request that you initiate the circulation of these applications.

Sincerely, Candevcon Limited

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GTA EAST OFFICE: 1600 STELLAR DRIVE, SUITE 402 • WHITBY, ONTARIO L1N 9B2 • T: (289) 315-3680



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
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WATER RESOURCES
ENVIRONMENTAL NOISE STUDIES
LAND USE & ENVIRONMENTAL PLANNING
STRUCTURAL ENGINEERING

#### Steven Giankoulas, RPP Candidate

ce: Nick Rapallo

Paul & Roberta Pfundt Diarmuid Horgan Maria Jones



GTA EAST OFFICE: 1600 STELLAR DRIVE, SUITE 402 • WHITBY, ONTARIO L1N 982 • T: (289) 315-3680

# **Flower City**



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

APPLICATION NUMBER:

"B"\_2022-0015

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	Paul Pfur	ndt and Rob	erta Rosemarie Elizal	
	Address	10300 The Gore	Road		(print given and family name	s in tuli)
		Brampton, Ontar	o L6P 0A6			
	Phone #	416-213-7181		-	Fax #	
	Email	marco@royalpin	ehomes.com			
(b)	Name of	Authorized Agen	t Candevcoi	n Limited (Stev	ven Giankoulas)	
	Address	9358 Goreway D	)rive			
	, taur ooc	Brampton, Onta	rio L6P 0M7			
	Phone #	905-794-0600 e	xt 2060		Fax # 905-794-0611	
	Email	steven@candev	con.com			
3.	Specify	To sever the pro	operty to facilitate	the creation c	f a new lot.	ansferred, charged or leased.
э.		t Humber Rive				•••••••••••••••••••••••••••••••••••••••
4.	-				the land to be severed a	nd retained):
	a) Name	of Street The	Gore Road			Number <u>10300</u>
	b) Conce	ssion No. 9				Lot(s) 12
	c) Regist	ered Plan No				Lot(s)
	d) Refere	nce Plan No.				Lot(s)
	e) Assess	sment Roll No. 10-1	2-0-001-17300-0	0000	Geographic or Form	er Township N.D.
5.	Are ther	e any easements	or restrictive co	ovenants affe	cting the subject land?	
	Yes Specify:		No	<b>7</b>		

tage 232.08m Depth	1 659.58m	Area 15.39 ha
ting Use Agricultural	Propose	d Use Residential and Open Space (Valley
ber and use of buildings and structu	res (both existing	g and proposed) on the land to be severe
ting) Two non-residential structures		
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icipal Road - Maintained all year		
er Public Road		
ional Road	V	
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e or other body of water		
ately owned and operated individual ommunal well		
er (specify):		
rage disposal will be by:	Existing	Proposed
licly owned and operated sanitary er system		
у		
rately owned and operated individual communal septic system		
er (specify):		
retained land: (in metric units)		
ntage 50.79m Dept	th <u>75.58m</u>	<b>Area</b> 0.38 ha
sting Use Residential	Propos	ed Use Residential
mber and use of buildings and struct	ures (both existin	g and proposed) on the land to be retair
isting) One single detached dwelling	g, one designate	d heritage building and one accessory
n is	ber and use of buildings and struct	ber and use of buildings and structures (both existing)  One single detached dwelling, one designate

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		
е)	If access is by water only, what parkin approximate distance of these facilities fr		cking facilities will be used and what is the ject 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	V	
	Privy		
	Privately owned and operated individual or communal septic system		
	Other (specify):		
What is	the current designation of the land in any a	oplicable zo	oning by-law and official plan?
	Land to be Severed	l	Land to be Retained
Zoning	By-Law A1-1520, Floodplain	-	<u>A1-1520</u>
Official City	Plans of Brampton  Residential, Open Space	_	Residential, Open Space
Re	egion of Peel Urban System	_	Urban System
section	e subject land ever been the subject of ar 51 of the Planning Act or a consent under s number of the application and the decision	section 53	on for approval of a plan of subdivision under of the Act and if the answer is yes and if known, lication?
Yes 🗆	No 🔽		
File #	Status/Decisio	n	
Has any	y land been severed from the parcel original	ly acquired	by the owner of the subject land?
Yes [	No 🗸		
Date of	Transfer	Land Us	e

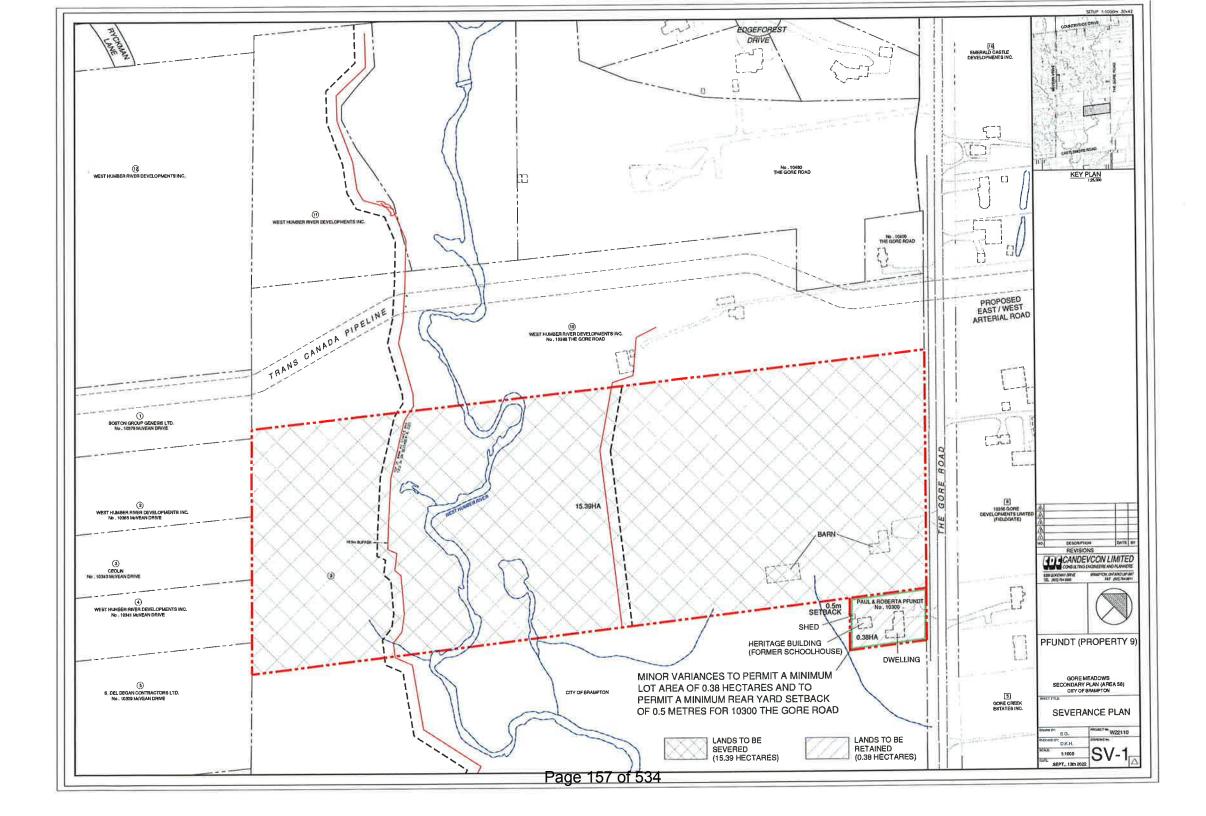
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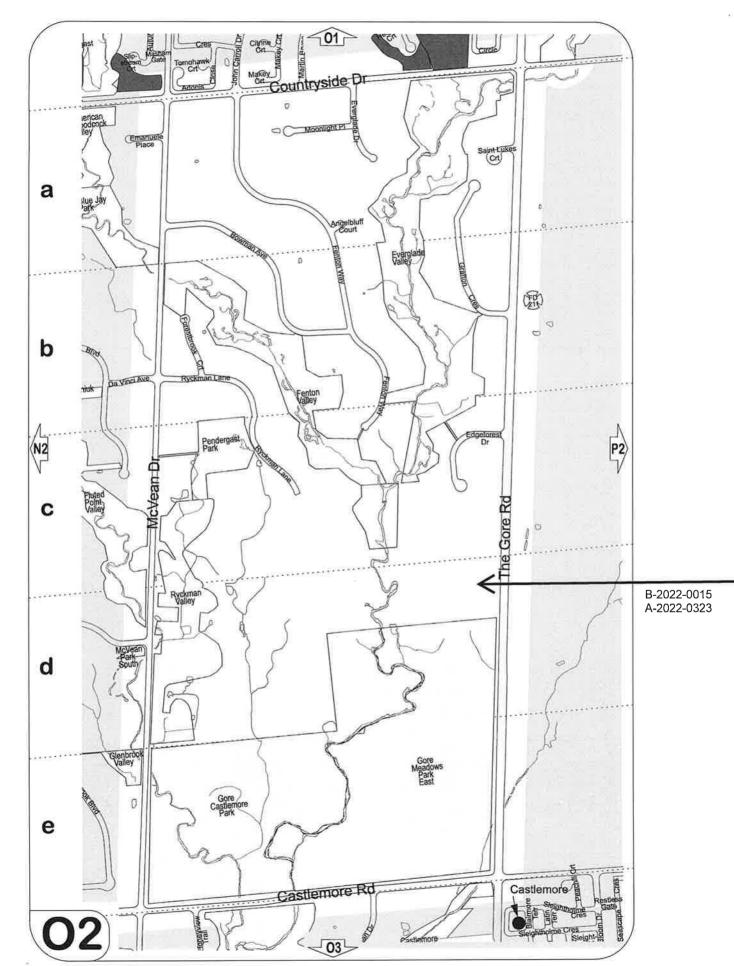
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10.

11.	If known, is/was the subject lar	nd the subject of any o	other applic	ation und	er the Planning	Act, such as:		
		File Number			Status			
	Official Plan Amendment	,				<del></del> ,		
	Zoning By-law Amendment	-				_		
	Minister's Zoning Order	( <del></del>	<b>-</b> )					
	Minor Variance	A-2022-0323	ر با	Conc	CURR ENT			
	Validation of the Title	· · · · · · · · · · · · · · · · · · ·	÷ :			<del></del> i		
	Approval of Power and Sale					_		
	Plan of Subdivision	-	_					
12.	Is the proposal consistent with	n Policy Statements iss	sued under	subsection	on 3(1) of the Pr	lanning Act?		
13.	Is the subject land within an ar	rea of land designated	under any	Provincia	l Plan? Yes ☑	No 🗖		
14.	If the answer is yes, does the a	application conform to	the applic	able Provi	ncial Plan?			
	•				Yes 🔽	No 🔲		
15.	If the applicant is not the own is authorized to make the ap AGENTS" form attached).	er of the subject land plication, shall be at	, the writte tached. (S	n authoriz ee "APPO	ation, of the ov	wner that the applicar  AUTHORIZATION O	nt F	
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	, Steven Gianko		City	of	Richmone	d Hall		
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this <u>27</u>	The day of Suntender	_, 20_22		Signature of	applicant/solicitor/au	ithorized agent, etc.	_	
			.le	eanie Ceci	Submit by Em	nail		
	1. N	les _	a Pi	Commissi rovince of	oner, etc., Ontario			
	Signature of a Commissioner, etc.		C.	ity of Bran	poration of the npton	m.		
/					rii 8, 2024.	/ 0	_	
-(	This application has been revi	E USE ONLY - To Be C ewed with respect to po	ssible varia	nces requi	ng Division red and the resu	lts	-	
	of the said	review are outlined on t	he attached	checklist.				
	Tall layre		Oct 5,	2022		<u> </u>		
	Zoning Officer			Da	ate			
	DATE RECEIVED September 27, 2022							

Date Application Deemed
Complete by the Municipality







# **Public Notice**

#### **Committee of Adjustment**

**APPLICATION # B-202-0019** Ward #6

#### **DEFERRED NOTICE OF AN APPLICATION FOR CONSENT**

An application for consent has been made by BOVAIRD WEST HOLDINGS INC.

#### **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 3.25 hectares (8.03 acres), together with reciprocal easements for access and servicing. The proposed severed lot has a frontage of approximately 108.57 metres (356.20 feet), a depth of approximately 138.28 metres (453.67 feet) and an area of approximately 1.73 hectares (4.27 acres). The effect of the application is to establish two separate lots from the existing lot to facilitate future development of the newly created (severed) lot to the east for residential/mixed use and the retained lot to the west for retail and commercial uses.

#### **Location of Land:**

Municipal Address: Lagerfeld Drive

Former Township: Town of Brampton

Northeast of Bovaird Drive West and Creditview Road

Legal Description: Block 2, Plan 43M-1927

#### **Meeting**

The Committee of Adjustment has appointed TUESDAY, January 24, 2023 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 Ontario Land 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 Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body.

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

LAST DAY FOR RECEIVING COMMENTS: JANUARY 19, 2023

\_\_\_\_\_\_ **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

Minor Variance:

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: File Number:

#### **Decision and Appeal**

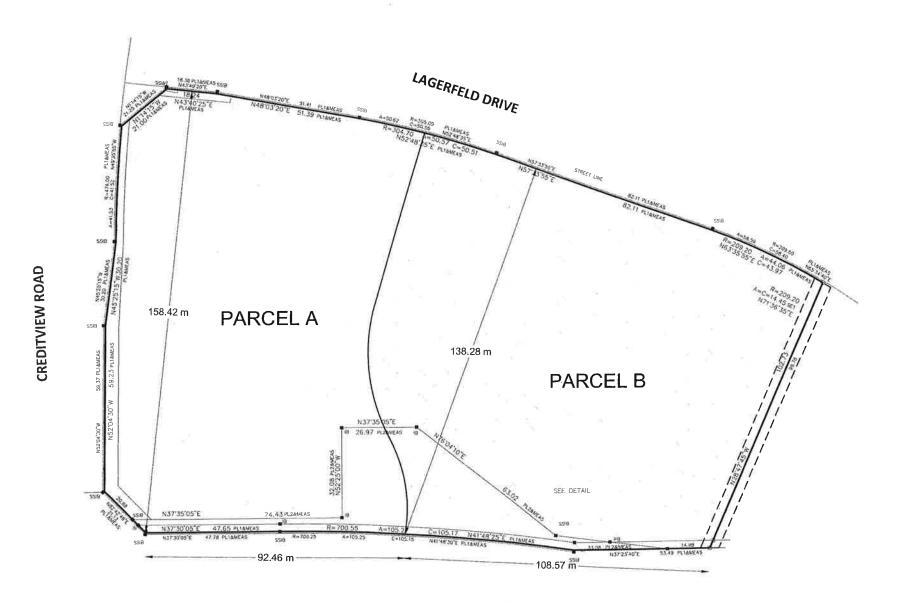
Any person or public body may, not later than 20 days after the giving of the notice of decision, appeal the decision or any condition imposed by the Committee of Adjustment or appeal both the decision and any condition to the Ontario Land Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a notice of appeal, accompanied by the fee prescribed under the Ontario Land Tribunal Act, 2021. The appeal form is available from the Ontario Land Tribunal website at https://olt.gov.on.ca/appeals-process/forms/

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 Ontario Land Tribunal may dismiss the appeal.

DATED AT THE CITY OF BRAMPTON THIS 5th Day of January, 2023

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 Pagenone 9659874-2117 Fax:



**BOVAIRD DRIVE WEST** 

Page 160 of 534

#### SEVERANCE SKETCH

PLAN OF SURVEY OF BLOCK 2 PLAN 43-M-1927 CITY OF BRAMPTON REGIONAL MUNICIPALITY OF PEEL

PARCEL A (to be Retained)
Area: 1.52 ha (3.76 ac)
Frontage: 92.46 m
Depth: 158.42 m

PARCEL B (to be Severed)
Area: 1.73 ha (4.27 ac)
Frontage: 108.57 m
Depth: 138.28 m

[\_\_] Mutual Access Easement

Blanket Easement for Reciprocal Access and Servicing

Date: October 12, 2022

Scale: 1:1,000

File: Y329 - AP

Drawn: R.M.







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 and/or as a hybrid meeting (both inperson and electronically).

#### Electronic/Hybrid Hearing Procedures How to get involved in the Hybrid Hearing

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **January 24, 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

#### 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**, **January 19**, **2023**.

- Advance registration for applicants, agents and other interested persons is required by one or two options:
  - 1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary–Treasurer at <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a> by 4:30 pm Thursday, January 19, 2023.
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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.



KITCHENER WOODBRIDGE LONDON KINGSTON BARRIE BURLINGTON

# B-2022-0019

October 18, 2022

Jeanie Myers Legislative Coordinator Secretary-Treasurer Committee of Adjustment City Clerk's Office City of Brampton 2 Wellington Street West Brampton, ON L6Y 4R2

Dear Ms. Myers:

RE:

APPLICATION FOR CONSENT FOR SEVERANCE BOVAIRD AND CREDITIVEW ROAD, BRAMPTON

MHBC FILE: Y329AP

On behalf of our client, Bovaird West Holdings Inc. (the "Owner"), please find enclosed our revised Consent for Severance application for the property generally located northeast of Creditview Road and Bovaird Drive in the City of Brampton.

In support of this application, we have enclosed the following items:

- One (1) fully completed copy of the consent application; and
- One (1) digital copy of the severance sketch.

#### SITE CONTEXT

The Subject Lands are generally located northeast of Creditview Road and Bovaird Drive in the City of Brampton. Immediately south of the west parking lot of Creditview GO station. The Subject Lands have approximately 129 metres of frontage on Creditview Road, 205 metres frontage along Bovaird Drive, and a total area of approximately 33,468 square metres. The Subject Lands are currently vacant, consisting of a grassed lot with no trees. The Subject Lands were part of previous City applications OPA/ZBA to zone the property to allow for commercial and mixed use development. Surrounding area land uses are as follows:

1

204-442 BRANT STREET / BURLINGTON / ONTARIO / L7R 2G4 / T 905 639 8686 / F 905 761 5589 / WWW.MHBCPLAN.COM

**North:** Immediately north of the Subject Lands, across Lagerfeld Drive, is the parking lot for Mt. Pleasant GO Station. Further north the predominant land use is low and mid-rise residential, including primarily 3 storey town house dwellings.

**South:** Immediately south of Bovaird Drive West, is various low density residential in the form of semi-detached dwellings.

**East:** To the east of the Subject Lands is another block of development that was subject to a consent application. The intent is to that the immediate east will be developed as high-density residential, further east is additional high-rise residential (currently under construction).

West: Immediately west of Creditview Road, is being developed for a mix of medium density housing.

#### **OVERVIEW:**

The purpose of this application is to allow for a severance of Block 2 so that the co-owners can develop both parcels at the same time. The west parcel will be initially developed for retail and commercial uses, while the easterly portion will be developed for high-rise residential uses. It is anticipated that the future development applications on the east side will also facilitate the new north-south roadway. The west parcel is intended to have a lot area of 15,219 m² while the east parcel is intended to have lot area of 15,217 m² in size, with frontages of approximately 92 m and 109 m respectively. The depths of the proposed parcels are 158 m and 138m. Both of the parcels will meet minimum zoning standards as displayed in the table below.

Zoning By-law 270-2004 Provision	Requirement (C3 Zone)	Parcel A	Parcel B	
Min Lot Width	21 metres	92 metres	109 metres	
Min Lot Depth	21 metres	158 metres	138 metres	

#### JUSTIFICATION OF PROPOSAL

While this application is a consent under section 53 of the *Planning Act*, the determination of whether the approval of the consent should be granted is noted in Section 53(12). Section 53(12) notes that the granting of approval is based on whether there is sufficient regard for the matters under Section 51(24). In our opinion, the proposed severance does have regard for the matters set out in Section 51(24) of the *Planning Act* as follows:

"In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,"

a) The effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2.

With respect to Section 51(24)(a), the application is to sever the existing lot and create two separate parcels. The proposal includes a blanket easement for reciprocal access and servicing.

b) Whether the proposed subdivision is premature or in the public interest.

Section 51(24)(b) has been met as uses contemplated for both the retained and severed lands will be permitted in the Brampton Official Plan, Fletcher Meadows Secondary Plan, and the site specific *Zoning By-law* on both parcels.

c) Whether the plan conforms to the official plan and adjacent plans of subdivision, if any.

Section 51(24)(c) has been met as the proposal conforms to the *City of Brampton Official Plan and Fletchers Meadow Secondary Plan*. The Subject Lands are zoned 'Commercial Three' and 'Residential Apartment', both with site specific modifications and uses to allow for a mix of uses on both the retained and severed portions of the Subject Lands. The proposed severance is to facilitate appropriate sized development parcels and will maintain the intent of the site designations and zoning.

d) The suitability of the land for the purposes for which it is to be subdivided.

The proposed severance application will create two parcels that are suitable, appropriate and compatible with the existing character of the surrounding area. The subdivided lands will maintain the City standards as set forth in *Zoning By-law 270-2004*.

f) The dimensions and shapes of the proposed lots;

The proposal results in the creation of two new parcels that have shapes and sizes that comply with the *Zoning By-law* requirements. The proposed parcels will be suitable for future development as contemplated through site specific zoning for the Subject Lands.

i) The adequacy of utilities and municipal services.

Section 51(24)(i) has been fulfilled for the retained lands as the properties are intended to be fully serviced through subsequent development approvals. A master servicing study was undertaken with previous applications to determine servicing to facilitate future development on the Subject Lands. Infrastructure has been confirmed to be available for the parcels. Similarly, servicing studies will be provided in support of any future applications.

k) The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

There are no land dedications anticipated to be conveyed through this process. The Subject Lands are also to be subject to future site plan applications which will allow additional review before approval.

3

m) The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act.

A site plan application will be required to facilitate the development on both parcels. Ultimate development scenarios will be subject to the site specific provisions of the Zoning By-law. The lot configurations of both the retained and severed parcels meet the City standards in terms of lot width and depth. The severance and lot addition will ensure that appropriately sized development parcels are created to allow for development that will have appropriate minimum setbacks.

Based on the above analysis, the proposed severance meets the tests under section 51(24), specifically, (a), (b), (c), (d), (f), (i), (k) and (m). Given the context and scope of the proposal, the criteria of 51(24) (e), (g), (h), (j), and (l) are not applicable. Therefore, the proposed severance is in the public interest, represents good planning and has sufficient regard for the matters under Section 51(24) of the *Planning Act*.

#### CONCLUSION

It is in our opinion that the requested consent for severance meets the requirements of Section 51(24) of the Planning Act and conforms to the applicable Official Plan policies and Zoning provisions. We request that this application be circulated for staff review and be scheduled for the next available Committee of Adjustment hearing.

If you require further information please do not hesitate to contact us. We look forward to this matter being scheduled on the next available hearing date.

Yours truly,

**MHBC** 

Oz Kemal, BES, MCIP, RPP

Bokel

Partner

# **Flower City**



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

**APPLICATION NUMBER:** 

"B"- 2022-0019

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 C	Owner/Applica	nt Bovaird West Hold	ings Inc.	
	Address 2851 John Street, Suite		eet, Suite 1, Markham, ON, L3F	(print given and family r R 5R7	ames in full)
	Phone #	905-477-9200		Fax #	
	Email	sbishop@nadg.o	com & erica.govan@choicereit.ca		
(b)	Name of /	Authorized Age	MHBC Planning c/o Oz K	emal	
	Address	442 Brant Stre	eet, Suite 204, Burlington, ON,	L7R 2G4	
	Phone #	905-639-8686 x	225	Fax #	
	Email	okemal@mhbcp	olan.com	÷	
2. 3.	addition, Specify	Block 2 on Pla access and se	a charge, a lease or a correct an 43M-1927 to be split to creat ervicing.	ion of title. te two separate lots with	a blanket easement for reciprocal  e transferred, charged or leased.
	Unknown a	t this time			
4.	Descripti		ect land ("subject land" mear gerfeld Drive/Creditview Road/Bova		ed and retained):  Number
	b) Conces	ssion No.			Lot(s)
	c) Registe	ered Plan No. 43	8M-1927		Lot(s) 2
	d) Refere	nce Plan No			Lot(s)
	e) Assess	ment Roll No. 21	1006000300326	Geographic or Fo	rmer Township Brampton
5.	Yes	·	ts or restrictive covenants af  No  Inds are subject to an easement in fa		1? : located along the Bovaird Frontage

6.

a)	Frontage ~108m Dept	h_~138m	Area ~1.73ha
b)	Existing Use Vacant	Proposed	Use Residential / Mixed-Use
c)	Number and use of buildings and struct	ures (both existing a	and proposed) on the land to be severe
	(existing) None		
	(proposed None		
d)	Access will be by:	Existing	Proposed
	Provincial Highway		
	Municipal Road - Maintained all year	V	
	Other Public Road		
	Regional Road	<b>V</b>	
	Seasonal Road		
	Private Right of Way		
e)	If access is by water only, what park approximate distance of these facilities		
f)	Water supply will be by:	Existing	Proposed
	Publicly owned and operated water syst	ten 🔽	
	Lake or other body of water		
	Privately owned and operated individua or communal well	i 🗆	
	Other (specify):		
g)	Sewage disposal will be by:	Existing	Proposed
	Publicly owned and operated sanitary sewer system	<b>✓</b>	
	Privy		L
	Privately owned and operated individua or communal septic system		
	Privately owned and operated individua or communal septic system		
Desc	Privately owned and operated individua or communal septic system		
Desc	Privately owned and operated individual or communal septic system  Other (specify):  ription of retained land: (in metric units)		Area ~1.52ha
	Privately owned and operated individual or communal septic system  Other (specify):  ription of retained land: (in metric units)	oth_~158m	
a)	Privately owned and operated individual or communal septic system  Other (specify):  ription of retained land: (in metric units)  Frontage Dep	oth <u>~158m</u> Propose	Area ~1.52ha d Use Residential / Mixed-Use
a) b)	Privately owned and operated individual or communal septic system  Other (specify):  ription of retained land: (in metric units)  Frontage ~92m Dep  Existing Use Vacant  Number and use of buildings and struct	oth <u>~158m</u> Propose tures (both existing	Area ~1.52ha d Use Residential / Mixed-Use

d)	Access will be by:		Existing		Proposed			
	Provincial Highway							
	Municipal Road - Maint	tained all year	<b>V</b>					
	Other Public Road							
	Regional Road		V					
	Seasonal Road							
	Private Right of Way							
e) .	If access is by water approximate distance							
f)	Water supply will be by	y:	Existing		Proposed			
	Publicly owned and op	perated water systen	7					
	Lake or other body of	water						
	Privately owned and o or communal well	perated individual						
	Other (specify):							
g)	Sewage disposal will l	be by:	Existing		Proposed			
	Publicly owned and oր sewer system	perated sanitary	<b>V</b>					
	Privy							
	Privately owned and o or communal septic sy	•						
	Other (specify):							
What is	the current designation o	of the land in any app	olicable zo	oning by-law	and official plan	•		
		Land to be Severed		Land to I	oe Retained			
Zoning I	By-Law <u>C</u>	Commercial Three (C3-5326)		Commercial T	hree (C3-5326)			
Official I City		dixed Use Node (Fletcher's Meadow)	,	Mixed Use Node	(Fletcher's Meadow)			
Re	egion of Peel	Urban System	,	Urban Syster	<u>m</u>			
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#	B-2021-0034	Status/Decision	Approved					
Usa see	Has any land been severed from the parcel originally acquired by the owner of the subject land?							
_		uie paicei originally	acquired	by the owner	or the audject is	uid;		
Yes L	✓ No ☐ Transfer 2022		l and He	a High-Rise Re	sidential (Block 3)			
Date of	ITAIISIEF ZUZZ		Lanu US	1 "311-17/36 176	older (Diook o)			

8.

9.

10.

11,	If known, ia/was the subject ta	and the subject of an	y other a	oplication under t	he Planning	Act, a	uch as:	
		File Number		Sta	itus			
	Official Plan Amendment					_		
	Zoning By-law Amendment	C04W11010	_	OMB Approve	d (PL 160478	<u>)</u>		
	Minister's Zoning Order		_			-		
	Minor Variance							
	Validation of the Titls	3	-			_		
	Approval of Power and Sale							
	Plan of Subdivision					_		
12,	ls the proposal consistent with	h Policy Statements	issued vi		(1) of the <i>Pla</i>	enning No	Act?	
13.	is the subject land within an a	rea of land designate	ed under		an? IS 🔼	No		
14.	If the answer is yes, does the	application conform	to the ap		al Plan? os 🚺	No		
15.	if the applicant is not the own is authorized to make the ap AGENTS" form attached).							
Date	d at the <u>Clty</u>	of <u>Burling</u> ton						
this	s day of October		20_22					
	1/1/	6.		Check box	if applicable:			
	Signature of Applicant, or Authorized A	Aconi see nois so naxi car	:5	I have the aut	•			
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the Cou	unty/District/Regional Municipality	of Waterloo		solemnly declare	that all the si	lateme	enla conta	ined in t
plicatio	n are true and I make this as If ma	ide under oath and by	virtue of '	The Canada Evide	nce Act'			
iciared be	efore me at the <u>City</u> of	Burlington		1 1	11			
the	Region Of Hatton		~	19/10	1			
is X7	day of Ociober	2022.	-	Signature of applic	ant/solicitor/auth	ortzed 8	gent, elc	
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	This application has been review		ossibl <del>e</del> va	rtances required a			/	
	Till side	review are outlined on	the attack	ned checklist.				
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	Zoning Office	r			Date			
		0.1		18, 202				
	DATE RECEIVE	1	كون	. 0, 202				
	Date Application Deems							

BOVAIRD DR W

#### **SEVERANCE SKETCH**

PLAN OF SURVEY OF BLOCK 2 PLAN 43-M-1927 CITY OF BRAMPTON REGIONAL MUNICIPALITY OF PEEL

PARCEL A (to be Retained)
Area: 1.52 ha (3.76 ac) Frontage: 92,46 m Depth: 158,42 m

PARCEL B (to be Severed)
Area: 1.73 ha (4.27 ac)
Frontage: 108.57 m 138.28 m

Mutual Access Easement

Blanket Easement for Reciprocal Access and

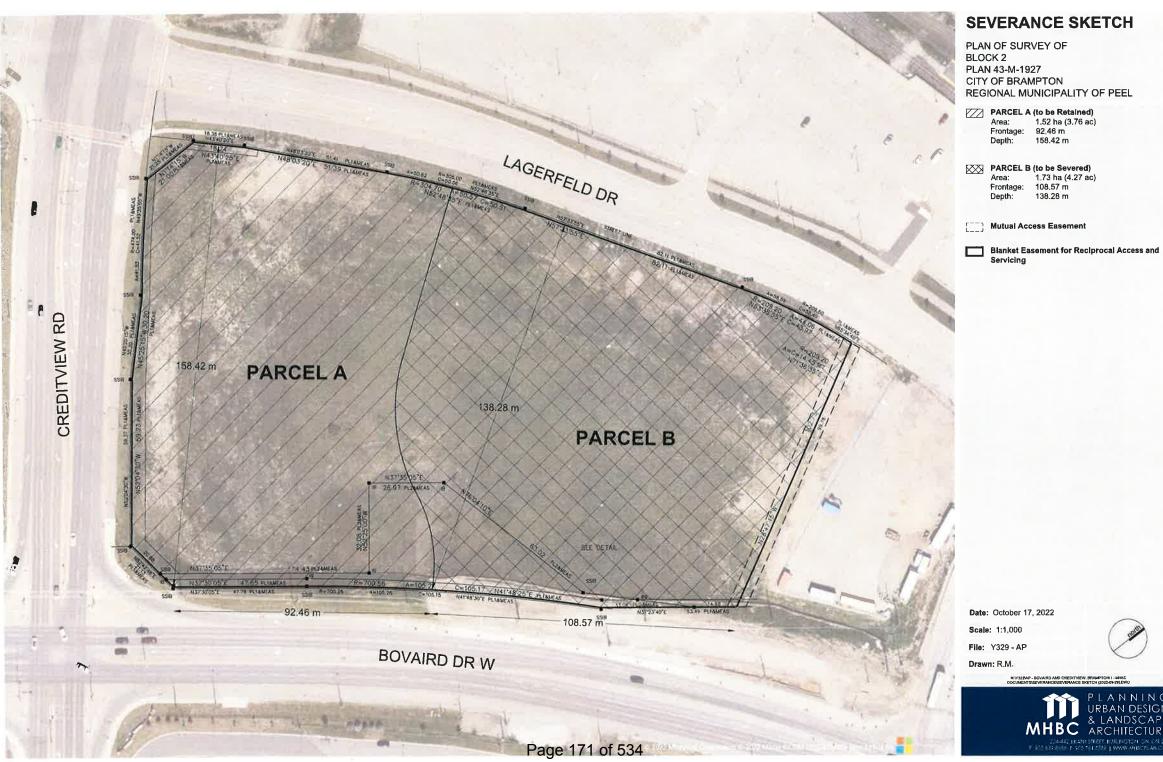
Date: October 18, 2022

Scale: 1:1,000 File: Y329 - AP

Drawn: R.M.













# **Public Notice**

#### **Committee of Adjustment**

**APPLICATION # B-202-0020** 

Ward #8

#### DEFERRED NOTICE OF AN APPLICATION FOR CONSENT

An amended application for consent has been made by 2441925 ONTARIO LTD.

#### 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 1.229 hectares (3.04 acres), together with easements for parking, access, sanitary and water servicing and storm servicing. The proposed severed lot has a frontage of approximately 43.7 metres (143.37 feet), a depth of approximately 76.35 metres (250.50 feet) and an area of approximately 0.334 hectares (0.825 acres). The effect of the application is to establish two separate lots from the existing lot to facilitate future development of the newly created (severed) lot with a new 8 storey office building with 2 levels of underground parking. The retained lands will continue to be occupied by a banquet hall.

#### **Location of Land:**

Municipal Address: 2 Auction Lane

Former Township: Toronto Gore

Legal Description: Part of Lot 5, Concession 7 ND

#### Meeting

The Committee of Adjustment has appointed TUESDAY, January 24, 2023 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 Ontario Land 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 Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body.

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

#### LAST DAY FOR RECEIVING COMMENTS: JANUARY 19, 2023

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 NO File Number:

Zoning By-law Amendment:

File Number:

Minor Variance:

YES

File Number: A-2022-0039 and a-2022-0349

#### **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 Ontario Land Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a notice of appeal, accompanied by the fee prescribed under the Ontario Land Tribunal Act, 2021. The appeal form is available from the Ontario Land Tribunal website at https://olt.gov.on.ca/appeals-process/forms/

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 Ontario Land Tribunal may dismiss the appeal.

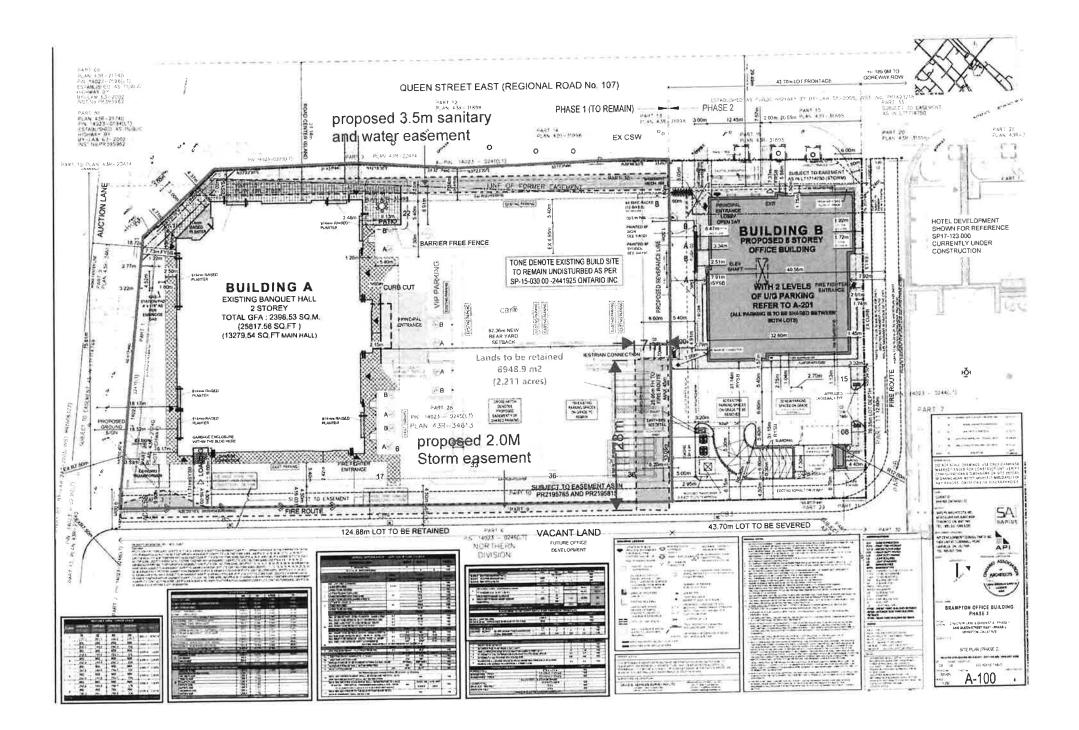
DATED AT THE CITY OF BRAMPTON THIS 5th Day of January, 2023

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 Pageanlemyers@brampton.ca Fax:

(905)874-2119





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 and/or as a hybrid meeting (both inperson and electronically).

#### Electronic/Hybrid Hearing Procedures How to get involved in the Hybrid Hearing

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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/hybrid 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 <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a>. 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.

December 14, 2022

13-2020 - 0020 AMENDED

Committee of Adjustment City of Brampton 2 Wellington Street West Brampton, ON L6Y 4R2

#### Re: AMENDMENT TO CONSENT APPLICATION FOR SEVERED LANDS (2 Auction Lane)

I am writing with respect to the consent application for 2 Auction Lane that was deferred at the November 15, 2022 Committee of Adjustment meeting, in conjunction with the concurrent minor variance applications for the retained and severed lands. These applications were deferred to allow for confirmation of the details of the required servicing easements to be registered on the retained lands in response to the concerns raised by City Building and Engineering staff with respect to the proposed reciprocal blanket servicing easements.

I am writing to request that the consent application be amended to include the establishment of the following easements on the retained lands as illustrated on the revised reference plan submitted in support of these applications:

- 1. 3.5-metre wide sanitary and water servicing easement along the north side of the retained lands; and
- 2. 2.0-metre wide storm servicing easement along the south side of the retained lands.

No other amendments are required to the consent application or minor variance applications for the retained and severed lands. Please let me know any additional information required or questions you have.

Regards,

Michael Barton, MCIP, RPP

President

MB1 Development Consulting Inc.

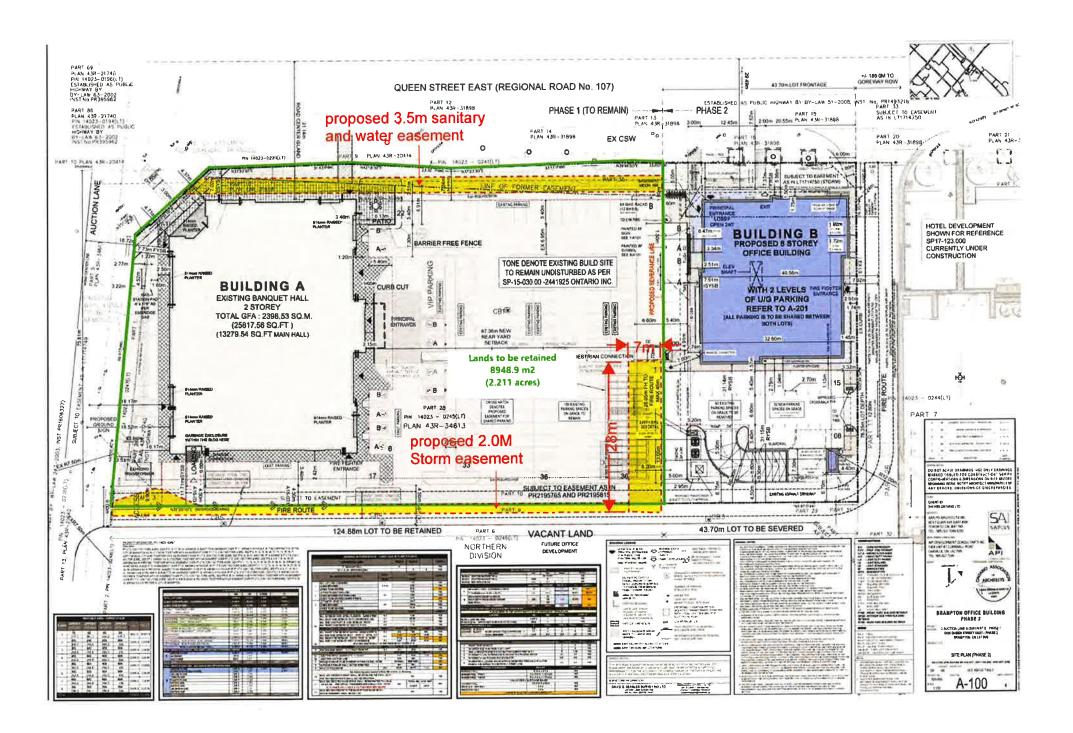
michael@mb1consulting.com

(905) 599-9973

1

MB1

Urban Planning 2 Auction Lane – Consent and Minor Variance Applications



October 18, 2022

B-2022-0020

Committee of Adjustment City of Brampton 2 Wellington Street West Brampton, ON L6Y 4R2

#### Re: Consent and Minor Variance Applications – 2 Auction Lane, Brampton

I am writing to update the Committee of Adjustment applications submitted for 2 Auction Lane. As previously noted, minor variance application A-2022-0039 was submitted to the Committee of Adjustment on behalf of the owner of 2 Auction Lane (the "Subject Property"). This application was deferred at the March 29, 2022 Committee of Adjustment hearing with the requirement that the application return to the Committee no later than December 6, 2022. The Subject Property is currently occupied by a 2-storey banquet hall with a total gross floor area of 2,398.53 m² (25,817.56 ft²) and a large surface parking area. The Owner is proposing to construct a new 8-storey office building with 2 levels of underground parking while retaining the banquet hall. These buildings and uses will also share the existing surface parking spaces.

Application A-2022-0039 requested the following minor variances:

- To provide 302 parking spaces on site whereas the by-law requires a minimum of 527 parking spaces;
- To permit a rear yard depth of 1.72m (5.64 ft.) to a proposed office building whereas the by-law requires a minimum yard depth of 6.0m (19.68 ft.) to all lot lines;
- To permit a rear yard depth of 4.42m (14.50 ft.) to a proposed enclosed stairwell, whereas the by-law requires a minimum yard depth of 6.0m (19.68 ft.) to all lot lines.

Since the meeting where this application was heard and subsequently deferred by the Committee of Adjustment, the Owner has made the decision to sever the Subject Property with the banquet hall to remain on the retained lands and the new office building to be constructed on the severed lands. Therefore, application A-2022-0039 has been revised to reflect the minor variances required for the retained lands and a new minor variance application submitted for the severed lands, in conjunction with the consent application.

The following variances are now requested under application A-2022-0039 (retained lands):

- To permit a minimum parking requirement of 302 spaces to be shared among the severed and retained lands (584 spaces required);
- To permit parking provided on the adjacent severed lot to be used in conjunction with uses established on the retained lot;
- To permit minimum landscaped area 4.3 metres (6 metres required) along Queen Street; and
- To permit garbage and refuse storage not screened within an enclosure.

1

MB1

Urban Planning 2 Auction Lane - Consent and Minor Variance Applications

The following variances are requested under the new application for the severed lands:

- To permit a minimum parking requirement of 302 spaces to be shared among the severed and retained lands (584 spaces required);
- To permit minimum landscaped area of 3.25 metres (6 metres required) along Queen Street;
- To permit garbage and refuse storage not screened within an enclosure;
- To permit minimum lot area of 0.3344 ha;
- To permit minimum lot width of 43.7 m;
- To permit minimum east interior side yard setback of 1.72 m;
- To permit a rear yard setback of 4.5 m to the parking ramp;
- To permit maximum lot coverage of 36.5%; and
- To permit parking provided on the adjacent retained lot to be used in conjunction with uses established on the severed lot.

The proposed site plan for the Subject Property, consent reference plan and the reference plans showing the limits of the proposed severed and retained lands have been provided with these applications. The following documents have also been included:

- The updated traffic and parking study providing the justification for the requested parking variances;
- Copies of the previous minor variance decision and staff report on this property; and
- The proposed building elevations.

The proposed parking supply will be shared between the retained and severed lands and a reciprocal easement will be required for this parking arrangement. It is also anticipated that easements will be required for access and servicing, which will be established as part of the consent application.

Please let me know any additional information required or questions you have with respect to these applications and/or the development proposal.

Regards,

Michael Barton, MCIP, RPP

President

MB1 Development Consulting Inc.

Urban

michael@mb1consulting.com

(905) 599-9973

2 Auction Lane – Consent and Minor Variance Applications

October 18, 2022

Committee of Adjustment City of Brampton 2 Wellington Street West Brampton, ON L6Y 4R2

#### Re: Consent and Minor Variance Applications – 2 Auction Lane, Brampton

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Urban

2 Auction Lane – Consent and Minor Variance Applications

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- Copies of the previous minor variance decision and staff report on this property; and
- The proposed building elevations.

The proposed parking supply will be shared between the retained and severed lands and a reciprocal easement will be required for this parking arrangement. It is also anticipated that easements will be required for access and servicing, which will be established as part of the consent application.

Please let me know any additional information required or questions you have with respect to these applications and/or the development proposal.

Regards,

Michael Barton, MCIP, RPP

President

MB1 Development Consulting Inc.

michael@mb1consulting.com

(905) 599-9973

2

MB1 Urban Plannii 2 Auction Lane – Consent and Minor Variance Applications

# **Flower City**



**APPLICATION NUMBER:** 

"B"-2022-0020

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.

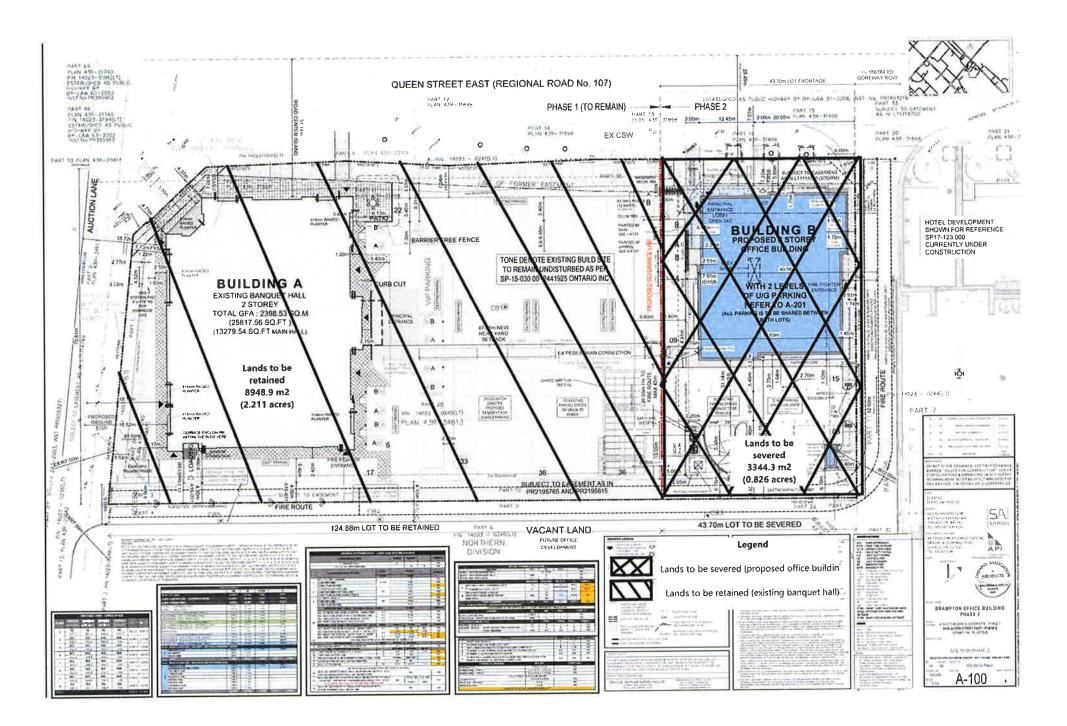
1. (a)	Name of Owner	/Applicant	Sukhdeep	Sandhu/2	2441925 OI	ntario Ltd.	
	Address 24	94 Miss	issauga Roa	<u>ad, Missis</u>	ssauga L5F	12L5	
	Phone #4	168989	080	Fax	#		
	Email						
	·						
(b)	Name of Author	_			pment Consulting I	nc.	
	Address 1489	Abbeywood E	Orive, Oakville, ON	L6M 2M6			
	Phone # 905-5	599-9973		Fax	x#		
	Email mich	ael@mb1cons	sulting.com				
2.	Specify: Crea	sement, a cha tion of new lot s, mutual acce	of the proposed arge, a lease or a control together with ease as and site servicing	orrection of tit ments for recipr g.	le. ocal parking shared	d between the ret	ained and severed
3.	If known, the nar		on to whom the land	or an interest in	the land is to be tra	ansferred, charged	d or leased.
4.	Description of	the subject la	and ("subject land"	' means the lar	nd to be severed a	nd retained):	
	a) Name of Str	eet Auction	ı Lane			Number 2	<del></del>
	b) Concession N	lo. <u>7</u>				Lot(s) <u>5 (P</u>	Part)
	c) Registered Pl	an No				Lot(s)	
	d) Reference Pla	an No				Lot(s)	
	e) Assessment R	Roll No. 10-12	2-0-002-13640-0000	Ge	ographic or Forme	er Township Tor	onto Gore
5.	Yes [	<b>✓</b>	r restrictive covena		he subject land?		
	Specify: Eas	ements as illu:	strated on draft refe	rence plan			

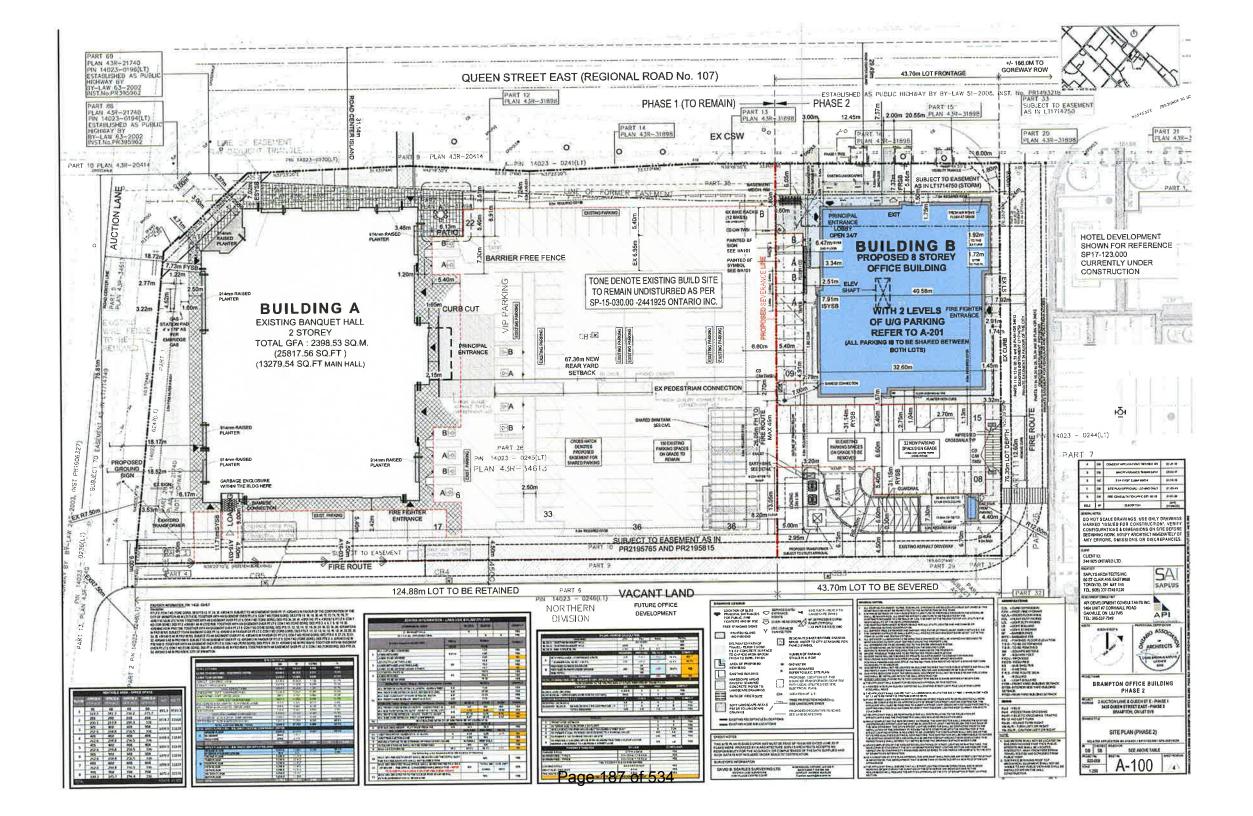
6.

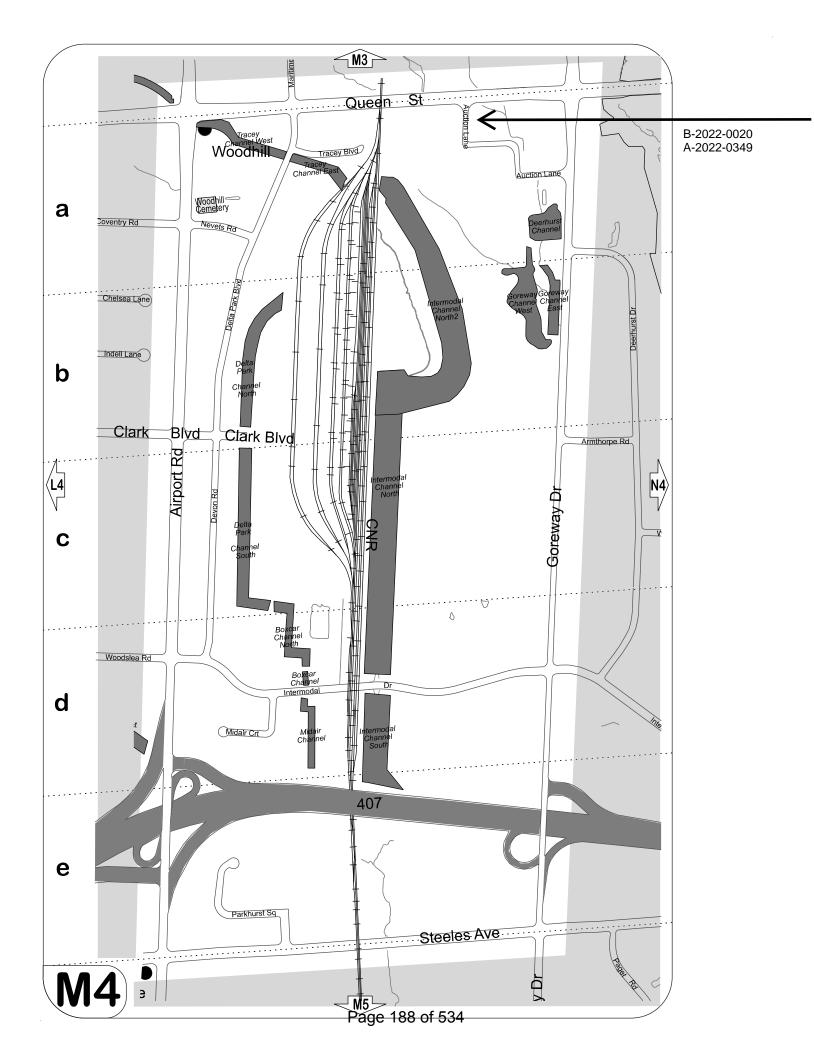
i <b>.</b>	Descriptio	n of severed land: (in metric units)						
	a)	Frontage 43.7 m Depth_	76.35 m	Area 3344.3 m2				
	<b>b</b> )	Existing Use vacant (surface parking)	Proposed Use <u>8-</u>	storey office building				
	c)	Number and use of buildings and structures (both existing and proposed) on the land to						
		(existing) vacant - surface parking area (no si	tructures or buildings)					
		(proposed 8-storey office building with 2 level	of underground parking					
				_				
	d)	Access will be by:	Existing	Proposed				
		Provincial Highway						
		Municipal Road - Maintained all year	$\overline{\mathbf{Z}}$	✓				
		Other Public Road						
		Regional Road						
		Seasonal Road						
		Private Right of Way						
	e)	If access is by water only, what parking approximate distance of these facilities fro	g and docking facilition the subject land and	es will be used and what is the I 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	<b>V</b>	<b>7</b>				
		Privy						
		Privately owned and operated individual or communal septic system						
		Other (specify):						
7.	Descript	ion of retained land: (in metric units)	101.05	Area 8948.9 m2				
	a)		124.88 m	Aica				
	b)	Existing Use 2-storey banquet hall	· it	2-storey banquet hall to remain				
	c)	Number and use of buildings and structur		oposed) on the land to be retained:				
		(existing) 2-storey banquet hall with surface						
		(proposed Existing structures and uses to re	emain					

C	d)	Access will be by:		Existing	Proposea	
		Provincial Highway				
		Municipal Road - Mair	ntained all year	<b>V</b>	<b>7</b>	
		Other Public Road				
		Regional Road				
		Seasonal Road				
		Private Right of Way				
,	e)	If access is by wate approximate distance	er only, what parking of these facilities from	g and doo m the sub	cking facilities will be used ject land and the nearest pu	d and what is the blic road?
		N/A				
	f)	Water supply will be I	by:	Existing	Proposed	
		Publicly owned and o	perated water systen	<b>V</b>	✓	
		Lake or other body of	f water			
		Privately owned and or communal well	operated individual			
		Other (specify):				
	g)	Sewage disposal will	be by:	Existing	Proposed	
		Publicly owned and o	operated sanitary	<b>✓</b>	7	
		Privy				
		Privately owned and or communal septic	•			
		Other (specify):				
8.	What is t	he current designation	of the land in any ap	plicable zo	oning by-law and official pla	n?
			Land to be Severed		Land to be Retained	
	Zoning B	Sy-Law	SC-1923	•	SC-1923	
	Official P	Plans of Brampton	Business Corridor	•	Business Corridor	
	Re	gion of Peel	Urban System	•	Urban System	
9.	section 5	subject land ever bed 51 of the Planning Act umber of the applicati	or a consent under se	ection 53 o	on for approval of a plan o of the Act and if the answer ication?	f subdivision under is yes and if known,
	Yes 🗀	No ✓				
	File #	-	_ Status/Decision			į.
10.	Has any	land been severed from	m the parcel originally	/ acquired	by the owner of the subject	land?
	Yes 🗆	No ✓	_			
	Date of	Transfer	————	Land Us	e	

11.	If known, is/was the subject la	nd the subject of any o	other appli	ication und	er the Planning	Act, su	ich as:
		File Number			Status		
	Official Plan Amendment						
	Zoning By-law Amendment			09-			
	Minister's Zoning Order	CA-16-031		Approve	d	_	
	Minor Variance	A-2022-00:		Cow	CHRRENT		
	Validation of the Title		,			-0	
	Approval of Power and Sale			1		_	
	Plan of Subdivision					_	
12.	Is the proposal consistent with	n Policy Statements is:	sued unde	er subsectio	on 3(1) of the P Yes 🔽	<i>lanning</i> No	Act?
13.	is the subject land within an a	rea of land designated	under an	y Provincial	Plan? Yes 🔽	No	
14.	If the answer is yes, does the	application conform to	the applic	cable Provi	ncial Plan? Yes 🔀	No	
15.	If the applicant is not the own is authorized to make the ap AGENTS" form attached).	er of the subject land, plication, shall be at	, the writte tached. (S	en authoriz See "APPO	ation, of the ov INTMENT AND	wner tha	at the applicant ORIZATION OF
Date	d at the	of		3.40	-		
this	day of		20				
				Check b	ox if applicable		
	Signature of Applicant, or Authorized A	igent, see note on next page		I have the the Corpo	authority to bin ration	d	
		DECLARA	ATION				
ı	, Michael Barton	of the	Town	_ of	Oakville		
the Cou	inty/District/Regional Municipality	of Halton	_ s	olemnly dec	lare that all the	stateme	nts contained in
oplication	n are true and I make this as if ma	de under oath and by vi	rtue of "Th	e Canada E	vidence Act".		
clared be	fore me at the City of Orlar day of Acquet	grelph	_			,	
the	Destine of Oche	20			Dw.	1	
: la	Primary Arms	20.22		Signature of su	pplicant/solicitor/aut	thorized ac	nent etc
15 <u> P</u>	day of Theres	_,20				-	jorit, die
	1/			5	Submit by Em	lail	
	ONN/						
	Signature of a Coppenssioner, etc.	100					
		07 J EUSE ONLY - To Be C	ompieted f	By the Zonin	a Division		2 12
	This application has been review	wed with respect to pos	sible varia	nces require		ts	
	of the said r	eview are outlined on th	e auached	i chieckiest			
	Zoning Officer			Dali			
	DATE RECEIVE	Dodok	س ۱۹	202	2.		









# **Public Notice**

# **Committee of Adjustment**

APPLICATION # A-2022-0389 WARD #9

#### **APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **MAYFIELD (RCH) PROPERTIES INC.** under Section 45 of the <u>Planning Act</u>, (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 2, Plan 43M-2102 municipally known as **6 KESSLER DRIVE**, Brampton;

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

1. To permit a rear yard setback of 7.38m (24.22 ft.) whereas the bylaw requires a minimum rear yard setback of 7.5m (24.60 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**, **January 24**, **2023** 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 an Ontario Land 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 Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body.

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 12th Day of January, 2023.

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

INFILTRATION TRENCH AS

PER CITY

STANDARD

NOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSI

BUILDING STATISTIC	S
REG. PLAN No.	43M-2102
ZONE	R1F-13-2368
LOT NUMBER	LOT 2
LOT AREA(m) <sup>2</sup>	335.08
BLDG AREA(m) <sup>2</sup>	X
LOT COVERAGE(%)	X
No. OF STOREYS	2
MEAN HEIGHT(m)	8.34
INT, GARAGE DIMS(m)	5.59 x 5.80
GARAGE DOOR(m)	2 - 2.44m

1	LEGEND						
	FFE	FINISHED FLOOR ELEVATION	SP	SUMP PUMP			
ı	TFW	TOP OF FOUNDATION	$\boxtimes$	BELL PEDESTAL			
1	TBS	WALL TOP OF BASEMENT SLAB		CABLE PEDESTAL			
ı				CATCH BASIN			
1	USF	UNDER SIDE FOOTING UNDER SIDE FOOTING @		DBL: CATCH BASIN			
ı	USFR	REAR	*	ENGINEERED FILL			
	USFG	UNDER SIDE FOOTING @ GARAGE	+	HYDRO CONNECTION			
	TEF	TOP OF ENGINEERED	Ŷ	FIRE HYDRANT			
۱	R	NUMBER OF RISERS TO	SL	STREET LIGHT			
J		GRADE WALKOUT DECK	$\cong$	MAIL BOX			
	WOD	LOOKOUT BASEMENT	M	TRANSFORMER			
	LOB	WALK OUT BASEMENT	$\nabla$	SEWER CONNECTIONS 2			
	WUB	WALK UP BASEMENT	7	SEWER CONNECTIONS 1			
IJ	REV	REVERSE PLAN	1	WATER CONNECTION			
	STD	STANDARD PLAN	ė	WATER VALVE			
I	Δ	DOOR	^	CHAMBER HYDRANT AND			
	0	WINDOW		VALVE			
	Ā	AIR CONDITIONING	Ħ	HYDRO METER			
	⊕→	DOWN SPOUT TO SPLASH PAD	•	GAS METER			
		SPLASH PAD DOWNSPOUT	$\bigcirc$	MANHOLE - STORM			
	<del>-</del>	CONNECTED TO STM SWALE DIRECTION		MANHOLE - SANITARY			
	l	——x—— c	HAINLIN	IK FENCE			
	l		RIVACY				
	1		OUND B				
	1	Ť	0 1.22 [	TO BE EXTENDED MIN) BELOW GRADE			
		JSF IS BASED ON 150mm (6	i") footin	NG DEPTH, CONTRACTOR			
		NFIRM WITH WORKING DRA PERSEDE THIS SIZE.	WINGS F	OR SPECIFIC SIZES THAT			
	MV 1 30	terestade (1 kg diete.					

-	ISSUED OR REVISION			
NO.	DESCRIPTION		DWN	CHK
1	ISSUED FOR PRE-SITE ONLY	18-JUN-21	D.H	
2	ISSUED FOR REVIEW	05-AUG-21	D.H	NC
3	REVISED PER ENG COMM	23-AUG-21	D.H	NC
4	ISSUED FINAL	05-MAY-22	D.H	NC
				-
				-
_				1

IMPORTANT FOOTING NOTE:

-IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY FROM THE ARCHMECTURAL DRAWINGS BEFORE CONSTRUCTION, WHETHER ARCHMECTURAL DRAWINGS BEFORE CONSTRUCTION, WHETHER ADDITIONAL THICKNESS MY BE REQUIRED.

-LOT GRADING PLANS ASSUME A 785 TO USF DISTANCE OF 0.23, BASED ON FOOTING THICKNESS IS REQUIRED THE USF IS TO BE LOWERED BY THE FOLLOWING AMOUNTS:

- UP TO 9 FOOTING, LOWER USF BY 0.07

- 10" FOOTING, LOWER USF BY 0.10

- 11" FOOTING, LOWER USF BY 0.15

- 13" FOOTING, LOWER USF BY 0.15

- 13" FOOTING, LOWER USF BY 0.16



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

I, NELSON CUNHA DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LTD, LIDDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE RIP. IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: FIRM BCIN: DATE:

SIGNATURE:

MAYFIELD (RCH) PROPERTIES INC.

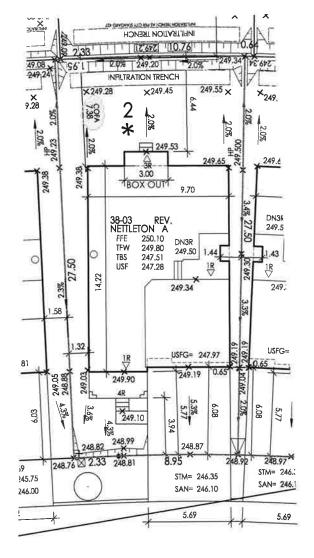
PROJECT/LOCATION

MAYFIELD VILLAGE PHASE 6 **BRAMPTON** 

DRAWING

SITE PLAN

DRAWN BY	SCALE
D.H	1:250
PROJECT No. 21034	LOT NUMBER



3

KESSLER DRIVE

- GRADING CERTIFICATION:

  1. THE PROPOSED LOT GRAING AND DRAINAGE IS APPROVED AS BEING IN COMPORNITY WITH THE OVERALL APPROVED GRADING PLANS FOR THE SUBDOMISION.

  2. THE BUILDER IS RESPONSIBLE FOR RELOCATION OF ALL THE UTILITIES ON SITE.

  3. THE BUILDER MUST TOPSOIL AND SOO ALL BOULEVARDS.

  4. DOWNSPOLITS SHALL DISCHARGE TO THE GROUND VIA SPLASH FOR SELECTION OF ALL THE CONTROL OF THE CONTROL OF ALL DISCHARGE TO THE GROUND VIA SPLASH FOR SELECTION OF ALL DISCHARGE TO THE GROU

NOTE:
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LOCATIONS WERE NOT AVAILABLE AT THE TIME OF
CERTIFICATION. SCHAEFFER'S WILL NOT ACCEPT
LUBBILITY ARSING FROM THIS MATTER. REVISIONS MAY
BE REQUIRED UPON AVAILABILITY OF LATERAL
ELEVATIONS AND UTILITY LOCATIONS.
ALSO UNDERGROUND SEWERS WHERE NOT CONSTRUCTED WHEN SITE PLANS REVIEWED AND APPROVED.



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 and/or as a hybrid meeting (both inperson and electronically).

## Electronic/Hybrid Hearing Procedures How to get involved in the Hybrid Hearing

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **January 24, 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

# 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**, **January 19**, **2023**.

- Advance registration for applicants, agents and other interested persons is required by one or two options;
  - Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary—Treasurer at <u>cityclerksoffice@brampton.ca</u> or <u>jeanie.myers@brampton.ca</u> by 4:30 pm Thursday, January 19, 2023.
  - 2. To participate in-person, please email the Secretary—Treasurer at <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a> by 4:30 pm Thursday, January 19, 2023.
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or inperson. 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 Thursday, January 19, 2023. City staff will contact you and provide
  you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

 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/hybrid 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 <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a>. 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: KESSLER DRIVE, BRAMPTON ON  A - 2022-0389 - A - 2022-0393
To whom it may concern,
Lots in questions: Lot 1-2, Block 161-163
The purpose of this minor variance application is to request that a rear yard set back ranging from 7.20-
7.40m be allowed for the subject properties, Lots 1-2, Block 163-161, whereas zone R1F-13-2368 requires
7.5m. Due to the pie shaped lot the side lot lines converge towards the front and left (Northern) side of
the lots. This creates a deficiency that ranges from 0.10-0.30 metres on that side of the lot. It is to be
noted that most of the rear wall of the building complies with the 7.5m rear yard requirement.
Dated this 28 <sup>th</sup> day of November, 2022

DAVID HUIE (RN DESIGN LTD)

Applicant

# **Flower City**



brampton.ca

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

FILE NUMBER: A-2022-0389

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 <u>Planning Act</u>, 1990, for relief as described in this application from By-Law **270-2004**.

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Lilian	_						
Name o	of Agent	David Dyce Huie (I	RN Design LTD)				
Addres	_	ne Street					
		, ON M2J OA4					
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Email	DavidH@rn	ndesign.com					
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		of relief applied fo					
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Particulars of all buildings and structures on or proposed for the subject

			c., where possible)
		SS/STRUCTURES on the	ne subject land: List all structures (dwelling, shed, gazebo, etc.)
	N/A		
.0			
A.		NOCIOTALISTI IDES	the cultivat lands
	Single detached d	<u>NGS/STRUCTURES</u> or Iwelling	the subject land.
	Ground floor Area		Building length:14.22m
	Gross area: N/A		Building height:8.34m
	Stories: 2 Building width:9.7	0m	
	Location of all	buildings and st	ructures on or proposed for the subject lands:
			and front lot lines in metric units)
	EXISTING Front yard setback	N/A	
	Rear yard setback	N/A	
	Side yard setback Side yard setback	N/A N/A	
	•		
	PROPOSED Front yard setback	5.77m	
	Rear yard setback	7.38m	
	Side yard setback Side yard setback	1.32(L) 0.65m(R)	
	Side yard Selback	<u>0.00mg y</u>	
<b>)</b> .	Date of Acquisition	of subject land:	July 19 2022
1.	Existing uses of su	bject property:	Residential
2.	Proposed uses of s	ubject property:	Residential
	#		
3.	Existing uses of ab	utting properties:	Residential
4.	Date of constructio	n of all buildings & str	ructures on subject land: 2023
5.	Length of time the	existing uses of the su	bject property have been continued: Vacant land
. (a)	What water supply Municipal	is existing/proposed? ☑	Other (specify)
	Well [	5	
	What sawara disa-	osal is/will be provided	1?
(b)	vynai sewade dispo		
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	lf answer	is yes, provi	de details:	File #				Status		
18.	Has a pre	-consultatio	n applicatio	n been fil	ed?					
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19.	Has the s	ubject prope	erty ever be	en the sub	bject of an a	pplicat	tion for minor	varian	ce?	
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DATE	D AT THE	CITY		OF	BRAMPTON				_	
THIS	25	_ DAY OF	NOVEMBER		_, 20_22					
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INFILTRATION TRENCH AS PER CITY STANDARD

43M-2102 R1F-13-2368 LOT 2 335.08 REG. PLAN No. ZONE LOT AREA(m)<sup>2</sup> BLDG AREA(m)<sup>2</sup> LOT COVERAGE(%) MEAN HEIGHT(m) 5.59 x 5.80 INT, GARAGE DIMS m 2 - 2.44m

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3	REVISED PER ENG COMM	23-AUG-21	DH	NO
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WWW.RNDESIGN.COM T:905-738-3177 WWW.THEPLUSGROUP.CA

QUAURED DÉSIGNER BOIN: FIRM BOIN DATE:

MAYFIELD (RCH) PROPERTIES INC. MAYFIELD VILLAGE PHASE 6 BRAMPTON

SITE PLAN

SCALE 1:250 ECT No... 21034 LOT 2

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NEITLETON A
FFE 250.10 DN3R
TFW 249.80 249.50 1.44
USF 247.28 IR 1.43 0 ₽ IR ₽ 14,22 M'697, 2.0% × 249.10 5.3% 5.77 6.08 6.08 6.03 248,97 STM= 246. SAN= 246. 9 245.75 246.00

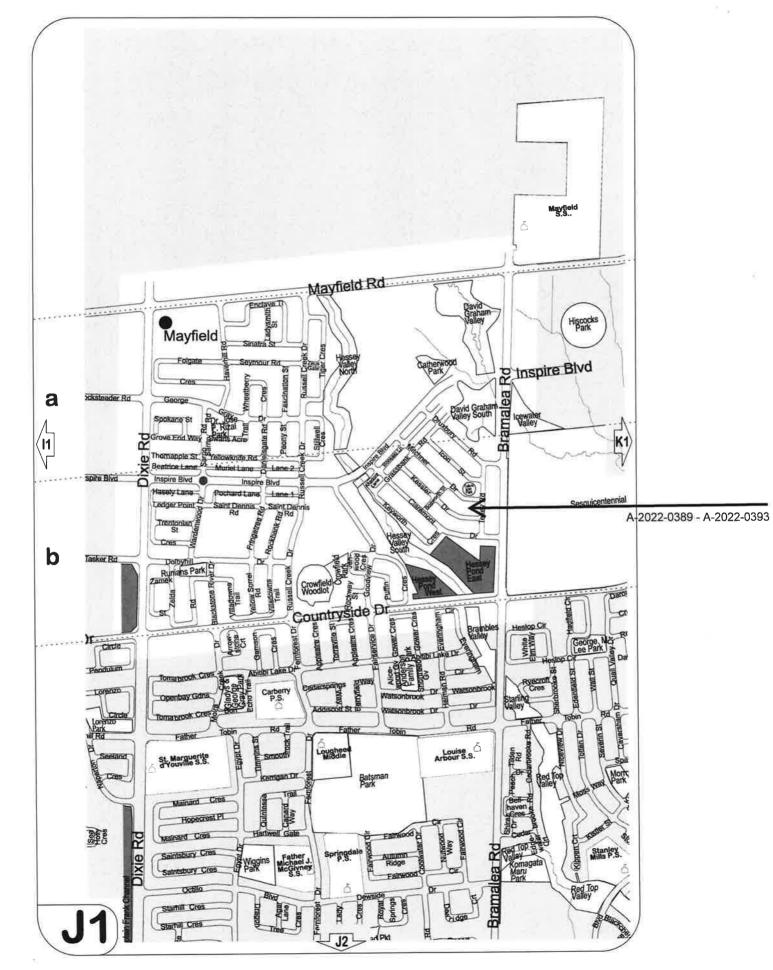
KESSLER DRIVE

SRADING CERTIFICATION:

I. THE PROPOSED LOT GRANG AND DRAINAGE IS APPROVED AS SENG IS CONFORMITY WITH THE OVERALL APPROVED GRADING JUNE FOR THE SUBJOINSION

I. THE BUILDER IS RESPONSIBLE FOR RELOCATION OF ALL THE

TILTIES ON SITE THE BUILDER MUST TOPSOIL AND SOD ALL BOULEVARDS DOWNSPOUTS SHALL DISCHARGE TO THE GROUND VIA





# **Public Notice**

# **Committee of Adjustment**

APPLICATION # A-2022-0390 WARD #9

#### APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **MAYFIELD (RCH) PROPERTIES INC.** under Section 45 of the <u>Planning Act</u>, (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 1, Plan 43M-2102 municipally known as **8 KESSLER DRIVE**, Brampton;

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

 To permit a rear yard setback of 7.38m (24.22 ft.) whereas the bylaw requires a minimum rear yard setback of 7.5m (24.60 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, January 24, 2023 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 an Ontario Land 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 Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body.

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 12th Day of January, 2023.

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: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES, IF MIN, DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE

BUILDING STATISTICS	i
REG, PLAN No.	43M-2102
ZONE	R1F-13-2368
LOT NUMBER	LOT 1
LOT AREA(m) <sup>2</sup>	341.30
BLDG AREA(m) <sup>2</sup>	X
LOT COVERAGE(%)	X
No. OF STOREYS	2
MEAN HEIGHT(m)	8.57
INT. GARAGE DIMS(m)	5.59 x 5.80
GARAGE DOOR(m)	2 - 2.44m

Γ	LEGEND							
ı	FFE	FINISHED FLOOR ELEVATION	SP	SUMP PUMP				
ı	TFW	TOP OF FOUNDATION	$\boxtimes$	BELL PEDESTAL				
ı	TBS	WALL TOP OF BASEMENT SLAB		CABLE PEDESTAL				
ı	USF			CATCH BASIN				
ı		UNDER SIDE FOOTING @		DBL, CATCH BASIN				
١	USFR	REAR	*	ENGINEERED FILL				
ı	USFG	UNDER SIDE FOOTING @ GARAGE	41-	HYDRO CONNECTION				
١	TEF	TOP OF ENGINEERED	P	FIRE HYDRANT				
ı	R	NUMBER OF RISERS TO	SL	STREET LIGHT				
١		GRADE WALKOUT DECK	$\cong$	MAIL BOX				
١	WOD	LOOKOUT BASEMENT	N A	TRANSFORMER				
1	LOB WOB	WALK OUT BASEMENT	$\nabla$	SEWER CONNECTIONS 2				
١	WUB	WALK UP BASEMENT	7	SEWER CONNECTIONS 1				
١	REV	REVERSE PLAN	<b>+</b>	WATER CONNECTION				
ı	STD	STANDARD PLAN	9	WATER VALVE				
1	Δ	DOOR	$\wedge$	CHAMBER HYDRANT AND				
١	0	WINDOW	<b>\text{\$\pi}</b>	VALVE				
١	AC	AIR CONDITIONING	H	HYDRO METER				
1	ⅎ	DOWN SPOUT TO SPLASH PAD	9	GAS METER				
1	•	DOWNSPOUT	$\circ$	MANHOLE - STORM				
١	<b>→</b>	CONNECTED TO STM SWALE DIRECTION		MANHOLE - SANITARY				
1				IK FENCE				
1			PRIVACY					
١			SOUND B	ARRIER TO BE EXTENDED				
1			TO 1,22 (	MIN) BELOW GRADE				
١		JSF IS BASED ON 150mm ( JFIRM WITH WORKING DR		NG DEPTH, CONTRACTOR				
1		PERSEDE THIS SIZE.	A111103 F	ON 31 ECHIC 3EE3 ITIAI				

	ISSUED OR REVISION			_
NO.	DESCRIPTION	DATE	DWN	CHK
1	ISSUED FOR PRE-SITE ONLY	18-JUN-21	D.H	
2	ISSUED FOR REVIEW	05-AUG-21	D.H	NC
3	REVISED PER ENG COMM	23-AUG-21	D.H	NC
4	ISSUED FINAL	05-MAY-22	D.H	NC
				-

MPORTANT FOOTING NOTE:

If is the responsibility of the builder to verify from the architectural drawings before construction, whether and thickness way are required.

LOT GRADING PLANS ASSUME A 183 TO USF DISTANCE OF 0.23, BASED ON FOOTING THICKNESS UP 10 °C.

IF ADDITIONAL FOOTING THICKNESS IS REQUIRED THE USF IS TO BE COVERED BY THE FOLLOWING AMOUNTS:

UP TO 9" FOOTING, LOWER USF BY 0.07

10" FOOTING, LOWER USF BY 0.13

12" FOOTING, LOWER USF BY 0.13

12" FOOTING, LOWER USF BY 0.15

13" FOOTING, LOWER USF BY 0.15

13" FOOTING, LOWER USF BY 0.18

14" FOOTING, LOWER USF BY 0.18

14" FOOTING, LOWER USF BY 0.18



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

I, NELSON CUNHA DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF IND DESIGN LTD, UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: DATE:

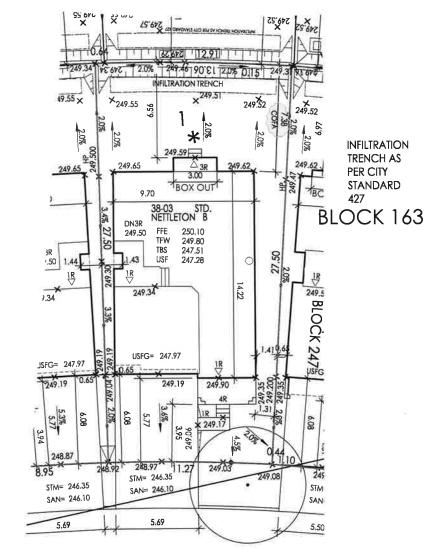
CHENT MAYFIELD (RCH) PROPERTIES INC.

MAYFIELD VILLAGE PHASE 6 **BRAMPTON** 

DRAWING

SITE PLAN

DRAWN BY	SCALE 1:250
PROJECT No. 21034	LOT NUMBER



2

# KESSLER DRIVE

- GRADING CERTIFICATION:

  1. THE PROPOSED LID TRAINING AND DRAININGE IS APPROVED AS BEING IN CONFORMITY WITH THE OVERALL APPROVED GRADING PLANS FOR THE SUBDIVISION.

  2. THE BULLDER IS RESPONSIBLE FOR RELOCATION OF ALL THE UTILITIES ON STITLING.
- 3. THE BUILDER MUST TOPSOIL AND SOD ALL BOULEVARDS, 4. DOWNSPOUTS SHALL DISCHARGE TO THE GROUND VIA
- 5. BRICKLINE TO BE 150mm TO 200mm ABOVE FINAL GRADE AT

NOTE:
LATERIAL SEWERS AS-BUILT ELEVATIONS AND UNTILITY
LOCATIONS WERE NOT AVAILABLE AT THE TIME OF
CERTIFICATION, SCHAEFFER'S WILL NOT ACCEPT
LUABILITY ARISING FROM THIS MATTER. REVISIONS MAY
BE REQUIRED UPON AVAILABILITY OF LATERAL
ELEVATIONS AND UTILITY LOCATIONS.
ALSO UNDERGROUND SEWERS WHERE NOT
CONSTRUCTED WHEN SITE PLANS REVIEWED AND
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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 and/or as a hybrid meeting (both inperson and electronically).

## Electronic/Hybrid Hearing Procedures How to get involved in the Hybrid 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**, **January 19**, **2023**.

- Advance registration for applicants, agents and other interested persons is required by one or two options:
  - Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at <u>cityclerksoffice@brampton.ca</u> or <u>jeanie.myers@brampton.ca</u> by 4:30 pm Thursday, January 19, 2023.
  - To participate in-person, please email the Secretary—Treasurer at <u>cityclerksoffice@brampton.ca</u> or <u>jeanie.myers@brampton.ca</u> by 4:30 pm Thursday, January 19, 2023.
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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.

# Flower City



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

FILE NUMBER: A-2022-0390

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

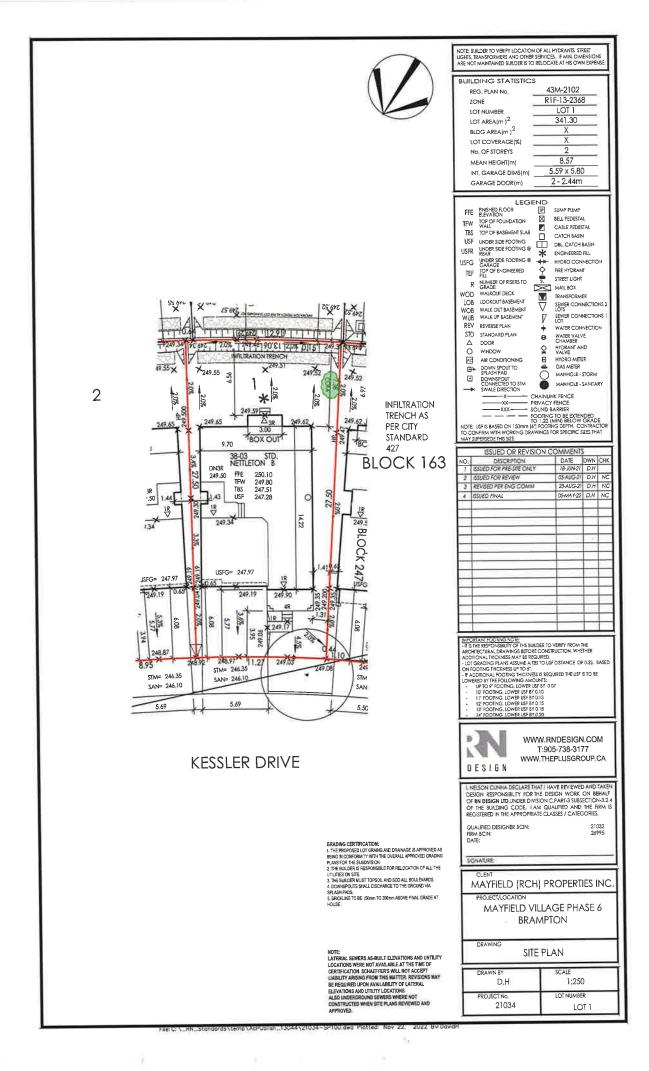
(Please read Instructions)

**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.

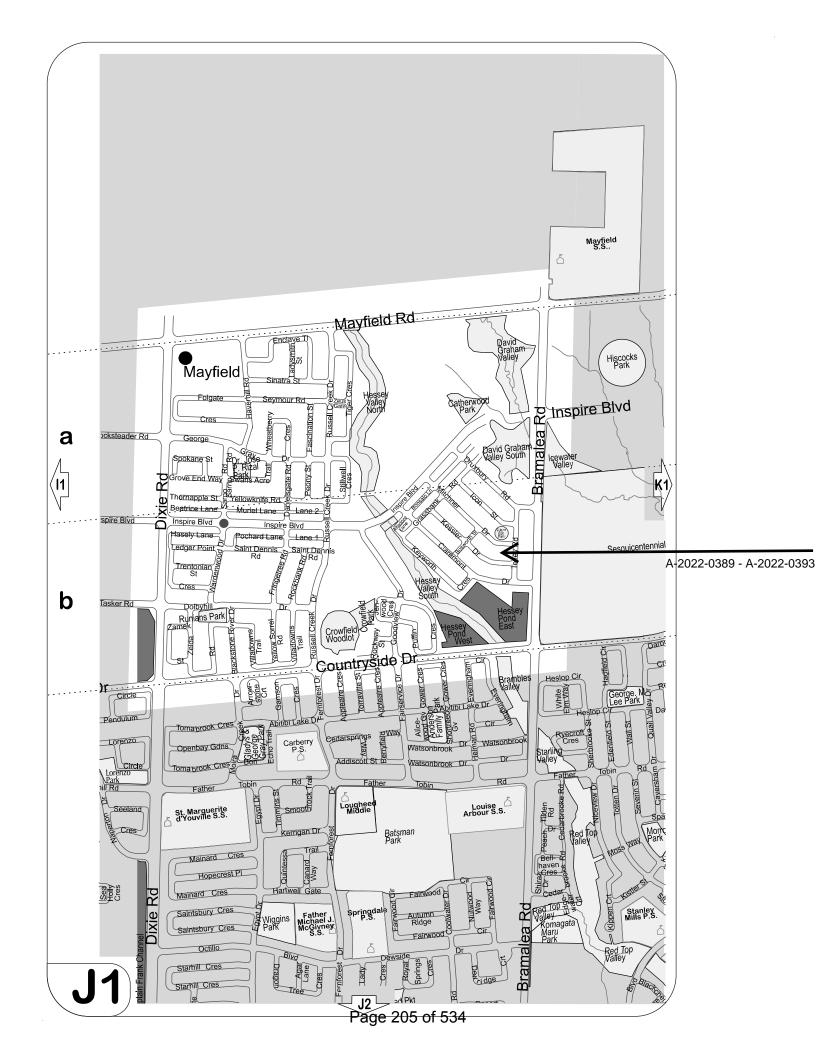
The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the <u>Planning Act</u>, 1990, for relief as described in this application from By-Law **270-2004**.

1.	Name of 6 Address	Owner(s) MAYFIELD (RCH)  171 Basaltic Homes Rd#1 C		1G4	
		TI T DOGGIGO FIGHT C	01100101		
	Phone #			Fax #	
	Email				
2.	Name of		RN Design LTD)		
	Address	8395 Jane Street Vaughan, ON M2J OA4			
		Vaugnan, ON M25 OA4			
	Phone # Email	905 738 3177  DavidH@rndesign.com		Fax #	
	Eman	Davidi i@indesign.com			
•	N-4	al autant of rollof applied fo	- (variances rec	wostad):	
3.		nd extent of relief applied fo		d 7.50m setback to 7.38m	
	Reques	ung a rear yard reduction	i ilom require	17.JUIII SELDACK TO 7.JUIII	
4.		not possible to comply with			-fth-let Nets
	Due to t	the pie shaped lot, the si	de lot lines are	e diverging towards the front	or the lot. Note
	tnat the	opposite side of the non	ne complies w	ith the 7.5m rear yard require	illelit.
	1				
	1				
	-				
5.	Lenal De	scription of the subject land	d:		
٠.	Lot Num		•		
		mber/Concession Number	43M-2102		
	Municipa	8 Kessler Drive			
6.	Dimensi	on of subject land ( <u>in metric</u>	<u>units</u> )		
	Frontage				
	Depth Area	27.50m 341.30m			
	Alea	O-F TIDOTT			
_		to the continue to be been			
7.		to the subject land is by: al Highway		Seasonal Road	
		al Road Maintained All Year		Other Public Road	
		Right-of-Way		Water	

8	Particulars of all buildings and structures on or proposed for the subject land: (specify <u>in metric units</u> ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)					
	EXISTING BUILDING	S/STRUCTURES on the	e subject land: List all structures (dwelling, shed, gazebo, etc.)			
	N/A					
	PROPOSED BUILDIN	IGS/STRUCTURES on t	the subject land:			
	Single detached de Ground floor Areas Gross area:N/A Stories: 2 Building width:9.70	welling : 138.52m2	Building length:14.22m Building height:8.57m			
9.	Location of all l	buildings and struce from side, rear	actures on or proposed for the subject lands: and front lot lines in <u>metric units</u> )			
	EXISTING Front yard setback Rear yard setback Side yard setback	N/A N/A N/A				
	Side yard setback	N/A				
	PROPOSED Front yard setback Rear yard setback Side yard setback Side yard setback	5.77m 7.38m 0.65m(L) 1.41m(R)				
10.	Date of Acquisition	of subject land:	July 19 2022			
11.	Existing uses of sub	oject property:	Residential			
12.	Proposed uses of s	ubject property:	Residential			
13.	Existing uses of abo	utting properties:	Residential			
14.	Date of construction	n of all buildings & stru	actures on subject land: 2023			
15.	Length of time the	existing uses of the sub	oject property have been continued: Vacant land			
16. (a)	What water supply Municipal Well	is existing/proposed?	Other (specify)			
(b)	What sewage dispo Municipal Septic	osal is/will be provided?	Other (specify)			
(c)	What storm drainag Sewers Ditches	ge system is existing/pi	roposed? Other (specify)			



17.	•	ect propert n or conset		ct of an a	pplication u	nder ti	ne Planning A	Ct, for	approval of a	ріап от
	Yes 🔲		No 🔽							
	If answer i	s yes, prov	ide details:	File #				Status		
18.	Has a pre-	consultatio	n applicatio	n been file	ed?					
	Yes 🔲		No 🗹							
19.	Has the su	bject prope	erty ever be	en the sub	ject of an a	pplicat	ion for minor	variand	e?	
	Yes 🗀		No 🔽		Unknown					
	lf answer i	s yes, prov	ide details:							
	File # File #		Decision Decision				Relief Relief			
	File #		Decision				Relief			
							D.Dyc	e		
					Sic	noturo	of Applicant(s	) or Aut	horized Agent	
					·		от Аррисанца	s) or Aut	nonzeu Agent	
	ED AT THE			OF	BRAMPTON				59	
THIS	25	DAY OF	NOVEMBER		_, <b>20</b> <u>22</u>					
THE SUB	JECT LAND	S, WRITTE	N AUTHOR	IZATION ( THE APPI	OF THE OWN	NER M	UST ACCOMI BE SIGNED	PANY T	HAN THE OWN HE APPLICAT N OFFICER O	ION. IF
1	·	David H	łuie		_, OF TH	HE _	City	OF	Brampton —	
IN THE	Province	OF	Ontario		SOLEMNL	Y DECI	LARE THAT:			
BELIEVIN OATH.		TRUE ANI	) KNOWING	THAT IT Sign while	IS OF THE S ned electronic e the Declara	SAME ally be ant was	FORCE AND fore me in Ma located in Bra	EFFECT rkham, ( ampton,	ON on Novemb	UNDER er 28,
		Markham					n Reg. 431/20 urely online vi		Ontario Electro	nic
City	_ OF	Walkilali	<u> </u>							
IN THE	Pr	ovince	OF							
Ontario	_ THIS	28th	DAY OF			$\mathcal{Z}$	David J	tuic		
Novem	ber	_, <b>20</b> _22		asilian Serven	Wante	Signatu	re of Applican David	t or Auti Huie	norized Agent	
G	Most			NOT.	ARY		Submit b		_	
		issioner etc.		PUB	LIC /					
	ang Paralegal and N ty of Ontario Li		21	WAR ONTA	RIO STATE					
Law Socie	ly or Ontano Li	cerisee #F 103		FOR OF	FICE USE O	NLY				
	Present 0	Official Plan	Designatio	n:						
	Present 2	Zoning By-la	aw Classific	ation:			R1F-9-23	68		
	This app	olication has			spect to the v		es required an I checklist.	d the re	sults of the	
		1.81	erbuto				Decembe	er 5, 20	022	
			g Officer		<b>—</b> -2			Date		
		p	- acar» :==	10		5	2022			
	D-		E RECEIVED		ecember		, 2022		Revised 202	0/01/07
			ion Deemed Municipality							





# **Public Notice**

# **Committee of Adjustment**

APPLICATION # A-2022-0391 WARD #9

#### **APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **MAYFIELD (RCH) PROPERTIES INC.** under Section 45 of the <u>Planning Act</u>, (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 163, Plan 43M-2102 and Part of Block 247, Plan 43M-2103 municipally known as **KESSLER DRIVE**, Brampton;

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

1. To permit a rear yard setback of 7.40m (24.28 ft.) whereas the bylaw requires a minimum rear yard setback of 7.5m (24.60 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**, **January 24**, **2023 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 an Ontario Land 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 Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body.

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 this 12th Day of January, 2023.

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:

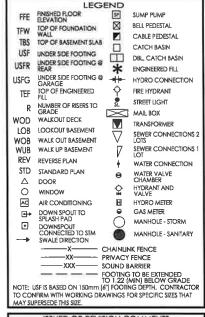
Jeanie Myers, Secretary-Treasurer Committee of Adjustment, City Clerk's Office, Brampton City Hall, 2 Wellington Street West, Brampton, Ontario L6Y 4R2 Phone: (905)874-2117

Fax: (905)874-2119 jeanie.myers@brampton.ca



NOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN, DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE

BUILDING STATISTICS					
REG. PLAN No.	43M-2102-43M-2103				
ZONE	R1F-13-2368				
LOT NUMBER	LOT BLK 163&247				
LOT AREA(m) <sup>2</sup>	341.29				
BLDG AREA(m) <sup>2</sup>	X				
LOT COVERAGE(%)	X				
No. OF STOREYS	2				
MEAN HEIGHT(m)	8.22				
INT GARAGE DIMS(m)	5.59 x 6.10				
GARAGE DOOR(m)	2 - 2.44m				



NO.	ISSUED OR REVISION DESCRIPTION		DWN	СНК
1	ISSUED FOR PRE-SITE ONLY	18-JUN-21		- C
2	ISSUED FOR REVIEW	05-AUG-21	D.H	NC
3	REVISED PER ENG COMM	23-AUG-21	D.H	NC
4	ISSUED FINAL	05-MAY-22	D.H	NC

IMPORTANT FOOTING NOTE:

-IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY FROM THE ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION, WHETHER ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION, WHETHER ADDITIONAL HICKNESS AND RE REQUIRED.

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QUALIFIED DESIGNER BCIN: FIRM BCIN: DATE:

MAYFIELD (RCH) PROPERTIES INC.

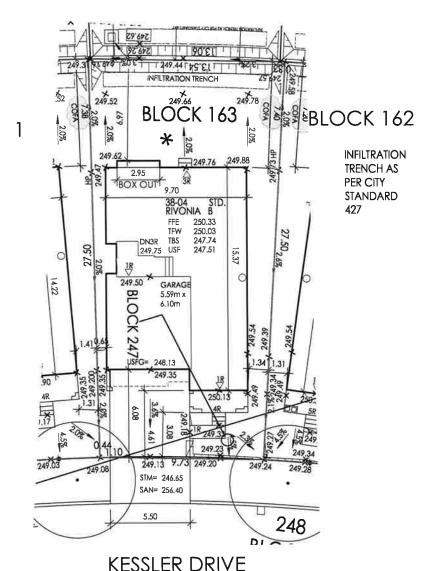
PROJECT/LOCATION

MAYFIELD VILLAGE PHASE 6 **BRAMPTON** 

DRAWING

SITE PLAN

DRAWN BY	5CALE
D.H	1:250
PROJECT No. 21034	LOT NUMBER LOT BLK 163&247



GRADING CERTIFICATION:

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# **Flower City**



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FILE NUMBER: A - 2022-0391

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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 <u>Planning Act</u>, 1990, for relief as described in this application from By-Law **270-2004**.

1.	Name of Owner(s) MAY	FIELD (RCH) Properties I	NC			
	Address 171 Basaltic Hor	mes Rd#1 Concord. C	N L4K 1G4			
	Phone #		Fax #			
	Email					
2.		d Dyce Huie (RN Design I	LTD)			
	Address 8395 Jane Stree	at				
	Vaughan, ON M	12J OA4				
	7		F 4			
	Phone # 905 738 3177		Fax #			
	Email DavidH@rndesign.co	om				
		u 1 1 8 8				
3.	Nature and extent of relie	f applied for (varianc	es requested):			
	Requesting a rear varo	reduction from re	quired 7.50m setback to 7.40m			
	reducering a real yard		7			
	ľ					
				<u>_</u>		
	Section 1	D10800 VS-05660	rate of the form			
4.	Why is it not possible to					
	Due to the pie shaped lot, the side lot lines are diverging towards the front of the lot. Note					
	that the apposite side	of the home comp	lies with the 7.50m rear yard req	uirement.		
	triat trie opposite side	of the nome comp	iles with the 7.00m rear yard req	anomoni.		
	1					
	Ī					
	1					
5.	Legal Description of the	subject land:				
J.	Lot Number Block 163/247	34.0,000 14.1.4.				
	Plan Number/Concession	a Number 43	M-2102/43M-2103			
			VI-2   02  40  VI-2   00			
	Municipal Address KES	SLER DRIVE				
6.	Dimension of subject lan	d ( <u>in metric units</u> )				
	Frontage 11.27m					
	Depth 27.50m					
	<b>Area</b> 341.29m					
7	Access to the subject lar	nd is hy:				
7.	_	iu is by.	Seasonal Road			
	Provincial Highway	AII V #	Other Public Road	Ħ		
	Municipal Road Maintain	ed All Year		Ħ		
	Private Right-of-Way		Water			

8.	Particulars of all buildings and structures on or proposed for the subjection land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)			
	FYISTING BUILDING	S/STRUCTURES on the	e subject land: List all structures (dwelling, shed, gazebo, etc.)	
	N/A	O/OTROOTORED ON UI	o out of taria.	
		11		
	PROPOSED BUILDIN	NGS/STRUCTURES on	the subject land:	
	Single detached d Ground floor Area Gross area: N/A Stories: 2 Building width: 9.7	: 140.5̄8m	Building length:15.37m Building height:8.22m	
9.			uctures on or proposed for the subject lands: and front lot lines in <u>metric units</u> )	
	EXISTING			
	Front yard setback	N/A		
	Rear yard setback	N/A N/A		
	Side yard setback Side yard setback	N/A		
	PROPOSED Front yard setback Rear yard setback Side yard setback	4.61m		
		7.40m 0.65m(L)		
	Side yard setback	1.34m(R)		
10.	Date of Acquisition		July 19 2022	
11.	Existing uses of sub	oject property:	Residential	
12.	Proposed uses of se	ubject property:	Residential	
13.	Existing uses of abo	utting properties:	Residential	
14.	Date of construction	n of all buildings & stru	ictures on subject land: 2023	
15.	Length of time the	existing uses of the sub	pject property have been continued: Vacant land	
16. (a)	What water supply Municipal Well	is existing/proposed?	Other (specify)	
(b)	What sewage dispo Municipal Septic	osal is/will be provided 	? Other (specify)	
(c)	What storm drainag Sewers	ge system is existing/p	Other (specify)	

17.		n or conser		ct of all a	pplication ui	ider tii	e Flammig A	HUL, IUI i	approvai oi a piair oi
	Yes		No 🗹						
	if answer	is yes, provi	de details:	File #	•			Status	
18.	Has a pre-	consultation	n applicatio	n been file	ed?				
	Yes	]	No 🗹						
19.	Has the s	ubject prope	rty ever be	en the sub	ect of an ap	plicati	on for mino	r varianc	:e?
	Yes		No 🗵		Unknown				
	If answer	is yes, provi	de details:						
	File #		Decision				Relief		
	File #		Decision				Relief		
							D.Duc	e	
							1		had a sank
						nature	or Applicant(	s) or Aut	horized Agent
		CITY		OF	BRAMPTON			-	
THIS	S <u>25</u>	_ DAY OF	NOVEMBER		_, 20 <u>22</u>				
THE SUB	JECT LAND	OS, WRITTE	N AUTHOR PRATION,	IZATION O	OF THE OWN	IER MU HALL	JST ACCOM	PANY T	HAN THE OWNER OF HE APPLICATION. IF N OFFICER OF THE
	l <sub>i:</sub>	David H	uie		_, OF TH	IE _	City	OF	Brampton
IN THE	Province		Ontario		SOLEMNLY	DECL	ARE THAT:		
				THAT IT	IS OF THE S	SAME F	ORCE AND	EFFECT	I CONSCIENTIOUSLY AS IF MADE UNDER
DECLAR	ED BEFORE	E ME AT THE		while	ed electronic the Declara	nt was	located in Bra	ampton,0	Ontario ON on November 28, Ontario Electronic
City	OF	Markham			merce Act ar				e e e e e e e e e e e e e e e e e e e
IN THE	– Pr	rovince	OF						
Ontario	THIS	28th	DAY OF			7	Sant A	Luisa	
Novem	ber	, <b>20</b> _22		STREET	S. S.	ignatur	e of Applican	t or Auth	norized Agent
	Most			HOTA NOTA	NRY NAME OF THE PROPERTY OF TH	-	Submit b		
>	A Comm	issioner etc.		₽UB	L10 )			,	
	Paralegal and N			NA ONTA	RIO SEE				
Law Socie	ety of Ontario Li	censee #P1639	1	FOR OF	FICE USE OF	NLY			
	Present (	Official Plan	Designatio	n:		=			
	Present 2	Zoning By-la	w Classific	ation:		27 28	R1F-9-23	68	
	This app	olication has			spect to the valued on the att			d the res	sults of the
		L Ba	hita				Decembe	er 5 20	122
	-		Officer		_	3.4	Describe	Date	
				, 0					
			RECEIVED		ecember	5	, 2022		Revised 2020/01/07
		ite Applicati lete by the N							1.551353 202010 1101



NOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES, IF MIN DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE,

#### **BUILDING STATISTICS** 43M-2102-43M-2103 REG. PLAN No. R1F-13-2368 ZONE LOT BLK 163&247 LOT NUMBER LOT AREA(m)<sup>2</sup> 341.29 BLDG AREA(m)<sup>2</sup> LOT COVERAGE(%) No. OF STOREYS 8.22 5.59 x 6.10 INT. GARAGE DIMS(m) 2 - 2.44m GARAGE DOOR(m)

LEGEND ®

FINISHED FLOOR ELEVATION TFW TOP OF FOUNDATION WALL X BELL PEDESTAL CABLE PEDESTAL TOP OF BASEMENT SLAB TBS CATCH BASIN USF UNDER SIDE FOOTING UNDER SIDE FOOTING @ REAR DBL. CATCH BASIN ENGINEERED FILL UNDER SIDE FOOTING @ GARAGE USFG HYDRO CONNECTION GAKAGE TOP OF ENGINEERED FILL FIRE HYDRANT STREET LIGHT R NUMBER OF RISERS TO GRADE

OB LOOKOUT BASEMENT MAIL BOX TRANSFORMER SEWER CONNECTIONS 2 LOTS SEWER CONNECTIONS 1 LOT LOB WALK OUT BASEMENT WALK UP BASEMENT 7 REVERSE PLAN WATER CONNECTION WATER VALVE CHAMBER HYDRANT AND VALVE HYDRO METER GAS METER STD STANDARD PLAN DOOR **Q** B Αđ AIR CONDITIONING DOWN SPOUT TO SPLASH PAD MANHOLE - STORM • MANHOLE - SANITARY CHAINLINK FENCE PRIVACY FENCE SOUND BARRIER NOTE: USF IS BASED ON 150mm (6') FOOTING DEPTH, CONTRACT
TO CONFIRM WITH WORKING DRAWINGS FOR SPECIFIC SIZES THAT
MAY SUPERSEDE THIS SIZE.

NO.	ISSUED OR REVISION DESCRIPTION		DWN	CHK
1	ISSUED FOR PRE-SITE ONLY	18-JUN-21	D.H	
2	ISSUED FOR REVIEW	05-AUG-21	DH	NC
3	REVISED PER ENG COMM	23-AUG-21	D.H	NC
4	ISSUED FINAL	05-MAY-22	D.H	NC
				-
				_
-				
				-

INFORTANT FOOTING NOTE:

IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY FROM THE
ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION WHETHER
ADDITIONAL THICKNESS MY BE REQUIRED.

LOT GRADING PLANS ASSUME A TBS TO USF DISTANCE OF 0.23, BASED
ON FOOTING THICKNESS UP 10 0'S'.

IF ADDITIONAL FOOTING THICKNESS IS REQUIRED THE USF IS TO BE
LOWERED BY THE FOLLOWING AMOUNTS:

- UP TO 9" FOOTING, LOWER USF BY 0.07

- 10" FOOTING, LOWER USF BY 0.10

- 11" FOOTING, LOWER USF BY 0.13

- 12" FOOTING, LOWER USF BY 0.13

- 12" FOOTING, LOWER USF BY 0.15

- 13" FOOTING, LOWER USF BY 0.15

- 14" FOOTING, LOWER USF BY 0.18



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

I, NELSON CUNHA DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LTD, LINDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE RIFM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

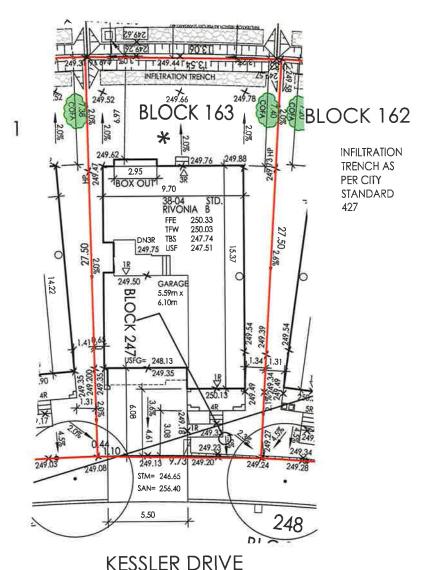
SIGNATURE

MAYFIELD (RCH) PROPERTIES INC.

MAYFIELD VILLAGE PHASE 6 BRAMPTON

SITE PLAN

DRAWN BY D.H	1:250
PROJECT No. 21034	LOT NUMBER LOT BLK 163&247



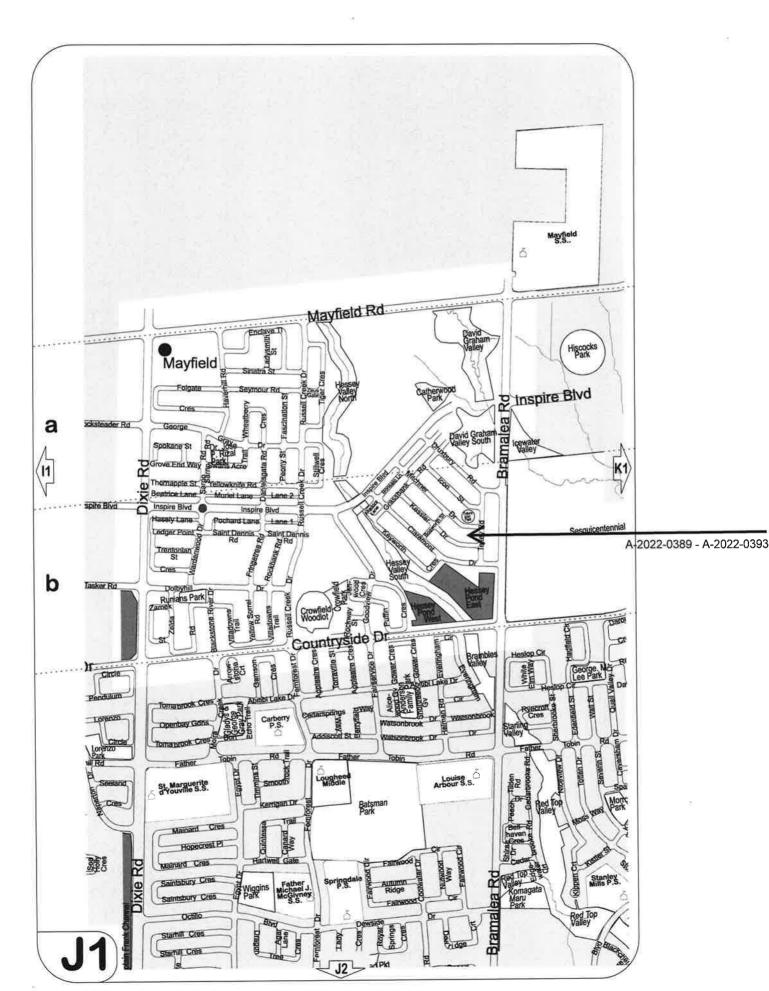
- GRADING CERTIFICATION:

  1, THE PROPOSED LOT GRAING AND DRAINAGE IS APPROVED AS BEING IN COMPORNITY WITH THE OVERALL APPROVED GRADING PLANS FOR THE SUBDIVISION.

  2. THE BUILDER IS RESPONSIBLE FOR RELOCATION OF ALL THE

- SPLASH PADS. 5. BRICKLINE TO BE 150mm TO 200mm ABOVE FINAL GRADE AT

NOTE:
LATERIAL SEWERS AS-BUILT ELEVATIONS AND UNTILITY
LOCATIONS WERE NOT AVAILABLE AT THE TIME OF
CERTIFICATION. SCHAEFFERS WILL NOT ACCEPT
LIABILITY ARISING FROM THIS MATTER, REVISIONS MAY
BE REQUIRED UPON AVAILABILITY OF LATERAL
ELEVATIONS AND UTILITY LOCATIONS.
ALSO UNDERGROUND SEWERS WHERE NOT
CONSTRUCTED WHEN SITE PLANS REVIEWED AND
APPROVED.





# **Public Notice**

# **Committee of Adjustment**

APPLICATION # A-2022-0392 WARD #9

#### APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **MAYFIELD (RCH) PROPERTIES INC.** under Section 45 of the <u>Planning Act</u>, (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 162, Plan 43M-2102 and Part of Block 248, Plan 43M-2103 municipally known as **KESSLER DRIVE**, Brampton;

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

1. To permit a rear yard setback of 7.20m (23.62 ft.) whereas the bylaw requires a minimum rear yard setback of 7.5m (24.60 ft.)

### OTHER PLANNING APPLICATIONS:

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

The Committee of Adjustment has appointed TUESDAY, January 24, 2023 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 an Ontario Land 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 Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body.

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 12th Day of January, 2023.

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



13.05 249.55 120% 249.6812.732.0% INFILTRATION TRENCH EBLOCK 162249.75 В 7.20 COF 2.0% BLOCK 161 INFILTRATION BLOCK 163 kg TRENCH AS 249.88 2.95 PER CITY BOX OUT 4R WOD **STANDARD** 9.70 427 38-04 REV. RIVONIA A FFE 250.58 TFW 250.28 TBS 247.79 USF 247.76 27.50 1.36 15.37 249.83 15.37 249.8 249.39 USFG= 248.46 6.05 5R 6.05 3.20 249 42 STM= 246.85 SAN= 246.60 SAN 246.€ 248 249 BLOCK BLOCK-7

KESSLER DRIVE

GRADING CERTIFICATION:

1. THE PROPOSED LOT GRAINS, AND DRAINAGE IS APPROVED AS BEING IN CONFORMITY WITH THE OVERALL APPROVED GRADING PLANS FOR THE SUBDIVISION.

2. THE BULLDER IS RESPONSIBLE FOR RELOCATION OF ALL THE UTILITIES ON SITE.

3. THE BULLDER NUST TOPSOIL AND SOD ALL BOULEVARDS.

4. DOWNSPOUTS SHALL DISCHARGE TO THE GROUND VIA SPLASH PADS.

5. BRICKLINE TO BE 150mm TO 200mm ABOVE FINAL GRADE AT HOUSE.

NOTE:
LATERIAL SEWERS AS-BUILT ELEVATIONS AND UNTILITY
LOCATIONS WERE NOT AVAILABLE AT THE TIME OF
CERTIFICATION. SCHAEFFER'S WILL NOT ACCEPT
LIABILITY ARISING FROM THIS MATTER. REVISIONS MAY
BE REQUIRED UPON AVAILABILITY OF LATERAL
ELEVATIONS AND UTILITY LOCATIONS.
ALSO UNDERGROUND SEWERS WHERE NOT
CONSTRUCTED WHEN SITE PLANS REVIEWED AND
APPROVED.

NOTE; BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN., DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSI

#### **BUILDING STATISTICS** 43M-2102-43M-2103 REG\_PLAN No. R1F-13-2368 ZONE LOT BLOCK 162&248 LOT NUMBER LOT AREA(m)<sup>2</sup> 341.14 BLDG AREA(m)<sup>2</sup> LOT COVERAGE(%) No. OF STOREYS 8.33 MEAN HEIGHT(m) 5.59 x 6.10 INT GARAGE DIMS(m 2 - 2.44m GARAGE DOOR(m)

	LEGI	END	
FFE	FINISHED FLOOR ELEVATION	\$P	SUMP PUMP
TFW	TOP OF FOUNDATION	$\boxtimes$	BELL PEDESTAL
TBS	WALL TOP OF BASEMENT SLAB		CABLE PEDESTAL
USF	. 12-3 . The Thirte Medical Top		CATCH BASIN
	UNDER SIDE FOOTING UNDER SIDE FOOTING @		DBL. CATCH BASIN
USFR	REAR	*	ENGINEERED FILL
USFG	UNDER SIDE FOOTING @ GARAGE	-44-	HYDRO CONNECTION
TEF	TOP OF ENGINEERED	Ŷ	FIRE HYDRANT
R	NUMBER OF RISERS TO	SL	STREET LIGHT
	GRADE WALKOUT DECK	> <	MAIL BOX
WOD	LOOKOUT BASEMENT		TRANSFORMER
LOB	WALK OUT BASEMENT	$\nabla$	SEWER CONNECTIONS 2
WUB	WALK UP BASEMENT	7	SEWER CONNECTIONS 1
REV	REVERSE PLAN	í	WATER CONNECTION
DTS	STANDARD PLAN		WATER VALVE
	DOOR	$\dot{\sim}$	CHAMBER HYDRANT AND
	WINDOW	₩.	VALVE
ÞΑ	AIR CONDITIONING	B	HYDRO METER
⊕	DOWN SPOUT TO	•	GAS METER
	SPLASH PAD DOWNSPOUT	$\bigcirc$	MANHOLE - STORM
<b> </b>	CONNECTED TO STM SWALE DIRECTION		MANHOLE - SANITARY
1	x c	HAINLIN	NK FENCE
I		RIVACY	
I		OUND B	
ı		0011NG 01227	MIN) BELOW GRADE
	JSF IS BASED ON 150mm (6	") FOOTÌ	NG DEPTH, CONTRACTOR
	NFIRM WITH WORKING DRA PERSEDE THIS SIZE.	WINGS F	OR SPECIFIC SIZES THAT
WAT 20	r chacce into aire.		

NO.	ISSUED OR REVISION DESCRIPTION		DWN	СНК
1	ISSUED FOR PRE-SITE ONLY	18-JUN-21	D.H	
2	ISSUED FOR REVIEW	05-AUG-21	D.H	NC
3	REVISED PER ENG COMM	23-AUG-21	D.H	NC
4	ISSUED FINAL	05-MAY-22	D.H	NC
0				
		-		
			_	_

LI WPORTANT FOOTING NOTE:

IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY FROM THE RICHITECTURAL DRAWINGS BEFORE CONSTRUCTION, WHETHER VADITIONAL THICKNESS MAY BE REQUIRED. LOT GRADING PLANS ASSUME A 718 TO USF DISTANCE OF 0.23, BASED ON FOOTING THICKNESS IS REQUIRED THE USF IS TO BE OWERED BY THE FOULDWING AMOUNTS:

UP 10 °F FOOTING, LOWER USF BY 0.10

11 "FOOTING, LOWER USF BY 0.13

12 "FOOTING, LOWER USF BY 0.15

13 "FOOTING, LOWER USF BY 0.15

13 "FOOTING, LOWER USF BY 0.15

14" FOOTING, LOWER USF BY 0.15



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I, NELSON CUNHA DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LTD, LIDDER DIVISION C, PART-3 SUBSECTION-3,2.4 OF THE BULDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: FIRM BCIN: DATE:

SIGNATURE:

MAYFIELD (RCH) PROPERTIES INC.

PROJECT/LOCATION

MAYFIELD VILLAGE PHASE 6 **BRAMPTON** 

DRAWING

SITE PLAN

DRAWN BY	SCALE
D.H	1:250
PROJECT No.	LOT NUMBER
21034	LOT BLOCK 162&248



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 and/or as a hybrid meeting (both inperson and electronically).

## Electronic/Hybrid Hearing Procedures How to get involved in the Hybrid Hearing

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **January 24, 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

# 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**, **January 19**, **2023**.

- Advance registration for applicants, agents and other interested persons is required by one or two options:
  - Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary–Treasurer at <u>cityclerksoffice@brampton.ca</u> or <u>jeanie.myers@brampton.ca</u> by 4:30 pm Thursday, January 19, 2023.
  - To participate in-person, please email the Secretary—Treasurer at <u>cityclerksoffice@brampton.ca</u> or <u>jeanie.myers@brampton.ca</u> by 4:30 pm Thursday, January 19, 2023.
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or inperson. 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 Thursday, January 19, 2023. City staff will contact you and provide
  you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

 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/hybrid 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 <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a>. 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



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

FILE NUMBER: A -2022- 0392

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 <u>Planning Act</u>, 1990, for relief as described in this application from By-Law **270-2004**.

1.	Name of Ow	ner(s) MAYFIELD (RCH) P	roperties INC						
		71 Basaltic Homes Rd#1 Co	oncord, ON L4K 1G4						
	_								
	Phone # _ Email _			Fax #					
		D 11D 111 /D	N. D. et al. I. I. I. I.						
2.	Name of Ag		N Design LTD)						
		395 Jane Street							
	7	Vaughan, ON M2J OA4							
	Phone # 9	D5 738 3177		Fax #					
	-	DavidH@rndesign.com							
	=								
		a de transferancia a	14 01 10 14 10 00 00 00 00 00 00 00 00 00 00 00 00	n					
3.		extent of relief applied for							
	Requestin	g a rear yard reduction	from required 7.5	0m setback to 7.20m					
	1								
	1								
	1								
	: <del></del>								
				er to 1920					
4.		ot possible to comply with							
	Due to the	e pie shaped lot, the sid	e lot lines are dive	erging towards the front o	of the lot. Note				
	that the o	pposite side of the home	e complies with th	ne 7.5m rear yard require	ment.				
	4								
	4								
	L								
5.	Legal Desc	ription of the subject land	:						
		F BLOCK 162/248							
	Plan Numb	er/Concession Number	43M-2102/43M-2	103					
	Municipal A	Address KESSLER DRIVE							
6.		of subject land (in metric	<u>units</u> )						
	•	11.27m							
		27.50m							
	Area	341.14m							
7	Acces to	the subject land is by:							
7.	Provincial			Seasonal Road					
		Road Maintained All Year	Ħ	Other Public Road					
	Private Ric			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 BUILDING	S/STRUCTURES on the	ne Subject land: List all structures (dwelling, shed, gazebo, etc.)							
	N/A									
	PROPOSED BUILDIN	NGS/STRUCTURES on	the subject land:							
	Single detached d Ground floor Area Gross area: N/A Stories: 2 Building width: 9.7	: 140.58m	Building length:15.37m Building height:8.33m							
	Building Width. 9.7	OIII								
9.			ructures on or proposed for the subject lands: and front lot lines in <u>metric units</u> )							
	EXISTING	N/A								
	Front yard setback Rear yard setback	N/A N/A								
	Side yard setback	N/A	10							
	Side yard setback PROPOSED	N/A								
	Front yard setback Rear yard setback	4.72m 7.20m								
	Side yard setback									
	Side yard setback	1.31m (L)								
10.	Date of Acquisition	of subject land:	July 19 2022							
11.	Existing uses of sul	oject property:	Residential							
12.	Proposed uses of s	ubject property:	Residential							
13.	Existing uses of abo	utting properties:	Residential							
14.	Date of construction	n of all buildings & str	uctures on subject land: 2023							
15.	Length of time the e	existing uses of the su	bject property have been continued: Vacant land							
16. (a)	What water supply Municipal Well	is existing/proposed?	Other (specify)							
(b)	What sewage dispo Municipal Septic	osal is/will be provided	Other (specify)							
(c)	What storm drainag	ge system is existing/p	proposed?							
. ,	Sewers Ditches Swales		Other (specify)							

17.		n or conser	-	ct or an a	ррисацоп и	nder tn	e Flanning /	act, for	approval of a plan of
	Yes		No 🔽						
	If answer i	s yes, provi	ide details:	File #				Status	
18.	Has a pre-	consultatio	n applicatio	n been file	ed?				
	Yes		No 🗹						
19.	Has the su	ıbject prope	erty ever be	en the sub	ject of an ap	plicati	on for mino	varian	ce?
	Yes		No 🗹		Unknown				
	If answer	is yes, prov	ide details:						
	File # File # File #		Decision Decision Decision			_	Relief Relief Relief		
		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,							<u></u>
						4	D.Dyc	e	
					Sig	nature	of Applicant(	s) or Au	thorized Agent
DAT	ED AT THE	CITY		OF	BRAMPTON				<del></del>
THIS	25	DAY OF	NOVEMBER		_, <b>20</b> _22				
THE SUB	JECT LAND	S, WRITTE	N AUTHOR DRATION, 1	IZATION O	OF THE OWN	IER MU HALL	JST ACCOM	PANY 1	HAN THE OWNER OF THE APPLICATION. IF IN OFFICER OF THE
ı	,	David H	luie		_, OF TH	Æ_	City	OF	Brampton
IN THE	Province	OF	Ontario		SOLEMNLY	DECL	ARE THAT:		
BELIEVIN OATH.	IG IT TO BE		KNOWING	STHAT IT Sign while 2022	IS OF THE S led electronic e the Declara	SAME Fally before the same of	ORCE AND ore me in Ma located in Bra Reg. 431/20	EFFEC rkham, ampton, and the	ON on November 28, Ontario Electronic
City	_ OF	Markham		Con	illielce Act al	iu secu	nely crimie vi	a video.	•
IN THE	Pr	ovince	. OF						
Ontario	THIS	28th	DAY OF			7	avid 9	tuic	
Novem	ber	_, <b>20</b> _22		ilian	Wan S	ignatur	e of Applican	t or Aut	horized Agent
G	Also T			NOTA	IRY		Submit b		
Heller Me		issioner etc.		PUB	L10 / 🎢				
	Paralegal and N	lotary Public censee #P1639	11	NTA ONTA	R10				
				FOR OF	FICE USE O	NLY			
	Present 0	Official Plan	Designatio	n:		-			
	Present 2	oning By-la	w Classific	ation:		-	R1F-9-23	68	c
	This app	lication has			spect to the v ned on the at			d the re	esults of the
		L Ba	Ahista				Decembe	er 5. 20	022
	-		g Officer		_	9		Date	:
		DATE	RECEIVED	10	ece miles	5	2022		
	Da	DATE te Applicati			e mie		, 2020		Revised 2020/01/07
		lete by the l					_		



NOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES, IF MIN, DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.

**BUILDING STATISTICS** 43M-2102-43M-2103 REG. PLAN No. R1F-13-2368 ZONE LOT BLOCK 162&248 LOT NUMBER 341.14 LOT AREA(m)<sup>2</sup> BLDG AREA(m)<sup>2</sup> LOT COVERAGE(%) No. OF STOREYS MEAN HEIGHT(m) 8.33 5.59 x 6.10 INT, GARAGE DIMS(m) 2 - 2.44m GARAGE DOOR(m)

LEGEND

FFE FINISHED FLOOR SUMP PUMP BELL PEDESTAL

CABLE PEDESTAL TOP OF FOUNDATION WALL TOP OF BASEMENT SLAB CATCH BASIN USF UNDER SIDE FOOTING
UNDER SIDE FOOTING @
REAR ENGINEERED FILL UNDER SIDE FOOTING @ GARAGE TOP OF ENGINEERED FILL USFG HYDRO CONNECTION FIRE HYDRANT STREET LIGHT NUMBER OF RISERS TO GRADE WALKOUT DECK R MAIL BOX TRANSFORMER LOOKOUT BASEMENT LOB SEWER CONNECTIONS 2 WALK OUT BASEMENT WALK UP BASEMENT SEWER CONNECTIONS T REVERSE PLAN WATER CONNECTION WATER VALVE CHAMBER HYDRANT AND VALVE STD STANDARD PLAN DOOR **₽** WINDOW HYDRO METER GAS METER H Ad AIR CONDITIONING DOWN SPOUT TO SPLASH PAD MANHOLE - STORM ۰ DOWNSPOUT CONNECTED TO STM SWALE DIRECTION MANHOLE - SANITARY CHAINLINK FENCE PRIVACY FENCE SOUND BARRIER OCUND BARRIER

FOOTING TO BE EXTENDED
TO 1.22 (MIN) BELOW GRADE
NOTE: USF IS BASED ON 150mm (6') FOOTING DEPTH, CONTRACTO
TO CONFIRM WITH WORKING DRAWINGS FOR SPECIFIC SIZES THAT
MAY SUPERSEDE THIS SIZE.

NO.	ISSUED OR REVISION DESCRIPTION		DWN	СНК
1	ISSUED FOR PRE-SITE ONLY	18-JUN-21	D.H	
2	ISSUED FOR REVIEW	05-AUG-21	D.H	NC
3	REVISED PER ENG COMM	23-AUG-21	D.H	NC
4	ISSUED FINAL	05-MAY-22	D.H	NC
			_	
				-
				$\vdash$
				-

MOORIAN FOOTING NOTE

TIS THE RESPONSBUTY OF THE BUILDER TO VERIFY FROM THE
ACHITICTURAL DRAWINGS BEFORE CONSTRUCTION, WHEIHER
ADDITIONAL THICKNESS MAY BE REQUIRED,
LOT GRADING PLANS ASSUME A TBS TO USF DISTANCE OF 0.23, BASED
ON FOOTING THICKNESS UP TO 6".

IF ADDITIONAL FOOTING THICKNESS IS REQUIRED THE USF IS TO BE
LOWERED BY THE FOLLOWING AMOUNTS:

- UP TO 9"FOOTING, LOWER USF BY 0.07

- 10"FOOTING, LOWER USF BY 0.13

- 12"FOOTING, LOWER USF BY 0.15

- 13"FOOTING, LOWER USF BY 0.16

- 14"FOOTING, LOWER USF BY 0.18

- 14"FOOTING, LOWER USF BY 0.18

- 14"FOOTING, LOWER USF BY 0.18



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

L NELSON CUNHA DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LTD, UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BULLIONG CODE. I AM QUALIFIED AND THE REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: FIRM BCIN: DATE:

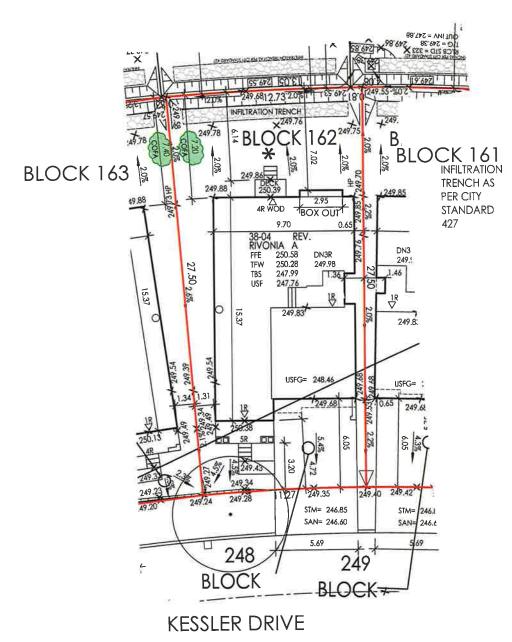
SIGNATURE

MAYFIELD (RCH) PROPERTIES INC.

MAYFIELD VILLAGE PHASE 6 **BRAMPTON** 

SITE PLAN

DRAWN BY D,H	1:250
PROJECT No.	LOT NUMBER
21034	LOT BLOCK 162&248

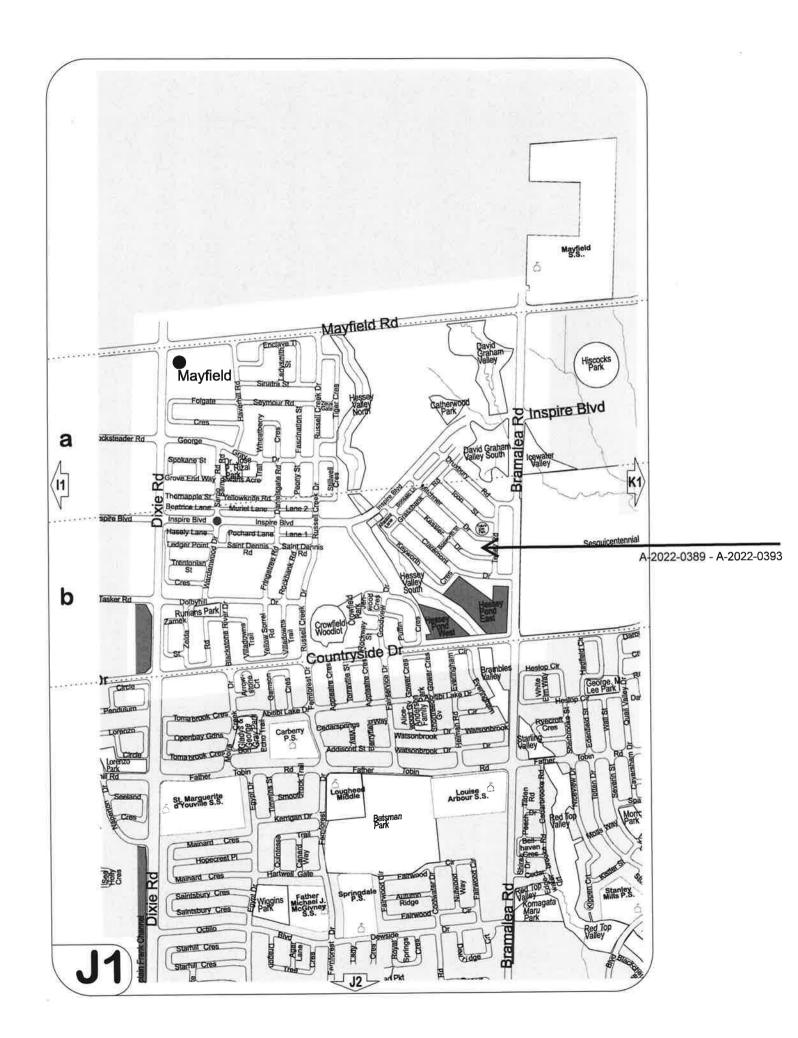


- GRADING CERTIFICATION:

  1. THE PROPOSED LOT GRAING AND DRAINAGE IS APPROVED AS BEING IN CONFORMITY WITH THE OVERALL APPROVED GRADING PLANS FOR THE SUBDIMISION.

  2. THE BUILDER IS RESPONSIBLE FOR RELOCATION OF ALL THE UNIT WITH THE PROPOSED AND THE PROPOSED AND
- SPLASH PADS... 5. BRICKLINE TO BE 150mm TO 200mm ABOVE FINAL GRADE AT

NOTE:
LATERIAL SEWERS AS-BUILT ELEVATIONS AND UNTILITY
LOCATIONS WERE NOT AVAILABLE AT THE TIME OF
CERTIFICATION. SCHAEFFER'S WILL NOT ACCEPT
LIABILTY ARISING FROM THIS MATTER REVISIONS MAY
BE REQUIRED UPON AVAILABILITY OF LATERAL
ELEVATIONS AND UTILITY LOCATIONS.
ALSO UNDERGROUND SEWERS WHERE NOT
CONSTRUCTED WHEN SITE PLANS REVIEWED AND
APPROVED.





# **Public Notice**

# **Committee of Adjustment**

APPLICATION # A-2022-0393 WARD #9

#### **APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **MAYFIELD (RCH) PROPERTIES INC.** under Section 45 of the <u>Planning Act</u>, (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 161, Plan 43M-2102 and Part of Block 249, Plan 43M-2103 municipally known as **KESSLER DRIVE**, Brampton;

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

1. To permit a rear yard setback of 7.41m (24.31ft.) whereas the bylaw requires a minimum rear yard setback of 7.5m (24.60 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**, **January 24**, **2023 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 an Ontario Land 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 Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body.

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 12th Day of January, 2023.

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: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES, IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE

BUILDING STATISTICS					
REG. PLAN No.	43M-2102-43M-2103				
ZONE	R1F-13-2368				
LOT NUMBER	LOT BLOCK 161&249				
LOT AREA(m) <sup>2</sup>	341.29				
BLDG AREA(m) <sup>2</sup>	X				
LOT COVERAGE(%)	X				
No. OF STOREYS	2				
MEAN HEIGHT(m)	8.58				
INT, GARAGE DIMS(m)	5.59m x 5.80m				
GARAGE DOOR(m)	2 - 2.44				

FFE HNISHED FLOOR TFW TOP OF FOUNDATION WALL
TBS TOP OF BASEMENT SLAB BELL PEDESTAL CABLE PEDESTAL UNDER SIDE FOOTING UNDER SIDE FOOTING @ REAR USF DBL. CATCH BASIN ENGINEERED FILL USFG UNDER SIDE FOOTING @ GARAGE
TEF TOP OF ENGINEERED FILL HYDRO CONNECTION FIRE HYDRANT R NUMBER OF RISERS TO GRADE WOLKOUT DECK ST. SIKEEI DO. WOD TRANSFORMER
SEWER CONNECTIONS 2
LOTS WALK OUT BASEMENT SEWER CONNECTIONS I WALK UP BASEMENT REVERSE PLAN STD STANDARD PLAN WATER VALVE CHAMBER CHAMBER
HYDRANT AND
VALVE
HYDRO METER
GAS METER
MANHOLE - STORM WINDOW AIR CONDITIONING DOWN SPOUT TO SPLASH PAD ⊕+ MANHOLE - SANITARY CHAINLINK FENCE PRIVACY FENCE SOUND BARRIER — SOUND BARRIER
— POOTING TO BE EXTENDED
TO 1,22 (MIN) BELOW GRADE
NOTE: USF IS BASED ON 150mm (6\*) FOOTING DEPTH, CONTRACTO
TO CONFIRM WITH WORKING DRAWINGS FOR SPECIFIC SIZES THAT
MAY SUPERSEDE THIS SIZE.

NO.	DESCRIPTION	DATE	DWN	CHK
-1	ISSUED FOR PRE-SITE ONLY	18-JUN-21		
2	ISSUED FOR REVIEW	05-AUG-21	D.H	NC
3	REVISED PER ENG COMM	23-AUG-21	D,H	NC
4	ISSUED FINAL	05-MAY-22	D.H	NC
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				_
		_		

MPORTANT FOOTING NOTE:

-IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY FROM THE ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION, WHETHER ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION, WHETHER ADDITIONAL THICKNESS AND PER REQUIRED.

-LOT GRADING FLANS ASSUME A TBS TO USF DISTANCE OF 0.23, BASED ON FOOTING THICKNESS UP TO 6:

-IF ADDITIONAL FOOTING THICKNESS IS REQUIRED THE USF IS TO BE LOWERED BY THE FOLIOWING AMOUNTS:

- UP TO F FOOTING, LOWER USF BY 0.10

- 11\* FOOTING, LOWER USF BY 0.13

- 12\* FOOTING, LOWER USF BY 0.15

- 13\* FOOTING, LOWER USF BY 0.18

- 14\* FOOTING, LOWER USF BY 0.18

DESIGN

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

I, NELSON CUNHA DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LTD, UNDER DIVISION C., PART-3 SUBSECTION-3.2. OF THE BUILDING CODE: I AM GUALHIED AND THE FIRM I REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: FIRM BCIN: DATE:

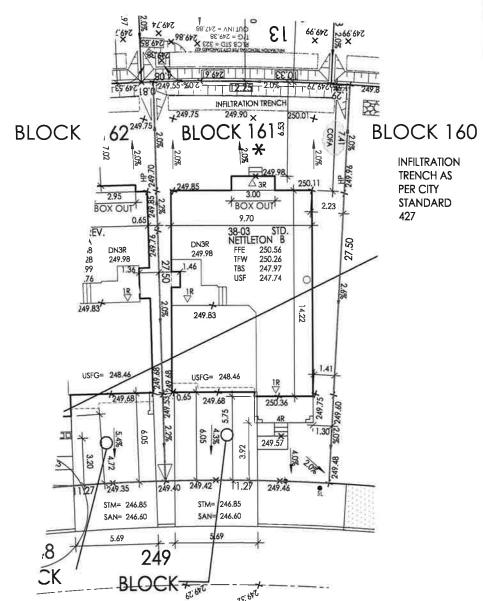
SIGNATURE:

MAYFIELD (RCH) PROPERTIES INC.

MAYFIELD VILLAGE PHASE 6 **BRAMPTON** 

SITE PLAN

DRAWN BY	SCALE
D.H	1:250
PROJECT No.	LOT NUMBER
21034	LOT BLOCK 161&249



KESSLER DRIVE

GRADING CERTIFICATION:

1. THE PROPOSED LOT GRAING AND DRAINAGE IS APPROVED AS BEING IN CONFORMITY WITH THE OVERALL APPROVED GRADING PLANS FOR THE SUBDIVISION.

2. THE BUILDER IS RESPONSIBLE FOR RELOCATION OF ALL THE

2 THE BUILDER NO THE.

3. THE BUILDER MUST TOPSOIL AND SOD ALL BOULEVARDS.

4. DOWNSPOUTS SHALL DISCHARGE TO THE GROUND VIA.

NOTE:
LATERIAL SEWERS AS-BUILT ELEVATIONS AND UNTILITY
LOCATIONS WERE NOT AVAILABLE AT THE TIME OF
CERTIFICATION. SCHAEFFER'S WILL NOT ACCEPT
LIABILITY ARISING FROM THIS MATTER. REVISIONS MAY
BE REQUIRED UPON AVAILABILITY OF LATERAL
ELEVATIONS AND UTILITY LOCATIONS.
ALSO UNDERGROUND SEWERS WHERE NOT
CONSTRUCTED WHEN SITE PLANS REVIEWED AND
APPROVED.



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 and/or as a hybrid meeting (both inperson and electronically).

### Electronic/Hybrid Hearing Procedures How to get involved in the Hybrid Hearing

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **January 24, 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

#### 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**, **January 19**, **2023**.

- Advance registration for applicants, agents and other interested persons is required by one or two options;
  - 1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary–Treasurer at <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a> by 4:30 pm Thursday, January 19, 2023.
  - 2. To participate in-person, please email the Secretary–Treasurer at <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a> by 4:30 pm Thursday, January 19, 2023.
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or inperson. 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 Thursday, January 19, 2023. City staff will contact you and provide
  you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

 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/hybrid 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 <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a>. 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



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

FILE NUMBER: A - 2022 - 0 3 93

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 <u>Planning Act</u>, 1990, for relief as described in this application from By-Law **270-2004**.

1.	Name of Ov	wner(s) MAYFIELD (RCH) P	Properties INC		
•		171 Basaltic Homes Rd#1 Co			
	-				
	Phone # _ Email _			Fax #	
2.	Name of Ag	gent David Dyce Huie (RI	N Design LTD)		
	-	8395 Jane Street			
		Vaughan, ON M2J OA4			
	Phone #	905 738 3177		Fax #	
		DavidH@rndesign.com			
				<del></del>	
•			Austinana rasusat	od\.	
3.		extent of relief applied for			
	Requestir	ng a rear yard reduction	from required 7.5	oum setback to 7.41m	
4.	Why is it n	ot possible to comply with	the provisions of th	ne by-law?	
↔.				erging towards the front o	f the lot Note
	that the o	e pie snapeu ioi, ine siu	e rouniles are are	ne 7.5m rear yard require	ment
	linal line o	pposite side of the norm	e complies with the	ic 7.5iii icai yala loqailo	TIONE.
	1				
5.		cription of the subject land:	:		
		Block 161/249 (Part block)	43M-2102 / 43M-	2103	
	Municipal	per/Concession Number Address KESSLER DRIVE	43141-2 102 / 43141-	2100	
	Mullicipal	Address			· · · · · · · · · · · · · · · · · · ·
6.		of subject land ( <u>in metric</u>	<u>units</u> )		
		11.27m			E
	Depth Area	27.50m 341.29			
	Area	341.23			
7		the subject land is by:		0	
	Provincial	Highway	片	Seasonal Road Other Public Road	H
		Road Maintained All Year ght-of-Way	旹	Water	
	I HAGIE IZI	g Juj	_		

8.	Particulars of all buildings and structures on or proposed for the subject land: (specify <u>in metric units</u> ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)								
	EXISTING BUILDING	S/STRUCTURES on the	e subject land: List all structures (dwelling, shed, gazebo, etc.)						
N/A									
PROPOSED BUILDINGS/STRUCTURES on the subject land:									
	Single detached d Ground floor Area Gross area:N/A Stories: 2 Building width: 9.7	138.52m2	Building length: 14.22m Building height: 8.58m						
9.	Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)								
	EXISTING								
	Front yard setback Rear yard setback	N/A N/A							
	Side yard setback	N/A							
	Side yard setback	N/A							
	PROPOSED Front yard setback Rear yard setback Side yard setback Side yard setback	5.75m 7.41m 2.23m (R) 0.65m (L)							
10.	Date of Acquisition	of subject land:	July 19 2022						
11.	Existing uses of sub	pject property:	Residential						
12.	Proposed uses of s	ubject property:	Residential						
13.	Existing uses of abo	utting properties:	Residential						
14.	Date of construction	n of all buildings & stru	uctures on subject land: 2023						
15.	Length of time the	existing uses of the sub	bject property have been continued: Vacant Land						
16. (a)	What water supply Municipal Well	is existing/proposed?	Other (specify)						
(b)	What sewage dispo Municipal Septic	sal is/will be provided' ] ]	? Other (specify)						
(c)	What storm drainag Sewers L Ditches Swales	ge system is existing/p	roposed? Other (specify)						

17.	Is the subject property the subject of an application is subdivision or consent?					under	the Planning A	ACT, TOF	approval of a plan of	
	Yes			No 🔽						
	If ans	wer is	s yes, prov	ide details:	File#	<u> </u>		<u> </u>	Status	
18.	Has a	pre-c	onsultatio	n applicatio	n been file	ed?				
	Yes			No 🗹						
19.	Has th	ne sul	bject prop	erty ever be	en the sub	ject of ar	applica	ation for mino	r variano	ee?
	Yes			No 🔽		Unknow	n 🗆			
	if ans	wer is	s yes, prov	ride details:						
	-	ile# ile#		Decision Decision				Relief Relief		
		ile#		Decision				Relief		
								D.Dyc	e	
							Signatur	ro of Applicant(	e) or Aut	horized Agent
			0177		25			re or Applicant	s) OI Aut	nonzed Agent
DAT		-				BRAMPTO				•
THIS	25		DAY OF	NOVEMBER		_, <b>20</b> <u>22</u>	_·			
THE SUB	JECT L PLICAN	AND T IS	S, WRITTE A CORP	N AUTHORI	ZATION C	OF THE O	WNER I	MUST ACCOM L BE SIGNED	PANY T	HAN THE OWNER OF HE APPLICATION. IF N OFFICER OF THE
								0.1		Brampton
1				luie Ostoria		-T.N		City	OF	
	E Prov			Ontario				CLARE THAT:		
										CONSCIENTIOUSLY AS IF MADE UNDER
	ED BEE	ODE	ME AT TH	_				efore me in Ma as located in Br		Ontario ON on November 28,
								ith Reg. 431/20 curely online vi		Ontario Electronic
City	_	F	Markhan	1				•		
IN THE	-	Pro	vince	_ OF						
<u>Ontario</u>	_ TH	IIS .	28th	DAY OF			(	David 9	Luie	
Novem	ber		, <b>20</b> _22		a allian	Wan	Signa	ture of Applicar David	nt or Auth	norized Agent
(	Who to				NOTA	RY NAME		Submit b		7
		ommis	ssioner etc.		UB	LIC /				_
	Paralegal		otary Public	2	NA ONTA	RIO SEE				
Law Socie	ety of Onta	ano Lic	ensee #P163	91	FOR OF	FICE USE	ONLY			
	Pres	ent O	fficial Plar	Designation	n:					
	Pres	ent Z	oning By-l	aw Classific	ation:			R1F-9-23	68	
	This	appl	ication has	been review said review	ed with res w are outlin	spect to th	e varian attache	ces required ar ed checklist.	nd the re	sults of the
			10					Donomba	or 5 - 20	122
				g Officer		_		Decembe	Date	) <u></u>
			DATE	RECEIVED		eceml	ب ب	5, 2022		
	C			ion Deemed Municipality						Revised 2020/01/07



NOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES, IF MIN, DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE

#### BUILDING STATISTICS 43M-2102-43M-2103 REG. PLAN No. R1F-13-2368 ZONE LOT BLOCK 161&249 LOT NUMBER 341.29 LOT AREA(m)<sup>2</sup> BLDG AREA(m)<sup>2</sup> LOT COVERAGE(%) No. OF STOREYS 8.58 5.59m x 5.80m INT, GARAGE DIMS(m) 2 - 2.44 GARAGE DOOR(m)

	LEGI	END	
FFE	FINISHED FLOOR ELEVATION	SP	SUMP PUMP
TFW	TOP OF FOUNDATION	$\boxtimes$	BELL PEDESTAL
TBS	WALL TOP OF BASEMENT SLAB		CABLE PEDESTAL
USF	UNDER SIDE FOOTING		CATCH BASIN
	UNDER SIDE FOOTING @		DBL, CATCH BASIN
USFR	REAR	*	ENGINEERED FILL
USFG	UNDER SIDE FOOTING @ GARAGE	+	HYDRO CONNECTION
TEF	TOP OF ENGINEERED	Ŷ	FIRE HYDRANT
	FILL NUMBER OF RISERS TO	SL	STREET LIGHT
R	GRADE	$\boxtimes$	MAIL BOX
WOD	WALKOUT DECK		TRANSFORMER
LOB	LOOKOUT BASEMENT	$\nabla$	SEWER CONNECTIONS 2
WOB	WALK OUT BASEMENT WALK UP BASEMENT	7	LOTS SEWER CONNECTIONS 1
WUB REV	REVERSE PLAN	V	LOT
STD	STANDARD PLAN	+	WATER CONNECTION
210	DOOR PLAN	Θ	WATER VALVE CHAMBER
0	WINDOW		HYDRANT AND
<u>~</u>	AIR CONDITIONING	H	VALVE HYDRO METER
AG	DOWN SPOUT TO	<u></u>	GAS METER
<u>₽</u>	SPLASH PAD	Ō	MANHOLE - STORM
•	DOWNSPOUT CONNECTED TO STM	$\simeq$	MANHOLE - SANITARY
→	SWALE DIRECTION	-	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
			NK FENCE
		RIVACY	
	,,,,,		TO BE EXTENDED
	1	O 1.22 I	MIN) BELOW GRADE
NOTE; I	JSF IS BASED ON 150mm (	") FOOTII	NG DEPTH, CONTRACTOR
	IFIRM WITH WORKING DRA	WINGS	OK SPECIFIC SIZES THAT
MA1 30	PERSEDE THIS SIZE.		

NO.	DESCRIPTION	DATÉ	DWN	CHK
1	ISSUED FOR PRE-SITE ONLY	18-JUN-21	D.H	
2	ISSUED FOR REVIEW	05-AUG-21		NC
3	REVISED PER ENG COMM	23-AUG-21	D.H	NC
4	ISSUED FINAL	05-MAY-22	D.H	NC
_		-		H
				L
		+	$\vdash$	┢

MFORTANT FOOTING NOTE:

- IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY FROM THE RIANT KOOTING GUILE.

THE RESPONSIEUT OF THE BUILDER TO VERIFY FROM THE
HITECTURAL DRAWINGS BEFORE CONSTRUCTION, WHETHER
TICONAL THICKNESS MAY BE REQUIRED.
GRADING PLANS ASSUME A TESTO USF DISTANCE OF 0.23, BASED
OOTING THICKNESS UP TO 6'.
DOTIONAL POOTING THICKNESS IS REQUIRED THE USF IS TO BE
BEED BY THE FOLLOWING AMOUNTS:
UP TO 9' FOOTING, LOWER USF BY 0.07
10' FOOTING, LOWER USF BY 0.10
11' FOOTING, LOWER USF BY 0.10
11' FOOTING, LOWER USF BY 0.15
13' FOOTING, LOWER USF BY 0.15
13' FOOTING, LOWER USF BY 0.15
13' FOOTING, LOWER USF BY 0.18



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

I. NELSON CUNHA DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RM DESIGN LTD. UNDER DIVISION C, PART-3 SUSSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE RIFM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

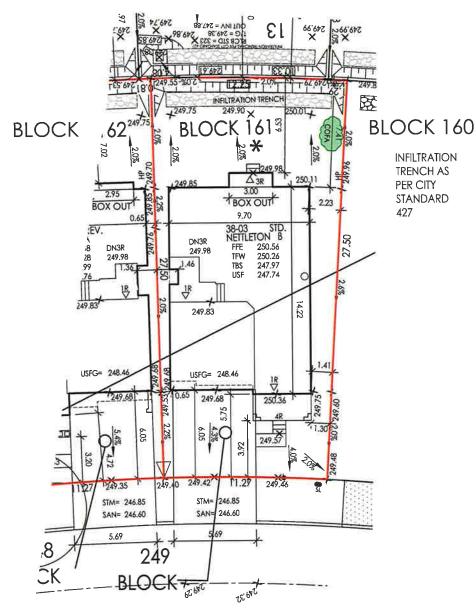
SIGNATURE:

MAYFIELD (RCH) PROPERTIES INC

MAYFIELD VILLAGE PHASE 6 BRAMPTON

SITE PLAN

DRAWN BY	== scale 1:250
PROJECT No.	LOT NUMBER
21034	LOT BLOCK 161&249



KESSLER DRIVE

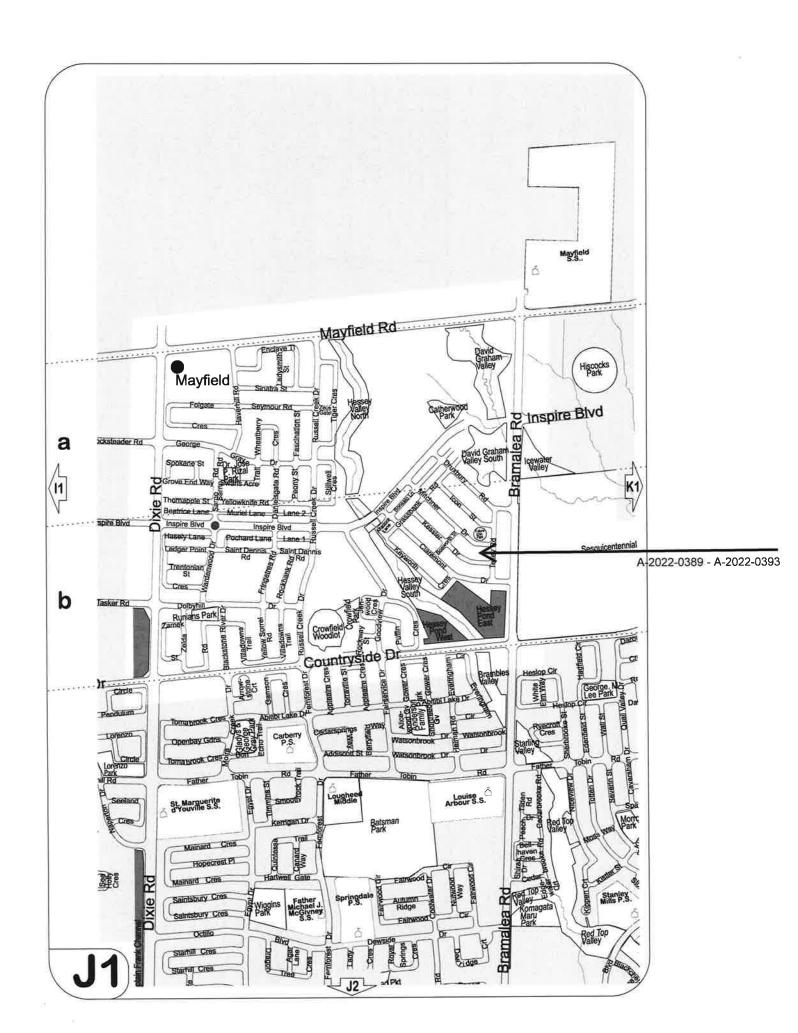
GRADING CERTIFICATION:

1. THE PROPOSED LOT GRAING AND DRAINAGE IS APPROVED AS
BEING IN CONFORMITY WITH THE OVERALL APPROVED GRADING
PLANS FOR THE SUBDIVISION.

2. THE BUILDER IS RESPONSIBLE FOR RELOCATION OF ALL THE

SPLASH PADS. 5. BRICKLINE TO BE 150mm TO 200mm ABOVE FINAL GRADE AT

NOTE:
LATERIAL SEWERS AS-BUILT ELEVATIONS AND UNTILITY
LOCATIONS WERE NOT AVAILABLE AT THE TIME OF
CERTIFICATION, SCHAEFFER'S WILL NOT ACCEPT
LIABILITY ARISING FROM THIS MATTER REVISIONS MAY
BE REQUIRED UPON AVAILABILITY OF LATERAL
ELEVATIONS AND UTILITY LOCATIONS,
ALSO UNDERGROUND SEWERS WHERE NOT
CONSTRUCTED WHEN SITE PLANS REVIEWED AND
APPROVED.





# **Public Notice**

### **Committee of Adjustment**

APPLICATION # A-2022-0394 WARD #2

#### **APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **CHARANJEET SANDHU AND KULJEET KAUR SANDHU** under Section 45 of the <u>Planning Act</u>, (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 523, Plan 43M-1748, Part 49, Plan 43R-32503 municipally known as **12 CALLALILY ROAD**, Brampton;

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

- 1. To permit a below grade entrance in the required interior side yard whereas the by-law does not permit a below grade entrance in the required interior side yard;
- 2. To permit an interior side yard setback of 0.15m (0.50 ft.) to a below grade entrance whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.);
- 3. To permit a driveway width of 8.21m (26.9 ft.) whereas the by-law permits a maximum driveway width of 5.2m (17 ft.);
- 4. To permit a permeable landscaping strip of 0.15m (0.50 ft.) whereas the by-law requires a minimum 0.6m (1.97 ft.) permeable landscaping strip abutting one property line.

#### OTHER PLANNING APPLICATIONS:

Plan of Subdivision:	NO	File Number:
application for Consent:	NO	File Number:

The Committee of Adjustment has appointed TUESDAY, January 24, 2023 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 an Ontario Land 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 Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body.

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

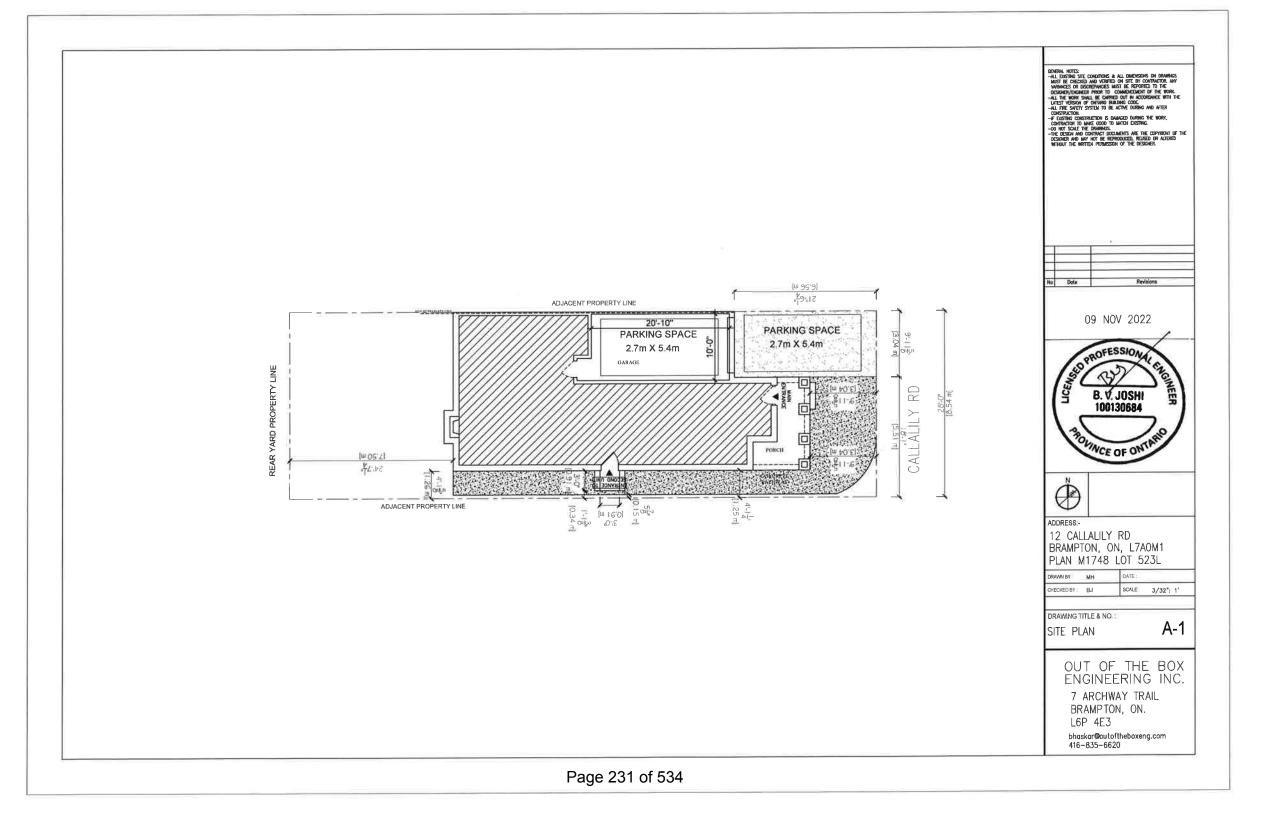
## PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this this 12th Day of January, 2023.

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 and/or as a hybrid meeting (both inperson and electronically).

#### Electronic/Hybrid Hearing Procedures How to get involved in the Hybrid Hearing

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **January 24, 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

### 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**, **January 19**, **2023**.

- Advance registration for applicants, agents and other interested persons is required by one or two options:
  - 1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary–Treasurer at <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a> by 4:30 pm Thursday, January 19, 2023.
  - 2. To participate in-person, please email the Secretary–Treasurer at <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a> by 4:30 pm Thursday, January 19, 2023.
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or inperson. 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 Thursday, January 19, 2023. City staff will contact you and provide
  you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

 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/hybrid 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 <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a>. 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

Januaruy 12, 2023

To: Committee of Adjustment

RE: CHARANJEET SINGH SANDHU AND KULHEET KAUR SANDHU

PART OF LOT 523, PLAN 43M-1748,

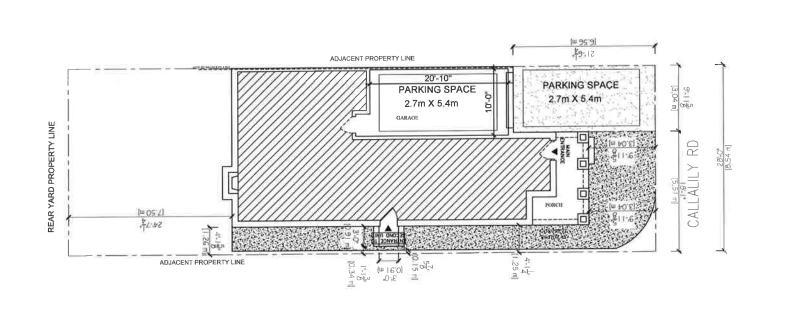
PART 49, PLAN 43R-32503

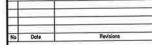
A-2022-0394 - 12 CALLALILY ROAD

Please amend application A-2022-0394 to reflect the following:

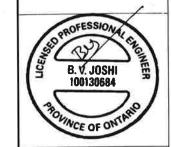
- 1. To permit a below grade entrance in the required interior side yard whereas the by-law does not permit a below grade entrance in the required interior side yard;
- 2. To permit an interior side yard setback of 0.15m (0.50 ft.) to a below grade entrance whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.);
- 3. To permit a driveway width of 8.21m (26.9 ft.) whereas the by-law permits a maximum driveway width of 5.2m (17 ft.).
- 4. To permit a permeable landscaping strip of 0.15m (0.50 ft.) whereas the by-law requires a minimum 0.6m (1.97 ft.) permeable landscaping strip abutting one property line.

Applicant/Authorized Agent





09 NOV 2022





ADDRESS:-

12 CALLALILY RD BRAMPTON, ON, L7AOM1 PLAN M1748 LOT 523L

 DRAWN BY:
 MH
 DATE

 CHECKED BY
 BJ
 SCALE: 3/32": 1'

DRAWING TITLE & NO.:

SITE PLAN

A-1

OUT OF THE BOX ENGINEERING INC.

7 ARCHWAY TRAIL BRAMPTON, ON. L6P 4E3

bhaskar@outoftheboxeng.com 416-835-6620

# **Flower City**



Area

7.

230.5

Provincial Highway

Private Right-of-Way

Access to the subject land is by:

**Municipal Road Maintained All Year** 

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

FILE NUMBER:

A-2022-0394

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

		Min	or Variance	or Special	Permission
			(Please	read Instruction	ns)
IOTE:			application be filed wit oplicable fee.	th the Secretary-Ti	reasurer of the Committee of Adjustment and be
					ent for the City of Brampton under section 45 of on from By-Law <b>270-2004.</b>
1.	Name of 0	Owner(s)	Charanjeet singh sandh	nu Kuljeet kaur sandh	u
	Address	12 CALLAL	ILY RD, BRAMPTON	N. L7A0A1	
	Phone #	716-603-6461			Fax #
	Email		DHU9@GMAIL.COM	<u></u> 1	
2.	Name of A	Agent	BHASKAR JOSHI, AAK	(ASH JOSHI	
		_	AY TRAIL, BRAMPTO	ON, L6P4E3, ON	
	Phone #	110 005 0000			Fax #
	Email	416-835-6620 INFO@OUTC	FTHEBOXENG.COM	<del></del>	
4.	Why is it	not nossihl	e to comply with the	nrovisions of th	e hv.law?
7.	AS PER	BY LAWS		E IS NOT ALLO	WED ON THE SIDE , IF ONE DOES
5.	Legal De		the subject land:		
			ssion Number	M1748	
			12 CALLALILY RD		
6.	Dimension Frontage Depth		t land ( <u>in metric uni</u>	i <u>ts</u> )	

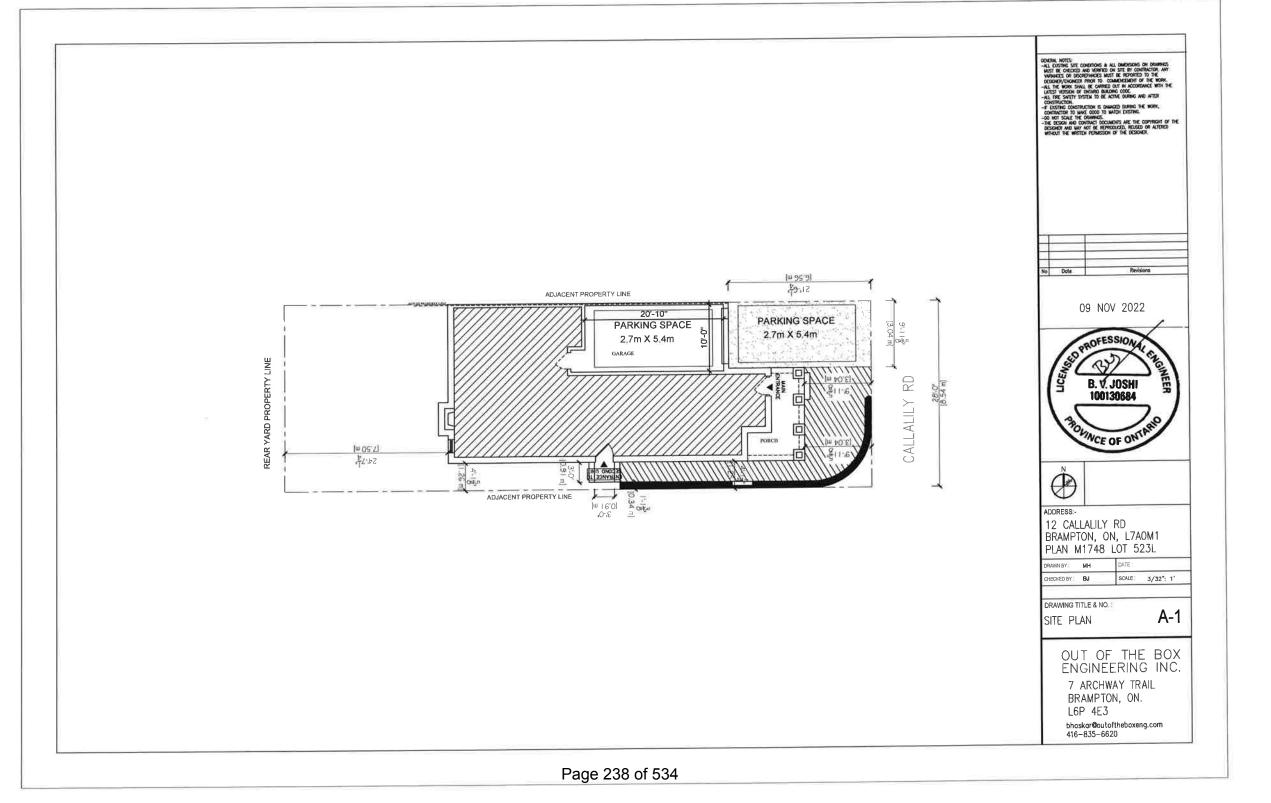
Seasonal Road

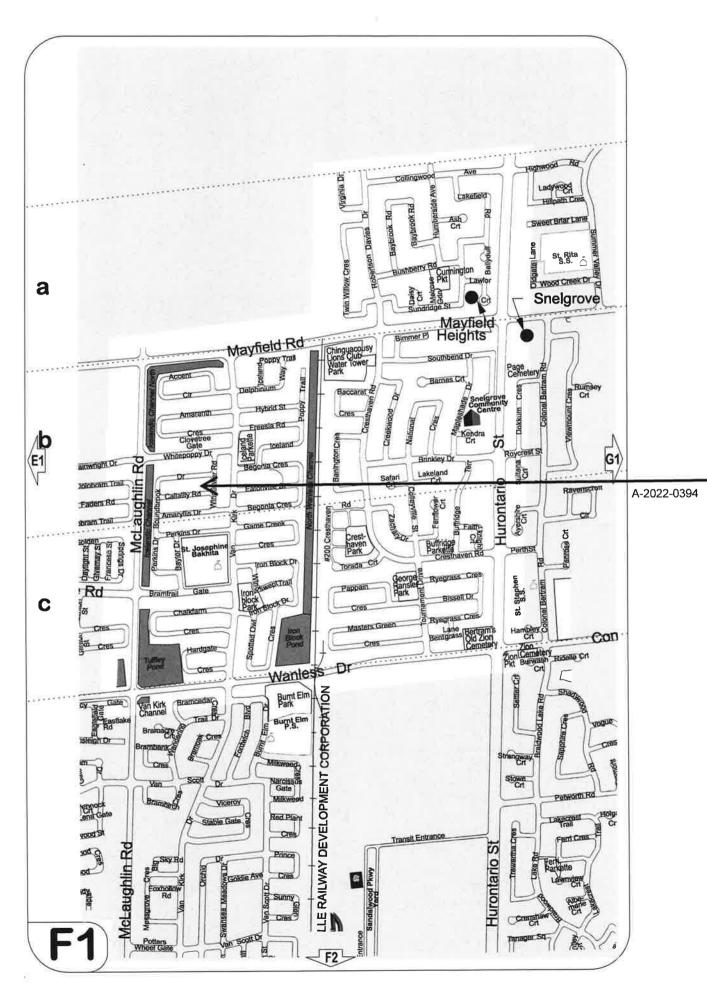
Water

**Other Public Road** 

8.,	land: (specify	in metric units g	d structures on or proposed for the subject round floor area, gross floor area, number of cc., where possible)
	EXISTING BUILDIN	GS/STRUCTURES on the	ne subject land: List all structures (dwelling, shed, gazebo, etc.)
	FIRST FLOOR-7 SECOND FLOOI	9.4SQM	
	PROPOSED BUILD	INGS/STRUCTURES on	the subject land:
	N/A		
9.		_	ructures on or proposed for the subject lands: and front lot lines in <u>metric units</u> )
	EXISTING	2.04	
	Front yard setback Rear yard setback	7.5	
	Side yard setback	1.25	
	Side yard setback	N/A	
	PROPOSED Front yard setback Rear yard setback Side yard setback Side yard setback	3.04 7.5 1.25 N/A	
10.	Date of Acquisition	of subject land:	
11.	Existing uses of su	ıbject property:	RESIDENTIAL
12.	Proposed uses of	subject property:	RESIDENTIAL
13.	Existing uses of al	outting properties:	RESIDENTIAL
14.	Date of construction	on of all buildings & str	uctures on subject land: 07/10/2007
15.	Length of time the	existing uses of the su	bject property have been continued: 16 YEARS
16. (a)	What water supply Municipal Well	is existing/proposed?	Other (specify)
(b)	What sewage disp Municipal [ Septic [	osal is/will be provided 	? Other (specify)
(c)	What storm draina Sewers [ Ditches [ Swales [	ge system is existing/p	Other (specify)

17.	Is the subject property the subject subdivision or consent?	ct of an application unde	r the Planning Act, for a	ipproval of a plan of
	Yes No V			
	If answer is yes, provide details:	File #	Status _	
18.	Has a pre-consultation application	n been filed?		
	Yes No 🗸			
19.	Has the subject property ever bee	en the subject of an applic	cation for minor varianc	e?
	Yes No 🗸	Unknown 🗀	]	
	If answer is yes, provide details:			
	File # Decision _		Relief	
	File # Decision _ File # Decision _		Relief Relief	
			<b>A</b> .	
			Jack.	
		•	ure of Applicant(s) or Auth	norized Agent
DAT	ED AT THE CITY	OF BRAMPT	<u>on</u>	
THI	s 08 DAY OF DEC	, 20 <u>22</u> .		
THE SUE	APPLICATION IS SIGNED BY AN A BJECT LANDS, WRITTEN AUTHORI PLICANT IS A CORPORATION, T	ZATION OF THE OWNER HE APPLICATION SHAL	MUST ACCOMPANY TH L BE SIGNED BY AN	E APPLICATION. IF
CORPOR	RATION AND THE CORPORATION'S	SEAL SHALL BE AFFIXE	ED.	
	1, Askash Joshi	, OF THE	CITY OF	Brampton
IN TH	EREGION OF PEEL	SOLEMNLY DE	CLARE THAT:	• 1
	THE ABOVE STATEMENTS ARE THE NO IT TO BE TRUE AND KNOWING			
DECLAR	ED BEFORE ME AT THE  OF  Region OF  THIS 8th DAY OF	a Comm Province for the C City of B	Cecilia Myers nissioner, etc., e of Ontario Corporation of the Brampton April 8, 2024	
- hps	20 > 2	Signa	ature of Applicant or Author	orized Agent
	A Commissioner etc.	·	Submit by Email	]
		FOR OFFICE USE ONLY	2)	
	Present Official Plan Designation			
	Present Zoning By-law Classifica		R2E - 8.5 - 3464	
	This application has been reviewe		nces required and the res	ults of the
	L Barbuto		November 29, 2022	
	Zoning Officer		Date	
		10	N 8 2022	
	DATE RECEIVED  Date Application Deemed	Wecanbe	N 0, 2022	Revised 2022/02/17
	Complete by the Municipality			







# **Public Notice**

## **Committee of Adjustment**

APPLICATION # A-2022-0395 WARD #2

#### **APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **SONAL PATEL** under Section 45 of the <u>Planning Act</u>, (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 2, Plan 43M-1680, Parts 1 and 2, Plan 43R-30448 municipally known as **142 BRUSSELS AVENUE**, Brampton;

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

- To permit a below grade entrance to be located between the main wall of the dwelling and the flankage lot line whereas the by-law does not permit a below grade entrance between the main wall of the dwelling and the flankage lot line;
- 2. To permit an existing fence having a maximum fence height of 2.4m (7.87 ft.) whereas the by-law permits a maximum height of 2.0m (6.56 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:	
broadcast from the Counc	il Chambers, 4th	UESDAY, January 24, 2023 at 9:00 A.M. by electr Floor, City Hall, 2 Wellington Street West, Bramp porting 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.

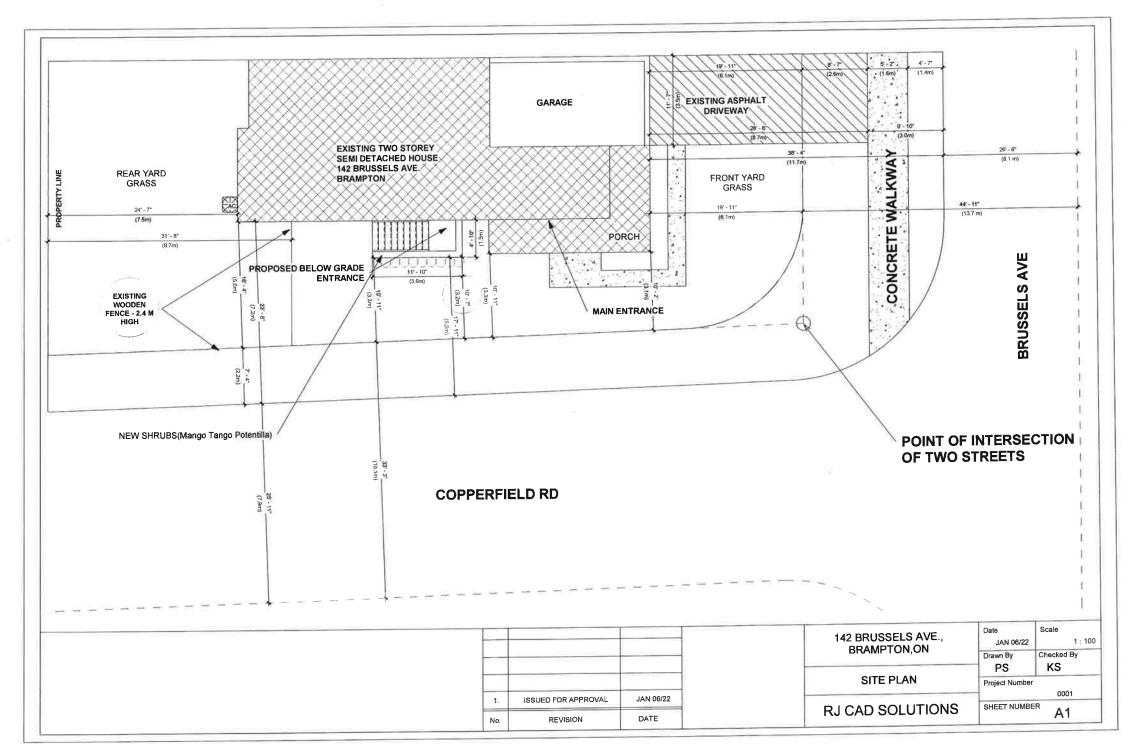
# PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this this 12th Day of January, 2023.

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



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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 and/or as a hybrid meeting (both inperson and electronically).

#### Electronic/Hybrid Hearing Procedures How to get involved in the Hybrid 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 by one or two options:
  - 1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary–Treasurer at <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a> by 4:30 pm Thursday, January 19, 2023.
  - 2. To participate in-person, please email the Secretary–Treasurer at <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a> by 4:30 pm Thursday, January 19, 2023.
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or inperson. 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 Thursday, January 19, 2023. City staff will contact you and provide
  you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

 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/hybrid 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 <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a>. 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.



Date: 2023/01/06 Committee of Adjustment City of Brampton 2 Wellington Street West, Brampton ON L3Z 2A9

A-2022-0395

RE: Minor Variance application for 142 Brussels ave., Brampton

Dear member of the Committee of Adjustment and Secretary-Treasurer,

I am writing this cover letter for the property of 142 Brussels ave., Brampton, ON, on behalf of a homeowner who wants to build a below-grade Separate entrance on an exterior side yard. As per the property survey, the setback between the dwelling and side lot line is 5 m from house and 3.3 m from porch.

Reasons for Separate Entrance from sideyard:

- The homeowner wants to keep privacy in the backyard since he has a side yard of 3.3 m which has a deficit of only 0.1m from porch.
- This supports design in the basement as well.
- The existing minimum setback of the side yard from the property line is 3.3 m, we are proposing a below-grade separate entrance setback is 3.2m.
- The existing fence height is 2.4 M.

My kind request is to consider this application and grant a permit for the above matter.

Thank you,

Kruti Shah, P.Eng.

Kruti Shah

**RJ Cad Solutions** 

# **Flower City**



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

FILE NUMBER: <u>A -2022</u> 395

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)

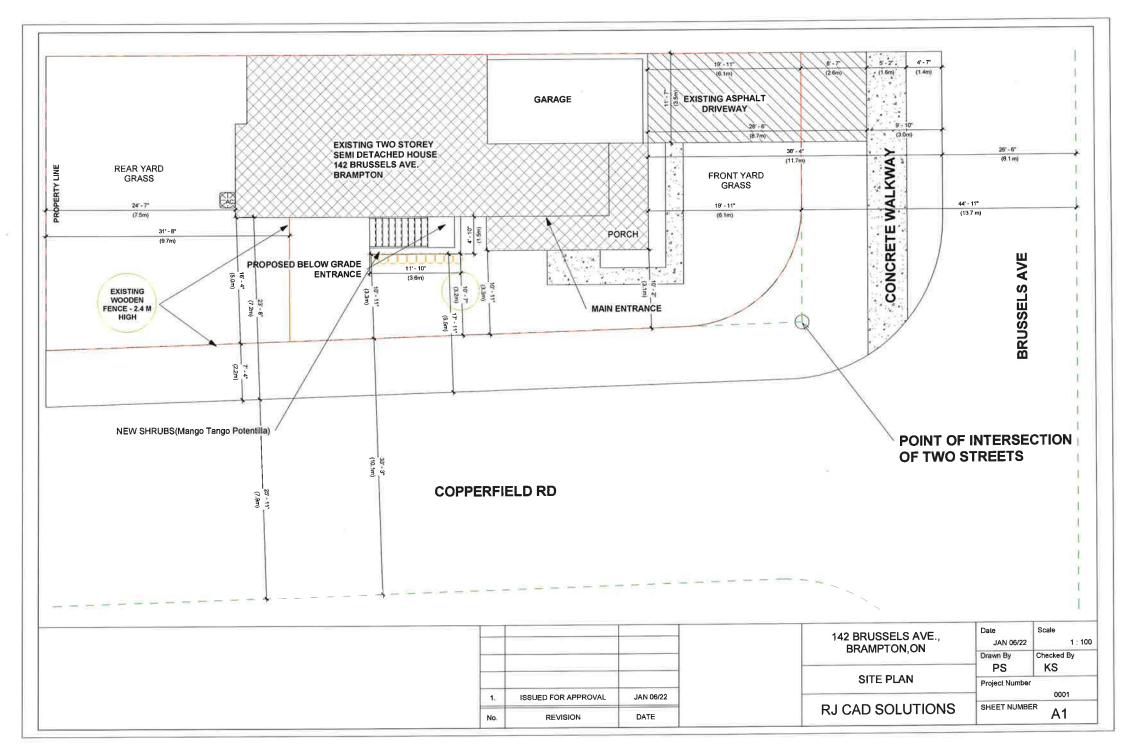
**NOTE:** It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

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 Bv-I aw **270-2004**.

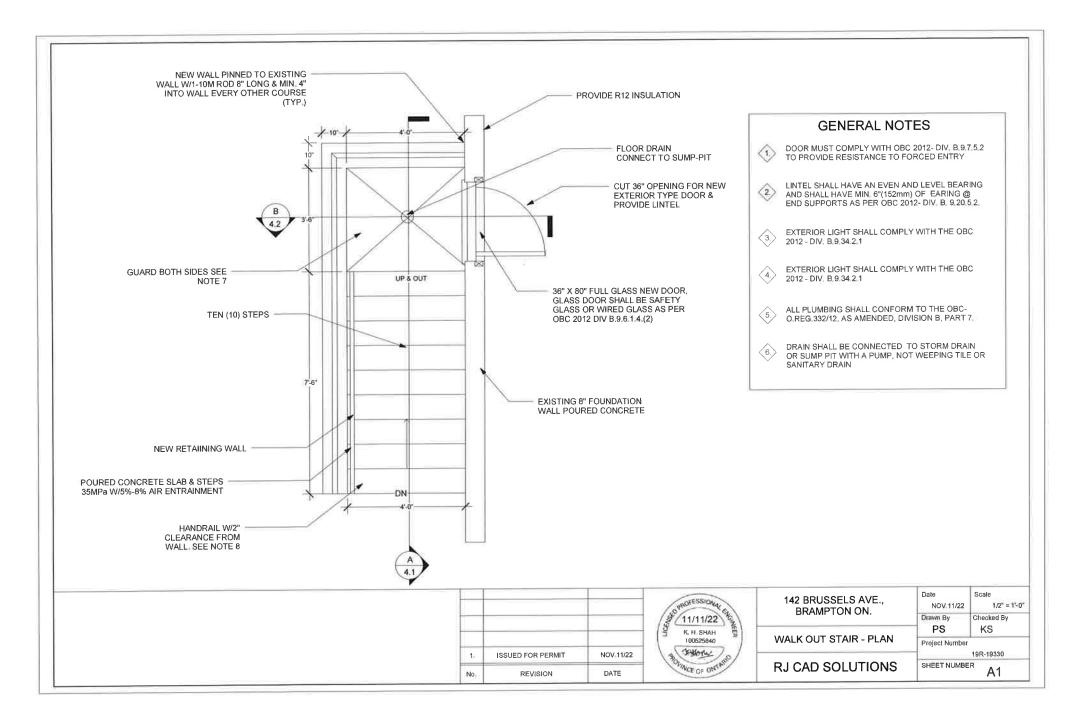
Phone # Email	Addre	s 142 BRUSSELS AVE., Brampton, ON, L6Z 0E1
Email sombjoilingspring ocom  Name of Agent Kouli Shah Address 4 Abacus rd, Brampton, ON, L6T 5J6  Phone # Email		
Email sombjoilingspring ocom  Name of Agent Kouli Shah Address 4 Abacus rd, Brampton, ON, L6T 5J6  Phone # Email	Phone	# 847.015.1814 Fay #
Address  Abacus rd, Brampton, ON, L6T 5J6  Phone # Email  Nature and extent of relief applied for (variances requested):  1. TO PERMIT A BELOW GRADE ENTRANCE TO BE LOCATED BETWEEN THE MAYOR WALL OF THE BUILDING AND THE FLANKAGE LOT LINE, AND  2. TO PERMIT AN EXTERIOR SIDE YARD SETBACK OF 3.2m TO A BELOW GRADE ENTRANCE (THE BY-LAWS REQUIRES A MINIMUM OF 3 m)  3. TO PERMIT 2.4 M HIGH EXISITNG FENCE  Why is it not possible to comply with the provisions of the by-law?  1. SET BACK FROM THE EXISTING BUILDING OF EXTERIOR SIDE YARD IS 3.3 m FROM PORCH AND 5 M FROM HOUSE. WE ARE PROPOSING BELOW GRADE SEPERATE ENTRANCE FROM EXTERIOR SIDE YARD WHICH IS 3.2m. IN SETBACT TO SUPPORT THE DESIGN OF BASEMENT.  2. TO ALLOW 2.4 M HIGH EXISTING FENCE (BY LAW - 2 M HIGH).  Legal Description of the subject land:  Lot Number BLOCK 12 PART 1  Plan Number/Concession Number Municipal Address 142 BRUSSELS AVE.  Dimension of subject land (In metric units)  Frontage 575  Depth 25.18  Area 25.24  Access to the subject land is by:  Provincial Highway Seasonal Road		·
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Phone # Email	Name	of Agent Kruti Shah
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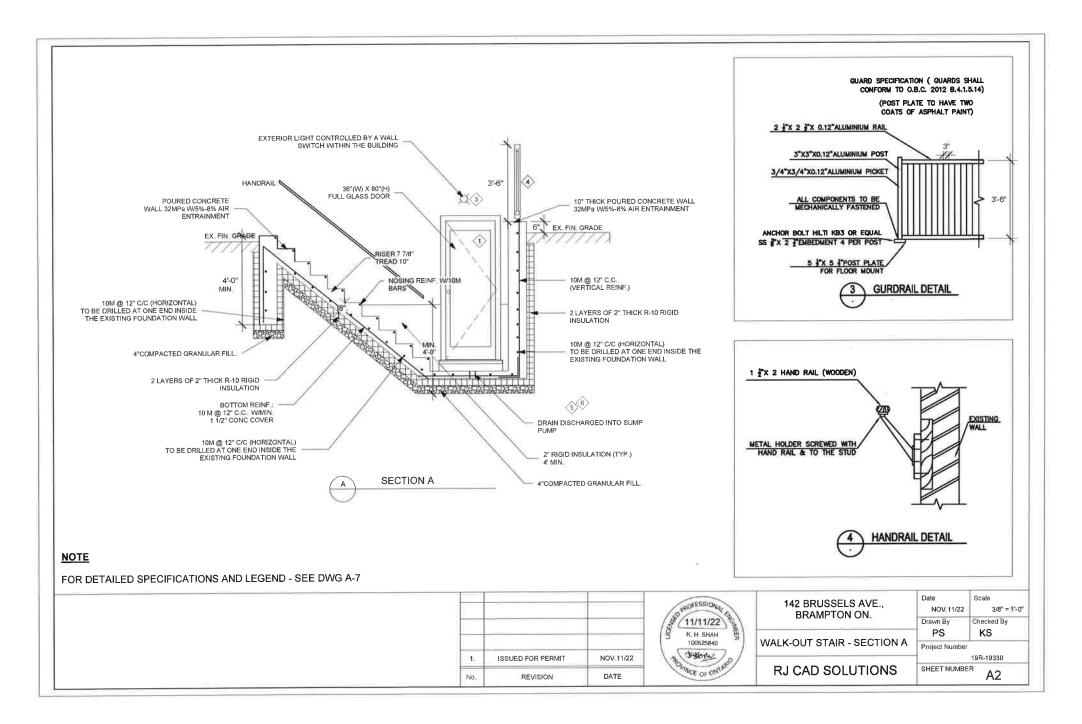
8.	land: (specify i	<u>in metric units</u> g	I structures on or proposed for the subject round floor area, gross floor area, number of c., where possible)
	EXISTING BUILDING	S/STRUCTURES on th	ne subject land: List all structures (dwelling, shed, gazebo, etc.)
		R AREA - 76.6 SQ.	M., GROSS FLOOR AREA - 175.6 SQ.M.,
	DDODOSED BIIII DI	NGS/STRUCTURES on	the subject land:
			TERIOR SIDE YARD
9.		_	ructures on or proposed for the subject lands: and front lot lines in <u>metric units</u> )
	<b>EXISTING</b>		
	Front yard setback Rear yard setback	4,41 7,5	
	Side yard setback	0	
	Side yard setback	3,3,5	
	PROPOSED Front yard setback Rear yard setback Side yard setback Side yard setback	4.41 7.5 0 3.3, 3.2	
10.	Date of Acquisition	of subject land:	2010
11.	Existing uses of sub	pject property:	SINGLE UNIT DWELLING
12.	Proposed uses of su	ubject property:	SINGLE UNIT DWELLING(TWO UNIT DWELLING APPLICATION WILL BE SUBMITTED LATER)
13.	Existing uses of abu	utting properties:	RESIDENTIAL
14.	Date of construction	n of all buildings & stru	uctures on subject land: 2010
15.	Length of time the e	xisting uses of the sul	bject property have been continued: 12 years
16. (a)	What water supply i Municipal ☑ Well ☐	s existing/proposed? ] ]	Other (specify)
(b)	What sewage dispo Municipal ✓ Septic ☐	sal is/will be provided ] ]	? Other (specify)
(c)	What storm drainag Sewers	e system is existing/p ] ] ]	Other (specify)

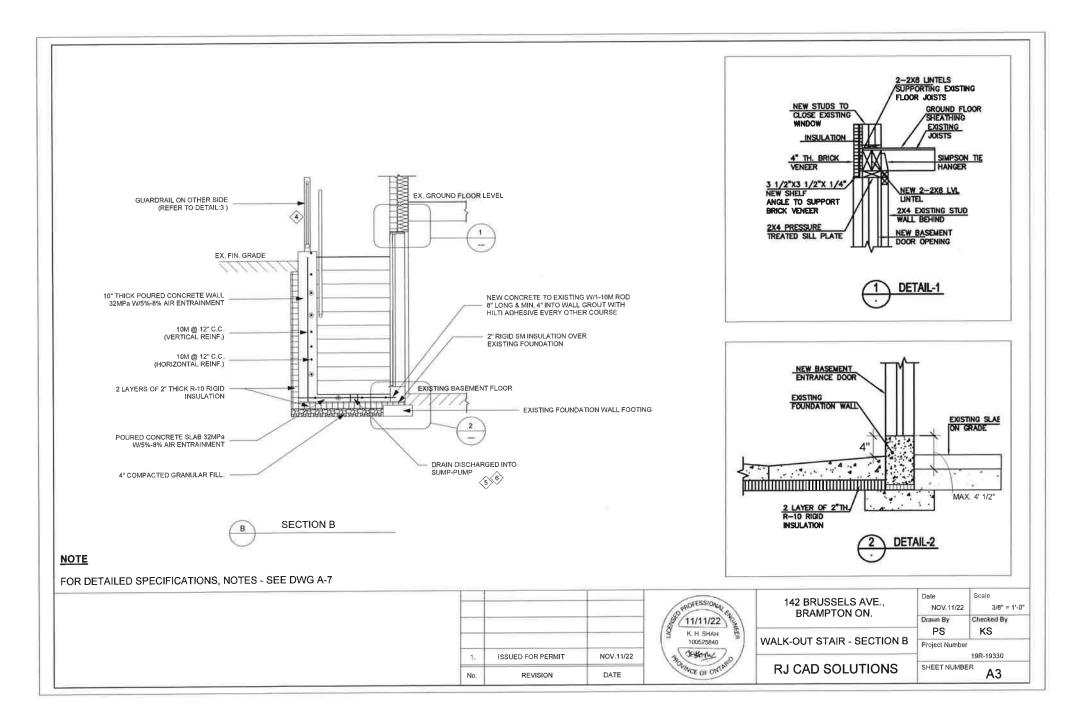
17.		oject proper on or conse	-	ct of an a	application (	ınder th	e Planning Act, for a	pproval of a plan of
	Yes 🗀	]	No 🗹					
	If answer	is yes, prov	ide details:	File :	#		Status_	
18.	Has a pre	-consultatio	n applicatio	n been fi	led?			
	Yes	]	No 📝					
19.	Has the s	ubject prop	erty ever be	en the su	bject of an a	pplicati	on for minor varianc	e?
	Yes	1	No 🔽		Unknown			
	If answer	is yes, prov	ride details:					
	File : File :		Decision Decision				ReliefRelief	
	File	#	Decision				Relief	
						1	The same	
					S	ignature	of Applicant(s) or Auth	norized Agent
DAT	ED AT THE	CITY		OF	BRAMPTON		umm 9400	
THI	sx 8	DAY OF	NOVEMBER	DCCEME	20 22			
F THIS A	APPLICATI	ON IS SIGN	ED BY AN	AGENT, S	OLICITOR (	OR ANY	PERSON OTHER TH	IAN THE OWNER OF
THE AP	PLICANT I	S A CORP	ORATION,	THE APP	PLICATION	SHALL	BE SIGNED BY AN	HE APPLICATION. IF
CORPOR	RATION AN HIRCA	D THE COR	PORATION'	S SEAL S	SHALL BE A	FFIXED.		
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		Zoni	ng Officer				Date	
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		Date Applica		d				Revised 2022/02/17
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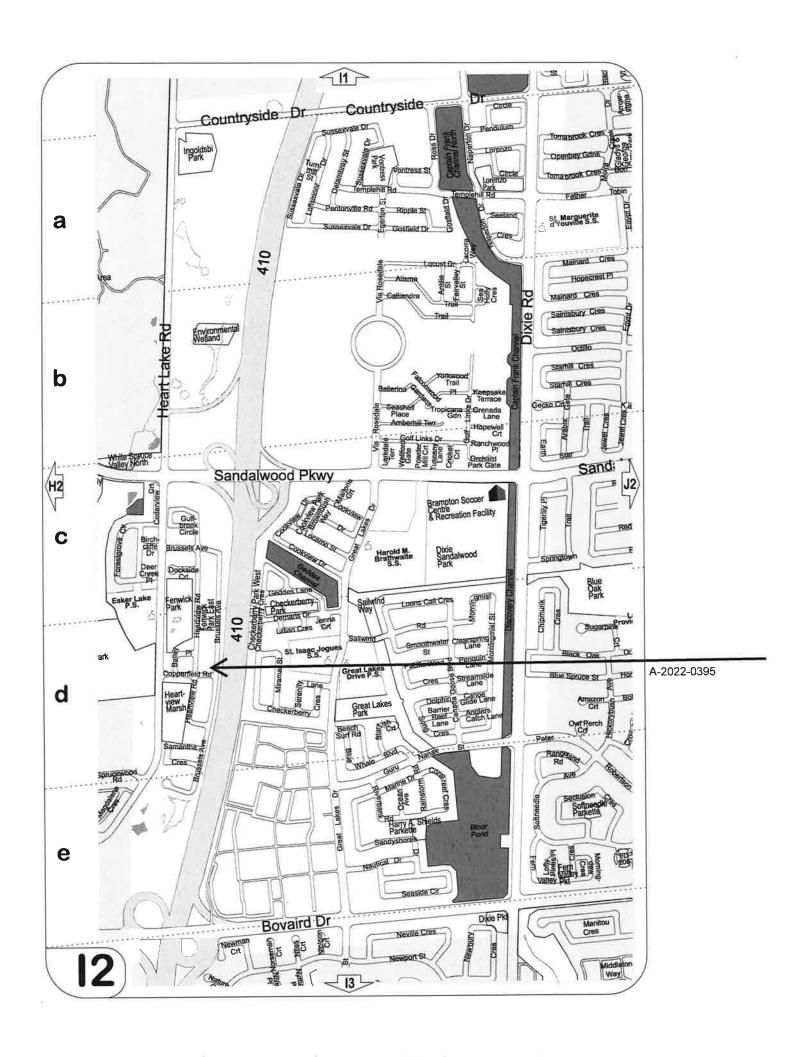


Page 247 of 534











# **Public Notice**

# **Committee of Adjustment**

APPLICATION # A-2022-0396 WARD #6

#### **APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **INDARJIT RAMLAGAN AND KALOUTI RAMLAGAN** under Section 45 of the <u>Planning Act</u>, (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 14, Plan 43M-1583 municipally known as **162 LUELLA CRESCENT,** Brampton;

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

- 1. To permit a below grade entrance having a setback of 9.7m (31.82 ft.) to the TransCanada Pipeline right-of-way whereas the by-law does not permit any permanent structures and excavations to be located within 10.0m (32.80 ft.) of the TransCanada pipeline right-of-way;
- 2. To permit a rear yard setback of 0.6m (1.97 ft.) to an existing accessory structure (shed) whereas the bylaw does not permit any permanent structures to be located within 10.0m (32.80 ft.) of the TransCanada pipeline right-of-way;
- 3. To permit an existing driveway width of 7.5m (24.60 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.).

#### OTHER PLANNING APPLICATIONS:

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

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 an Ontario Land 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 Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body.

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

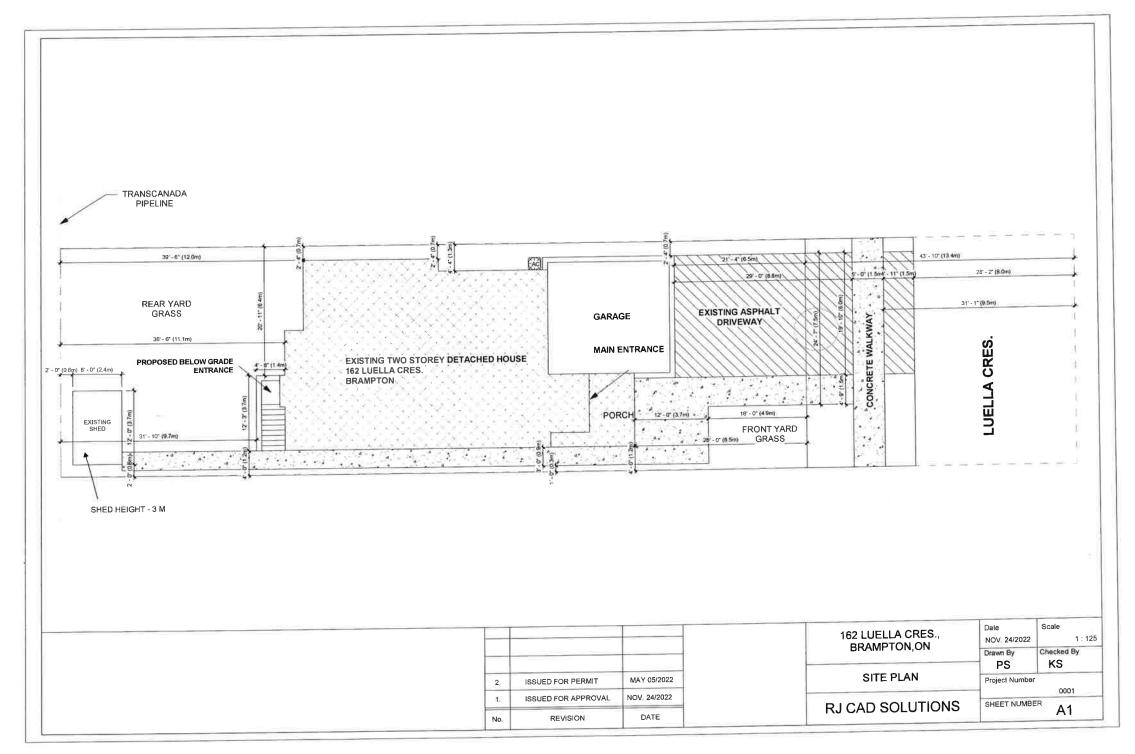
## PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this this 12th Day of January, 2023.

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)874-2117 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 and/or as a hybrid meeting (both inperson and electronically).

### Electronic/Hybrid Hearing Procedures How to get involved in the Hybrid Hearing

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **January 24, 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

### 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**, **January 19**, **2023**.

- Advance registration for applicants, agents and other interested persons is required by one or two options:
  - 1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary–Treasurer at <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a> by 4:30 pm Thursday, January 19, 2023.
  - 2. To participate in-person, please email the Secretary–Treasurer at <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a> by 4:30 pm Thursday, January 19, 2023.
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or inperson. 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 Thursday, January 19, 2023. City staff will contact you and provide
  you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

 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/hybrid 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 <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a>. 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.



Date: 2022/11/24 Committee of Adjustment City of Brampton 2 Wellington Street West, Brampton ON L3Z 2A9

RE: Minor Variance application for 162 Luella cres., Brampton

Dear member of the Committee of Adjustment and Secretary-Treasurer,

I am writing this cover letter for the property of 162 Luella cres., Brampton, ON, on behalf of a homeowner who wants to build a below-grade Separate entrance in the rear yard. As per the property survey, the setback between the dwelling and rear yard lot line is 11.1m. The TransCanada pipeline is passing near the rear yard lot line from where we need to leave 10m as per zoning. But we have setback of 9.7m of the below grade entrance from the rear yard lot line.

Reasons for Separate Entrance from backyard:

- The homeowner wants to make below grade entrance from the rear yard for second unit entrance with setback 9.7m, we are deficient of 0.3m.
- This supports design in the basement as well.
- The existing minimum setback of the side yard from the property line is 11.1 m and 10 m from TransCanada pipeline, we are proposing a belowgrade separate entrance setback is 9.7m.
- Width of driveway is 7.5 m, when minimum requirement is 6.71m.

My kind request is to consider this application and grant a permit for the above matter.

Thank you,

Kruti Shah, P.Eng.

Kruti Shah
Cognate to Krul Shah
Contact I am the author of this
cocurry
Cortact I for ricad definite degranal com
Date: 2022 11 29 15-23-7-0500

**RJ Cad Solutions** 

# **Flower City**



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

FILE NUMBER: A -2022-0396

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)

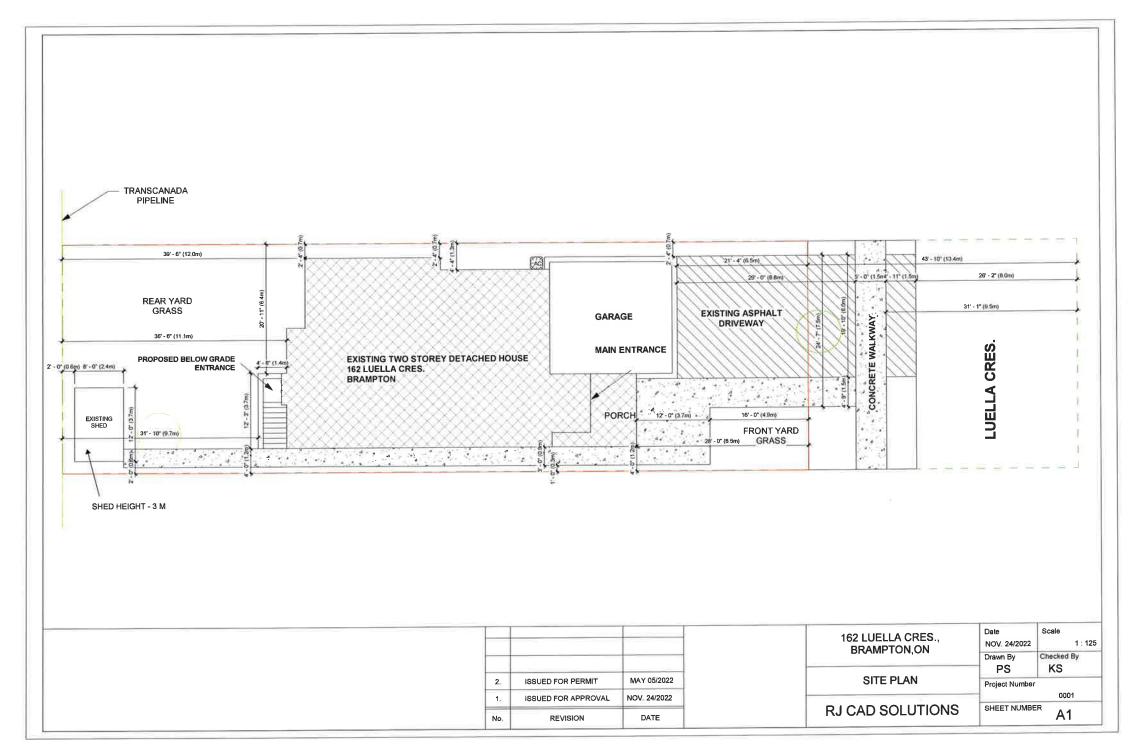
**NOTE:** It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

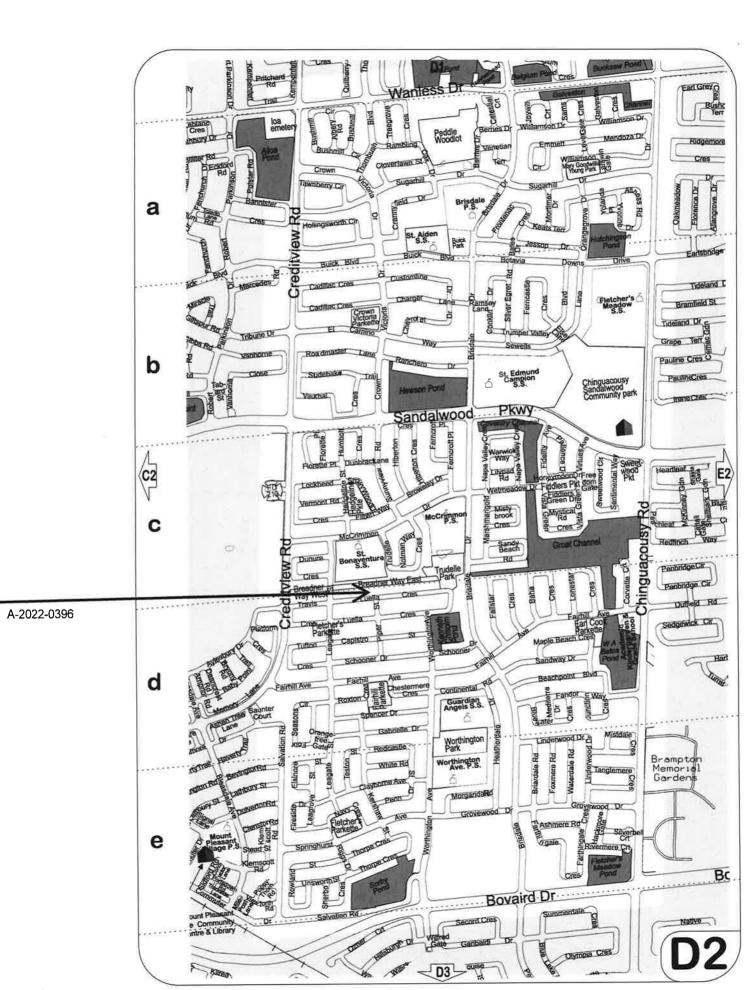
The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the <u>Planning Act</u>, 1990, for relief as described in this application from By-Law **270-2004**.

1.	Name of 0	Owner(s) INDARJIT RAMLAGAN,	KALOUTI RAMLAGAN		
		162 LUELLA CRES., Brampt	on, ON, L7A 3H8		
	Phone # Email			Fax # 	
•	N	A			
2.	Name of Address	Agent Kruti Shah  4 Abacus rd, Brampton, ON,	1.6T 5.I6		
	, , , , , , , , , , , , , , , , , , , ,	+ / (badde rd, Brampton, Gry	201 000		
				Fav. #	
	Phone # Email	kruti@rjcadsolutions.com	1	Fax #	
	Liliali	Matter Joseph School			
3.	Nature an	nd extent of relief applied for	(variances requeste	ed):	
	1. TO PERMIT A BELOW GRADE ENTRANCE TO BE LOCATED BETWEEN THE MAIN WALL OF THE BUILDING AND THE REAR LOT LINE WHERE TRANSCANADA				
	10.140		HE REAR LOT LI	INE WHERE TRANSCA	NADA
	PIPELINE IS RUNNING, AND  2. TO PERMIT A REAR YARD SETBACK OF 9.7m TO A BELOW GRADE ENTRANCE				
	(THE BY-LAWS REQUIRES A MINIMUM OF 10 m)				
	3 WIDT	H OF DRIVEWAY IS 7.5	M WHEN MINIM	UM REQUIREMENT IS	6.71m 🖪
4.	Why is it	not possible to comply with	the provisions of th	e by-law?	
		BACK FROM THE EXIST			
		SING BELOW GRADE S			
	9.7m H	OWEVER ZONING BY LA	AW COMPLIES 10	OM, WE ARE DEFICIEN	11 0.3M.
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<b>5</b> .	_	scription of the subject land	<u>.</u>		
	Lot Num		43M-1583		
	-	nber/Concession Number al Address 162 LUELLA CRES	43101-1303		
	mamorpe	ii / tudi oo			
6.		on of subject land ( <u>in metric</u>	<u>units</u> )		
	Frontage Depth	11.3			
	Area	418			
-	A 4	a the embiect land is but			
7.		o the subject land is by: al Highway		Seasonal Road	
		al Road Maintained All Year	<b>✓</b>	Other Public Road	
		Right-of-Way		Water	

8.	Particulars of all buildings and structures on or proposed for the sub- land: (specify in metric units ground floor area, gross floor area, numbe storeys, width, length, height, etc., where possible)						
	EXISTING BILLI DING	SS/STRUCTURES on th	e subject land: List all structures (dwelling, shed, gazebo, etc.)				
GROUND FLOOR AREA - 122.5 SQ. M. , GROSS FLOOR AREA - 322 SQ.M., NUMBER OF STOREY - 2							
	PROPOSED BUILDI	NGS/STRUCTURES on	the subject land:				
		ENTRANCE IN REA					
9.		_	uctures on or proposed for the subject lands: and front lot lines in <u>metric units</u> )				
	EXISTING		*				
	Front yard setback	6.4					
	Rear yard setback Side yard setback	0.6					
	Side yard setback	1,2					
	PROPOSED Front yard setback Rear yard setback Side yard setback	<b>6,4</b> 9,7 0,6					
	Side yard setback	1.2					
10.	Date of Acquisition	of subject land:	2010				
11.	Existing uses of su	bject property:	SINGLE UNIT DWELLING				
12.	Proposed uses of s	subject property:	SINGLE UNIT DWELLING(TWO UNIT DWELLING APPLICATION WILL BE SUBMITTED LATER)				
13.	Existing uses of ab	utting properties:	RESIDENTIAL				
14.	Date of constructio	n of all buildings & stru	uctures on subject land: 2010				
15.	Length of time the	existing uses of the su	bject property have been continued: 12 years				
16. (a)	What water supply Municipal Well	is existing/proposed?	Other (specify)				
(b)	What sewage dispo Municipal Septic	osal is/will be provided	? Other (specify)				
(c)	What storm draina	ge system is existing/p	roposed?				
ν- /	Sewers Ditches Swales		Other (specify)				

17.	subdivision or consent?	ect of an application under	the Planning Act, for approval of a plan c	)1
	Yes No 🗸			
	If answer is yes, provide details:	File #	Status	_
18.	Has a pre-consultation application	on been filed?		
	Yes No			
19.	Has the subject property ever be	en the subject of an applic	eation for minor variance?	
	Yes No	Unknown 🗀	]	
	If answer is yes, provide details:			
	File # Decision		Relief	
	File # Decision File # Decision		Relief Relief	_
	File # Decision		_ Keller	
			Jany"	
		Signatu	re of Applicant(s) or Authorized Agent	
DAT	ED AT THE CITY	OF BRAMPTON		
THIS	DAY OF NOVEMBER	, 20 <sup>22</sup>		
THE SUB THE APF CORPOR	EJECT LANDS, WRITTEN AUTHOR PLICANT IS A CORPORATION, ATION AND THE CORPORATION'S HIRE!	IZATION OF THE OWNER THE APPLICATION SHAL S SEAL SHALL BE AFFIXE		IF
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IN THE	PROVINCE OF ONTARIO	SOLEMNLY DE	CLARE THAT:	
			OLEMN DECLARATION CONSCIENTIOUSL E FORCE AND EFFECT AS IF MADE UNDE	
DECLARI	ED BEFORE ME AT THE	Jeanie Cecilia	a Myers	
CITY	OF BRAMPTON	a Commissior Province of O	ntario \	
		for the Corpor City of Bramp	ton	
IN THE	PROVINCE OF	Expires April 8	8, 2024	
ONTARIO	THIS 40- 8 DAY OF			
NOVEMBER	2022	Signa	ture of Applicant or Authorized Agent	=
	1. No les		Submit by Email	
/	A Commissioner etc.			
	O			_
		FOR OFFICE USE ONLY		1
	Present Official Plan Designatio	n:	<del> </del>	١
	Present Zoning By-law Classific	ation:	-	١
		ed with respect to the varian ware outlined on the attache	ices required and the results of the ed checklist.	
	Zoning Officer		Date	
	DATE DECEMEN	December 8	. 2022	
	DATE RECEIVED  Date Application Deemed		Revised 2022/02/17	7
	Complete by the Municipality			







# **Public Notice**

### **Committee of Adjustment**

APPLICATION # A-2022-0397 WARD #10

### APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **JAGDEV SINGH UPPAL AND KAMALJIT KAUR UPPAL** under Section 45 of the <u>Planning Act</u>, (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 58, Plan 43M-1442 municipally known as **49 EASTBROOK WAY**, Brampton;

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

- 1. To permit an existing driveway width of 7.61m (24.97 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.);
- 2. To permit 0.0m of permeable landscaping along the side property line whereas the by-law requires a minimum 0.6m (1.97 ft.) wide permeable landscape strip between the driveway and the side property line:
- 3. To permit an interior side yard setback of 0.14m (0.60 ft.) to a proposed below grade entrance whereas the by-law requires a minimum setback of 0.3m (0.98 ft.) provided that a continuous side yard width of no less than 1.2m (3.94 ft.) is provided on the opposite side of the dwelling.

### **OTHER PLANNING APPLICATIONS:**

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

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.

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

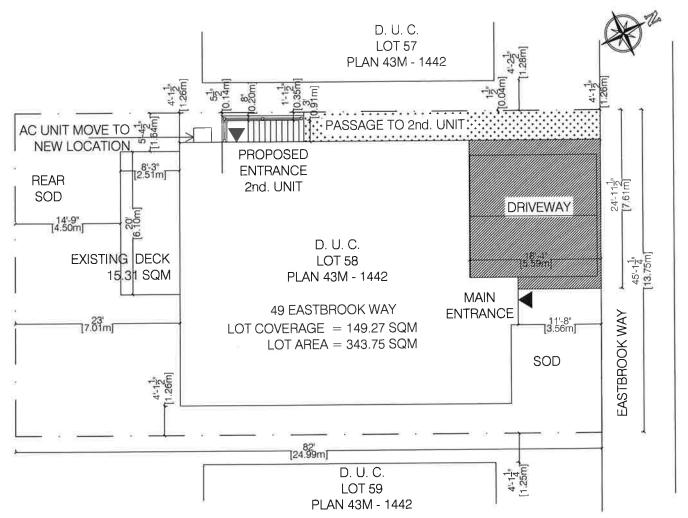
## PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this this 12th Day of January, 2023.

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



PROPOSED NEW BELOW GRADE ENTRANCE IN SIDE-YARD, UNDER BY-LAW # 10.23.2 (OCTOBER 2020)

- 1. TO PERMIT 0.00 M PERMEABLE LANDSCAPING ABUTTING THE SIDE LOT LINE
- 2. TO PERMIT 0.14 M MINIMUM SETBACK TO THE BELOW GRADE STAIRWAY AS REQUIRED BY BY-LAW 10.32.2
- 3. TO PERMIT 7.61 M DRIVEWAY WIDTH FOR DRIVEWAY AND PASSAGE TO 2nd. UNIT INSTEAD OF 6.71 M ALLOWED

Page 262 of 534

## ABDUL QAMAR P.Eng.

Ph:647-802-9008

Email: abdul9008@gmail.com

### Professional Engineering Services

2565 Steeles Ave. E. Unit 11 Brampton Web: https://agamar.com

### PROJECT:

BASEMENT 2ND. UNIT WITH BELOW GRADE ENTRANCE MINOR VARIANCE APPLICATION

### ADDRESS:

### 49 EASTBROOK WAY BRAMPTON

- 1. CONTRACTOR MUST CHECK & VERIFY ON SITE ALL EXISTING STRUCTURAL MEMBERS, DIMENSIONS TO MATCH WITH THE DRAWINGS AND REPORT ANY DISCREPANCIES BETWEEN THE SITE CONDITIONS AND DRAWINGS TO THE DESIGNER PRIOR TO PROCEEDING WITH WORK
- 2. ALL WORK SHALL BE CARRIED OUT AS PER ONTARIO BUILDING CODE, SPECIFICATIONS & MUNICIPAL BY-LAWS.

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

ABDUL QAMAR P. ENG.



# Drawing Title: SITE PLAN MINOR VAR

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N.	T. S.
Nov	. 03, 2022
	N. Nov



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 and/or as a hybrid meeting (both inperson and electronically).

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## Abdul Rauf Qamar, Professional Engineering Services

2565 Steeles Ave. East, unit 11, Brampton Ontario L6T 4L6

Date: November 09, 2022

A-2022-0397

The Secretary
The Committee of Adjustments
City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

Re: Request for Minor Variance – 49 Eastbrook Way, Lot 58 Plan 43M1442, Brampton, Ontario

Dear Sir / Madame,

The subject property is a detached home located in a sub-division built in 2007. The home is owned by the same owners who bought it from the builder. There has been no addition or alterations done to the property since then. The minor variance is proposed due to following reasons.

- 1. The landlord wants to convert the property into 2 unit dwelling as allowed under the city by-laws.
- 2. A 1.26 meter, wide passageway exists in the west side of the property.
- 3. The adjacent home is also a detached property and has a setback of 1.28 meter.
- 4. There is an existing deck in the backyard, allowing no room for below grade entrance in backyard.
- 5. A below grade entrance is proposed in the side yard and there will be a setback of 0.14 meter from the stairway structure wall, and a 0.35-meter setback from the stairs.
- 6. Minor variance is required to provide the passage to 2<sup>nd</sup> unit as follows.
  - a. To permit 0.00 meter permeable landscaping abutting the side lot line.
  - b. To permit 0.14 meter minimum setback to the below grade stairway as required by By-law 10.32.2.
  - c. To permit a 7.61 meter wide driveway instead of 6.71 allowed (combined for passage to 2<sup>nd</sup>. Unit and driveway)

The approval of minor variance to allow the passage to 2<sup>nd</sup>. Unit will help to create more residential units with parking and won't have any adverse effect on the adjacent properties.

The By-law 10.32.2 allows a below grade entrance if a setback of 0.3 meter is maintained from the below grade stairway. Clarification is requested the setback is from the stairs or from the exterior wall of the stairway structure.

Submitted for favorable consideration.

Regards,

Abdul Rauf Qamar, P.Eng.

647-802-9008

abdul9008@gmail.com

Page 1 of 1

# Flower City



brampton.ca

For Office Use Only

(to be inserted by the Secretary-Treasurer after application is deemed complete)

FILE NUMBER: A - 2022- 6397

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)

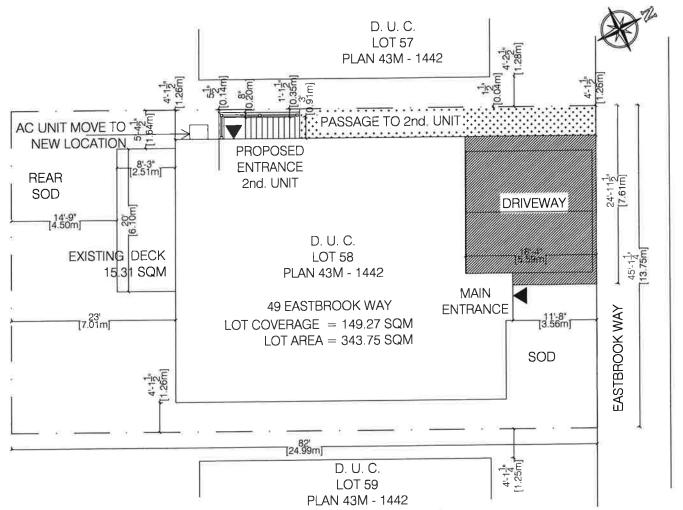
It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be NOTE: accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of

	the <u>Planni</u>	ng Act, 1990, for relief as descr	ibed in this application	on from By-Law <b>270-2004</b> .	
1.	Name of ( Address	Owner(s) JAGDEV SINH UP 49 EASTBORRK WAY, BRAN	PAL & KAMALJIT K MPTON, L6P 1K5	AUR UPPAL	
	Phone # Email	647-889-3265 uppaljarjasan@gmail.com		Fax #	
2.	Name of Address	Agent ABDUL RAUF QA 11 - 2565 STEELES AVE. EA	MAR P. Eng. ST, BRAMPTON, L6	T 4L6	
	Phone # Email	647-802-9008 abdul9008@gmail.com		Fax #	
3.	1. TO A 2. TO A 3. TO A	nd extent of relief applied for ING BELOW GRADE ENT LLOW 0.00 M LANDSCAF LLOW 0.14 M SETBACK LLOW A 7.61 M DRIVEWAND PA	TRANCE FROM S PING ABUTING T TO THE BELOW AY WIDTH INSTE	SIDE YARD UNDER BY- HE SIDE LOT LINE GRADE ENTRANCE ST EAD OF 6.71M ALLOWE	TAIRWAY WALL
4.	DUF TO	t not possible to comply with to DEXISTING LOCATION C LEFT FOR A WORKABLI	OF WALKOUT DO	OOR AND DECK IN BAC	CK YARD, NO RANCE.
5.	Lot Num Plan Nu	escription of the subject land: hber LOT # 58 mber/Concession Number al Address 49 EASTBROOK V	PLAN 43M - 14	42	
6.		ion of subject land (in metric land)  e 13.75 M  25 M  343.75 Sqm	units)		
7.	Provinc Municip	to the subject land is by: sial Highway oal Road Maintained All Year Right-of-Way		Seasonal Road Other Public Road Water	

8.	Particulars of all buildings and structures on or proposed for the subject land: (specify <u>in metric units</u> 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 TWO STORY HOME 149.27 SQM							
		NGS/STRUCTURES on TURE PROPOSED	the subject land:					
9.	Location of all (specify distant	buildings and str ce from side, rear	ructures on or proposed for the subject lands: and front lot lines in <u>metric units</u> )					
	EXISTING							
	Front yard setback	559 M						
	Rear yard setback	7.01 M						
	Side yard setback	1.26 M						
	Side yard setback	1.26 M						
	PROPOSED Front yard setback Rear yard setback Side yard setback Side yard setback	NO CHANGE NO CHANGE NO CHANGE NO CHANGE						
10.	Date of Acquisition	of subject land:	MAY 2001					
11.	Existing uses of su	bject property:	RESIDENTIAL SINGLE FAMILY					
12.	Proposed uses of s	ubject property:	RESIDENTIAL 2 UNITS					
13.	Existing uses of ab	utting properties:	RESIDENTIAL					
14.	Date of constructio	n of all buildings & str	uctures on subject land: 2007					
15.	Length of time the	existing uses of the su	bject property have been continued: 15 YEARS					
16. (a)	What water supply Municipal Well	is existing/proposed?	Other (specify)					
(b)	What sewage dispo Municipal Septic	osal is/will be provided	Other (specify)					
(c)	What storm draina Sewers Ditches Swales	ge system is existing/p ☑ ☑	Other (specify)					

17.		or consent?	•	or an a	ррисацоп ч	nder tile	: Planning I	ACI, 101 c	ipprovai oi a	a pian oi
	Yes	No	<b>✓</b>		×					
	lf answer is	yes, provide	details:	File #				Status_		
18.	Has a pre-c	onsultation a	pplication	been fil	ed?					
	Yes 🔲	No								
19.	Has the sub	ject property	v ever been	the sub	piect of an a	pplicatio	on for mino	r varianc	e?	
10.	Yes	No			Unknown					
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		yes, provide					Delief			
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	File#_		Decision				Relief			
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						/	July 1			
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DAT	ED AT THE	CITY OF		OF	BRAMPTO	N		1		
THI	s <u>03</u>	DAY OF NO	OVEMBER		_, <b>20</b> <u>22</u>					
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	тто арр	cation has be	said review	are outli	ned on the a	ttached o	checklist.			
	-	Zoning (	Officer		<del></del>	<u></u>		Date		
		DATE R	RECEIVED	W.	ecembe	<u> </u>	, 2022			
		e Applicatior	– ⊤Deemed				`		Revised	2022/02/17
		te by the Mu								



PROPOSED NEW BELOW GRADE ENTRANCE IN SIDE-YARD, UNDER BY-LAW # 10.23.2 (OCTOBER 2020)

- 1. TO PERMIT 0.00 M PERMEABLE LANDSCAPING ABUTTING THE SIDE LOT LINE
- 2. TO PERMIT 0.14 M MINIMUM SETBACK TO THE BELOW GRADE STAIRWAY AS REQUIRED BY BY-LAW 10.32.2
- 3. TO PERMIT 7.61 M DRIVEWAY WIDTH FOR DRIVEWAY AND PASSAGE TO 2nd. UNIT INSTEAD OF 6.71 M ALLOWED

Page 268 of 534

## ABDUL QAMAR P.Eng.

Ph:647-802-9008

Email: abdul9008@gmail.com

Web: https://agamar.com

Professional Engineering Services 2565 Steeles Ave. E. Unit 11 Brampton

### PROJECT:

BASEMENT 2ND. UNIT WITH
BELOW GRADE ENTRANCE
MINOR VARIANCE APPLICATION

### ADDRESS:

49 EASTBROOK WAY BRAMPTON

- 1. CONTRACTOR MUST CHECK & VERIFY ON SITE ALL EXISTING STRUCTURAL MEMBERS, DIMENSIONS TO MATCH WITH THE DRAWINGS AND REPORT ANY DISCREPANCIES BETWEEN THE SITE CONDITIONS AND DRAWINGS TO THE DESIGNER PRIOR TO PROCEEDING WITH WORK
- 2. ALL WORK SHALL BE CARRIED OUT AS PER ONTARIO BUILDING CODE, SPECIFICATIONS & MUNICIPAL BY-LAWS,

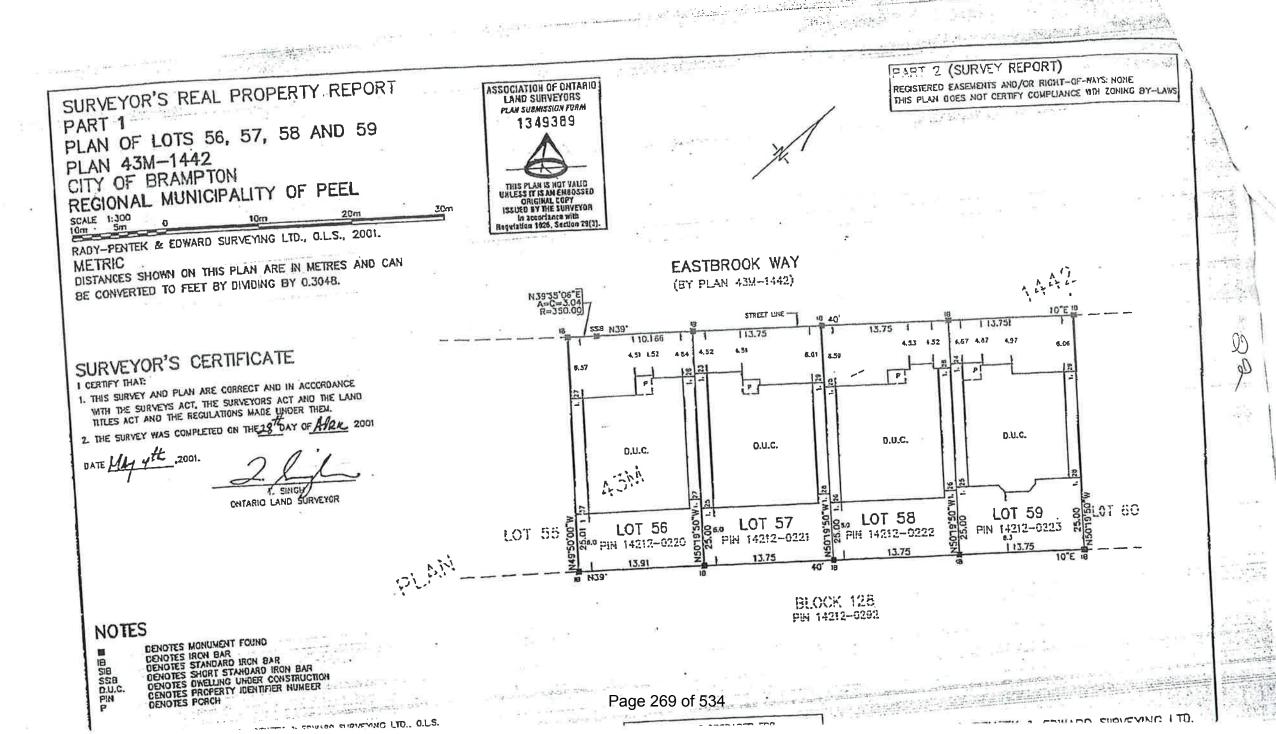
THE UNDERSIGNED HAS REVIEWED & TAKEN RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

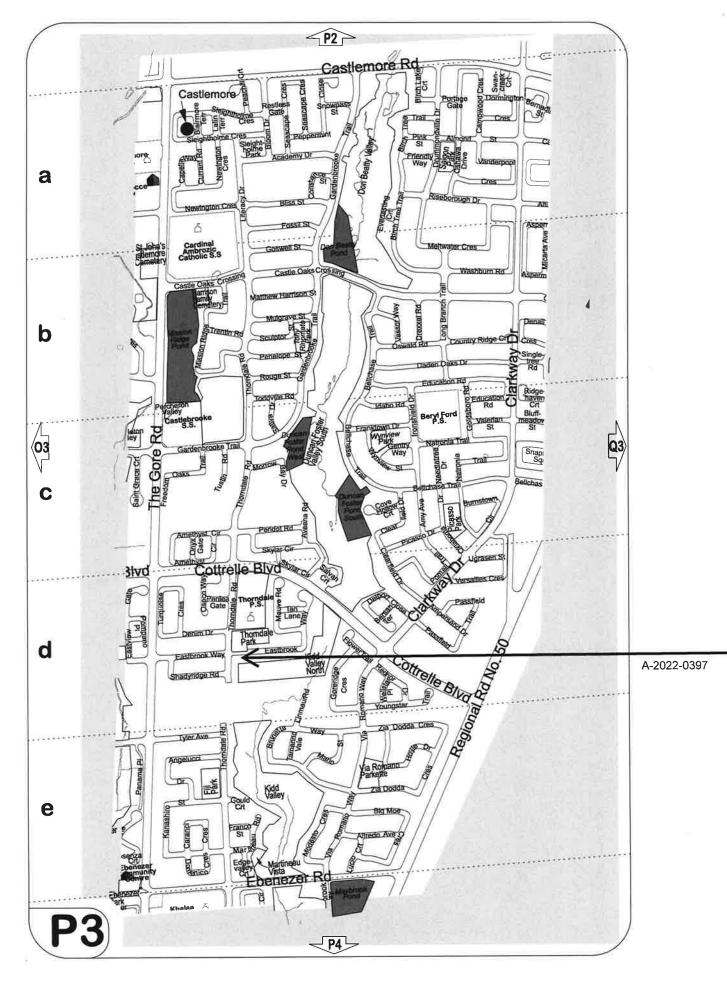
ABDUL QAMAR P. ENG.



Drawing Title: SITE PLAN MIN	OR VAR				
Drawing Number A - 0					
	T 0				

Drawing Scale:	N. T. S.
Date:	Nov. 03, 2022
Rev. 1	
Rev. 2	







# **Public Notice**

### **Committee of Adjustment**

APPLICATION # A-2022-0398 WARD #6

### APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **GOBITHA PIRATHEEPAN AND PIRANTHEEPAN KULENDRAN** under Section 45 of the <u>Planning Act</u>, (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 152, Plan 43M-1614 municipally known as **9 FERNCASTLE CRESCENT**, Brampton;

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

1. To permit a 0.66m (2.17 ft.) path of travel leading to a principle entrance for a second unit whereas the by-law requires a minimum unencumbered side yard width of 1.2m (3.94 ft.) be provided as a path of travel from the front yard to the entrance for a second unit.

### OTHER PLANNING APPLICATIONS:

The land which is subject o	of this application is	the subject of an application under the Pla	nning Act for:
Plan of Subdivision:	NO	File Number:	
Application for Consent:	NO	File Number:	
broadcast from the Cour	cil Chambers, 4th	TUESDAY, January 24, 2023 at 9:00 A.M. n Floor, City Hall, 2 Wellington Street West pporting or opposing these applications.	. by electronic meeting st, Brampton, for the
This notice is sent to you be having an interest in the pr	ecause you are eit	ther the applicant, a representative/agent of rof a neighbouring property. <b>OWNERS AR</b>	the applicant, a person

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 an Ontario Land 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 Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body.

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 this 12th Day of January, 2023.

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

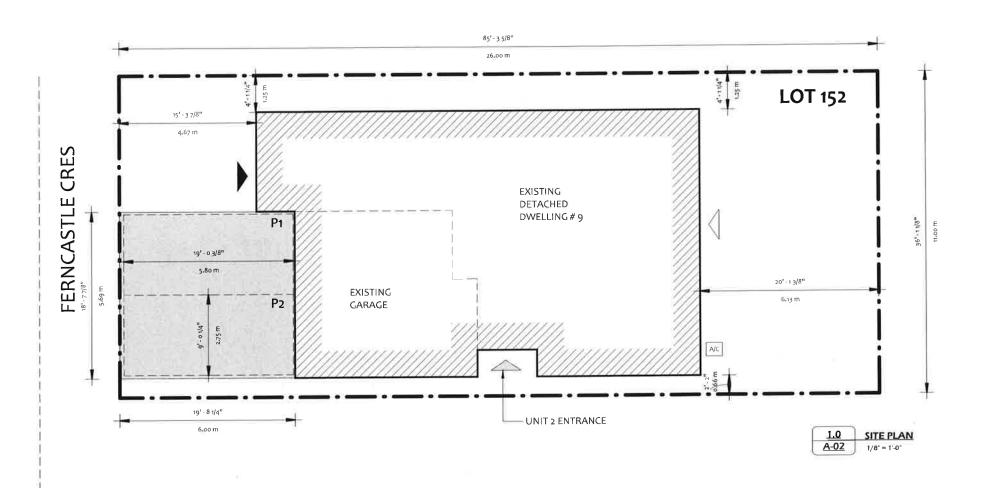


MAIN ENTRANCE

SECONDARY ENTRANCE

BASEMENT ENTRANCE

FLOOR / UNIT	AREA			
AREA	SQFT	SQM		
BASEMENT (UNIT 2)	830.58	77.16		
BASEMENT (UNIT 1)	N/A	N/A		
FIRST FLOOR (UNIT 1)	733-39	68.13		
SECOND FLOOR (UNIT 1)	1153.23	107.14		
TOTAL BUILDING AREA	2717.2	252.43		





888.236.9958 | 416.483.5393 | 905.821.0728 | INFO@YEJSTUDIO.COM | WWW.YEJSTUDIO.COM **BASEMENT SECOND UNIT** 

9 FERNCASTLE CRESCENT BRAMPTON, ON L7A 3P2



QUALIFICATION INFORMATION
UNILESS DESIGN IS EXEMPT UNDER 300511 OF DIVISION "C" OF 0.8 C

BCIN
42582

Page 272 of 534



SITE PLAN

Project number Date 22RE500-206





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 and/or as a hybrid meeting (both inperson and electronically).

### Electronic/Hybrid Hearing Procedures How to get involved in the Hybrid Hearing

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **January 24, 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

### 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**, **January 19**, **2023**.

- Advance registration for applicants, agents and other interested persons is required by one or two options;
  - 1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary–Treasurer at <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a> by 4:30 pm Thursday, January 19, 2023.
  - 2. To participate in-person, please email the Secretary—Treasurer at <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a> by 4:30 pm Thursday, January 19, 2023.
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or inperson. 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 **Thursday**, **January 19**, **2023**. City staff will contact you and provide
  you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

 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/hybrid 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 <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:ieanie.myers@brampton.ca">ieanie.myers@brampton.ca</a>. 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**



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

FILE NUMBER: A-2022-0398

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.

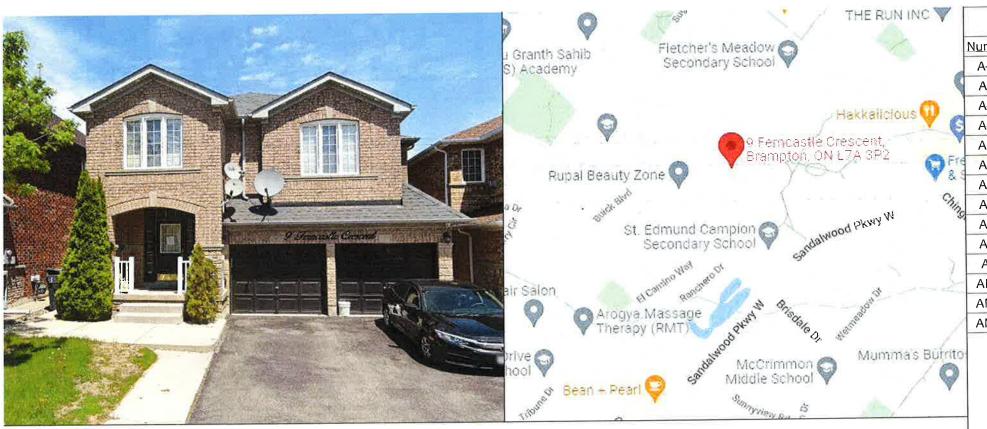
		Occupants Consists Pirathon	onan and Pirathe	enan Kulendran					
1.	Name of	Owner(s) Gobitha Piratheepan and Piratheepan Kulendran  9 Ferncastle Crescent  Brampton, ON, L7A 3P2							
	Addicoo								
	Phone #	647-708-3546		Fax #					
	Email	gobitha1@live.com							
2.	Name of	Agent AMR ROBAH AT	YEJ STUDIO AND	CONSULTING INC					
		104 Crockford Blvd . Scarbo							
	"			Cav #					
	Phone #	416.483.5393		Fax #					
	Email	PERMITS@YEJSTUDIO.COM							
3.	Nature a	nd extent of relief applied for	(variances reque	sted):					
•		RMIT A PATH OF TRAVE			UNIT OF 0.66M				
		VHEREAS THE BYLAW F			. 0.111 01 0.001				
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4.		not possible to comply with							
		NTRANCE WAS BUILT B			SIDE YARD SET				
	BACK	S 0.66M BY CREATING	AN INDENT IN	THE SIDE WALL.					
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_	1 I D		1,						
5.		escription of the subject land	1.						
	Lot Number 152 Plan Number/Concession Number 43M-1614								
		al Address 9 Ferncastle Creso		A 3P2					
		•	· · · · · · · · · · · · · · · · · · ·						
6.		on of subject land ( <u>in metric</u>	<u>units</u> )						
	Frontag								
	Depth	26 M							
	Area	286 M2							
7.	Access	to the subject land is by:							
	Provinc	ial Highway		Seasonal Road					
	Municip	al Road Maintained All Year		Other Public Road	닏				
	Private	Right-of-Way		Water	$\Box$				

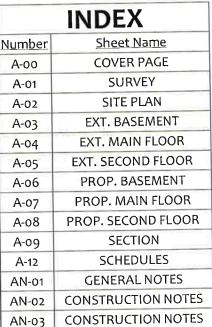
8.

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 2 STORY DETACHED DWELLING TOTAL GFA=252.9 M2 PROPOSED BUILDINGS/STRUCTURES on the subject land: ALL EXISTING STRUCTURES TO REMIAN, NO ALTERATION Location of all buildings and structures on or proposed for the subject lands: 9. (specify distance from side, rear and front lot lines in metric units) **EXISTING** Front yard setback 4.67M Rear yard setback 6.13 M Side yard setback 1.25M 0.66M Side yard setback **PROPOSED** Front yard setback EXISTING TO REMAIN Rear yard setback EXISTING TO REMAIN Side yard setback **EXISTING TO REMAIN** EXISTING TO REMAIN Side yard setback 2004 10. Date of Acquisition of subject land: RESIDENTIAL 11. Existing uses of subject property: 12. Proposed uses of subject property: RESIDENTIAL RESIDENTIAL 13. Existing uses of abutting properties: SINCE BUILD Date of construction of all buildings & structures on subject land: 14. SINCE BUILT Length of time the existing uses of the subject property have been continued: 15. What water supply is existing/proposed? 16. (a) Other (specify) Municipal Well (b) What sewage disposal is/will be provided? Other (specify) Municipal Septic (c) What storm drainage system is existing/proposed? Sewers **Ditches** Other (specify) Swales

17.	•	ct property or consent?	_	torana	pplication u	nder tri	e Planning A	ici, ioi a	pprovar or a	pian oi
	Yes	No	· 🗸							
	If answer is	yes, provide	e details:	File #				Status_		
18.	Has a pre-c	onsultation	application	been fil	ed?					
	Yes	No								
19.	Has the sub	ject propert	y ever bee	n the sul	bject of an a	pplicati	ion for minor	variance	e?	
	Yes 🔲	. No			Unknown			I.E		
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	File #		Decision				Relief			
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	-	Zoning	Officer		-			Date		
		DATE	RECEIVED	LO	ecember	, 9.	2022		40	
		te Applicatio	n Deemed						Revised 202	20/01/07
		ete by the M								





# BASEMENT SECOND UNIT

# **GøBÎTHA THANABALASINGAM**

9 FERNCASTLE CRESCENT BRAMPTON, ON L7A 3P2



888.236.9958 | 416.483.5393 | 905.821.0728

INFO@YEJSTUDIO.COM

WWW.YEJSTUDIO.COM

BASEMENT SECOND UNIT

9 FERNCASTLE CRESCENT BRAMPTON, ON L7A 3P2 THE UNDERSIGNED HAS ERRIEVAND TAKES RESPONSIBILITY FOR THE DESKIN, AND MASTIRE QUALIFICATIONS AND MEETS THE REQUIRENESTS SET DUT IN THE OWNERO BOULEMECTOR OF DISK. DESKREF.

QUALIFICATION INFORMATION
INCQUIECD UNLESS DESKIN B DESKIND UNDER 3-3-0 OF ENSION OF CO.D.C.

QUALIFICATION INFORMATION
LISS DESIGN IS EXEMPT UNDER 31-54 OF EIVISION "C" OF O.D.C

BCIN
42582



**COVER PAGE** 

Project number

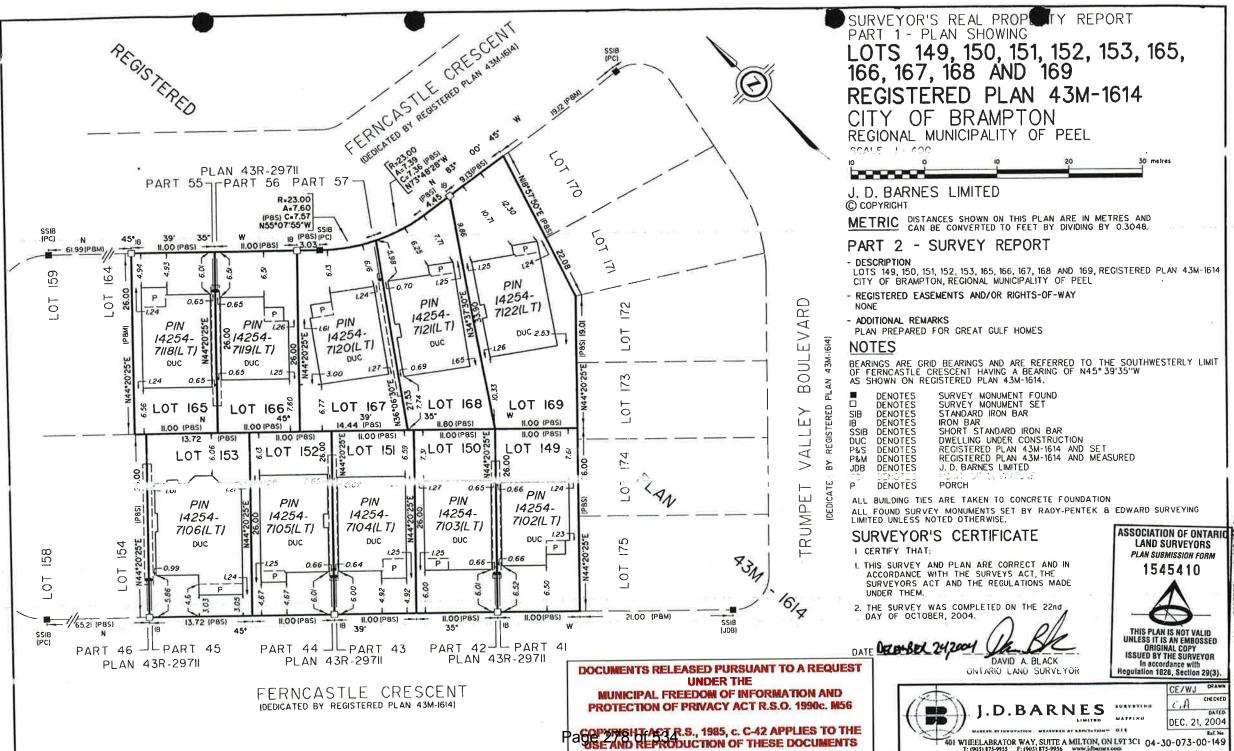
22RE500-206

<u>A-00</u>

Drawn by H.F.

Scale

Page 277 of 534



DEC. 21, 2004

401 WIEELABRATOR WAY, SUITE A MILTON, ON L9T 3C1 04-30-073-00-149
T: (903) 873-9935 F: (903) 875-9936 www.jubarners.com



MAIN ENTRANCE

SECONDARY ENTRANCE

**BASEMENT ENTRANCE** 

ļ	4,1.1(4) 1,5.5 m.		LOT 152.
FERNCASTLE CRES 181-77/8" 5.69m	19' · 0 3/8"  19' · 0 3/8"  5.80 m	EXISTING DETACHED DWELLING#9  EXISTING GARAGE	36.11/8" WE TOOM
	19' · 8 1/4" 6.00 m	UNIT 2 ENTRANCE	1.0 SITE PLAN A-02 1/8" = 1-0"
Î			

85' - 3 5/8" 26.00 m

FLOOR / UNIT	AREA		
AREA	SQFT	SQM	
BASEMENT (UNIT 2)	830.58	77.16	
BASEMENT (UNIT 1)	N/A	N/A	
FIRST FLOOR (UNIT 1)	733-39	68.13	
SECOND FLOOR (UNIT 1)	1153.23	107.14	
TOTAL BUILDING AREA	2717.2	252.43	



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BR

**BASEMENT SECOND UNIT** 

9 FERNCASTLE CRESCENT BRAMPTON, ON L7A 3P2 THE UNDERSIGNED HAS REVIEW AND TAKES RESPONSIBILITY FOR THE DESIGN, AND HAS THE QUALIFICATIONS AND METS THE REQUIREMENTS SET DUT IN THE ONLAND BIBLIONIC COBE TO BE A OSSIGNER.

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3-45.10 F DIVISION "C" OF 0 B.C.

NAME

BCIN

SERSE

BCIN

SERSE

SERSE

SERSE



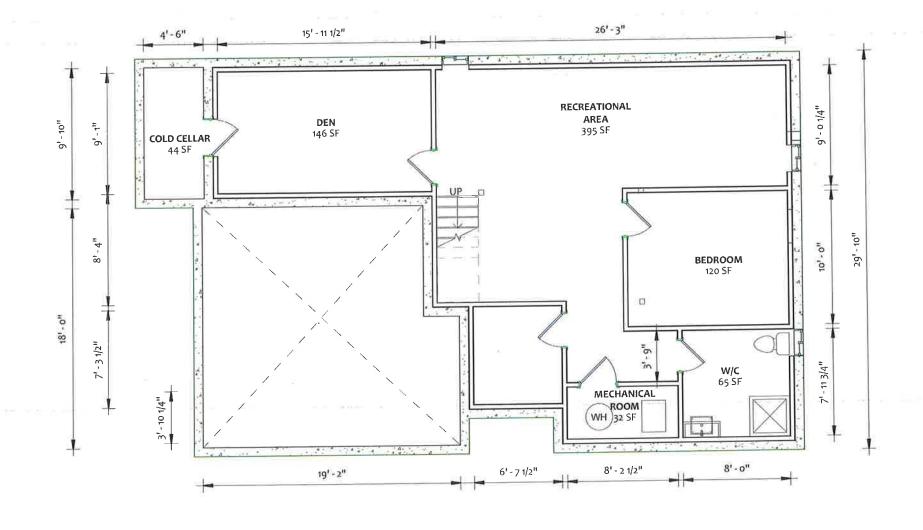
SITE PLAN

Project number

22RE500-206 2022.08.02



WINDOW SCHEDULE EXISTING									
Type	Width	Height	Phase Created	Level					
W1	2'-0"	1'-0"	Existing	BASEMENT					
W1	2'-0"	1' - 0"	Existing	BASEMENT					
W1	2'-0"	1' - 0"	Existing	BASEMENT					





**BASEMENT SECOND UNIT** 

9 FERNCASTLE CRESCENT BRAMPTON, ON L7A 3P2



AMR ROBAH

BCIN 42552

AAGE CH CETTE

EXT. BASEMENT

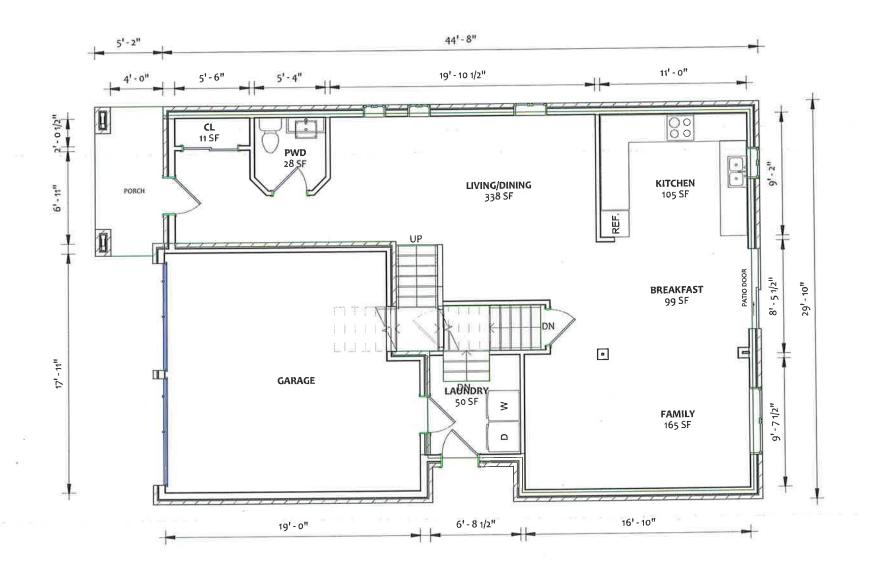
Project number

22RE500-206 2022.08.02 A-03

Drawn by K.D.

Scale 3/16" = 1'-0"

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**BASEMENT SECOND UNIT** 

9 FERNCASTLE CRESCENT BRAMPTON, ON L7A 3P2

The undersigned has review and taxes responsibility for the design, and may the qualifications and meets the exquire ments set out in the onlard bullong code to be a descret. QUALIFICATION INFORMATION
REQUIRED UNLCSS DESIGN IS EXCEMPT UNDER 3-2-5-1 OF DIVISION "C" OF O.B.C.

(Gar



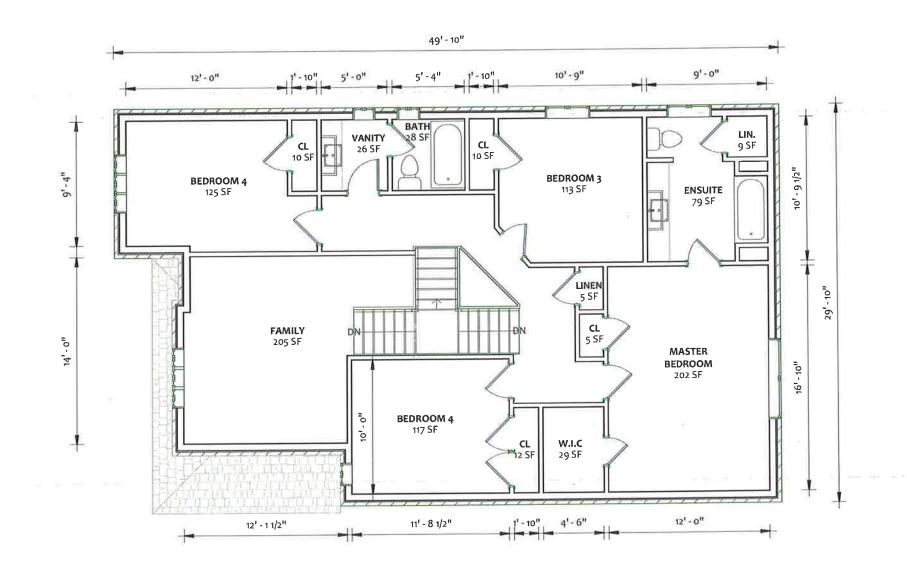
EXT. MAIN FLOOR

Project number Date

22RE500-206

2022.08.02

K.D. 3/16" = 1'-0"





**BASEMENT SECOND UNIT** 

9 FERNCASTLE CRESCENT BRAMPTON, ON L7A 3P2



QUALIFICATION INFORMATION
REQUIRED UNICESS DESIGN & EXEMPT UNDER 3 = 51 OF DIVISION FC OF O. B.C.
NAME
AAR ROBAH
A3583
43583



EXT. SECOND FLOOR

Project number

22RE500-206 2022.08.02 A-05

Drawn by

3/16" = 1'<u>-0"</u>

K.D.

### OBC DIV. B, PART 11 C.A. APPLIED: C.A. #152 APPLIED FOR VERTICAL & HORIZONTAL FIRE SEPARATION FOR RESIDENTIAL SUITES. 15 MIN FOR HORIZONTAL & 30 MIN VERTICAL.

- C.A. #153 APPLIED FOR FURNACE ROOM FIRE SEPARATION. SPRINKLER HEAD IS PROVIDED. FIRE SEP. NOT REQUIRED.

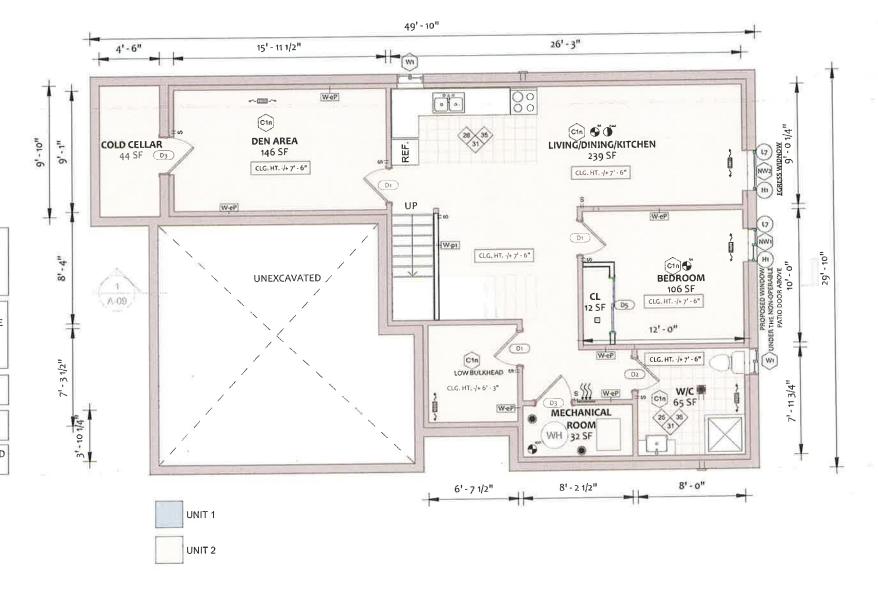
PIPING, TUBING, DUCTS, CHIMNEYS, WIRING, CONDUIT, ELECTRICAL OUTLET BOXES & OTHER SIMILAR EQUIPMENT THAT PENETRATE A FIRE SEPERATION SHALL BE TIGHTLY FITTED OR FIRE STOPPED TO MAINTAIN INTEGRITY OF THE FIRE SEPERATION.

DUCT TYPE SMOKE DETECTOR SHALL BE PROVIDED IN SUPPLY OR RETURN AIR DUCT SYSTEM SERVING THE ENTIRE HOUSE WHICH WOULD TURN OFF THE FUEL SUPPLY AND ELECTRICAL POWER TO THE HEATING SYSTEM UPON ACTIVATION OF SUCH DETECTOR.

ALL PLUMBING MUST CONFORM TO O.REG. 332/12, DIV. B PART 7 OF THE OBC.

ALL SMOKE ALARMS TO BE INTERCONNECTED WITHIN ENTIRE BUILDING AND COMMON AREAS

ENSURE FIRE RESISTANCE RATING AROUND ALL BEAMS AND COLUMNS TO MATCH SUPPORTED FLOOR ABOVE





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**BASEMENT SECOND UNIT** 

9 FERNCASTLE CRESCENT BRAMPTON, ON L7A 3P2

THE UNDERSIGNED HAS REVIEW AND TAKES RESPONSIBILITY FOR THE 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 3 10 3 1 OF DIVISION "C" OF OLD.



PROP. BASEMENT

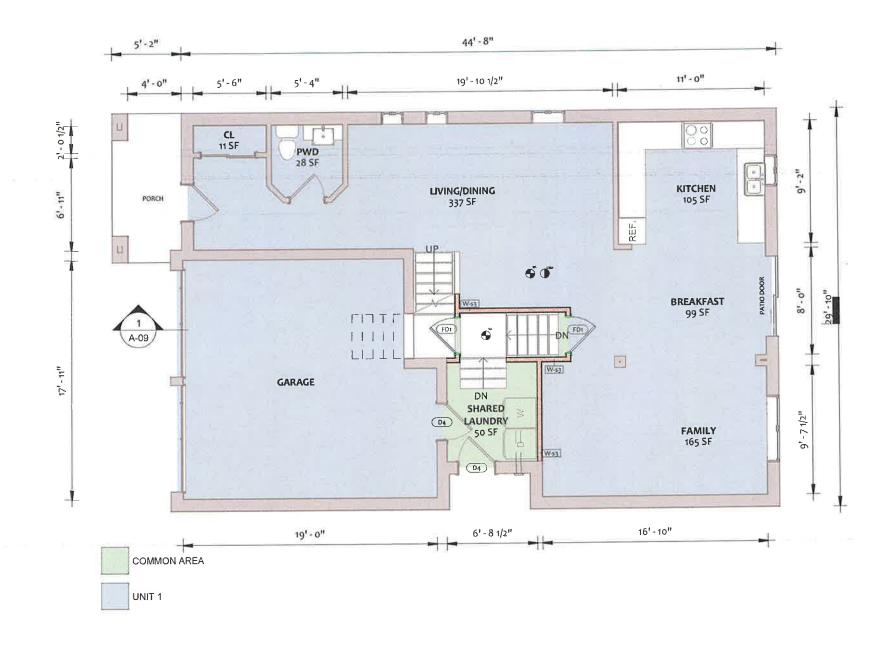
Project number

22RE500-206

2022.08.02

K.D. 3/16" = 1'-0"

<u>A-06</u>



ALL PLUMBING MUST CONFORM TO O.REG. 332/12, DIV. B PART 7 OF THE OBC.

ALL SMOKE ALARMS TO BE INTERCONNECTED WITHIN ENTIRE BUILDING AND COMMON AREAS.



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**BASEMENT SECOND UNIT** 

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THE UNDERSIGNED MAS REVIEW AND TAKES RESPONSIBILITY FOR THE DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS. SET OUT IN THE ONTARM BUILDING CODE TO BE A DESIGNEP. QUALIFICATION INFORMATION

REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3435 I DE DIVISION PC® OF OIR C NAME AMA ROBAH

(A) Page 284 of 534



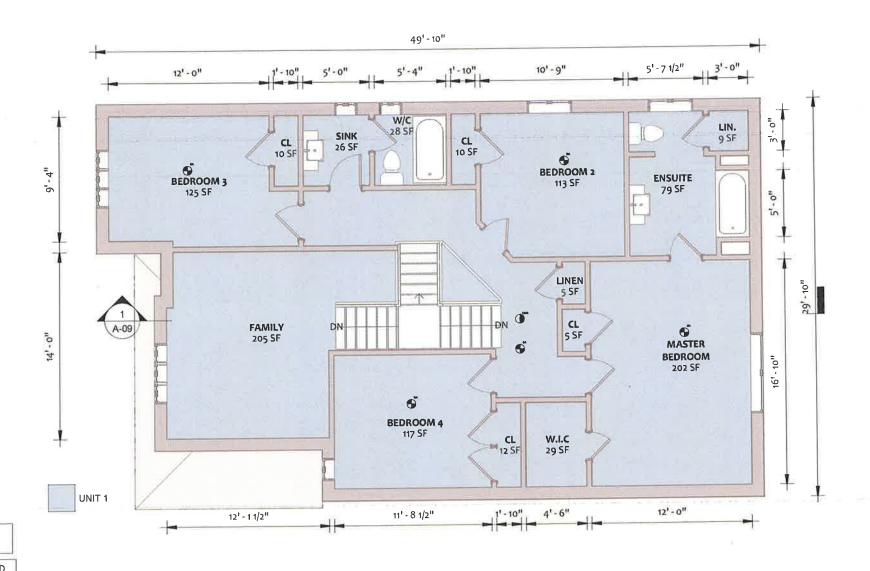
PROP. MAIN FLOOR

Project number Date

22RE500-206 2022.08.02 A-07

3/16" = 1'-0"

K.D.



ALL PLUMBING MUST CONFORM TO O.REG. 332/12, DIV. B PART 7 OF THE OBC.

ALL SMOKE ALARMS TO BE INTERCONNECTED WITHIN ENTIRE BUILDING AND COMMON AREAS.



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9 FERNCASTLE CRESCENT BRAMPTON, ON L7A 3P2 THE UNDERSIGNED HAS REVIEW AND TAKES RESPONSIBILITY FOR THE DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE TEQUINE MESTS SET OUT IN THE CONTADO BUILDING CORD TO BE A DESIGNED.

QUALIFICATION INFORMATION

REQUIEED UNICES DESIGN B. EXEMPT UNDER 3-2-3-10 F DIVISION "C" UF O.B.C.

NAME

REDAY

43980

44980

AMR ROBAH

BCIN 42582

AME OF CHIEF

PROP. SECOND FLOOR

Project number

Date

22RE500-206

2022.08.02

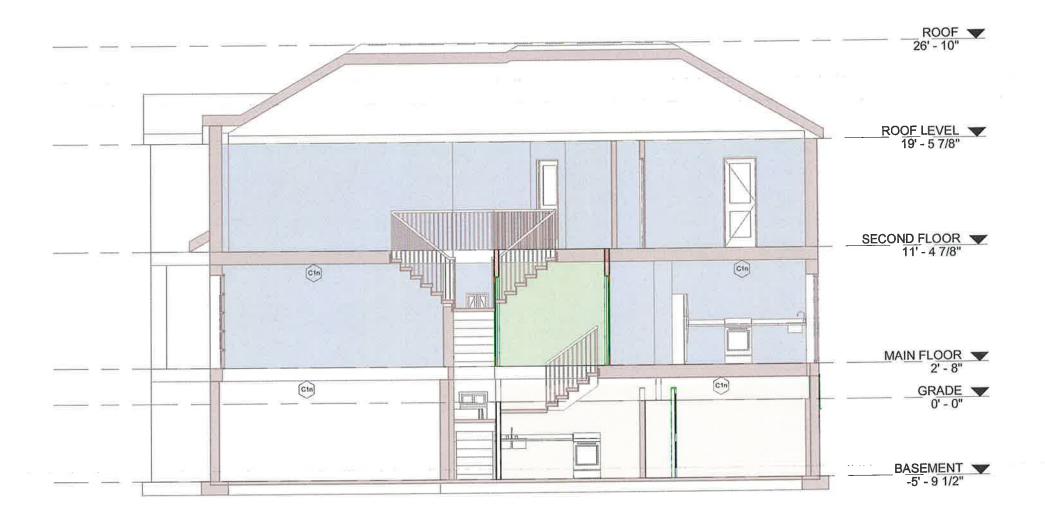
A-08

Drawn by

K.D.

Scale

3/16" = 1'-0"





**BASEMENT SECOND UNIT** 

9 FERNCASTLE CRESCENT BRAMPTON, ON L7A 3P2 THE UNDERSIGHED HAS REVIEW AND TAKES RESPONSIBILITY FOR THE 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 DEMMET UNBECT 3-4.5-4 OF ENVISION "C" OF O.B.C.
NAME
AMR ROBAH
BCIN
47592



SECTION

Project number

Date

22RE500-206 2022.08.02 Orawn by K.D.
Scale 3/16" = 1'-0"

DOOR SCHEDULE									
Туре	Ct.	Level	Width	Height	Phase Created	Comments			
D5	1	BASEMENT	4' - 0"	6' - 8"	New Construction	Bedroom Closet			
FD1	1	MAIN FLOOR	2' - 8"	6' - 8"	New Construction	At Stair			
FD1	1	MAIN FLOOR	2' - 8"	6' - 8"	New Construction	At Stair			

WINDOW SCHEDULE							
Туре	Ct.	Level	Width	Height	GLASS AREA	Phase Created	
NW1	1	BASEMENT	2'-6"	2'-6"	5.63 SF	New Construction	
NW2	1	BASEMENT	3'-0"	4'-0"	10.80 SF	New Construction	
W1	1	BASEMENT	2'-0"	1'-0"	1,80 SF	Existing	
W1	1	BASEMENT	2'-0"	1'-0"	1.80 SF	Existing	

BASEMENT (UNIT2)								
No.	Elevation	Room Name	Room Area (sqft)	Req. Win.	Req. Win. Area (sqft)	Glass Area (sqft)		
NW1		BEDROOM	106sqft	2.5 %	2.65 sqft	5.63 sqft		
NW2 W1		LIVING/ DINING/ KITCHEN	239 sqft	5 %	11.95 sqft	12.6 sqft		

#### STRUC. ELEMENTS LINTEL SCHEDULE DESCRIPTION NO. 2-2x8 H<sub>1</sub> H2 3-2x8 Н3 2 - 2X10 H4 3 - 2X10 H5 2 - 2X12 Н6 3 - 2X12 L-5 x 3 1/2 x 5/16 L7 L8 L-5 x 5 x 5/16 L9 L-5 x 5 x 1/2

### **CEILING SCHEDULE**



Gin FULL HT CLG - 1HR, FIRE SEPARATION (F9d) 545TC

-EX. FLOOR FINISH

-EX. FLOOR JOIST

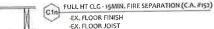
-EA FLOOR JOISI
-NEW 3 1/2" ROXUL INSULATION IN CAVITIES
-NEW RESILIENT CHANNEL @24" O.C.
-NEW 2 LAYERS OF 5/8" TYPE X GWB

\* NOTE: NO OPENINGS ARE PERMITTED



[C2] BULKHEAD 45 min FIRE SEPARATION

- NEW 2 LAYERS 5/8" TYP X GYPSUM BOARD -1 LAYER 1/2" TYPE X GYPSUM BOARD IN UNIT 1 \*NOTE: NO OPENINGS ARE PERMITED



-EX. FLOOR JOIST OPTIONAL INSULATION IN CAVITIES

1 LAYER 1/2" GYPSUM BOARD \* NOTE: NO OPENINGS ARE PERMITTED

\* PART 11 COMPLIANCE ALTERNATIVE APPLIED



BULKHEAD IS min FIRE SEPARATION NEW 1 LAYERS 1/2" GYPSUM BOARD

\*NOTE: NO OPENINGS ARE PERMITED

### WALL SCHEDULE



W-eP EXISTING STUD PARTITION WALL



W-ps NEW INTERIOR - STUD PARTITION

+ 1/2" GYP5UM WALL BOARD +2"x4" @16" o.c. WOOD STUDS

1/2" GYPSUM WALL BOARD



W-150 EXTERIOR - BASEMENT INSULATED STUD WALL

- EXT. R20 ( OR R12) INSULATION TO REMAIN - EXT. AIR/VAPOUR BARRIER

- NEW 2"x4" @ 16" o.c. STUDS - NEW 1/2" GYPSUM WALL BOARD

W-fsu EXTERIOR - BASEMENT INSULATED STUD WALL

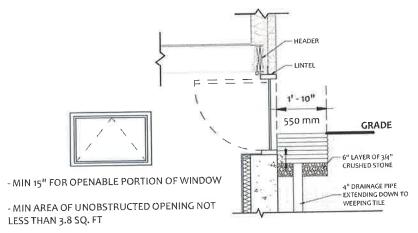
- NEW 2"x4" @ 16" o.c. STUDS W/ R14 INSULATION - NEW AIR/VAPOUR BARRIER

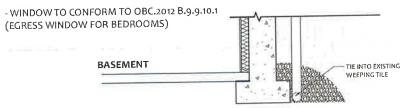
- NEW 1/2" GYPSUM WALL BOARD

W-53 NEW INTERIOR - 30min FIRE SEP. (Wic)

\*1 LAYER 1/2" REGULAR GWB \*2"x4" WOOD STUDS @ 16"o.c.

- ROXUL INSULATION IN CAVITIES -1 LAYER 1/2" REGULAR GWB





A-12 3/8" = 1'-0"

D17.2 - EGRESS WINDOW BSMT - WINDOWELL

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BASEMENT SECOND UNIT

9 FERNCASTLE CRESCENT BRAMPTON, ON L7A 3P2

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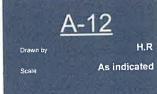
QUALIFICATION INFORMATION PE UNDER BIRDLE OF CIVISION "C" OF O.B.C. AMR ROBAH (Ou BCIN 42582

**SCHEDULES** 

Project number

22RE500-206

2022.08.02



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#### **GENERAL NOTES:**

### I. ALL CONSTRUCTION SHALL MEET WITH THE LATEST REQUIREMENTS OF:

- AUTHORITIES HAVING JURISDICTION.
- ZONING RESTRICTIONS AND COMMITTEE OF ADJUSTMENT DECISIONS.
- ONTARIO BUILDING CODE
- ONTARIO REGULATIONS UNDER THE HEALTH AND PROMOTION ACT.
- ONTARIO FIRE CODE
- ALL SUPPLIERS SPECIFICATIONS RE: THE TECHNICAL METHODS TO USE MATERIALS AND THE SAFEST SYSTEM TO INSTALL BREAKABLE OR HANGING MATERIALS SUCH AS GLASS OR LIGHT FIXTURES ETC.

### II. CONTRACTOR SHALL:

- CONFIRM ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES OR ERRORS TO THE ARCHITECT AND THE PARTIES INVOLVED.
- . WORK ONLY FROM THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS THAT ARE STAMPED AND SIGNED BY THE ARCHITECT.
- RETAIN A CERTIFIED SURVEYOR TO CHALK OUT ALL PROPERTY LINES, BUILDING BOUNDARIES AND LIMITATIONS AND CONFIRM GRADES OF THE
- PRIOR TO EXCAVATION, TAKE PRECAUTION IN SUCH A MANNER TO PREVENT DAMAGE TO ADJACENT PROPERTIES, EXISTING STRUCTURE, UTILITIES, ROADS AND SIDEWALKS.
- PRIOR TO CONSTRUCTION CHECK WITH ALL INSPECTORS OF ALL AUTHORITIES HAVING JURISDICTION ON THE PROJECT REGARDING SCHEDULES OF INSPECTIONS AND ARRANGE FOR THEIR SITE VISITS AND CALL ALL UTILITY COMPANIES (GAS, HYDRO, CABLE, WORKS DEPT.,..etc.) TO CHECK ALL EXISTING LINES, PIPES, TREES, ....
- PROVIDE ALL REQUIRED LATERAL FRAMING SUPPORTS (TO ENSURE RIGIDITY AND STURDINESS) THAT DO NOT SHOW ON DRAWINGS
- NOT PLACE MATERIALS NOR PLACE OR OPERATE EQUIPMENT IN OR ADJACENT TO AN EXCAVATION IN A MANNER THAT MAY ENDANGER THE INTEGRITY OF THE EXCAVATION OR ITS SUPPORTS.
- NOT SCALE DRAWINGS UNLESS OTHERWISE MENTIONED
- COMPLY BY SOIL REPORT WHENEVER APPLICABLE.
- USE ONLY APPROVED SUPPLIERS & INSTALLERS

### **III. SHOP DRAWINGS:**

- THE REVIEW OF SHOP DRAWINGS IS FOR THE SOLE PURPOSE OF ASCERTAINING CONFORMANCE WITH THE GENERAL DESIGN CONCEPT. IT SHALL NOT MEAN APPROVAL OF THE DETAIL DESIGN INHERENT IN THE SHOP DRAWING, RESPONSIBILITY FOR WHICH SHALL REMAIN WITH THE CONTRACTOR SUBMITTING SAME, AND SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY FOR MEETING ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR DIMENSIONS TO BE CONFIRMED AND CORRECTED AT THE JOB SITE, FOR INFORMATION THAT PERTAINS SOLELY TO FABRICATION, PROCESSES OR TO TECHNIQUES OF CONSTRUCTION AND INSTALLATION AND OR COORDINATION OF THE WORK OF ALL SUB-TRADES.
- ALL SHOP DRAWINGS SHALL BE STAMPED BY THE MANUFACTURER'S STRUCTURAL ENGINEER PRIOR TO SUBMITTING FOR REVIEW BY ARCHITECT.
- SEQUENCE OF SHOP DRAWINGS REVIEW: - CONTRACTOR STRUCTURAL ENGINEER - ALL OTHER INVOLVED CONSULTANTS ARCHITECT
- SHOP DRAWINGS SHALL BE PROVIDED FOR: - STEEL - PREFAB. - CANOPIES - WINDOWS - DOORS CONC.

### **GENERAL NOTES:**

### IV.RENOVATION AND ADDITION CONSTRUCTION:

- •REPAIR ALL DEFECTIVE OR DAMAGED CONDITIONS IN BUILDING AND SITE THEN FINISH THEM TO MATCH
- ALL EXISTING CONSTRUCTION SHALL BE ALL FINISHED UNLESS OTHERWISE MENTIONED, CHECK WITH ARCHITECT.

### V. BONDING EXISTING TO NEW CONSTRUCTION:

- PROVIDE 1/2" DIA. X 6" LONG ANCHOR BOLTS SPACED 3'-0" O/C VERTICALLY OR HORIZONTALLY BETWEEN EXISTING AND NEW STUDS AND ROOF FRAMINGS.
- PROVIDE OVERLAPPED VERTICAL JOINTS BETWEEN EXISTING AND NEW MASONRY VENEERS, WALLS AND FOUNDATION.
- SAND BLASTED AREA SHALL BE FINISHED WITH A CLEAR SEALANT.

### CONSTRUCTION SPECIFICATIONS

### 1. WOOD

- ALL WOOD CONSTRUCTION SHALL BE IN ACCORDANCE WITH CSA 086
- BEAMS AND LINTELS & JOISTS SHALL BE KILN DRIED, STAMPED SPRUCE #2, UNLESS
- OTHERWISE MENTIONED:
- ALL WOOD MEMBERS WHICH ARE PLACED IN SOIL SHOULD BE PRESSURE TREATED WITH A WOOD PRESERVATIVE.
- ALL EXTERIOR WOOD SHALL BE STAINED OR PAINTED.

### 2. CONCRETE

- SHALL COMPLY WITH CSA A23 SERIES INCL. COLD WEATHER CONCRETING.
- MINIMUM COMPRESSIVE STRENGTH OF UNREINFORCED CONCRETE: 25 MPA AND 35 MPA FOR LOADING DOCK AND FOR ALL EXPOSED CONCRETE AFTER 28 DAYS WITH AIR ENTRAINMENT 6 %
- MAXIMUM SLUMP 3"
- PROVIDE SEALANT-TOPPED EXPANSION JOINT BETWEEN EXISTING AND NEW CONCRETE FLOORS.
- REINFORCEMENT SHALL CONFORM CSA 30.12 GRADE 58

#### 3. STEEL

- SHALL CONFORM TO CSA STANDARDS & CAN 3-G40.21 (STRUCTURAL STEEL QUALITY)
- SHALL BE TREATED ON THE OUTSIDE SURFACE WITH AT LEAST ONE COAT OF RUST INHIBIT PAINT.
- ALL EXPOSED STEEL SHALL BE GALVANIZED.
- STEEL GRADE
  - I) HOLLOW SECTION: G 40.21-M 350W
- II) I BEAMS & COLUMNS: G 40.21-M 350W
- · O.W.S.J.: LIVE LOAD DEFLECTION SHALL NOT EXCEED 1/360 OF SPAN, TOTAL LOAD DEFLECTION SHALL NOT EXCEED 1/300 OF SPAN.
- WELDING SHALL COMPLY WITH CSA W59 AND EXECUTED BY CERTIFIED WELDER.
- ALL BOLTS A 325 BOLTS.
- FOR ALL STEEL FABRICATION, PROVIDE SHOP DRAWINGS AND CALCULATIONS STAMPED BY P. ENG.

### CONSTRUCTION SPECIFICATIONS

### 4. MINIMUM STRUCTURAL BEARING

### (PROVIDE 2 SOLID MASONRY BLOCKS BELOW BEARING)

- WOOD JOIST: 2"
- . WOOD BEAMS: 4"
- STEEL BEAM: 6"
- STEEL LINTEL: 8"
- O.W.S.J.: 6" ON MASONRY & 2 1/2" ON STEEL & SHALL HAVE 4" DEEP SHOES

### 5. MASONRY

- SHALL HAVE 1000 PSI MIN, CRUSHING STRENGTH.
- PROVIDE GALVANIZED STANDARD BLOCK-LOK EACH 2ND COURSE.
- VERTICAL JOINTS SHALL BE STAGGERED & CORNERS INTERLOCKED.
- PROVIDE SHOP DRAWINGS STAMPED BY P. ENG. FOR STONE VENEER & PREFAB PANELS.
- VERTICAL CRACK CONTROL JOINTS (DESIGNED TO RESIST MOISTURE PENETRATION AND KEYED TO PREVENT RELATIVE DISPLACEMENT OF THE WALL PORTIONS ADJACENT TO THE JOINT) SHALL BE PROVIDED IN FOUNDATION WALLS MORE THAN 82'-0" LONG AT INTERVALS OF 50'-0" MAX. AND FLUSH WITH OPENING JAMBS.

### 6. FOUNDATION

- · FOOTING AND SONO TUBE FOUNDATION SHALL BEAR ON UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL (TO 98 % STANDARD PROCTOR DENSITY) CAPABLE OF A BEARING OF 3000 PSF, SOIL SHALL BE CHECKED BY SOIL ENGINEER
- DEPTH OF FOOTING ARE PROVISIONAL & SUBJECT TO VERIFICATION ON SITE BY A SOIL ENGINEER.
- ALL EXTERIOR (OR EXPOSED TO EXTERIOR) WALLS, PARTITION, COLUMNS SHALL BE PROVIDED WITH 4'-0" DEEP FOUNDATION.
- PROVIDE 5/8" DIA. X 16" LONG ANCHOR TIES (8" IN NEW CONSTRUCTION).
- TOP TWO COURSES OF CONCRETE BLOCKS SHALL BE FILLED WITH CONCRETE.
- PROVIDE MIN 8"X2'-0" WIDE STRIP FOOTING BELOW ANY INTERIOR LOAD BEARING WALL

### 7. COLUMNS

 SHALL BE SECURELY FASTENED TO CENTER OF FOUNDATIONS AND TO THE SUPPORTED MEMBERS TO PREVENT LATERAL MOVEMENT.

22RE500-206

2022.08.02

### 8. DESIGN LOADS

### UN FACTORED DESIGN LOADS

- 1. SNOW LOAD = kPa (PART 4 DESIGN, Ss= 2.0 kPa, Sr = 0.4kPa)
- 2. ROOF DEAD LOAD = 0.75kPa
- 3. SECOND FLOOR DEAD LOAD=0.75kPa
- 4. MAIN FLOOR DEAD LOAD=1.0kPa
- 5. OCCUPANCY LIVE LOAD=1.9kPa
- WIND PRESSURE q(1/50) = 0.44 Kpa
- 7. ASSUMED SOIL BEARING CAPACITY =75 kPa
- 8. GUARDS TO BE BUILT ACCORDING TO OBC 2012 SB-7



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**BASEMENT SECOND UNIT** 

9 FERNCASTLE CRESCENT BRAMPTON, ON L7A 3P2

THE UNDERSIGNED HAS REVIEW AND TAKES RESPONSIBILITY FOR THE DESIGN, AND ONTABIO BUILDING CODE TO BE A DESIGNER QUALIFICATION INFORMATION

INDER 3 65-1 OF DIVISION "C" OF O.B.C.



AMR ECBAH (Am BCIN 42582 **GENERAL NOTES** 

Date

Project number

A.R Scare

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#### **CONSTRUCTION NOTES**

ALL CONSTRUCTION TO ADERE TO THESE PLANS AND SPECS AND TO CONFORM TO ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODE AND AUTHORITIES HAVING JURISDICTION THES REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS ONT.REG.350/06

#### ROOF CONSTRUCTION

NO210 ROOF ASPHALT SHINGLES ON 1/8" PLYWOOD SHEATHING WITH H-CLIPS.APPROUVED WOOD TRUSSES @24" O.C. MAX APPROUVED EAVES PROTECTION TO EXTEND 3' FROM EDGE OF ROOF AND MIN. 12" INNER FACE OF EXTERIOR WALL. 2"X4" TRUSS BRACING @6' O.C. BOTTOM CORD.PREFIN. ALUM. EAVSTROUGH, FASCIA, RWL&VENTED SOFFIT. ATTIC VENTILATION 1:300 OF INSULATED EILING AREA WITH 50% AT EAVS.

#### STONE VENEER WALL CONSTRUCTION

4" FACE STONE ,1" AIR SPACE 0.03 THICK X 7/8 WIDE GALVANIZED METAL TIES INSRALLED W/ GALVANIZED SPIRAL NAILS 32" O..C HORIZ,16" O.C VERT. SHEATHING PAPER. LAYERS TO OVERLAP EACH OTHER ON 1/2" EXTERIOR TYPE SHEATHING . a"X6" WOOD STUDS @16" O.C. R24 BATT INSULATION IN CONTINUOUS CONTACT W/SHEATHING AND VAPOUR BARIER /AIR BARIOUR BOUBLE PLAT AT THE TOP, SINGLE PLATE AT THE BOTTOM

#### STONE VANEER @ FDN. WALL

20 MM POLY FLASHING MINIMUM 6" UP BEHIND SHEATHING PAPER WEEPING HOLES @ MIN 2'-7" APART

#### STUCCO WALL CONSTRUCTION

COATS OF STUCCO FINISH ON STUCCO LATH ON 1 1/2" T&G EPS INULATION BOARD FASTENED WITH NAILS OF MIN 3.2 MM DIA. W/ MIN 11.1 MM HEAD SAPCED @ MAX. 6" O. C VERTICALLY AND 16" O.C. HORIZONTALLY OR 4" O.C VERTICALLY AND 24" HORIZONTALLY ON SHEATHING PAPER. @ NOT LESS THAN 8" ABOVE FINISHED GROUND

#### WOOD SIDING WALL CONSTRUCTION

FRAME WALL CONSTRUCTION FINISH WITH VYNEL SIDING SIDING PAPER LAYERS TO OVERLAP EACH OTHER EXTERIOR TYPE SIDING ON 2X6 WOOD STUDS @ 16" O.C DOUBLE PLATE AT THE TOP SINGLE PLATE @ BOTTOM R24 BATT INSULATION IN CAVITIES.

#### FOUNDATION WALLS

BITUMINOUS DAMPROOFING ON 1/4" PARGING ON 10" CONCRETE BLOCKS FDN. WALL TOP COURSE FILLED W/ CONCRETE PROVIDE PARGING COVED OVER 24"X12" POURED CONCRETE FOOTING TO BEAR ON UNDISTURBED SOIL PROVIDE DRAINAGE LAYER:

- MIN 3/4" MINERAL FIBRE INSULATION W/ A DENSITY OF NOT LESS THAN 3.6 LB/FT OR
- MIN. 4" OF FREE DRAINAGE GRANULAR MATERIAL OR - A B.M.E.C. APPROVED DRAINAGE LAYER MATERIAL

#### REDUCTION IN FOUNDATION WALL THICKNESS

WHERE THE TOP OF FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF FLOOR JOIST, THE REDUCED SECTION SHALL BE NOT MORE 13 3/4" HIGHT AND NOT LESS THAN 3 1/2" THICK. WHERE THE TOP OF FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF A MASONRY EXTERIOR FACING .THE REDUCED SECTION SHALL BE NOT LESS 3 1/2" THICK AND TIED TO THE FACING MATERIAL W/ METAL TIES.

#### INTERIOR STUD PARTITIONS (NO BEARING)

NO BEARING PATITIONS 1/2" DRYWALL FINISH ON BOTH SIDES OF 2"X4" WOOD STUDS @16" O.C. 2 TOP PLATES & 1 BOTTOM PLATE PROVIDE SOUND ATTENUATION INSULATION IN BATHROOM WALLS & WHERE INDICATED ON PLANS.

#### INTERIOR STUD PARTITIONS (BEARING)

BEARING PATITIONS 1/2" DRYWALL FINISH ON BOTH SIDES OF 2"X6" WOOD STUDS @16" O.C. 2 TOP PLATES & 1 BOTTOM PLATE PROVIDE SOUND ATTENUATION INSULATION IN BATHROOM WALLS & WHERE INDICATED ON PLANS.

#### WALL INSULATION

MIN. R24 INSULATION BATTS TO COVER THE INTERIOR FACE OF THE EXTERIOR WALLS WITH CONTINUOUS AIR / VAPOUR BARIER

#### **FOUNDATION INSULATION**

R20 INSULATION BLANKET WITH AIR/VAPOUR BARRIER FROM SUB-FLOOR TO BASEMENT SLAB. DAMPPROOF W/ BLDG. PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL

#### STUD WALL REINFORCEMENT

PROVIDE WOOD BLOCKING REINFORCEMENT TO STUD WALLS FOR FUTURE GRAB BARS INSTALATION IN MAIN BATHROOM 33"-36" A.F.F. BEHIND TOILET 33" A.F.F ON THE WALL OPPOSITE THE ENTERANCE TO THE TUB AND SHOWER

#### SILL PLATE

2"X6" SILL PLATE FASTENED TO FOUNDATION WALL WITH MIN. 1/2" DIA. ANCHOR BOLTS EMBEDDED MIN. 4" IN CONCRETE @ 7'-10" O.C MAX. PROVIDE CAULKING FOR GASKET BETWEEN PLATE AND FOUNDATION WALL

#### FLOOR FRAMING

5/8" T&G PLYWOOD NAILED AND GLUED ON 2" X 8" I-JOIST WITH MIN, 11/2" END BEARING ON EACH SIDE WITH CROSS BRIDGING OR SOLID BLOCKING @ MAX. 6'-11" O.C.

#### ENGINEERED FLOOR FRAMING

5/8" T&G PLYWOOD NAILED AND GLUED ON 2" X 10" JOIST WITH MIN, 1 1/2" END BEARING ON EACH SIDE WITH CROSS BRIDGING OR SOLID BLOCKING @ MAX. 6'-11" O.C

#### BASEMENT SLAB

MIN. 3" 25 MPA CONC. SLAB ON 4" COARSE GRANULAR FILL WITH DAMP PROOFING BELOW SLAB.

#### STEEL BASEMENT COLUMN

MIN 3" DIA. AND WALL THIKNESS OF MIN. 3/16" WITH 4"X4"X1/4" THICK STEEL PLATE WELDED TOP AND BOTTOM AND SUPPORTED ON A 36"X36"X18" THK CONCRETE FOOTING.

W 150X22 SITTING ON STEEL COLUMN ON ONE END AND 3 1/2" END BEARING ON FOUNDATION WALL ON THE OTHER END WITH 1"X3" CONTINUS WOOD STRAPPING ON EACH SIDE OF THE BEAM

GRADE SLOPE GRADE AWAY FROM BUILDING FACE & PROVIDE SEMI SOLID BLOCK COURSE AT OR BELOW GRADE LEVEL

4" DIA, WEEPING TILE W/ 6" CRUSHED STONE OVER AND ARROUND

#### CRAWL SPACE ACCESS HATCH

CRAWL SPACE CLEARANCE MIN. 24" CLEAR TO U/S OF STRUCTURE PROVIDE 1/64" POLY GROUND COVER MIN. 11 13/16" OVERLAP, SEALED AT JOISTS & FUNDATIONS WALL & WEIGHTED DOWN W/MIN ACCESS OPENING OF 2' 7" X 1' 10"

#### **ATTIC ACCESS**

ATTIC ACCESS HATCH 22"X28" WITH WEATHERSTRIPPING (MIN.3.4FT2) RSI 8.8 (R50) RIGID INSULATION BACKING.

#### CEILING CONSTRUCTION

MIN 5/8" DRYWALL FINISH ON ALL CEILINGS .WITH CONTINUOS AIR VAPOUR BARIER WITH MIN, R40 INSULATION FOR ATTIC

#### DRYER VENT

CAPPED DRYER EXHAST VENTED TO EXTERIOR DUCT SHALL CONFORM TO OBC 2012 DIV. B PART 6

#### WASHROOM EXHAUST

MECHANICAL EXHAST FAN, VENTED TO EXTERIOR, TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR . PROVIDE DUCT SCREEN AS PER OBC 2012 DIV. B 9.32.3.12

#### CABINETRY ABOVE RANGE

FRAMING FINISHES AND CABINETRY ABOVE A RANGE MUST HAVE MIN 2'-6" CLEARANCE , UNLESS FRAMING , FINISHES AND CABINETRY ARE NON-COMBUSTABLE OR ARE PROTECTED AS PER 9.10.22.(2)(10)(1)

#### SMOKE ALARM O.B.C. 9.10.19

PROVIDE ONE PER FLOOR NEAR THE STAIRS CONNECTING THE FLOOR LEVEL, ALARMTO BE CONNECTED TO AN ELECTRICAL CIRCUT AND INTERCONECTED TO ACTIVATE ALL ALARMS IF 1 SOUNDS, IT SHOULD BE INSTALED IN CONFORMANCE WITH CAN/ULC-5553

#### CARBON MOMOXIDE ALARM O.B.C. 9.33.4.

PROVIDE CARBON MONOXIDE DETECTOR ADJACENT TO EACH SLEEPING

#### EXCAVATION AND BACKFILL

- \* EXCAVATION SHOULD BE UNDER TAKEN IN SUCH A MANNER SO AS TO PREVENT DAMAGE TO EXISTINF STRUCTURES ADN ADJACENT PROPERTY
- \* THE TOPSOIL AND VEGETABLE MATTER IN UNEXCAVATED AREAS UNDER A BUILDING SHALL BE REMOVED . THE BOTTOM OF EXCAVATIONS FOR FOUNDATIONS SHALL BE FREE OF ALL ORGANIC MATERIALS.
- \* IF TERMITES ARE KNOWN TO EXIST, ALL STUMPS, ROOTS AND WOOD DEBRIS SHALL BE REMOVED TO A MIN DEPTH OF 11 3/4" IN EXCAVATED AREAS UNDER A BUILDING AND THE CLEARANCE BETWEEN UNTREATED STRUCTURAL WOOD ELEMENTS AND THE GROUND SHALL BE NOT LESS THAN 17 3/4"
- \* BACK FILL WITHIN 23 5/8" OF THE FOUNDATION WALLS SHALL BE FREE OF DELETERIOUS DEBRIES AND BOULDERS OVER 7/8" IN DIAMETER.

#### NOTCHING AND DRELLING OF TRUSSESS, JOISTS AND RAFTERS

\* HOLES IN FLOORS, ROOFS AND CEILING MEMBES TO BE MAX.1/4 X ACTUAL DEPTH OF MEMBER AND NOT LESS THAN 2" FROM EDGES.

- \* NOTCHES IN FLOORS, ROOF, CEILING MEMBERS TO BE LOCATED ON TOP OF THE MEMBER WITHIN 1/2 THE ACTUAL DEPTH FROM THE EDGE OF BEARING AND NOT GREATER THAN 1/3 JOIST DEPTH.
- \* WALL STUDS MAY BE NOTCHED OR DRILLED PROVIDE THAT NOT LESS THAN 2/3 THE DEPTH OF THE STUD REMAINS, IF LOAD BEARING AND 11/2 IF NON LOAD BEARING WALL.
- \* ROOF TRUSS MEMBERS WHALL NOR BE NOTCHED , DRILLED, OR WEAKENED UNLESS ACCOMMODATED IN THE DESIGN.

WHEN CERAMIC TILES APPLIED TO A MORTAR BED WITH ADHISEVE, THE BED SHALL BE A MIN. OF 1/2" THICK & REINFORCED WITH GALVANIZED DIAMOND MESH LATH, APPLIED OVER POLYYETHYLENE ON SUBFLOORING ON JOISTS AT NO MORE THAN 16" O.C. WITH AT LEAST 2 ROWS CROSS BRIDGING.

#### 32 2 STORY VOLUME SPACE

2 STORY HIGH (18'-0") EXTERIOR WALL STUDS TO BE 2-2"X6" CONTINUOS STUDS @12" O.C. TRIPLE UP AT EVERY THIRD DOUBLE STUDS C/W 3/8" EXTERIOR PLYWOOD SHEATHING, PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @(4'-0") O.C. VERTICALY .FOR HORIZONTAL DISTANCE NOT EXCEEDING (9'-6") PROVIDE (2-2"X6") TOP PLATE AND A SINGLE BOTTOM PLATE MIN, OF 3-2"X8" CONTINUS HEADER AT GROUND CEILING LEVEL TOE-NAILED AND GLUED AT TOP, BOTTOM PLATES AND HEADERS FOR 9' HIGH GROUND/FIRST FLOOR CEILING ADD TRIPPLE HEADERS NAILED ONTOP OF FOUNDATION WALL SILL PLATE AND ADD 1-2"X6" CONTINUS BOTTOM PLATE NAILED ON TOP OF HEADERS.

#### (33) FOOTING

24"X12" DEEP POURED CONCRETE 2200 PSI ON UNDISTERBED SOIL.MIN. 48" BELOW FINISHED GRADE

#### (34) BUILT UP POST

3-2"X4" BUILT UP POST WITH DAMPPROOFING MATERIAL WRAPPED AT END OF POST ANCHORED TO 24"X24"X12" CONC. FOOTING.

#### (35) RANGE HOOD EXHUST

MECHANICAL EXHAST HOOD WITH MIN 100 CFM AND 6" DIM. RIGID STEEL DUCT OR EQUIVALENT TO OUTDOOR.

#### 36 SHOWER AND TUB VALVES

1, ALS SHOWER VALVES SHALL CONFORM TO OBC DIV. B 7.6.5.2 2. WATERPROOF FINISH REQUIRED AT SHOWER AND TUB AREAS TO CONFIRM TO OBC DIV B 9.29.2

#### WALL REINFORCEMENT FOR FUTURE GRAB BARS INSTALLATION IN WASHROOM

SEE WASHROOM DETAIL SHEET

#### (38) GARAGE WALL-GAS PROOFING

ATTACHED GARAGES MUST BE COMPLETELY SEALED TO PREVENT THE INFILTRATION OF CARBON MONOXIDE & GASOLINE FUMES INTO THE DWELLING .

- 1. PROVIDE 1/2" DRYWALL W/ MIN. 2 COATS OF JOINT COMPOUND AT ALL WALLS ADJACENT TO DWELLING.
- 2. CAULK BETWEEN GYPSUM BOARD AND OTHER SURFACES W/ ACOUSTIC SEALANT.
- 3. CAULK ALL PENETRATIONS SUCH AS HOSE BIBS W/ FLEXIBLE CAULKING.
- 4. DOORS BETWEEN GARAGE & DWELLING SHALL BE TIGHT FITTING & WEATHER STRIPPED & PROVIDED W/ A SELF CLOSING DEVICE, DOOR MUST NOT OPEN INTO A ROOM INTENDED FOR SLEEPING.
- 5. GARAGE SLAB SHALL BE SLOPED TO DRAIN OUTDOORS.
- 6. UNIT MASONRY WALLS FORMING THE SEPARATION BETWEEN THE DWELLING, ATTACHED GARAGE SHALL BE PROVIDED W/ 2 COATS OF SEALER OR COVERED W/ PLASTER OR GYPSUM BOARD ON THE GARAGE SIDE.

#### 39 PRECAST STAIRS

PRECAST CONCRETE STEPS OR WOOD STEPS (PERMITTED TO A MAX. OF 3 RISERS) WHER NOT EXPOSED TO WHETHER MAX RISE 7-7/8" MIN. THREAD 9-1/2". GREATER THAN 3 RISERS WILL REQUIRE LANDING/GUARD / HANDRAIL AND FOUNDATION UNDER CONC. STEPS.

#### (40) WOOD FRAME STAIRS

#### STAIRS DETAILS

MAX RISE = 8.1/4" MIN RUN MIN TREAD = 9-1/4" = 1" - 0 MAX NOSIN MIN HEADROOM = 61-511 RAIL@LANDING = 2'11" RAIL@STAIRS = 21-811 MIN STAIRS WIDTH

## (41) INSULATION VALUES

ABOVE GRADE WALLS BASEMENT WALLS

CEILING WITH ATTIC SPACE CEILING WITHOUT ATTIC SPACE

#### **CURVED STAIRS**

MIN AVG. RUN MIN RUN = 5'-7/8"

#### RAILING

FINISHED RAILING ON PICKETS SPACED MAX, 4". INFERIOR GUARDS 2'-11" MIN. EXTERIOR GUARDS 3'-6" MIN.

CONTINUOUS R-10 RIGID INSULATION + R-12 MIN BATT INSULATION R-31

STUDIO + CONSULTING -

888.236.9958 | 416.483.5393 | 905.821.0728

INFO@YEJSTUDIO.COM

WWW.YFISTUDIO.COM

BASEMENT SECOND UNIT

9 FERNCASTLE CRESCENT

BRAMPTON, ON L7A 3P2

THE UNDERSIGNED HAS REVIEW AND TAKES RESPONSIBILITY FOR THE DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE FEQUIREMENTS. SET DUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER

> QUALIFICATION INFORMATION INDER 3 2 3 1 OF DIVISION "C" OF OB C



#### **CONSTRUCTION NOTES**

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A.R

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#### 42 WINDOWS

- WINDOWS TO BE SEALED TO THE AIR AND VAPOR BARRIER
- WINDOWS THAT SEPERATE HEATED SPACE FROM UNHEATED SPACE
- SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF 1.6 OR
   AN ENERGY RATING OF NOT LESS THAN 21 FOR OPERABLE WINDOWS AND 31 FOR
- FIXED WINDOWS
- SKYLIGHTS SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF 2.8W/(M2,K)

#### 43

#### DOORS AND WINDOWS

- EVERY FLOOR LEVEL CONTAINING A BEDROOM AND NOT SERVED BY AN EXTERIOR DOOR SHALL CONTAIN AT LEAST ONE WINDOW HAVING AN UNOBSTRUCTED OPEN AREA OF 0.35 m². AND NO DIMENSION LESS THAN 380MM, WHICH IS OPENABLE FROM THE INSIDE WITHOUT TOOLS.
- EXTERIOR HOUSE DOORS AND WINDOWS WITHIN 2000MM FROM GRADE SHALL BE CONSTRUCTED TO RESIST FORCED ENTRY AND SHALL HAVE A DEADBOLT LOCK.
- THE PRINCIPAL EXTRY DOOR SHALL HAVE EITHER A DOOR VIEWER, TRANSPARENT GLAZING OR A SIDELIGHT.

#### 44

#### **HVAC NOTES**

- 1. CONTRACTOR TO COORDINATE DUCTS INSTALLATION WITH PIPES, ELECTRICAL LIGHTING & BUILDING STRUCTURE.
- 2. ALL MECHANICAL DUCTWORK SHALL BE CONCEALED IN ATTIC SPACE OR BULKHEADS UNLESS OTHERWISE NOTED.
- 3. PROVIDE FLUE VENT, COMBUSTION AIR AND TERMINATION KIT FOR FURNACE AND INSTALL AS PER MANUFACTURER WRITTEN INSTRUCTION.
- 4. PROVIDE BALANCING DAMPERS AT ALL AIR SUPPLY TAKE-OFFS:
- (A.) AT BRANCH DUCT OFF MAIN TRUNK DUCT.
- (B) IN DRY WALL AREA, PROVIDE DAMPER AT GRILLE WITH APPROVED LOCKING DEVICE TO ENGINEER'S APPROVAL.
- 5. CUTTING FOR DUCTS SHALL BE DONE BY THIS CONTRACTOR OBTAIN APPROVAL BEFORE CUTTING IN ANY WALL, STRUCTURAL BEAM, FLOOR AND ROOF.
- 6. COORDINATE LOCATION OF EACH S.A. GRILLE AND RETURN AIR GRILLE ON SITE BEFORE CUTTING AND ROUGH-IN.
- 7. INSULATE ALL EXHAUST AIR DUCTS MIN. 150MM FROM WALLS OR ROOF.
- 8. CONNECT GAS PIPE TO EACH UNIT COMPLETE WITH SHUT OFF VALVE, ALL GAS PIPING SHALL
- BE CSA AND CGA APPROVED. INSTALL PIPES IN ACCORDANCE TO 8149.1 CODE.
- g. INSULATE ALL DUCTS IN CEILING SPACE, ATTIC SPACE AND GARAGE .
  10. TEST AND BALANCE SYSTEM. SUBMIT BALANCING REPORT.
- 11. COORDINATE ROUTING DUCTS AND LOCATION OF EACH GRILLE, FAN AND FURNACE WITH STRUCTURAL MEMBERS, PIPING, CONDUITS AND LIGHTING. OFFSET AS REQUIRED AND MAINTAIN REQUIRED SERVICE ACCESS.
- 12. PROVIDE R.A. GRILLES AT HIGH AND LOW LEVELS. EACH GRILLE SHALL BE COMPLETED WITH BALANCING DAMPER.
- USE SPACE BETWEEN JOISTS AND WALL STUDS FOR RETURN WHERE APPLICABLE, PROVIDE SHEET METAL JOISTS LINER (JL) AS REQUIRED.



#### MECHANICAL VENTILATION:

CAPACITY AT LEAST EQUAL TO THE SUM OF:

10.0 L/S FOR EACH OTHE ROOM

-A PRINCIPAL DWELLING EXHAUST FAN SHALL BE INSTALLED AND
CONTROLLED BY A CENTRALLY LOCATED SWITCH IDENTIFIED AS SUCH.
SUPPLEMENTAL EXHAUST SHALL BE INSTALLED FOR THAT THE TOTAL
CAPACITY OF ALL KITCHEN, BATHROOM AND OTHER EXHAUSTS, LESS
THE PRINCIPAL EXHAUST, IS NOT LESS THAN THE TOTAL REQUIRED
CAPACITY.

A MECHANICAL VENTILATION SYSTEM IS REQUIRED WITH A TOTAL

-A HEAT RECOVERY VENTILATOR MAY BE EMPLOYED IN LIEU OF EXHAUST TO PROVIDE VENTILATION. AN HRV IS REQUIRED IF ANY SOLID FUEL BURNING APPLIANCES ARE INSTALLED. SUPPLY AIR INTAKES SHALL BE LOCATED SO AS TO AVOID CONTAMIN



#### NATURAL VENTILATION

VENTILATED WITH UNDESTRUCTED OPENINGS EQUAL TO NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA.
INSULATED ROOF SPACES NOT INCORPORATING AN ATTIC SHALL BE VENTILATED WITH UNDESTRUCTED OPENINGS EQUAL TO NOT LESS THAN 1/50 OF THE INSULATED CEILING AREA.
ROOF VENTS SHALL BE UNIFORMLY DISTRIBUTED WITH MIN. 25% AT TOP OF THE SPACE AND 25% AT BOTTOM OF THE SPACE DESIGNED TO PREVENT THE ENTRY OF RAIN, SNOW, OR INSECTS.

-UNHEATED CRAWL SPACES SHALL BE PROVIDED WITH 0,1m

-EVERY ROOF SPACE ABOVE AN INSULATED CEILING SHALL BE

#### 47

#### **BASEMENT EGRESS WINDOW**

MIN. UNO OPENIN	G SIZES
WIDTH	HEIGHT
18"	30"
1911	28.8"
20"	27.36"
21"	26.04"
22"	24.84"
23"	23.76"
24"	22.8"
25"	21.84"
26 <sup>11</sup>	21"
27"	20.1611

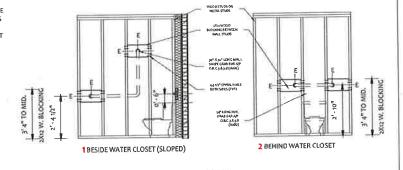


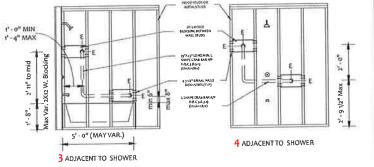
#### MINIMUN ROOM AREAS

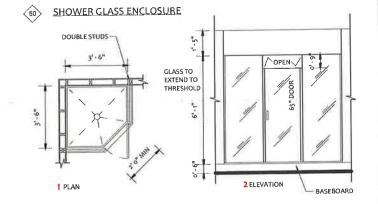
	ONE BEI	DROOM APPARTEMENT
	13.5M <sup>2</sup>	145.3ft <sup>1</sup>
LIVING AREA	11.0M <sup>2</sup>	118,4ft <sup>2</sup> ігеллисанка із сом вило мурінічального по
DINING AREA	7.0M <sup>3</sup>	75.3ft²
DINING ANDA	3.25M <sup>2</sup>	35.0ft2 HEDHINGARLANS COMBINED WYOTH IN MACE
1 BEDROOM	9.8M²	105.5ft²
	8.8M <sup>3</sup>	94.7ft TABULL OF COST IS PROVIDED
	4.2M³	45.2ft <sup>2</sup> IF THE ВЕБЯСИМ АКЕЛ ОСОМИНЕВ МІ ОТНЕЯ SPACE
	7.0M²	75.3ft²
OTHER BEDROOMS	6.0M3	64.6ft2 WARDLEIN CLOSET IS PROVIDED
DEDITOONIS	4.2M <sup>2</sup>	45.2ft2 of the BEDROOM AREA IS COMBINED WE OTHER SPACE

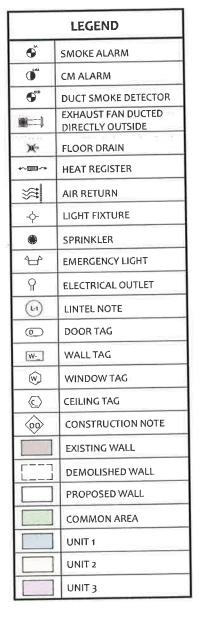
T	WO BED	ROOM APPARTEMENT
	13.5M <sup>2</sup>	145.3ft²
LIVING AREA	13.5M <sup>1</sup>	145-3ft² игимисандаль сомнино w/dimnoskit chin
DILIDIC AREA	7.0M <sup>2</sup>	75-3ft <sup>2</sup>
DINING AREA	3.25M <sup>2</sup>	35.0ft BOHRNGAMEA IS COMBINED WYOTHER SPACE

## 49 STUD WALL REINFORCEMENT











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9 FERNCASTLE CRESCENT BRAMPTON, ON L7A 3P2 THE UNDERSIGNED HAS REVIEW AND TAKES RESPONSIBILITY FOR THE DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE FEQUINEMENTS. SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION
ILEQUIRED UNLESS DESIGN & EXEMPT UNDER \$1.55, 10F DIVISION "C" OF O.B.C

NAME
AMEROBAH
4589



#### CONSTRUCTION NOTES

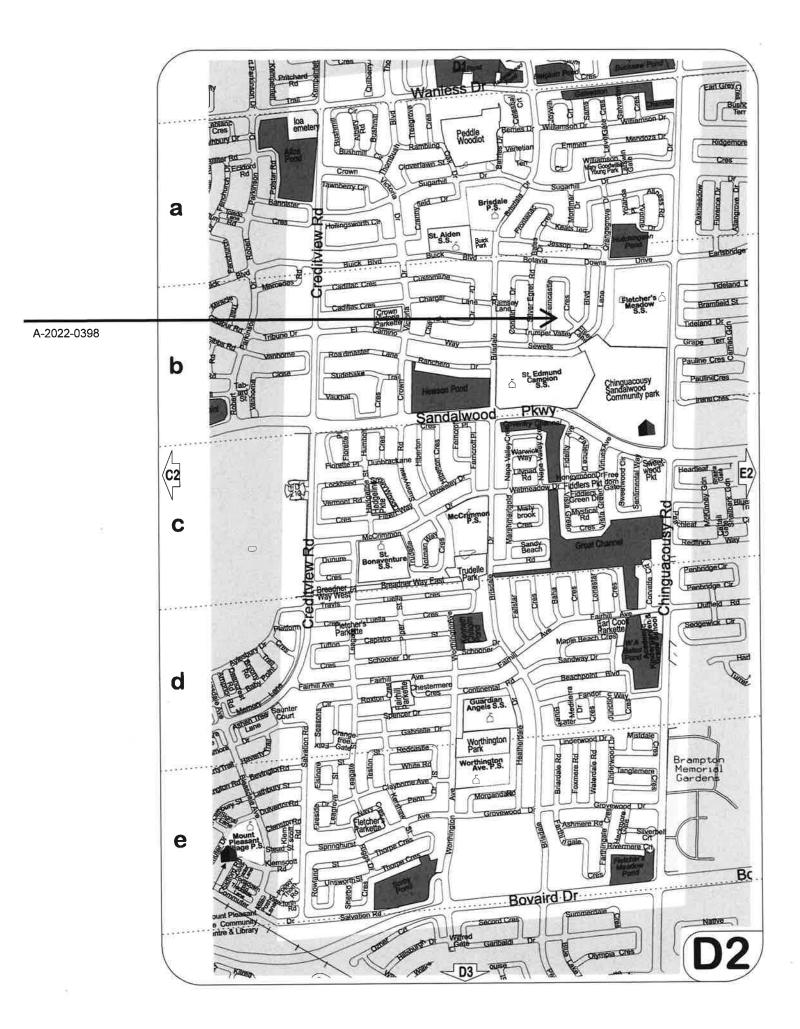
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# **Public Notice**

## **Committee of Adjustment**

APPLICATION # A-2022-0399 WARD #8

#### **APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **VINCE D'AGATE AND ALESSANDRA FARGIOINE-D'AGATE** under Section 45 of the <u>Planning Act</u>, (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 287, Plan 43M-1622 municipally known as **32 HIGHVALLEY CIRCLE**, Brampton;

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

- 1. To permit an accessory structure having a building height of 3.05m (10 ft.) whereas the by-law permits a maximum height of 3.0m (9.84 ft.) for an accessory structure;
- 2. To permit an accessory structure having a gross floor area of 22.4 sq. m (241.11 sq. ft.) whereas the bylaw permits a maximum gross floor area of 15 sq. m (161.46 sq. ft.) for an individual accessory structure;
- 3. To permit an accessory structure (cabana) to include habitable space (installation of a washroom) whereas the by-law does not permit an accessory structure to be used for human habitation.

#### OTHER PLANNING APPLICATIONS:

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

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

The Committee of Adjustment has appointed **TUESDAY**, **January 24**, **2023 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 an Ontario Land 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 Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body.

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

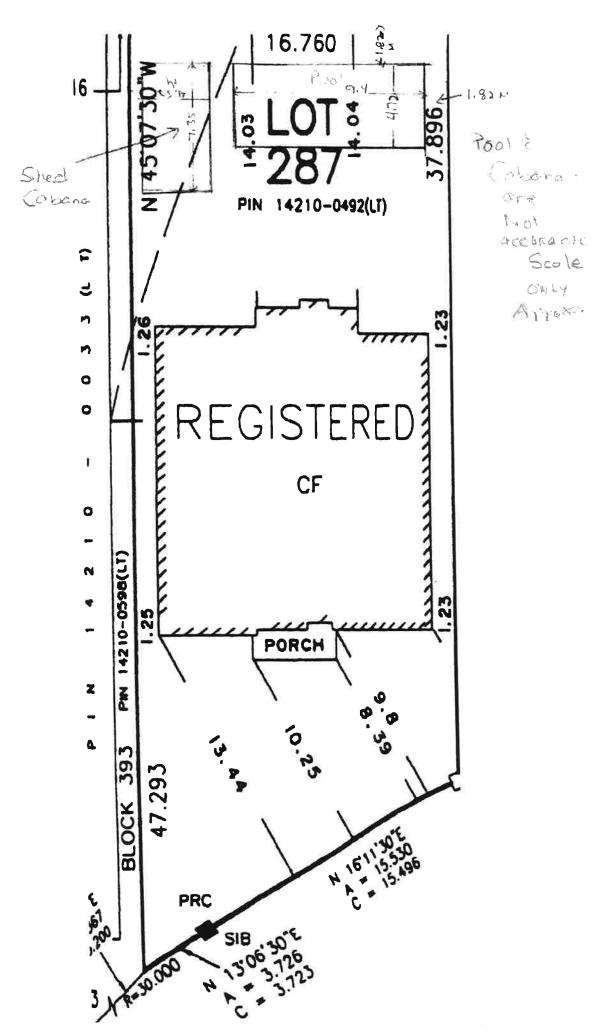
## PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this this 12th Day of January, 2023.

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)874-2117 jeanie.myers@brampton.ca



Variance 1 – To permit building height of 3.05m (cabana)

Variance 2 - To permit building area of 22.4 sq. m (cabana)

Variance 3 – To include habitable space (installation of washroom in the cabana)



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 and/or as a hybrid meeting (both inperson and electronically).

#### Electronic/Hybrid Hearing Procedures How to get involved in the Hybrid Hearing

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **January 24, 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

#### 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**, **January 19**, **2023**.

- Advance registration for applicants, agents and other interested persons is required by one or two options:
  - 1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary–Treasurer at <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a> by 4:30 pm Thursday, January 19, 2023.
- 2. To participate in-person, please email the Secretary–Treasurer at <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a> by 4:30 pm Thursday, January 19, 2023.
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or inperson. 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 Thursday, January 19, 2023. City staff will contact you and provide
  you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

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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.

# **Flower City**



FILE NUMBER: A-2022-0399

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 <u>Planning Act</u>, 1990, for relief as described in this application from By-Law **270-2004**.

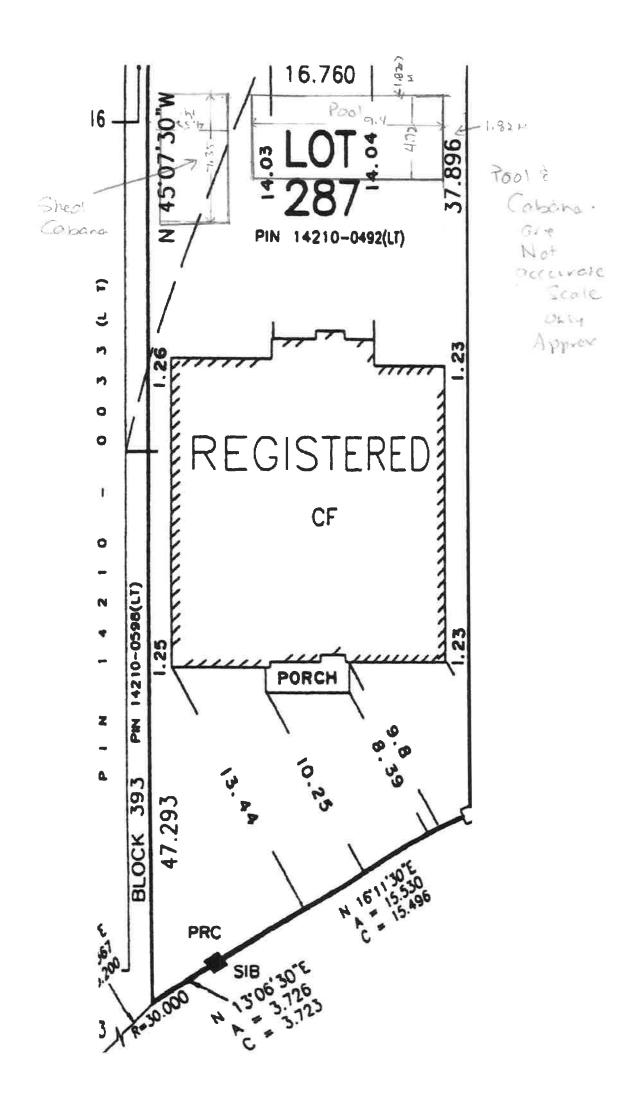
			L6P 2C7	
Phone #	416-9946757	440000007	Fax #	
Email				
	vicente@vo	storonto.com		
Name of Address	Agent			
Phone # Email			Fax #	
_To per		applied for (variances req y structure having a bu	uested): ilding height of 3.05m (by-la	aw permits a maxim
- Height	01 0.0111),			
			gross floor area of 22.4 so	i. m (by-law permits
maxim	um of 15 sq. m);	) 		
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8.

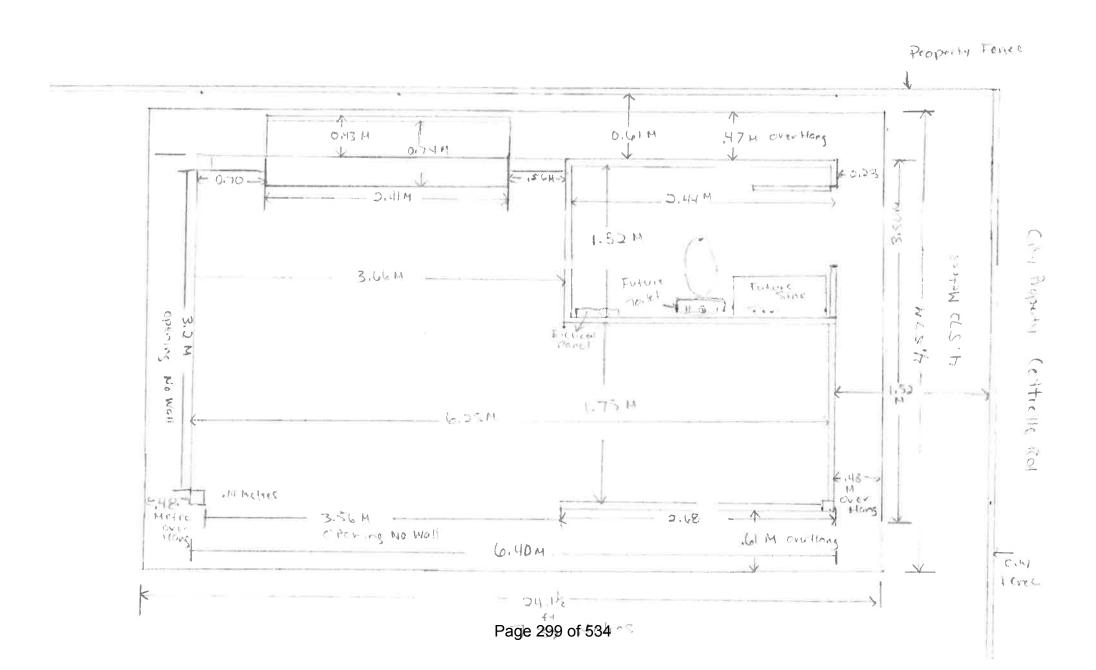
Particulars of all buildings and structures on or proposed for the subject

			e subject land: List all structures (dwelling, shed, qazebo, etc.) home proposing a cabana/shed
	Cabana/Shed sh		protect from sun since backyard has no shade all day lon
	non vented ou	ashroom and out tdoor gas fire plac	side shower ce
9.		_	uctures on or proposed for the subject lands: and front lot lines in <u>metric units</u> )
	EXISTING Front yard setback Rear yard setback Side yard setback Side yard setback	38.419 m 1.524m .0.6096 m 12.5904 m	
	PROPOSED	same as above	
10.	Date of Acquisition	of subject land:	_July 5 2005
11.	Existing uses of sul	pject property:	Residential
12.	Proposed uses of s	ubject property:	residential
13.	Existing uses of abo	utting properties:	residential
14.	Date of construction	n of all buildings & stru	ctures on subject land: <u>July 5 2005 and August 1 20</u> 22
15.	Length of time the	existing uses of the sub	eject property have been continued: 17 years
6. (a)	What water supply Municipal X	is existing/proposed?	Other (specify)
(b)	What sewage dispo Municipal Septic	sal is/will be provided?	Other (specify)
(c )	What storm drainage Sewers Ditches Swales	ge system is existing/pr	Other (specify)

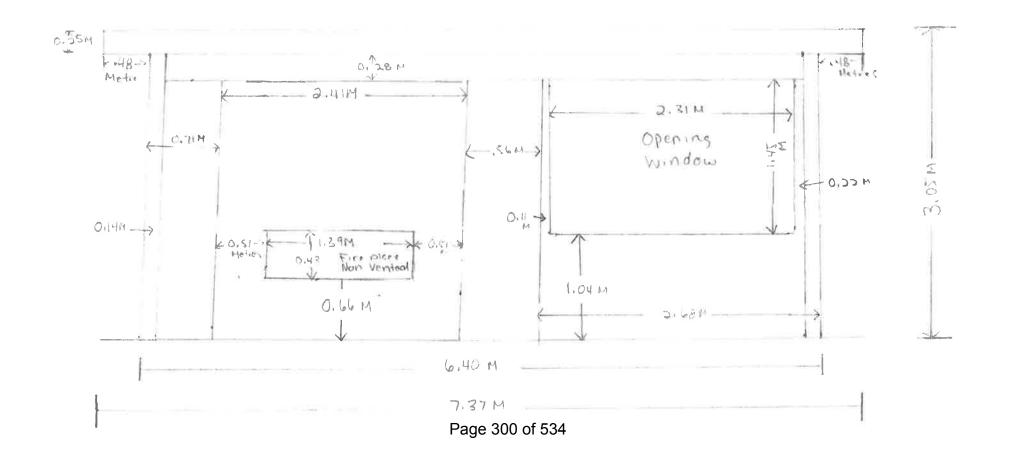
17.	Is the subject p subdivision or c		ect of an a	pplication u	nder the Plannin	g Act, for approva	I of a plan of
	Yes	No 🗓					
	If answer is yes	provide details:	File #			Status	
18.	Has a pre-consu	ıltation applicatio	on been fil	ed?			
	Yes	No X					
19.	Has the subject	property ever be	en the sub	oject of an a	oplication for mir	nor variance?	
	Yes	No X		Unknown			
	If answer is yes	, provide details:					
	File #	Decision			Relief		
	File #	Decision Decision			Relief		
						ssandra Fargion	
DATI	ED AT THE	City	OF	Bram		(0) 01 7 10111011200 7	.90
THIS	6_27 DAY	OF October		_, <u>20_22_</u> .			
IF THIS A					R ANY PERSON	OTHER THAN THI	E OWNER OF
THE SUB	JECT LANDS, W	RITTEN AUTHOR	IZATION (	OF THE OWN	IER MUST ACCO	OMPANY THE APP ED BY AN OFFIC	LICATION. IF
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		Plan Designatio			3		-
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	This applicatio				ariances required tached checklist.	and the results of the	ne
		Zoning Officer		<del></del>		Date	
		Zoning Officer				Date	
		DATE RECEIVED	- Y	ecemb	w 9, 20	022 Rev	rised 2022/02/17

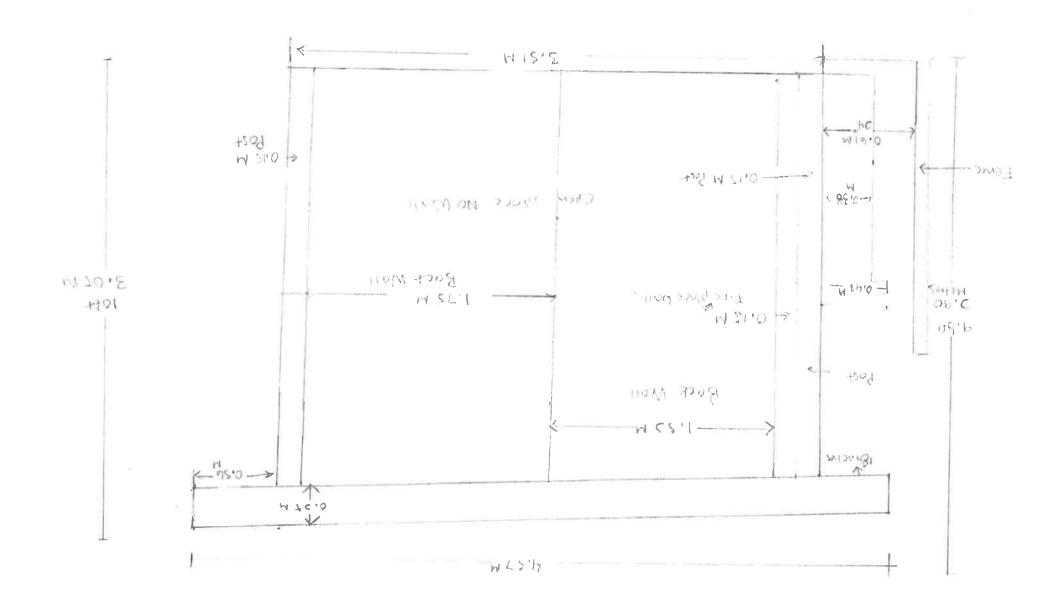


Neighbour's Property



Front Elevation

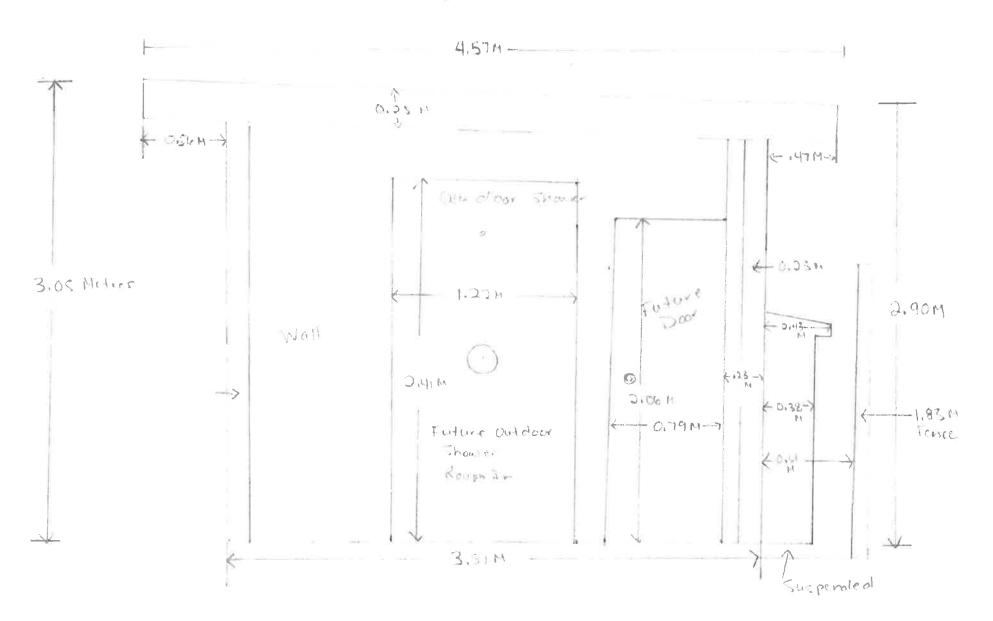




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Page 301 of 534

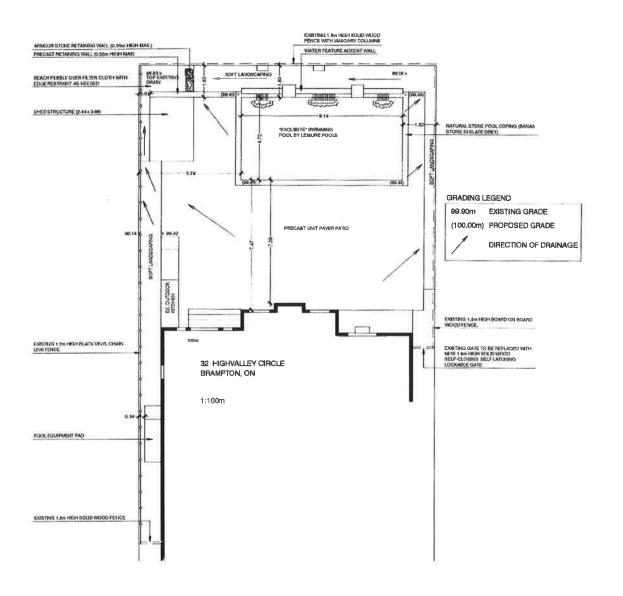
Right Side

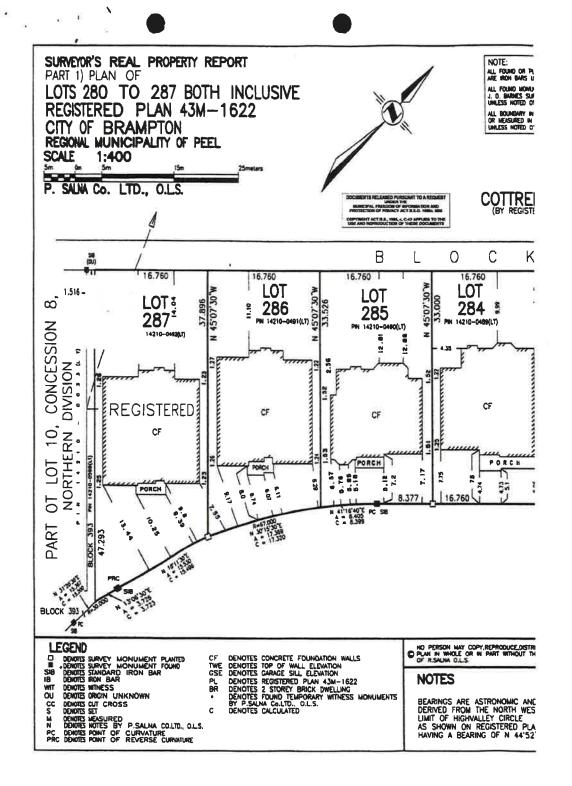


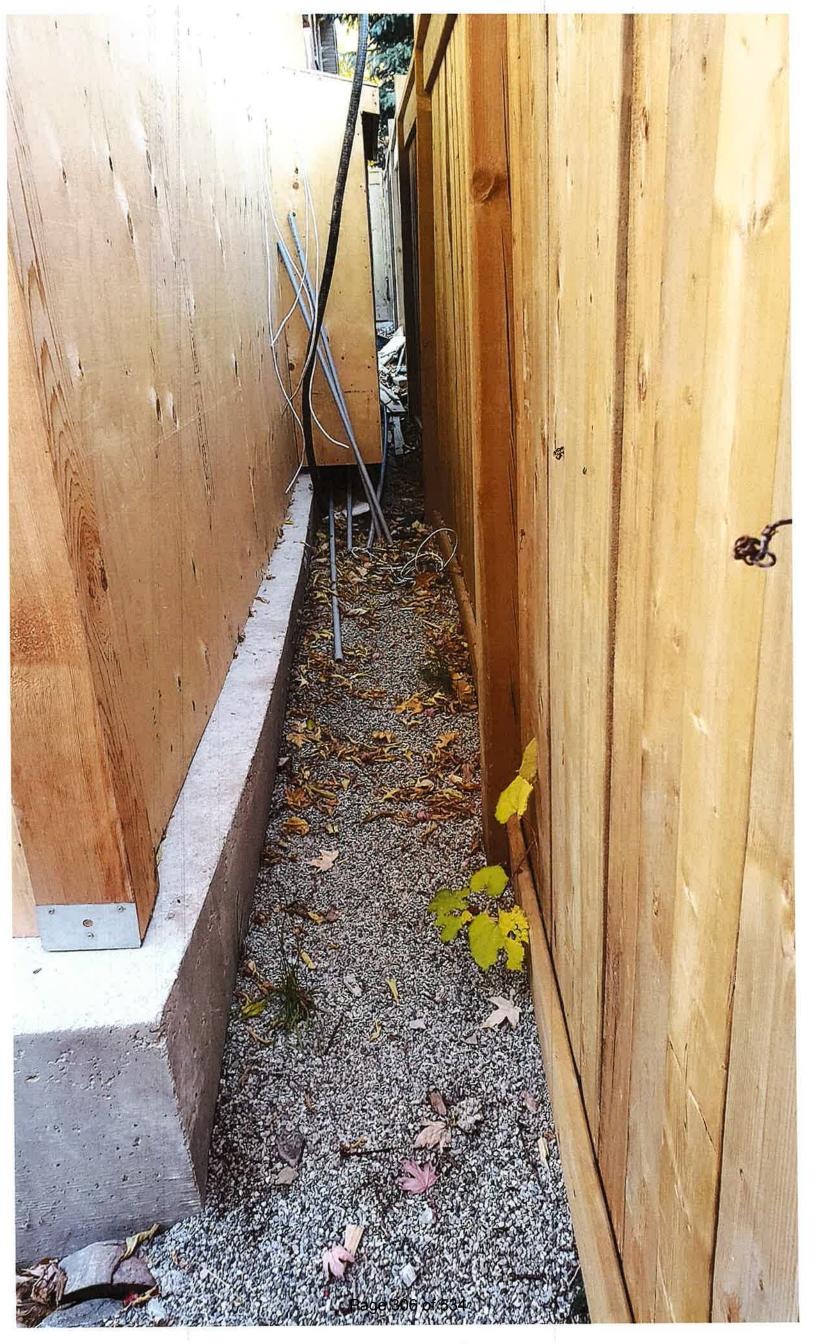
Page 302 of 534

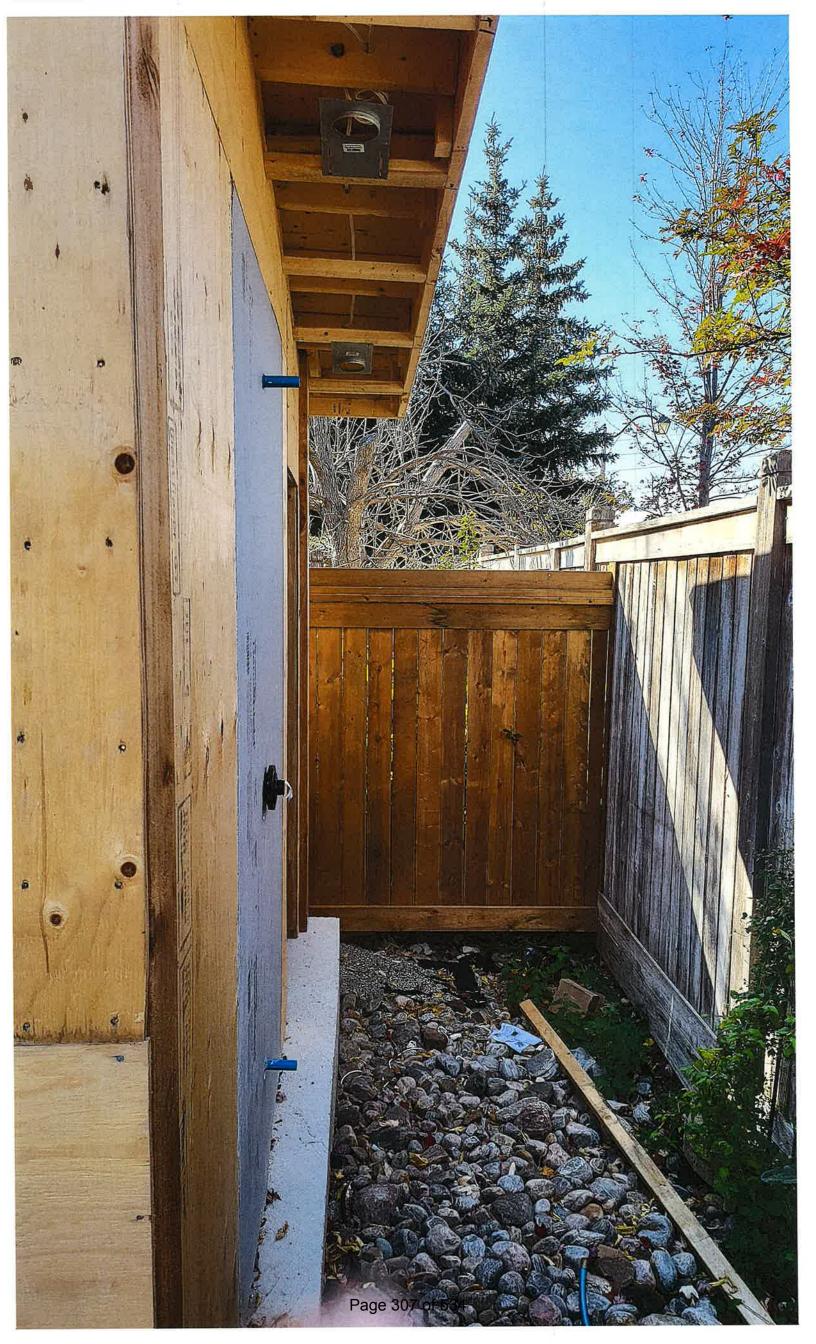
Rock of Shed/Cohora 7.3714 4-0,254 K.48-7 148 Back of Gress 1 - 1 P GCC No Vented 6.40 M

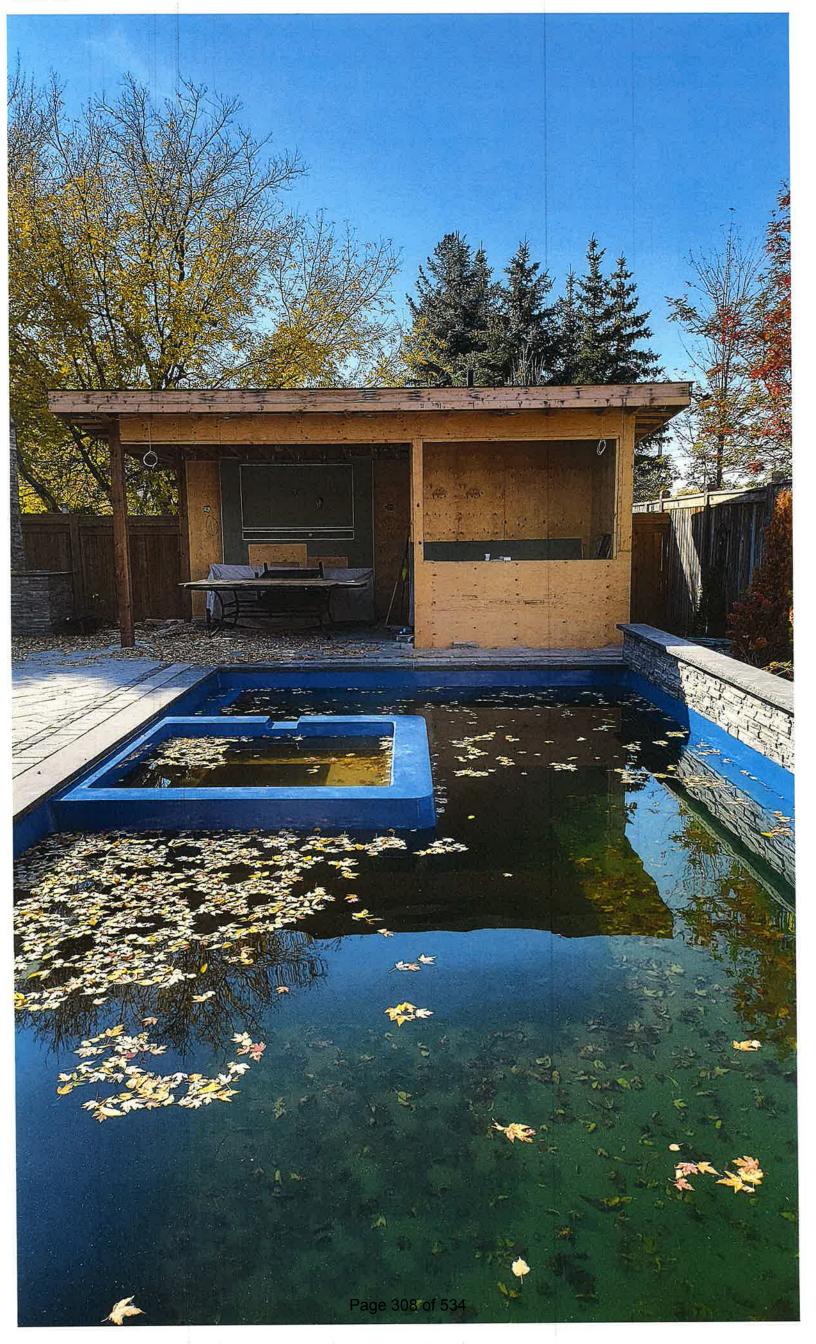
# From Pool Hermit

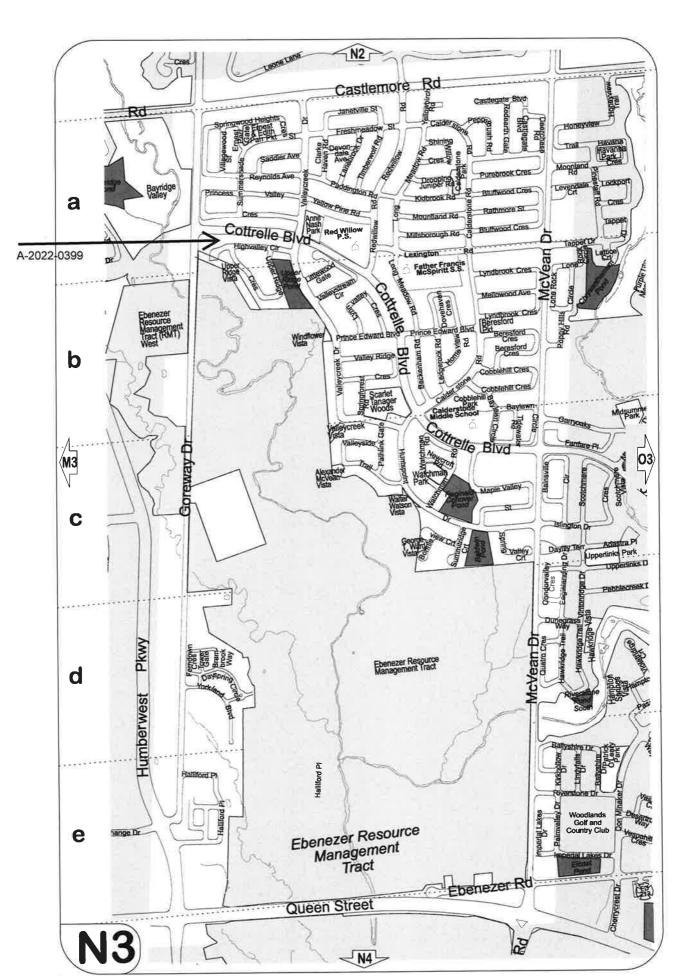














# **Public Notice**

## **Committee of Adjustment**

APPLICATION # A-2022-0400 WARD #8

#### **APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **CHIRAG NANALAL SHAH AND KESHA RAMESHBHAI SHAH** under Section 45 of the <u>Planning Act</u>, (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 37, Plan 43M-1545 municipally known as **23 GORE VALLEY TRAIL,** Brampton;

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

1. To permit a driveway width of 10.15m (33.30 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.).

#### OTHER PLANNING APPLICATIONS:

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

The Committee of Adjustment has appointed TUESDAY, January 24, 2023 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 an Ontario Land 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 Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body.

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

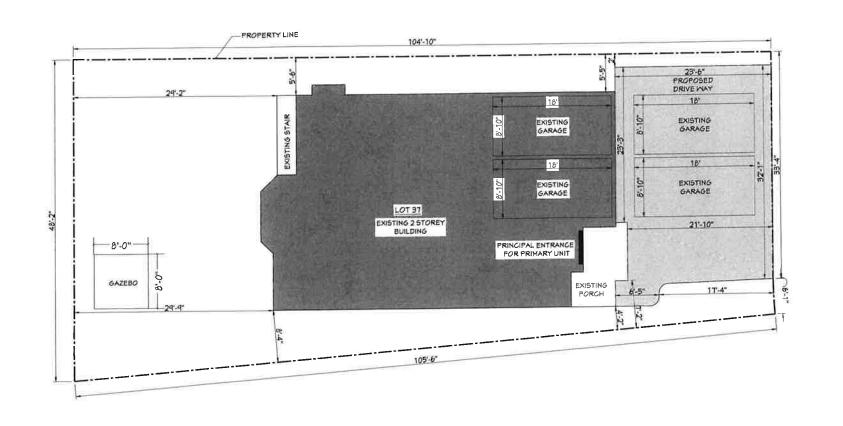
## PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this this 12th Day of January, 2023.

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 LAYOUT (SCALE : 3/32" = 1'-0")



23 GORE VALLEY TRAIL, BRAMPTON, ON SITE PLAN

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ALL DRAYINGS ARE THE PROPERTY OF BLUE PRINTS PERMIT AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM BLUE PRINTS PERMIT.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCIN WORK AND TO REPORT ANY DISCREPANCIES TO THE ENGINEER UNITS AS MENTIONED ON THE DRAWINGS, ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON INDUSTRY PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE



ON, Canada, N17267 M 647-770-2966 O: 905-566-9690 Email: Info@blueprintspermit.work Website: www.blueprintspermit.work



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 and/or as a hybrid meeting (both inperson and electronically).

#### Electronic/Hybrid Hearing Procedures How to get involved in the Hybrid Hearing

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **January 24, 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

#### 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**, **January 19**, **2023**.

- Advance registration for applicants, agents and other interested persons is required by one or two options:
  - 1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary–Treasurer at <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a> by 4:30 pm Thursday, January 19, 2023.
  - 2. To participate in-person, please email the Secretary–Treasurer at <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a> by 4:30 pm Thursday, January 19, 2023.
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or inperson. 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 **Thursday**, **January 19**, **2023**. City staff will contact you and provide you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

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# Flower City



7.

FILE NUMBER: A-2022-0400

The Personal Information collected on this form is collected pursuant to section 46 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 enyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Transvers, 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 <u>Planning Act</u> , 1990, for relief as described in this application from By-Law <b>270-2004</b> .
1.	Name of Owner(s) CHIRAG NANALAL SHAH & KESHA RAMESHBHAI SHAH Address 23 GORF VALLEY TRAIL BRAMPTON, ON, LEPINE
	Phone # 647-766-9785 Fax# Email Cnshah 085 @ gmail com
2.	Name of Agent BLUE PRINTS PERMIT CIO MALAY SHAH.  Address 88 GIARTH MASSEY DRIVE  CAMBRIDGE, ON , NITZGT
	Phone # 647-770-2966 Fax# Email info@blueprintspermit work
3.	Nature and extent of relief applied for (variances requested):
	REQUESTING THE RELIEF FOR THE EXTENDED DRIVEWAY
	TO BE DISM THAN ALLOWABLE TO BE 6.71M
	A CONTRACTOR OF THE CONTRACTOR
4.	Why is it not possible to comply with the provisions of the by-law?
	DUE TO MISGIUIDED BY THE CONTRACTOR, HOME OWNER
	SPENT MONEY TO COMPLETE THE DRIVEWAY AND IT COSTED
	HIM FORTUNE WE REQUEST THE ACCEPTANCE AS PER
	SITE PLAN
5.	Legal Description of the subject land: PL 43M 1545 LOT 37  Lot Number
	Plan Number/Concession Number  Municipal Address 23 GORE VALLEY TRAIL
	and the state of t
6.	Dimension of subject land ( <u>in metric units</u> ) Frontage (2:00
	Depth 31.96 m / 32.15 m
	Area 396.94 m <sup>2</sup>

Access to the subject land is by: Provincial Highway Municipal Road Maintained All Year Private Platet May	Seasonal Road Other Public Road Water	
Private Right-of-Way	water	

EXISTING BUILDING	GS/STRUCTURES o	n the subject land: List all structures (dwelling, shed, gazebo, etc.)
DWELLING	UNIT , GA	ZEBO IN BACK YARD
5.76 M2 OF gazeho	area	
227 m2 of the Gross	Floor area	
	NC6/GTDIICTIIDEG	on the subject land:
	NGS/STROCTORES	on the subject land.
_N/A		
4		
Location of all	buildings and	structures on or proposed for the subject lan
		ear and front lot lines in metric units)
EXISTING Front yard setback	6.60m	
Rear yard setback	8.86m	
Side yard setback	1.64m / 1.65m	
Side yard setback	1.26m 2.53m	<del></del>
PROPOSED		
Front yard setback	No Change	
Rear yard setback Side yard setback	No Change No Change	
Side yard setback	No Change	
		2022
Date of Acquisition	of subject land:	2022
Existing uses of sui	bleet propertic	SINGLE FAMILY DWELLING U
Exiculty Good Of Su	oject property.	
Proposed uses of s	ubject property:	NO CHANGIC
Existing uses of abo	utting properties:	RESIDENTIAL USE
		2
Date of construction	n of all buildings & s	structures on subject land: 2003
Length of time the	existing uses of the	subject property have been continued: 19 YEAR
_	-	
What water supply	s existing/proposed	
Municipal Veli	1	Other (specify)
5 (30**/*)	— noliebuli be sucida	-42
	a is/will be provid	ed? Other (specify)
What sewage dispo		
Municipal Septic	j	
Municipal Septic	j	
Municipal	e system is existing	y/proposed?

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:	le #Status		
18.	Has a pre-consultation application been	n 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 File # Decision	Relief		
		whale		
		Signeture of Applicant(s) or Authorized Agent		
		CAMBRIDGE		
	03 DAY OF NOVEMBE			
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 APPLICATION, THE APPLICATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.				
	BLUE PRINTS PERM	IT CITY CAMBRIDGE		
ı	REGION WATERLO	OF THE CITY OF CAMBRIDGE SOLEMNLY DECLARE THAT:		
BELIEVIN	THE ABOVE STATEMENTS ARE TRUE A IG IT TO BE TRUE AND KNOWING THAT	ND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER		
OATH.		Jeanie Cecilia Myers a Commissioner, etc.,		
DECLARE	ED BEFORE ME AT THE	Province of Ontario for the Corporation of the		
C . 1	of Drampton	City of Brampton Expires April 8, 2024.		
IN THE	Region OF	Charles 100		
Ved	THIS DAY OF	(M)		
-hf	20 22	Signature of Applicant or Authorized Agent		
A Commissioner etc.				
	FOR	OFFICE USE ONLY		
Present Official Plan Designation:				
	Present Zoning By-law Classification:	R1C - 1689		
İ	• •	respect to the variances required and the results of the		
said review are outlined on the attached checklist.				
	нотні s.	NOV 30 2022		
	Zoning Officer	Date		
	DATE RECEIVED	Wecenber 9, 2022		

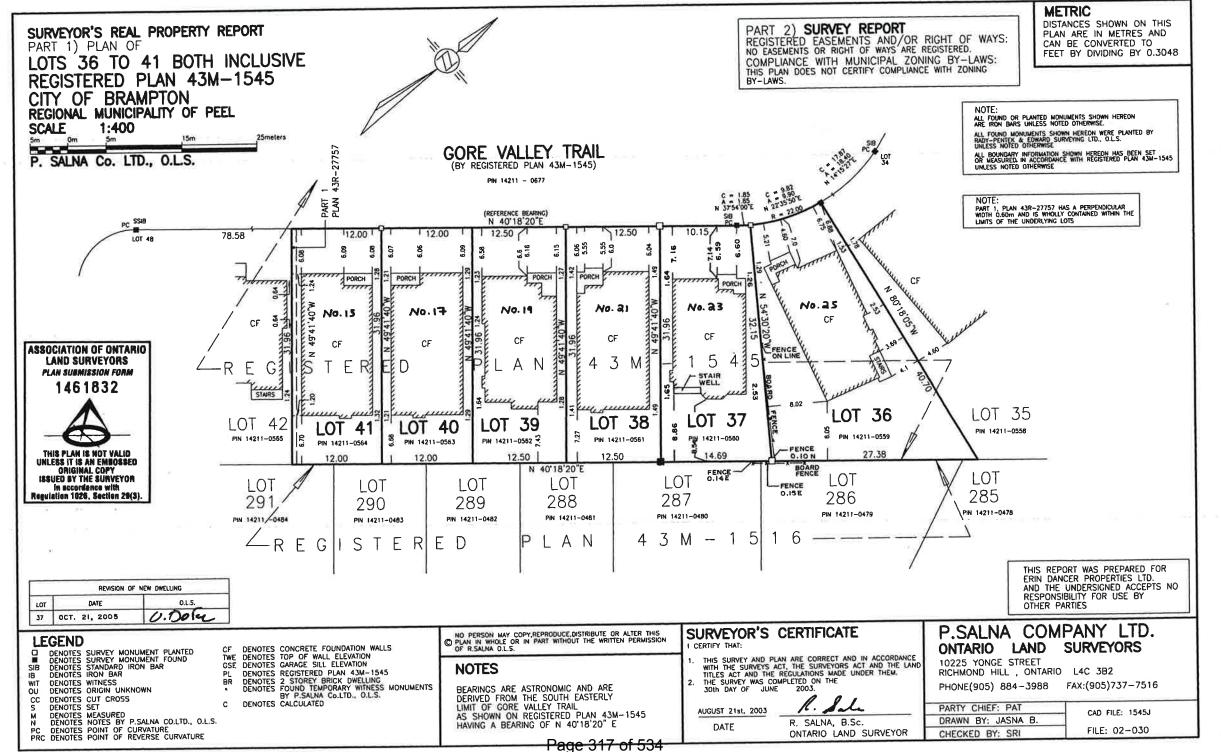
# 23 GORE VALLEY TRAIL, BRAMPTON

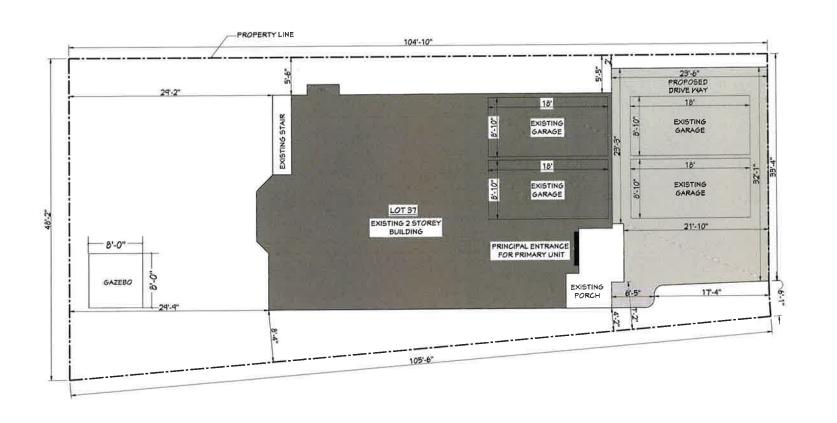
DRIVEWAY WIDENING		
	DRAWING INDEX	
SHEET	DESCRIPTION	
1101	COVER PAGE	
A101		



23 GORE VALLEY TRAIL, BRAMPTON, ON COVER PAGE PROJECT INFORMATION 22-199 23 GORE VALLEY TRAIL DESIGNER INFORMATION ALL DRAWINGS ARE THE PROPERTY OF BLUE PRINTS PERMIT AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM BLUE PRINTS CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCIN WORK AND TO REPORT ANY DISCREPANCIES TO THE ENGINEER. UNITE AS HENTIONED ON THE DRAVINGS, ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON INDUSTRY PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE 83 Garth Massey Drive, Cambridge, ON,Canada, N1T2G7 M: 647-170-2966 O: 905-566-9690 Email: Info@blueprintspermit work
Prebatte: www.blueprintspermit work







SITE LAYOUT (SCALE : 3/32" = 1'-0")



23 GORE VALLEY TRAIL, BRAMPTON, ON SITE PLAN

PROJECT INFORMATION

23 GORE VALLEY TRAIL

ALL DRAWINGS ARE THE PROPERTY OF BLUE FRINTS PERMIT AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM BLUE PRINTS PERMIT.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCIN MORK AND TO REFORT ANY DISCREPANCIES TO THE ENGINEER UNITS AS MENTIONED ON THE DRAWINGS. ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON INDUSTRY PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE

A102

Blue Prints Permit

53 Garth Massey Drive, Cambridge, ON, Canada, N17267 M: 647-170-2466 O: 905-566-9690 Email: info@blueprintspermit.work Website: www.blueprintspermit.work





# **Public Notice**

## **Committee of Adjustment**

**APPLICATION # A-2022-0401** WARD #1

#### APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by SUKHPAL SINGH AND GURJANT SINGH 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 160, Plan M-175 municipally known as 73 BLACKTHORN LANE, Brampton;

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

To permit a proposed below grade entrance between the main wall of a dwelling and the flankage lot line whereas the by-law does not permit below grade entrances between the main wall of the dwelling and the flankage lot line

### 0

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: File Number: File Number:				
The Committee of Adjustment has appointed TUESDAY, January 24, 2023 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 application an interest in the property or an owner of a neighbouring property. OWNERS ARE REQUE ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. THIS NOTICE IS TO POSTED BY THE OWNER OF ANY LAND THAT CONTAINS SEVEN OR MORE RESIDENTIAL LOCATION THAT IS VISIBLE TO ALL OF THE RESIDENTS. If you are not the applicant and you participate in the hearing, the Committee may proceed in your absence, and you will not be entitled notice in the proceedings. WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TRIENTHE ADDRESS OR FAX NUMBER LISTED BELOW.	STED TO O BE UNITS IN A u do not d to any further			
IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. This will also entitle you to be advised of an Ontario Land Tribunal hearing. Ever successful party, you should request a copy of the decision since the Committee of Adjustment decision.	F n if you are the			

e appealed to the Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body.

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

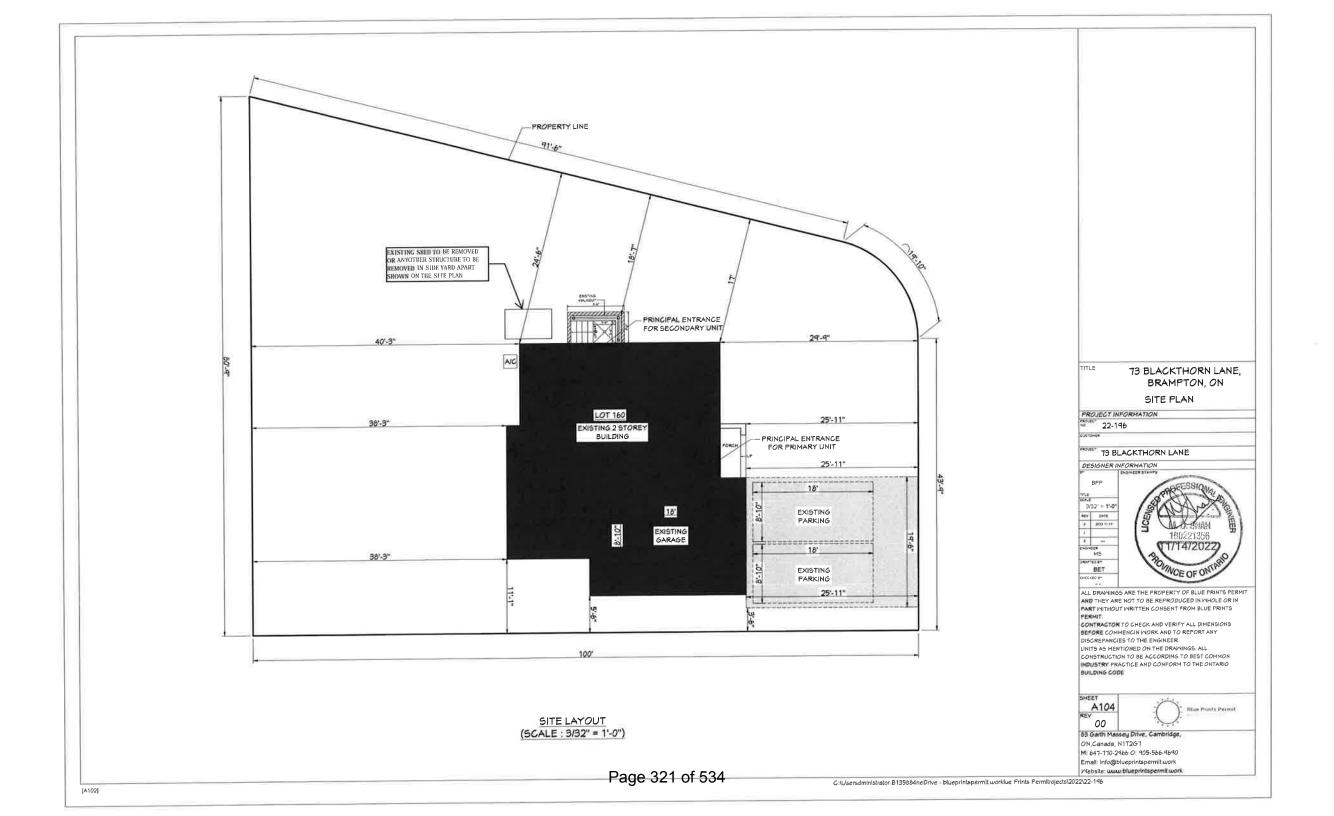
# PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this this 12th Day of January, 2023.

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

(905)874-2119 Fax: 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 and/or as a hybrid meeting (both inperson and electronically).

# Electronic/Hybrid Hearing Procedures How to get involved in the Hybrid Hearing

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **January 24, 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

#### 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, January 19, 2023.** 

- Advance registration for applicants, agents and other interested persons is required by one or two options:
- 1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary–Treasurer at <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a> by 4:30 pm Thursday, January 19, 2023.
- 2. To participate in-person, please email the Secretary—Treasurer at <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a> by 4:30 pm Thursday, January 19, 2023.
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or inperson. 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 **Thursday**, **January 19**, **2023**. City staff will contact you and provide you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

 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/hybrid 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 <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a>. 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**



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

FILE NUMBER: A - 2022 - 0401

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 <u>Planning Act</u>, 1990, for relief as described in this application from By-Law **270-2004**.

1.	Name of	Owner(s) Sukhpal Singh and	d Guriant Singh		
••	Address	73 Blackthorn Lane, Bramptor	n, ON, L6V 3K9		
	Phone #	3062622018		Fax #	-
	Email	aulakhsukhpal@ymail.com			
		//			
•	Name of	Agent Blue Prints Permit	c/o Malay Shah		
2.	Name of Address	83 Garth Massey Drive, Camb		67	
	7.122.000				
				F#	
	Phone # Email	info@blueprintspermit.work	====	Fax #	
	Email	ino@bideprintsperint.work			
3.	Nature a	nd extent of relief applied for	(variances reques	ted):	
		ing to approve the constru	ccted below gra	ade entrance in side yard	towards
	flankage	lot line.			
4.	Why is it	not possible to comply with t	the provisions of	the by-law?	
		rade stairs not permitted.	This application	request it to permit const	ructed below
	grade e	ntrance.			
	1				
	1				
5.	_	scription of the subject land:			
	Lot Num	nber/Concession Number	M175		
		al Address 73 Blackthorn Lane			
	Маттогр				
6.		on of subject land ( <u>in metric ı</u>	<u>ınits</u> )		
	Frontage				
	Depth	30.48m			
	Area	Comment of the Commen			
7.	Access	to the subject land is by:			_
	Provinci	al Highway		Seasonal Road	
		al Road Maintained All Year		Other Public Road	$\vdash$
	Private I	Right-of-Way		Water	

Particulars of all buildings and structures on or proposed for the subject

			round floor area, gross floor area, number of c., where possible)		
	EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)				
	Dwelling Unit 1450 Sq.ft / 135.546 m2				
	PROPOSED BUILDINGS/STRUCTURES on the subject land: Single family dwelling unit with second unit dwelling in basement				
9.			ructures on or proposed for the subject lands:		
	(specify distance	ce from side, rear	and front lot lines in <u>metric units</u> )		
	EXISTING				
	Front yard setback	7.89m			
	Rear yard setback	11.683m 1.67m	<del></del>		
	Side yard setback Side yard setback	5.182m / 7.46m			
	<b>C.C.C. J.</b> E. C.				
	PROPOSED	No Ohanaa			
	Front yard setback	No Change			
	Rear yard setback Side yard setback	No Change			
	Side yard setback	No Change			
10.	Date of Acquisition	of subject land:	2021		
10.	Date of Acquisition	oi subject latiu.			
11.	Existing uses of sul	bject property:	Residential		
12.	Proposed uses of subject property:		Residential		
13.	Existing uses of ab	utting properties:	Residential		
10.	Exioting according	atting proportion.			
14.	Date of constructio	n of all buildings & str	uctures on subject land:		
15.	Length of time the	existing uses of the su	bject property have been continued: 25 years		
16. (a)	What water sunnly	is existing/proposed?			
10. (a)	Municipal		Other (specify)		
	Well	j			
	1922 S		10		
(b)	What sewage dispo	osal is/will be provided ☑	Other (specify)		
	Septic	<b>5</b>	(open.)/		
(c)		ge system is existing/p	proposed?		
	Sewers L	4	Other (specify)		
	Swales D	<b>5</b>			

17.		-	ect prop n or con:	-	e subject	t of an a	pplicat	lion u	nder	the Plar	nning A	Act, for	approval of a plan of
	Yes			No	<b>V</b>								
	lf an	swer i	s yes, pr	ovide (	details:	File #						Status	
18.	Has	a pre-	consulta	tion ap	plication	been file	ed?						
	Yes			No	<b></b>								
19.	Has	the su	bject pro	perty	ever beei	n the sub	ject of	f an a	pplica	ation for	mino	r varian	ce?
	Yes			No			Unkn	own	<b>4</b>				
	lf an	ıswer i	s yes, pr	ovide (	details:								
		File #		_	ecision_						lief		
		File # File #		_	ecision _ ecision _					-	lief lief		
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							Malav S			alav		Date	Maker Shah Sint: Cambridge on: I am the subsor of this document and lank. 847 770 2068 2022.12.07 13:37:27-05'00"
								Si	gnatui	re of App	olicant(	s) or Au	thorized Agent
DA	TED A	TTHE	CITY			OF	CAME	BRIDG	SE				
THI	ıs <u>07</u>		DAY O	F DEC	CEMBER		_, 202	2					
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	HE <u>CIT</u>		OF	-	MBRIDGE		_			CLARE 1			
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7	A		ssioner e	etc.	ny ver	*				Su	bmit t	oy Ema	ail
						FOR OF	FICE L	JSE C	NLY				
	Pre	esent (	Official P	lan Des	signation	:							
	Pre	esent Z	oning B	y-law C	Classifica	tion:				R1B	(3)-15	53, Ma	ture N'hood
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1			Zo	ning Of	ficer		- 5					Date	
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			<u>Dr</u>										Revised 2020/01/07



# 73 BLACKTHORN LANE, BRAMPTON

SECOND UNIT DWELLING					
	DRAMING INDEX				
SHEET	DESCRIPTION				
A101	COVER PAGE				
A102	LEGEND & SCHEDULES				
A103	GENERAL NOTES				
A104	SITE PLAN				
A105	EXISTING BASEMENT				
A106	PROPOSED BASEMENT				
A107	EXISTING FIRST FLOOR				
A108	PROPOSED FIRST FLOOR				
A109	EXISTING SECOND FLOOR				
A110	WALKOUT PLAN				
A111	SECTION - AA				
A112	SECTION - BB				
A113	GUARDRAIL DETAILS AND NOTES				

73 BLACKTHORN LANE, BRAMPTON, ON COVER PAGE



ALL DRAWINGS ARE THE PROPERTY OF BLUE PRINTS FERM AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM BLUE PRINTS PERMIT.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCIN MORK AND TO REFORT ANY DISCREPANCIES TO THE PROVINCES AND WISCOMMENT OF THE DRAWINGS, ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON INDUSTRY PRACTICE AND CONFORM TO THE ONTARIO

A101

BUILDING CODE



spart (a soft)e

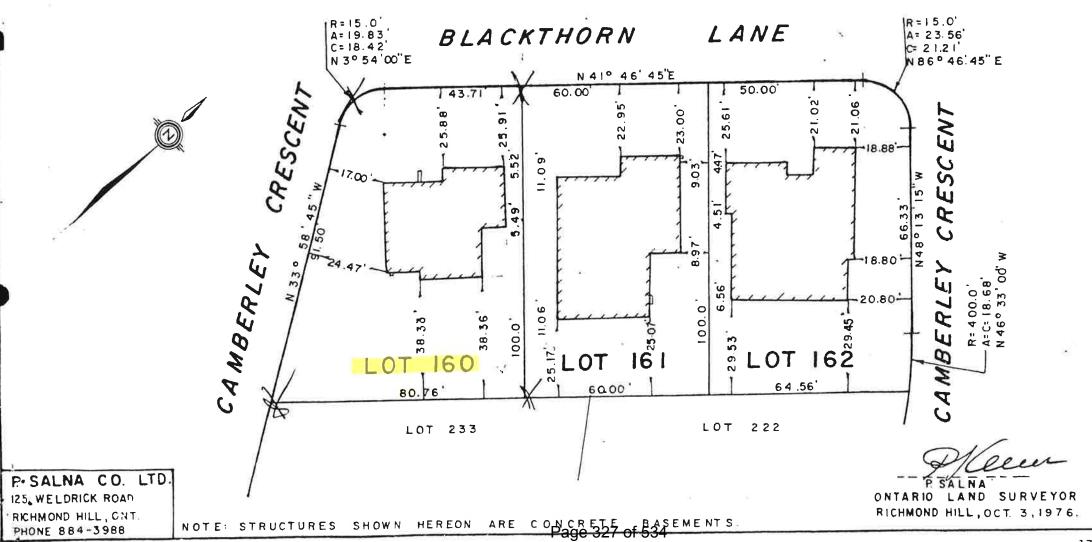
83 Garth Massey Drive, Cambridge, ON, Canada, N17267 M; 647-770-2966 O: 905-566-9690 Email: Info@blueprintspermit work Website: www.blueprintspermit.work

# PLAN SHOWING LOTS 160,161 AND 162 PLAN M·175 CITY OF BRAMPTON REGIONAL MUNICIPALITY OF PEEL SCALE 1\*= 30'

DOCUMENTS RELEASED PURSUANT TO A REQUEST UNDER THE

MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT R.S.O. 1990c. M56

COPYRIGHT ACT R.S., 1985, c. C-42 APPLIES TO THE USE AND REPRODUCTION OF THESE DOCUMENTS



#### DOOR SCHEDULE

	DOOR TYPE									
TAG	FLUSH	FRR	SLIDING	DBL DOOR	EXTERIOR					
(024)	1									
(D28)	1									
( <del>2</del> 30)	1	1								
( <del>5</del> 32)	3				1					
(D34)										
(D36)										

#### GENERAL NOTES

1.THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS, SITE CONDITION AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS AND RESOLVE ANY DISCREPANCIES WITH THE ENGINEER PRIOR TO START OF THE WORK.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PART 9 AND 4 OF THE ONTARIO BUILDING CODE 2012, AND THE CITY BYLAMS AND STANDARDS.

3, IT IS ASSUMED THAT ALL THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR AND/OR WORKMEN HAVING WORKING KNOWLEDGE OF THE APPLICABLE STANDARDS, INSURANCE REQUIREMENTS OF INDUSTRY ACCEPTED STANDARD, AS NOT

EVERY CONDITION OR ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS.

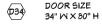
4. BY COMMENCING THE CONSTRUCTION OF A BUILDING FROM THESE DRAWINGS, THE OWNER AND/OR BUILDER ACKNOWLEDGE THAT THE GENERAL NOTES HAVE BEEN UNDERSTOOD.

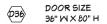
# DUPLEX RECEPTACLE OUTLET SINGLE POLE SWITCH 3 WAY SWITCH AT TOP AND

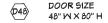
ΟΨ	BOTTOM OF THE STAIR TO A LIGHT FIXTURE

624	DOOR SIZE
(D24)	24" M X 80" H

(D28)	DOOR SIZE
P20	28" M × 80" H







COLUMN - 15 MIN FIRE RESISTING RATING

**EMERGENCY LIGHT** 

EXTERIOR LIGHT

20 MIN FIRE RATED LOCKABLE & SELF-CLOSING DOOR

UNDERSIDE & CEILING OF STAIRS - FIRE RATING 2 LAYERS 5/8" TYPE X GYP. BOARD (1HR FFR)

#### TITLE 73 BLACKTHORN LANE. BRAMPTON, ON

#### LEGEND & GENERAL NOTES



ALL DRAWINGS ARE THE PROPERTY OF BLUE PRINTS PERMIT AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM BLUE PRINTS PERMIT

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCIN WORK AND TO REPORT ANY DISCREPANCIES TO THE ENGINEER UNITS AS MENTIONED ON THE DRAWINGS. ALL

CONSTRUCTION TO BE ACCORDING TO BEST COMMON INDUSTRY PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE





ON, Canada, N1T2G7 M: 647-770-2966 O: 905-566-9690 Email: Info@blueprintspermit.work Mebsite: www.blueprintspermit.work

EXHAUST

SPRINKLER

POT LIGHT 30 MIN FRR

EXISTING MALL

DEMOLISHED WALL

9.10.19 LOCATION OF PROPOSED

& CARBON MONOXIDE DETECTOR

INTERCONNECTED SMOKE DETECTORS

(CONNECTED TO A DUCT TYPE SMOKE

NEW MALL

DETECTOR)

DETECTOR

W 6MIL POLY

PARTITION

00

DUCT TYPE SMOKE

EXISTING CONC. WALL

6MIL VAPOR BARRIER

1/2" GYPSUM BOARD

INTERIOR DRYMALL

2"X4 SPRUCE STUD @16

INTERIOR DRYWALL PARTITION

2"X4 SPRUCE STUD @16 O.C. W

SAFE & SOUND INSULATION

1/2" GYPSUM BOARD

1/2" GYP. BOARD

(30 MIN. FRR)

89MM THICK

1/2" GYP. BOARD

1/2" GYP. BOARD

2"X4 STUDS @24 O.C. WALL

R12 BATT EXISTING INSULATION

SUPPLY VENT

RETURN GRILLE LIGHT FIXTURE

 $\oplus$ 

-

SA

(SD)

M1

M2

#### GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, O.REG. 332/12; AND ANY CONSTRUCTION CHANGES MADE THAT ARE NOT A PART OF THE ISSUED REVIEWED PERMIT DRAWINGS WILL REQUIRE AN ADDITIONAL REVISION PERMIT.
- EXCEPT FOR PERMITTED OPENINGS SUCH AS TIGHTLY FITTER ELECTRICAL OUTLET BOXES, CERTAIN DUCT; FIRE SEPARATION SHALL BE CONTINUOUS TO ANOTHER FIRE SEPARATION, EXTERIOR WALL OR ROOF.
- DOORS IN A FIRE SEPARATION MUST BE 20 MINUTE RATED OR BE 45mm SOLID CORE WOOD DOORS WITH A SELF CLOSING DEVICE. UNRATED WOOD DOOR FRAMES MUST BE A MINIMUM OF 38mm THICK. DOOR FRAME INSTALLATION MUST BE 5MOKE TIGHT.
- FIRE BLOCKS SHALL BE PROVIDED AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES IN INTERIOR COVED CEILINGS, DROP CEILINGS AND SOFFITS WHERE THE EXPOSED CONSTRUCTION MATERIALS WITHIN THE CONCEALED SPACES HAVE A SURFACE FLAME-SPREAD RATING GREATER THAN 25.
- EXCEPT FOR BATHROOMS, PUBLIC CORRIDORS AND EXITS, INTERIOR WALL AND CEILING FINISHES SHALL HAVE A SURFACE FLAME SPREAD RATING OF NOT MORE THAN 150.
- NEW SPRINKLERS IN THE FURNACE ROOM MUST BE INSTALLED IN ACCORDANCE WITH THEIR LISTING, SPRINKLER PIPING SHALL BE A RESIDENTIAL FULL FLOW-THROUGH SYSTEM CONSISTING OF MIN, 3/4" COPPER OF PEX SUPPLY PIPE AND FITTINGS.
- SMOKE ALARMS SHALL BE INSTALLED ON OR NEAR THE CEILING AND IN CONFORMANCE
  WITH CAN/ULC-9553, "INSTALLATION OF SMOKE ALARMS", SMOKE SHALL INCLUDE A VISUAL
  SIGNALING COMPONENT AND BE HARDWIRED AND INTERCONNECTED IN ACCORDANCE
  WITH THE REVIEWED DRAWINGS. SMOKE ALARMS SHALL HAVE BATTERY BACKUP POWER
  CAPABLE OF LASTING FOR 1 DAYS WHILE IN THE NORMAL CONDITION, FOLLOWED BY 4M
  MINUTES OF ALARM SIGNALING.
- BATTERY POWERED EMERGENCY LIGHTING UNITS CONFORMING TO CSA C22.2 NO. 14.
   EMERGENCY LIGHTING EQUIPMENT' SHALL BE PROVIDED IN ALL COMMON MEANS OF ESCAPE.
- PROVIDE CARBON MONOXIDE ALARMS CONFORMING TO CAN/CSA-6.19, "RESIDENTIAL
  CARBON MONOXIDE ALARMING DEVICES" ADJACENT TO EACH SLEEPING AREA WITHIN EACH
  DWELLING UNIT. CARBON MONOXIDE ALARMS MAY BE HARDWIRED BATTERY OPERATED OR
  THE TYPE THAT CAN BE PLUGGED INTO AN ELECTRICAL OUTLET.
- WHERE NEW CONSTRUCTION COULD RESTRICT THE SUPPLY OF COMBUSTION AIR OF ANY
  EXISTING FUEL-FIRE APPLIANCE, AN ADEQUATE COMBUSTION AIR SUPPLY SHALL BE
  PROVIDED TO ENSURE PROPER COMBUSTION AND SAFE OPERATION OF THE FURNACE
  AND/OR SERVICE WATER SUPPLY.
- PROVISIONS SHALL BE MADE FOR RETURN-AIR FROM ALL ROOMS BY LEAVING GAPS
  BENEATH DOORS, USING LOUVERED DOORS OR INSTALLING RETURN-AIR INLETS SHALL NOT
  BE INSTALLED IN AN ENCLOSED ROOM OR CRAINL SPACE THAT PROVIDES COMBUSTION AIR
  TO THE FURNACE OR SERVICE WATER HEATER.
- NATURAL VENTILATION FOR LIVING ROOM, DINING ROOM, BEDROOMS AND KITCHEN MUST BE PROVIDED BY MEANS OF AN OPENABLE WINDOW AREA OF 0.26M2 PER ROOM OR COMBINATION OF ROOMS, NATURAL VENTILATION FOR BATHROOMS OR WATER CLOSET ROOMS MUST BE PROVIDED BY MEANS OF AN OPENABLE WINDOW AREA OF 0.09M2; WHERE A ROOM OR SPACE IS NOT PROVIDED WITH NATURAL VENTILATION, MECHANICAL VENTILATION SHALL BE PROVIDED. EXHAUST FANS SHALL DISCHARGE DIRECTLY TO THE EXTERIOR.
- ELECTRICAL WORK MUST BE INSPECTED BY THE ELCTRICAL SAFETY AUTHORITY.

#### NOTES

- MINIMUM HEADROOM: 6'5" (1950mm)
- MIN. 15 MIN. FIRE SEPARATION FOR ALL CEILINGS
- 15 MIN HORIZONTAL FIRE SEPARATION IS ACCEPTABLE WHERE, SMOKE ALARMS INSTALLED IN EVERY DWELLING UNIT AND IN COMMON AREA IN CONFORMANCE WITH 9.10.195MOKE ALARMS ARE INTERCONNECTED AND HAVE A VISUAL SIGNAL
- FURNACE MAY SERVE BOTH UNITS PROVIDE A SMOKE DETECTOR IS INSTALLED IN THE SUPPLY OR RETURN AIR DUCT SYSTEM WHICH WOULD TURN OFF FUEL SUPPLY AND ELECTRICAL POWER TO THE HEATING SYSTEM UPON ACTIVATION OF SUCH DETECTOR.
- TWO SPRINKLERS REQUIRED IN THE FURNACE ROOM
- INSTALL MECHANICAL VENTILATION AS PER OBC DIV B 9.32.1.3(3) REQ'S.
- EXHAUST FAN SHALL DISCHARGE DIRECTLY TO OUTSIDE.
- RETURN AIR FROM A DWELLING UNIT SHALL NOT BE RECIRCULATED TO ANY OTHER DWELLING UNIT - 6.2.4.7 (10).
- EXIT STAIR IS TO BE PROTECTED FROM FIRE EXPOSURE.

#### PLUMBING NOTES

- ONLY A LICENSED, INSURED, CERTIFIED PLUMBER SHALL BE USED FOR THE WORK.
- THE MAXIMUM HOT WATER TEMPERATURE SUPPLIED TO FIXTURES IN RESIDENTIAL OCCUPANCIES SHALL NOT EXCEED 49° C(120° F) AS PER OBC ARTICLE 1.6.5.1.
- DISHWASHERS AND CLOTHES WASHERS ARE EXEMPT FROM THIS REQUIREMENT.
- ALL THERMOSTATIC MIXING VALVES SHALL CONFORM TO CAN/CSA-B125,"PLUMBING FIXTURES" AND SHALL BE LABELED ACCORDINGLY.
- ALL SOLDER JOINTS MUST BE LEAD FREE AND MEET ALL REGULATORY REQUIREMENTS.
- ALL SANITARY PIPING TO HAVE CLEANOUTS TO SUIT OBC & PLUMBING CODES.
- SUPPLY AND INSTALL CLEAN OUTS WHETHER SHOWN OR NOT, AS REQUIRED BY CODE OR BY AUTHORITIES HAVING JUSTIDICTION ON SANITARY DRAINS.
- VENT ALL SANITARY FIXTURES AS REQUIRED BY THE ONTARIO BUILDING CODE.
- PROVIDE ONE PIECE CHROME PLATE ESCUTCHEONS ON ALL PIPING PASSING INTO EXPOSED AREAS.
- REFER TO OBC 2012 DIV. B 9.23.5 FOR NOTCHING AND DRILLING OF WOOD STRUCTURAL MEMBERS.

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#### 73 BLACKTHORN LANE, BRAMPTON, ON

GENERAL NOTES

PROJECT INFORMATION
PROJECT 22-196

73 BLACKTHORN LANE

DESIGNER INFORMATION

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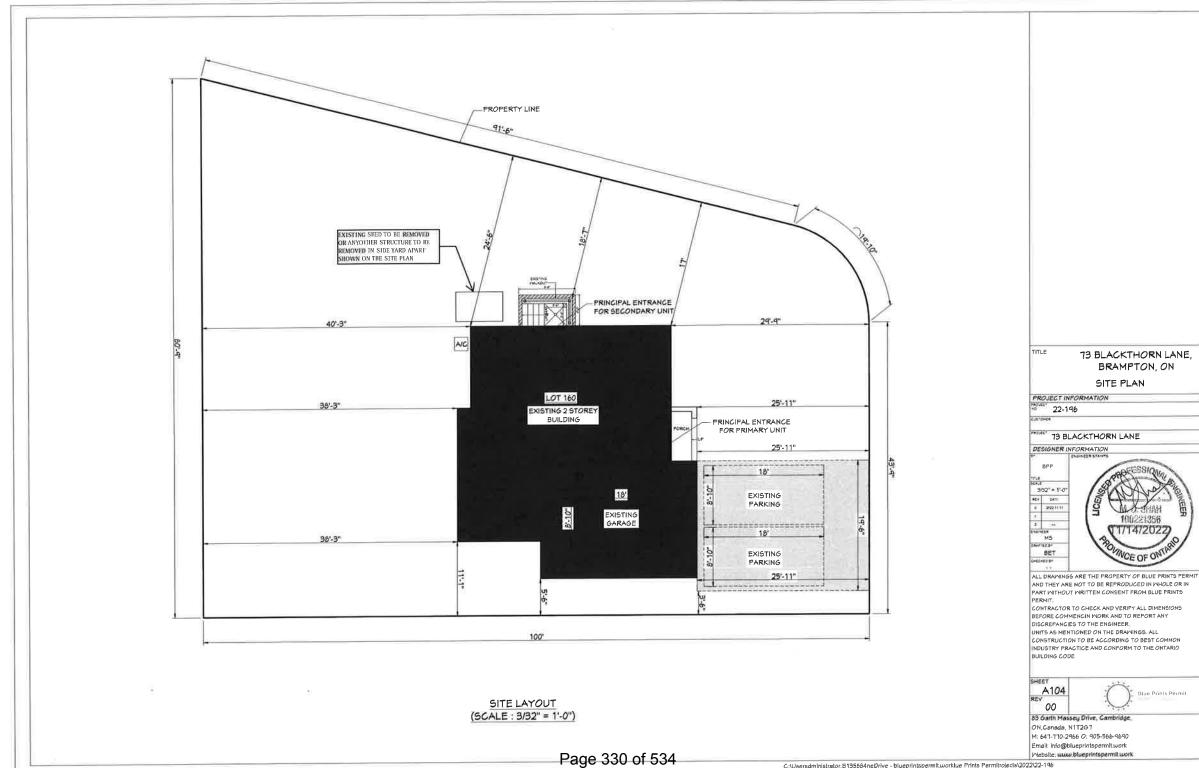
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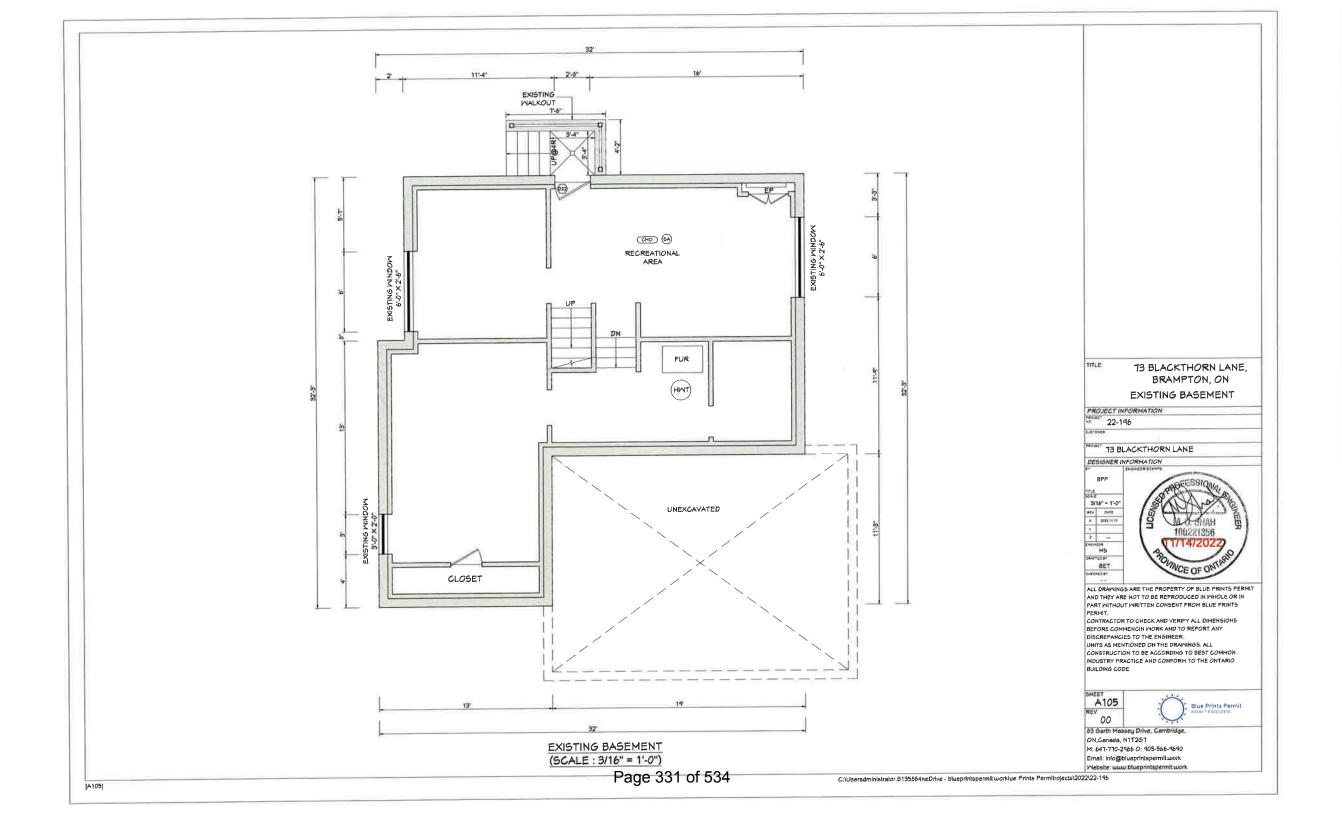
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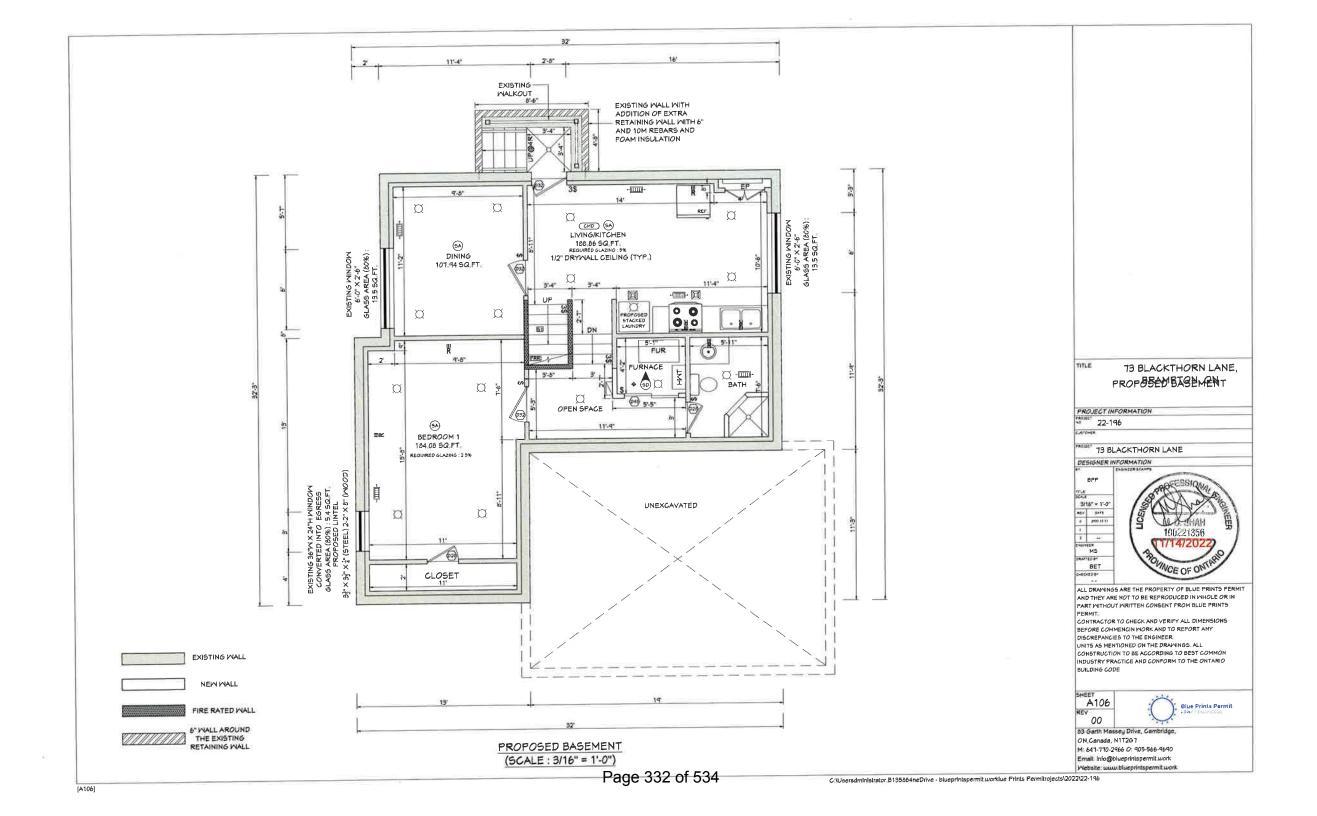


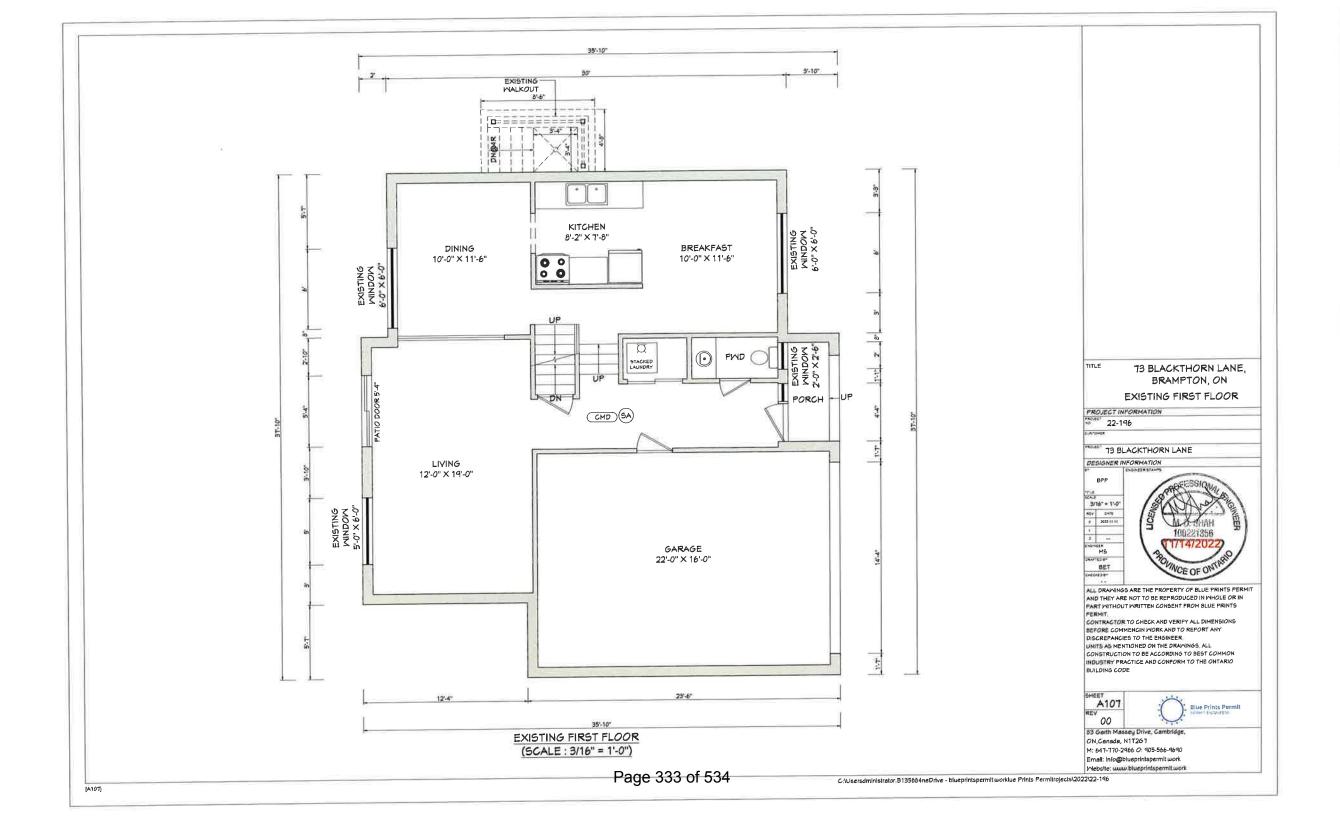
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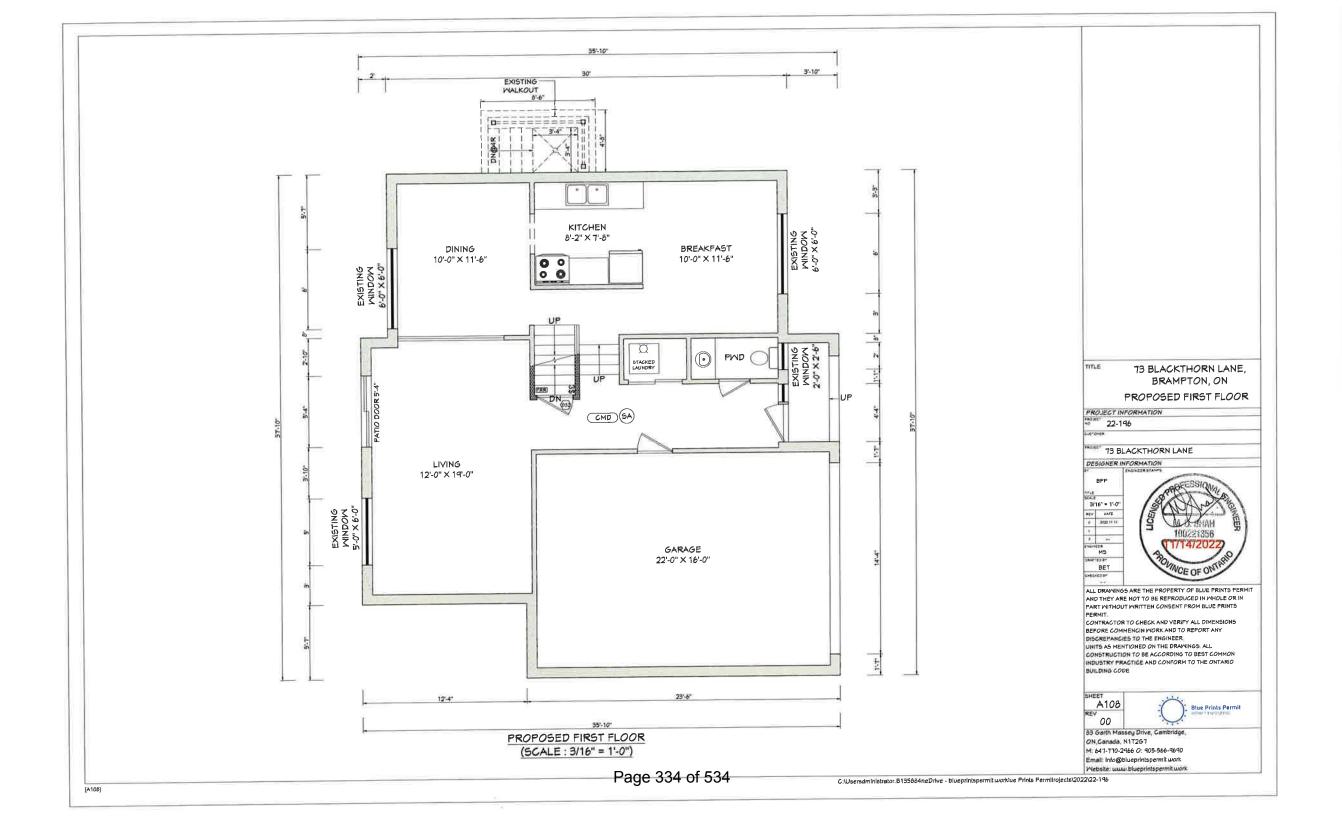


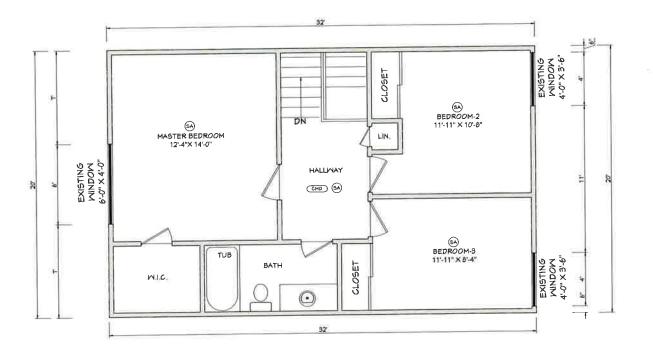
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EXISTING SECOND FLOOR (SCALE: 3/16" = 1'-0") TLE

#### 73 BLACKTHORN LANE, BRAMPTON, ON EXISTING SECOND FLOOR

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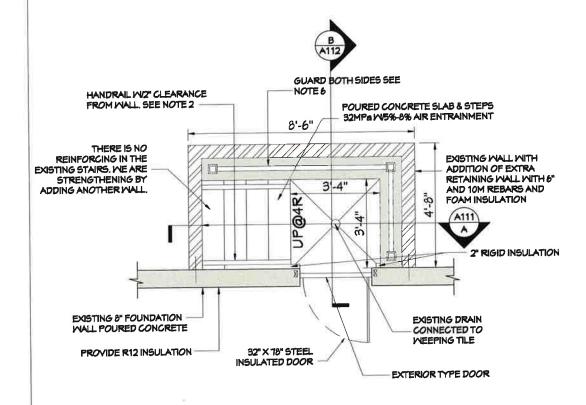
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63 Garth Massey Drive, Cambridge, ON, Canada, N17261 M: 647-770-2966 O: 905-566-9690 Email: Info@blueprintspermit work Website: www.blueprintspermit work



MALKOUT PLAN (SCALE: 3/8" = 1'-0")

#### GENERAL NOTES:

1.THE CONSTRUCTION OF GUARDS SHALL CONFORM TO THE LOADING CRITERIA IN OBC DIVISION B. ARTICLE 4.1.5.15 OR SUPP. STD SB-7

- 2. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH OBG AND REGULATIONS
- 3. MATERIALS SHALL BE AS FOLLOWS -
- 3.1 CONC. 32Mpa AT 28 DAYS WITH 5-8% AIR ENTRAINMENT
- 3.2 REINFORCEMENT STEEL, CSA G30, 18M GRADE 400
- 3.3 GROUT, HILTI HIT HY 150 OR EQUAL
- 3.4 INSULATION, 100mm DOW STYROFOAM SM
- 3.5 BACKFILL TO BE OPS GRANULAR OR SUITABLE EXCAVATED MATERIAL
- 4. ELECTRIC FEED FOR THE LIGHT TO BE SEPARATE FROM ANY OTHER SWITCHED CIRCUIT
- 5. EXTERIOR DOOR SHALL CONFORM TO O.B.C. STANDARD 9.7.5. AND RESIST FORCED ENTRY PER O.B.C. STD. 9.7.5.2
- 6. EXTRUDED POLY STYRENE TO ACHIEVE A MINIMUM COMPRESSIVE STRENGTH OF 30PSI/207KPA AND A MINIMUM R-VALUE AS PER THE EXISTING INSULATION.

73 BLACKTHORN LANE, BRAMPTON, ON

PROJECT INFORMATION

PROJECT I

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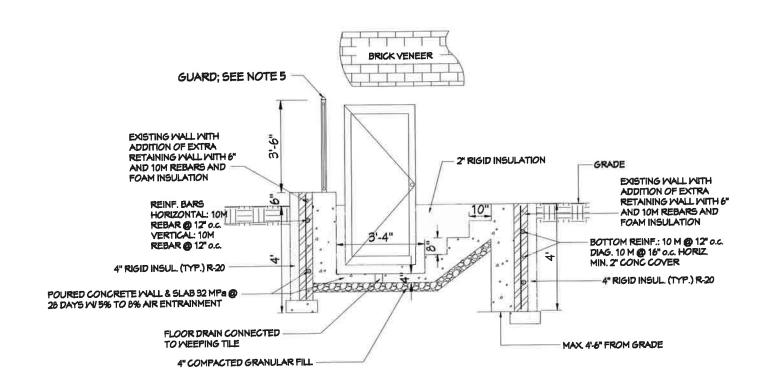
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83 Garth Massey Drive, Cambridge

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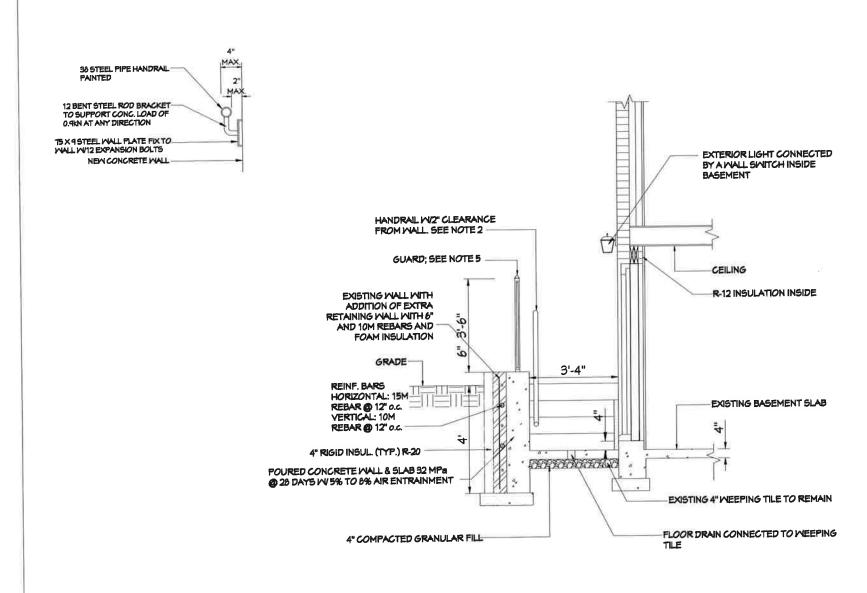


ON,Canada, N1T2G1
M: 647-170-2966 O: 905-566-9690
Email: Info@blueprintspermit work
Website: www.blueprintspermit work

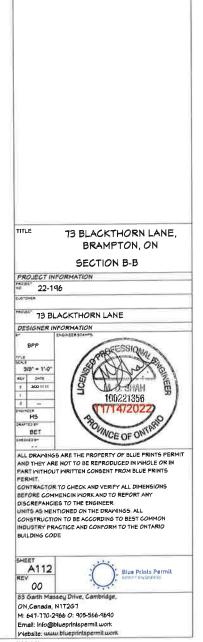


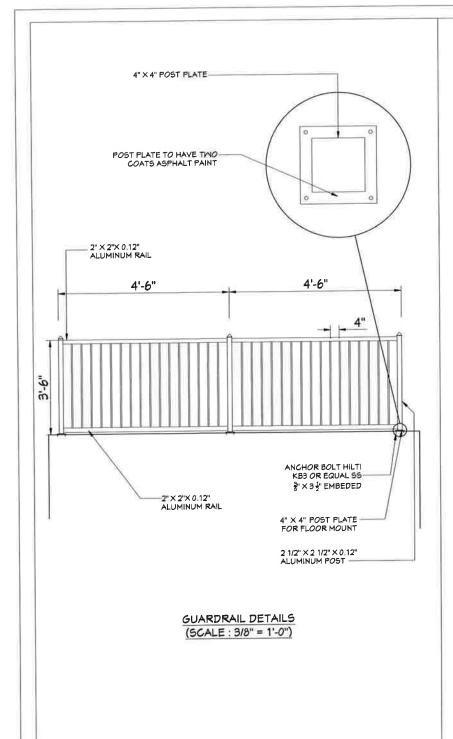
<u>SECTION -AA</u> (SCALE : 3/8" = 1'-0")





<u>SECTION -BB</u> (SCALE : 3/8" = 1'-0")





FOOTINGS: FOOTINGS SHALL REST ON NATURAL UNDISTRUBED SOIL OR COMPACTED GRANULAR FILL WITH A MINIMUM SOIL BEARING CAPACITY OF 75 kPa

2 HANDRAILS HANDRAILS SHOULD BE BETWEEN 34 TO 38 IN ABOVE THE TREAD AT THE LEADING EDGE LINE. 2 IN CLEARANCE FROM THE WALL IS REQUIRED START AND END POINT OF HANDRAILS MUST NOT OBSTRUCT PEDESTRIAN TRAFFIC OR CREATE A HAZARD BOTH SIDE HANDRAILS REQUIRED IF STAIRS ARE 43 IN OR WIDER.

EXTERIOR ST AIRS 4 7/8" MINIMUM 7 7/8" RISE MAXIMUM 14" MAXIMUM 8 1/2" RUN MINIMUM 14" MAXIMUM 9 1/4" TREAD MINIMUM

RETAINING WALL PROVIDE 10M REBAR @ 12" o.c.

GUARDS (PRE-ENGINEERED) 42 INCH HIGH WHERE DISTANCE FROM GRADE TO BOTTOM OF WALKOUT EXCEEDS 5'-11" 36" FOR LESSER HEIGHTS. MAXIMUM 4" BETWEEN VERTICAL PICKETS.

6 ELECTRIC FEED FOR THE LIGHT TO BE SEPARATE FROM ANY OTHER SWITCHED CIRCUIT.

EXTERNAL DOOR EXTERIOR DOOR GENERAL PERFORMANCE CRITERIA AND THERMAL RESISTANCE TO COMPLY WITH OBC 9. 7.3 INSTALLATION OF MANUFACTURED AND PRE-ASSEMBLED DOORS SHALL CONFORM TO THE MANUFACTURER'S INSTRUCTIONS. ALL UNFINISHED PORTIONS OF THE GRAME AND OTHER COMPONENTS OF DOORS IN CONTACT WITH THE EDGES OF

MASONRY OR CONCRETE SHALL BE PROTECTED WITH CAULKING.

INSULATION DETAILS RIGID INSULATION TO HAVE FOLLOWING SPECIFICATIONS:

STYROFOAM™ Brand SM Extruded Polystyrene Foam Insulation

RSI value of 0.87/25 mm [R-5 PER 1 INCH]

Board Size: [as Indicated on Drawings].

Compressive Strength: 210 kPa

Draining Capacity: > 0.72 m3/hr/m

INSULATION FINISHING INSTALL RIGID INSULATION ON EXISTING FOUNDATION WALL MIN 4 FT ABOVE EXISTING FOOTING INSULATIONS TO BE INSTALLED ON EXPOSED FOUNDATION WALL ONLY STARTING FROM GRANULAR FILL UNDER STEPS COVER INSULATION WITH 1/2" CEMENT BOARD INSTALL 21 1/2" GALVANIZED 'J' TRACK TO SECURE AND PROTECT ALL EXPOSED EDGES ALL JOINTS TO THE EXISTING WALL AND NEW STEPS MUST BE CAULKED

APPLY SEAL GUARD TO ALL JOINTS ON CEMENT BOARD PARGE CEMENT BOARD OR APPLY ACRYLIC FINISH

73 BLACKTHORN LANE, BRAMPTON, ON

GUARDRAIL DETAILS AND NOTES



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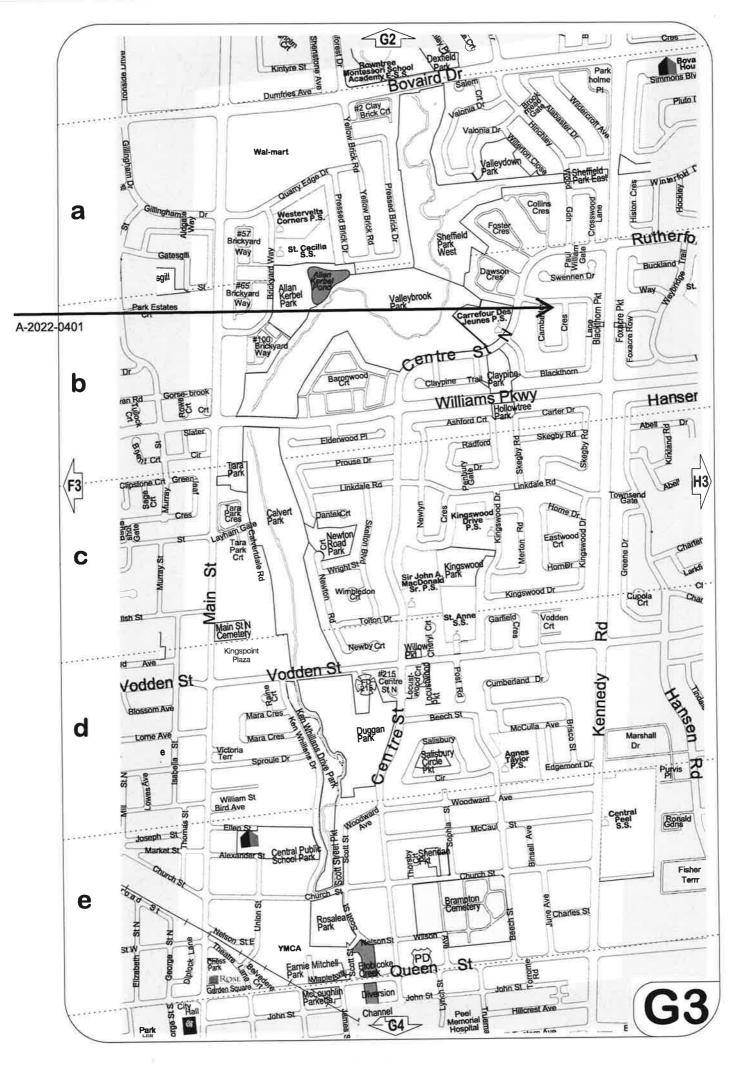
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Page 339 of 534





# **Public Notice**

#### **Committee of Adjustment**

APPLICATION # A-2022-0402 WARD #4

#### **APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **KANEFF PROPERTIES LTD.** under Section 45 of the <u>Planning Act</u>, (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 Block 283, Plan 43M-1886 municipally known as **0 FINANCIAL DRIVE**, Brampton;

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

- 1. To permit a minimum building height of 6.02m (19.75 ft.) whereas the by-law permits a maximum building height of 9.5m (31.17 ft.);
- 2. To permit an interior side yard setback of 3.0m (9.84 ft.) to a hydro transformer whereas the by-law requires a minimum interior side yard setback of 9.0m (29.53 ft.).

#### OTHER PLANNING APPLICATIONS:

	100 to 540	
Plan of Subdivision:	NO	File Number:
Application for Consent:	NO	File Number:

The Committee of Adjustment has appointed TUESDAY, January 24, 2023 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 an Ontario Land 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 Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body.

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 this 12th Day of January, 2023.

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

Phone: (905)874-2117 Fax: (905)874-2119 jeanie.myers@brampton.ca E. REFER ALSO TO DELARMORE AS THE AMOUNT

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FACTLE MOSCATOR POLE LIGHT RISTRATO WALL LIGHT TYPICAL PARKING SPACE -2 70 M WIDE X 5 40 M DEEP OUTDOOR AMENITY AREA A BI TYPE 'A' HANDICAPPED SPACE 8 2 40 M WIDE X 5 40 M DEEP BIKE RACKS ELECTRIC VEHICLE DESIGNATED PARKING SPACE: ELECTRIC VEHICLE CANDONS
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18. PERSONNE SET 1.

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TOTAL GROSS COMMERCIAL FLOOR AREA NEW OFFICE USE TOTAL OUTLINES OF BERVIOL ROOMS ELEC TRAVES COMES IN BYEST BOLLAND PROTECTOR parking calculations REQUIRED
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4 647 91 / 33 = 160 17 SPACES
161 SPACES REQUIRED Existing rine impound ACCESSIBLE PERSON PARKING REQUIRED PARKING (101 - 200) G SPACES (Typa: 'A' = 3 + Type (8' = 3) OUTDOOR WASTE STORAGE ENCLOSURE PROVIDED STANDARD PARKING ADDESSIBLE (TOTAL) TOTAL PARKING SPACES ELECTRIC VEHICLE CHARGING STATION
DESIGNATED PARKING SPACES
CW DOUBLE PEDESTAL ELECTRIC VEHICLE CHARGERS
ON CONCRETE BASE
PROVIDE POST WITH SIGNAGE loading calculations OFFICE USE: 2,350 GLCFA UP TO 11 500 GLCFA I LOADING SPACES REQUIRED I LOADING SPACES PROVIDED LOADING SPACE SIZE: 3 7 m X 9 0 m X 4 25 m CLEAR HEIGHT

32 254 GROUP D. UP TO 3 STORYES, SPRINKLERED Maynum Arg. = 14 400km BUILDING AREA IF 1 STORY HEIGHT (Proposed Building Area. = 4 647 91 sm) FITTE THE THE CTIONS
THE ENGINEER PROVIDED TO BE COMBUSTIBLE OR NON COMBUSTIBLE ONSTRUCTION AND the budding stack is spiritured. For a sear-individual limit in the first operation of the first revisionine using not less than done when the first share a first installation range on the six than 45mm, and condecising which courts and artists shift have a first resource rating not less than that required for the supposed assembly. setbacks SIDE YARD SIDE YARD (abutting residential) 60 m REFER TO DRAWINGS context plan coverage calculations site statistics 4,805 00 sm / 13 534 67 sm 35.50 % BUILDING SITE AREA BUILDING COVERAGE SITE AREA: 1,35 hectailes 3 34 acres 13 534 67 square meters 145 685 98 square helt PARKING AREA/SITE AREA PAVED COVERAGE 6 306,07 sm / 13,534 67sm 46 59 %

TOTAL COVERAGE

1-0

8 S.E. 2700

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on and the same

Pearce McCluskey Architects 2203 Durain Drive - Missianaga, Ontario + 1.51, 11/2 www.proarchitects.co 1.605,607,2444

key lo details

KNEFF

OWNER: KANEET GROUP OF COMPANIES

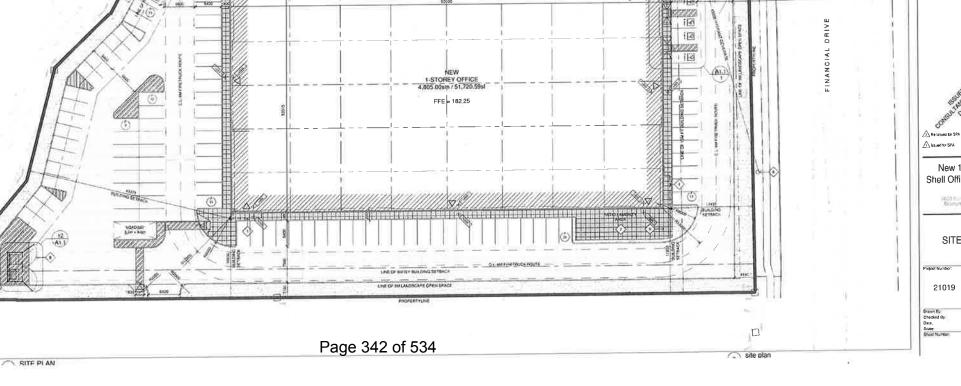
New 1-Storey Shell Office Building

Burney Division

SITE PLAN

21019

A1.0





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 and/or as a hybrid meeting (both inperson and electronically).

#### Electronic/Hybrid Hearing Procedures How to get involved in the Hybrid Hearing

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **January 24, 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

#### 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**, **January 19**, **2023**.

- Advance registration for applicants, agents and other interested persons is required by one or two options:
  - 1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary–Treasurer at <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a> by 4:30 pm Thursday, January 19, 2023.
  - 2. To participate in-person, please email the Secretary–Treasurer at <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a> by 4:30 pm Thursday, January 19, 2023.
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or inperson. 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 **Thursday, January 19, 2023.** City staff will contact you and provide you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

• 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/hybrid 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 <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a>. 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.



December 22, 2022

The Corporation of the City of Brampton City Clerk's Office 2 Wellington Street West Brampton, ON L6Y 4R2

Attn: Ms. Jeanie Myers, Secretary-Treasurer, Committee of Adjustment

Re: Applications to the Committee of Adjustment - Minor Variance

0 Financial Drive (north of Highway 407, west side of Financial Drive)

Part of Lot 13, Concession 4, W.H.S.

Ward: 6

A-2022-0402

Dear Ms. Myers,

Please find enclosed a completed application form and minor variance request for our property located at 0 Financial Drive. The following minor variances are required to facilitate relief from Sections 2911.2 (5) and (11) of the by-law:

- 1. To permit a minimum building height of 6.02 metres whereas the by-law requires a minimum building height of 9.5 metres; and,
- 2. To permit an interior side yard setback of 3.0 metres to a hydro transformer whereas the by-law requires a minimum setback of 9.0 metres.

A site plan application for the subject property has been filed with the City and is currently under review to permit the construction of a one-storey, 4,805m² (51,720 ft²) office building (City File: SPA-2022-0199). An office use is a permitted use as-of-right per Section 2911(1) of the Zoning By-law. No additional variances are required to facilitate the proposed development.

#### Property Description & Background:

The subject property is 1.36 hectares in total area, has a frontage of approximately 96 metres along Financial Drive and is currently vacant and undeveloped. The subject property previously operated as a public golf course (Streetsville Glen Golf Course); however, it was recently severed from the golf course in 2021 through a consent application that was approved by the Committee of Adjustment (City File: B-2021-0016). A concurrent minor variance application was also approved by the Committee of Adjustment in 2021 to permit a minimum lot area of 1.36 hectares whereas the by-law requires a minimum lot area of 2.0 hectares (City File: A-2021-0173).

Kaneff Group of Companies, 8501 Mississauga Road, Brampton ON L6Y 5G8



#### Surrounding Land Uses:

The surrounding land uses may be described as follows:

- North: Existing single-family dwellings.
- East: Financial Drive and an existing secondary school (Ecole Secondaire Jeunes Sans Frontieres).
- South: A Kaneff owned property that is currently under construction for a new research and development lab building and 4 storey office building.
- West: An existing stormwater management pond (Linda Steven Pond) and beyond is the Streetsville Glen Golf Course.

#### Policy & Zoning:

- Official Plan: The property is designated "Office" in the Official Plan according to Schedule A General Land Use Designations.
- Secondary Plan: The property is designated "Office Centre" according to Schedule SP40(a) of the Bram West Secondary Plan.
- Block Plan: The lands are designated "Future Business/Prestige Industrial" according to the Block Plan for Sub Area 40-2.
- Zoning: The lands are zoned "Office Commercial Section 2911 (OC-2911)", according to Bylaw 270-2004, as amended.

#### Submission:

The following items are included with the submission:

- A completed copy of the Minor Variance Application form including Owner's Authorization
- A copy of a site plan identifying the extent of the variance requested
- A cheque in the amount of \$2,662.00

Do not hesitate to contact the undersigned should you have any questions or require anything further.

Sincerely,

Kevin Freeman, MCIP, RPP

umm

Director of Planning and Development

Kaneff Group

Kaneff Group of Companies, 8501 Mississauga Road, Brampton ON L6Y 5G8

# **Flower City**



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

FILE NUMBER: 4-2022-040Z

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)

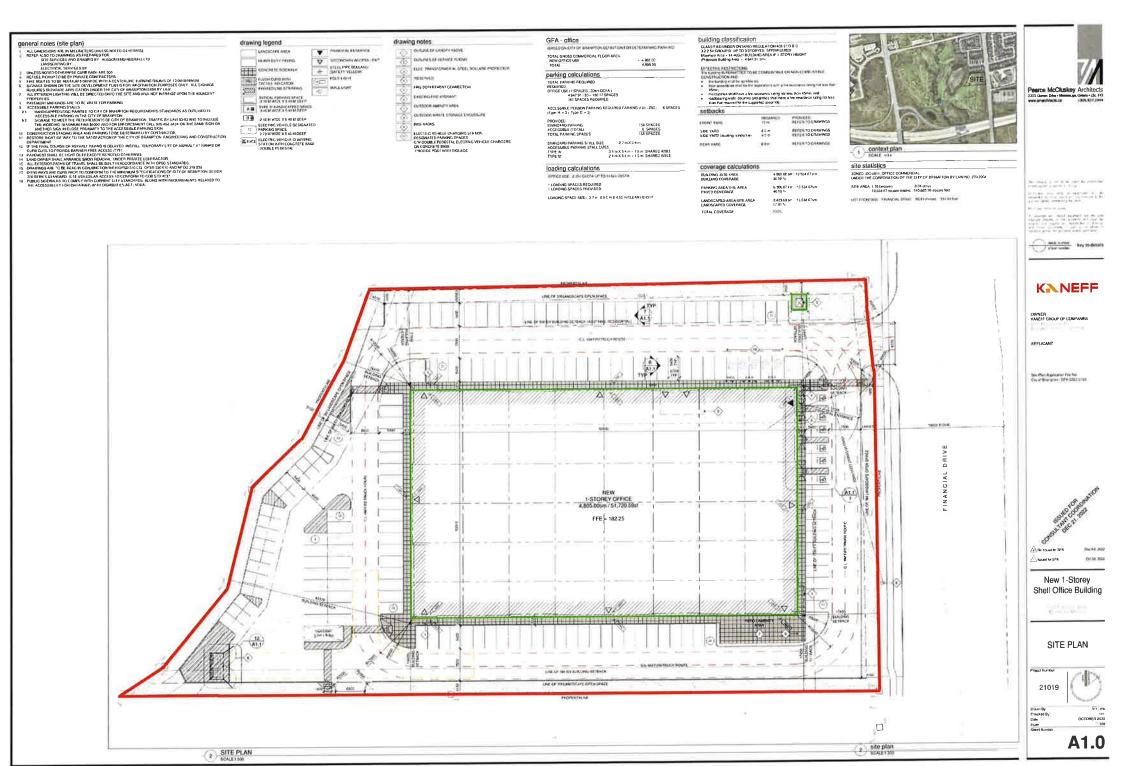
NOTE: It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

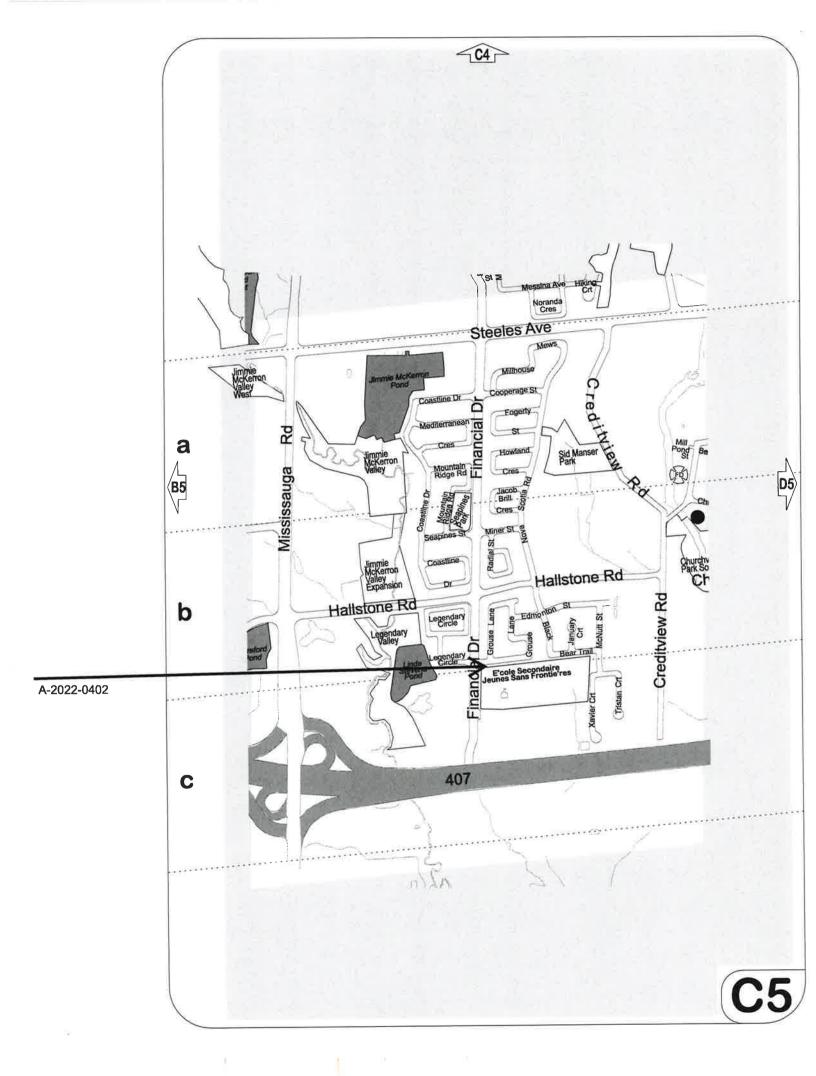
The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the <u>Planning Act</u>, 1990, for relief as described in this application from By-Law **270-2004**.

1.	Name of	Owner(s) KANEFF PROPE	RTIES LTD.		
		8501 Mississauga Road			
		Brampton, ON L6Y 5G8			
		-			
	Phone #	416-578-2328		Fax #	
	Email	kfreeman@kaneff.com			
2.	Name of	Agent Kevin Freeman, I	Kaneff Group		
	Address	8501 Mississauga Road			
		Brampton, ON L6Y 5G8			
	Phone #	416-578-2328		Fax #	
	Email	kfreeman@kaneff.com			
		·			
3.	Nature at	nd extent of relief applied for	(variances reques	ted):	
	1 To pe	ermit a building height of 6	6.02 metres wher	eas the by-law requires a	minimum
		height of 9.5 metres.			
	building	neight of 9.5 metres.			
	. T		anthony of 2.0 m	otroe to a bydro transform	nor whoreas the
		rmit an interior side yard			HEI WITELEAS LITE
	by-law r	equires a minimum setba	ick of 9.0 metres.		
	1872 A-1777 I A-1774 A-18				
4.		not possible to comply with			
	We are	proposing to construct a	new office buildir	ng that must satisfy the sp	pecific
	requirer	ments of our tenant. The	height of the para	apet varies from 6.02 me	tres to 7.28
	metres	The hydro transformer is	proposed to be	ocated in an area within	the required
	intorior	side yard setback where	it may be effectiv	ely screened with landsc	aping.
	linenoi	side yard setback where	it may be encouv	Cly Soloonoa Will landoo	αpg.
	<u> </u>				
_		t die erstelle erstelle och lened	1.		
5.		scription of the subject land			
		ber Part of Lot 13, Con 4, W.H.S			
		nber/Concession Number	43R-40143		
	Municipa	al Address 0 Financial Drive			
			46.3		
6.		on of subject land ( <u>in metric</u>	<u>units</u> )		
		96 metres			
	Depth	140 metres			
	Area	1.36 hectares			
7		to the subject land is by:			
		al Highway		Seasonal Road	$\vdash$
		al Road Maintained All Year	<u> </u>	Other Public Road	
	Private	Right-of-Way		Water	$\Box$

8.	land: (specify	<u>in metric units</u> gı	structures on or proposed for the subject round floor area, gross floor area, number of c., where possible)
	EXISTING BUILDING	S/STRUCTURES on th	e subject land: List all structures (dwelling, shed, gazebo, etc.)
	N/A	010 1110 10110 011 11	
			ALTER MARK ADMOST DAY
		NGS/STRUCTURES on m <sup>2</sup> (50,029 ft <sup>2</sup> ) office	
	One-storey, 4,047	in- (50,029 it-) oliio	e building.
9.	Location of all	buildings and str	uctures on or proposed for the subject lands:
	(specify distance	ce 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	16.8 metres	
	Rear yard setback	18,2 metres	
	Side yard setback	22.1 metres	
	Side yard setback	16.7 metres	
10.	Date of Acquisition	of subject land:	1990
		•	
11.	Existing uses of su	bject property:	Vacant
12.	Proposed uses of s	ubject property:	Office
13.	Existing uses of ab	utting properties:	Office, Residential
14.	Date of constructio	n of all buildings & str	uctures on subject land: N/A
		9	· · · · · · · · · · · · · · · · · · ·
15.	Length of time the	existing uses of the su	bject property have been continued: N/A
6. (a)	What water supply	is existing/proposed?	
(,	Municipal 🔯		Other (specify)
	Well		
	MARY CANADA	1 7 7 70 6	•
(b)		sal is/will be provided	Other (specify)
	Municipal Septic	┪	odici (abcout)
	- L	_	
(c)	What storm drainag	ge system is existing/p	roposed?
	Sewers	4	
	Ditches	╡	Other (specify)
	Swales L		

17.	Is the subject property the sub subdivision or consent?	ject of an a	pplication ur	nder the	Planning Act, fo	r approval of a plan of	
	Yes No 🗸						
	If answer is yes, provide details	: File#			Statu	s	
18.	Has a pre-consultation applicat	ion been fik	ed?				
	Yes 🗸 No 🗔	Ī					
19.	Has the subject property ever t	een the sub	oject of an ap	plicatio	n for minor varia	nce?	
	Yes 🚺 No 🗆	l	Unknown				
	If answer is yes, provide details	s:					
	File # A-2021-0173 Decision File # Decision	Approved			Relief Min. lot as	rea 1.36 ha	
	File # Decision				Relief		
				MA	allela	/	
			Sign	nature of	f Applicant(s) or A	uthorized Agent	£
DAT	ED AT THECity	OF		Brampto	n		
THIS	DAY OF Decembe	r	, 2022				
IF THIS A	PPLICATION IS SIGNED BY AN	AGENT, SC	CLICITOR OF	R ANY P	ERSON OTHER	THAN THE OWNER OF	
	JECT LANDS, WRITTEN AUTHO						
	ATION AND THE CORPORATION						
i	Anna Maria Kaneff	1	_, OF TH	E _C	City OF	Brampton	
IN THE	Region OF Pec		_ _SOLEMNLY	DECLA	RE THAT:		
	THE ABOVE STATEMENTS ARE						
OATH.						Jeanie Cecilia My	
DECLAR	ED BEFORE ME AT THE					a Commissioner, Province of Ontar	
Cilu	of Brampton	-				for the Corporatio City of Brampton	
IN THE	Kegion OF			K;	an-	Expires April 8, 20	024./m
Pul	THIS 12Th DAY OF		No	ml	halpl		/0
N	Oceulu 20 22				of Applicant or Au	thorized Agent	ti
	1 Nous	,		ſ	Submit by Em	ail	
//	A Commissioner etc.	1		-		_	
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	Present Official Plan Designation			_	OC-2911		
	Present Zoning By-law Classif			-		asults of the	
	This application has been review said revi		spect to the vanied on the attr			esuits of the	
	ØK/				DEC.12.22		
	Zoning Officer		=		Date		
L	DATE RECEIVE		oce where	) 12	2022		
	aret la tion what via	7			-	Revised 2020/01/07	







### **Public Notice**

#### **Committee of Adjustment**

APPLICATION # A-2022-0403 WARD #10

#### **APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **MOHINDER PHARWAHA**, **MANDEEP PHARWAHA** and **SURINDER PHARWAHA** under Section 45 of the <u>Planning Act</u>, (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 27, Plan M-304 municipally known as **1 BOWMAN AVENUE**, Brampton;

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

1. To permit a building height of 13.15m (43.14 ft.) whereas the by-law permits a maximum building height of 10.6m (34.78 ft.).

#### **OTHER PLANNING APPLICATIONS:**

lan of Subdivision:	NO	File Number:
application for Consent:	NO	File Number:

The Committee of Adjustment has appointed TUESDAY, January 24, 2023 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 an Ontario Land 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 Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body.

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

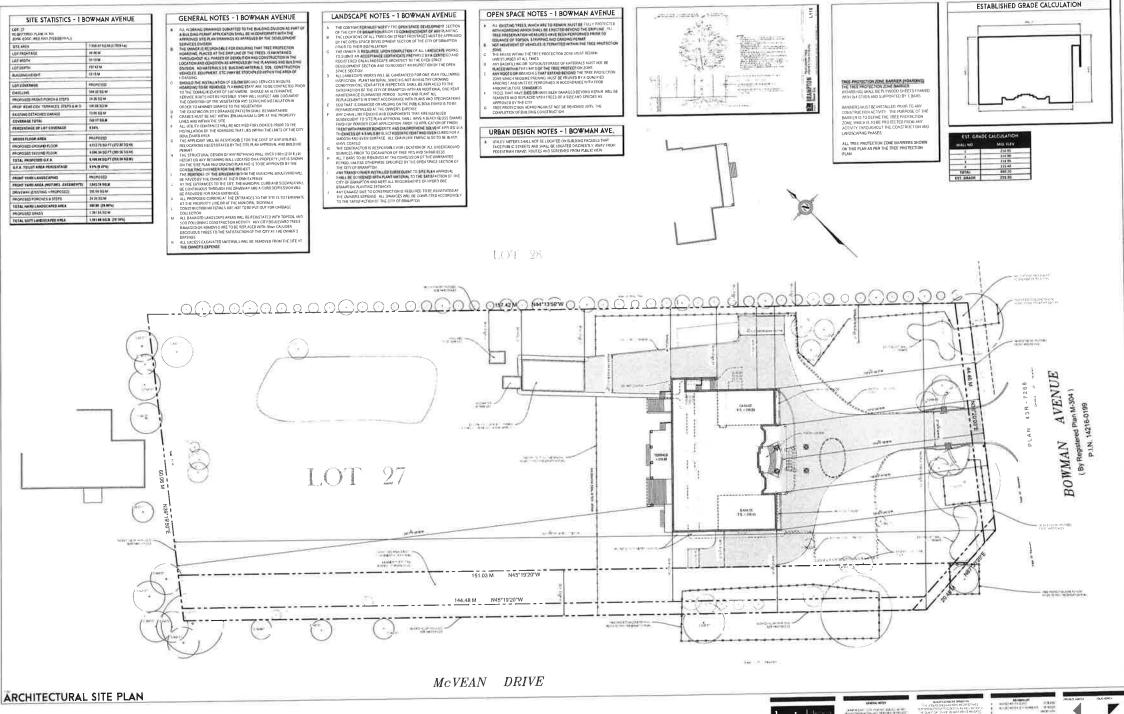
#### PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this this 12th Day of January, 2023.

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 and/or as a hybrid meeting (both inperson and electronically).

#### Electronic/Hybrid Hearing Procedures How to get involved in the Hybrid Hearing

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **January 24, 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

#### 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**, **January 19**, **2023**.

- Advance registration for applicants, agents and other interested persons is required by one or two options:
  - Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary–Treasurer at <u>cityclerksoffice@brampton.ca</u> or <u>jeanie.myers@brampton.ca</u> by 4:30 pm Thursday, January 19, 2023.
  - 2. To participate in-person, please email the Secretary–Treasurer at <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a> by 4:30 pm Thursday, January 19, 2023.
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or inperson. 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 Thursday, January 19, 2023. City staff will contact you and provide
  you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

 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/hybrid 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 <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a>. 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.



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

FILE NUMBER: A-2022-0403

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 <u>Planning Act</u> , 1990, for relief as described in this application from By-Law <b>270-2004</b> .
1.	Name of Owner(s) Mohinder Pharwaha  Address 1 Bowman Avenue, Brampton, ON L6P 0Y1
	Phone # 905-457-1600 Fax # Email mohinder@crownaccounting.ca
2.	Name of Agent Shane Edwards / Kurtis Van Keulen (Huis Design Studio Ltd.)  Address 1A Conestoga Drive, Unit 301, Brampton, ON L6Z 4N5
	Phone # 1-833-456-4847 (ext. 2) Fax # Shane@huisdesigns.ca
3.	Nature and extent of relief applied for (variances requested):
	The proposed building height is 13.15 metres. We are seeking a relief of 2.55 metres.
4.	• Section 11.2.2 (h) - Due to the size and sprawling nature of the dwelling, an appropriate roof style/slope was designed to suit the dwelling aesthetically. The steeper slope results
	in a roof height that exceeds what is permitted under the by-law.
5.	Legal Description of the subject land:  Lot Number 15  Plan Number/Concession Number RP-M304 / CON. 9 N.D.  Municipal Address 1 Bowman Avenue, Brampton, ON L6P 0Y1
	Municipal Address
6.	Dimension of subject land (in metric units)  Frontage 44.46 m  Depth 157.42 m  7,959.07 sq.m / 0.7959 ha
7.	Access to the subject land is by:  Provincial Highway  Municipal Road Maintained All Year  Other Public Road

Private Right-of-Way

Water

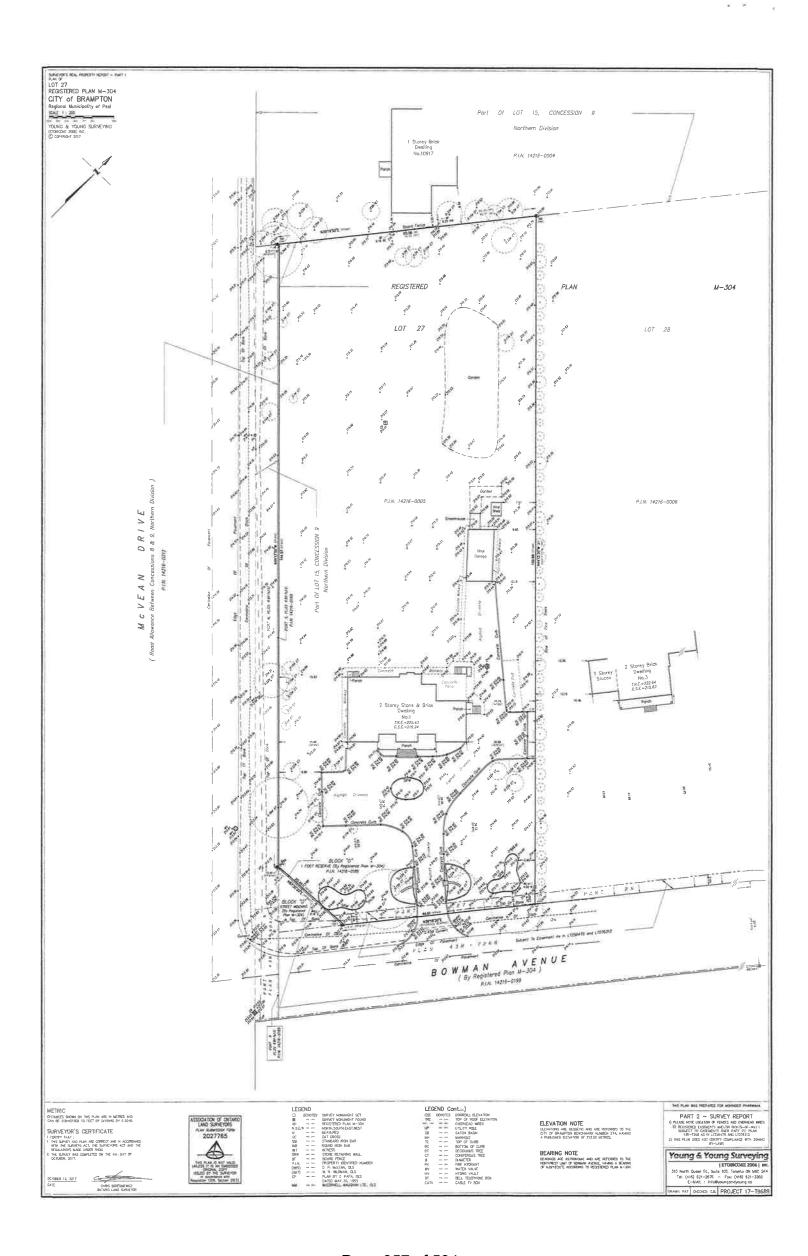
X.	land: (specify <u>in metric units</u> ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)												
	EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)												
	• Existing Dwelling (to be demolished)												
	Ground Floor Area = 224.93 sq.m (approx.), Gross Floor Area = 449.86 sq.m (approx.) Building Height = 9.5 m (approx.), Building Length & Width = 27.58 m & 16.14 m • Existing Detached Garage Gross Floor Area = 73.88 sq.m, Length = 12.21 m, Width = 6.10 m, Height = 4.35 m (aprx.)												
	• Proposed two storey stone and stucco single family dwelling.  Ground Floor Area = 372.80 sq.m (approx.), Gross Floor Area = 753.36 sq.m (approx.)  Building Height = 13.15 m (approx.), Building Length & Width = 30.00 m & 20.14 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 <u>metric units</u> )												
	EXISTING												
	Front yard setback	Dwelling = 39.13 m											
	Rear yard setback Side yard setback	Dwelling = 101.77 m Dwelling = 16.08 m (nor	th)										
	Side yard setback	Dwelling = 15.93 m (sou											
	PROPOSED												
	Front yard setback	Dwelling = 39.37 m											
	Rear yard setback	Dwelling = 92.85 m											
	Side yard setback	Dwelling = 13.69 m (nor	·										
	Side yard setback	Dwelling = 15.93 m (sou	utn)										
10.	Date of Acquisition	of subject land:	November 15, 2005										
11.	Existing uses of su	bject property:	Residential single family dwelling.										
12.	Proposed uses of s	ubject property:	Residential single family dwelling.										
13.	Existing uses of ab	utting properties:	All abutting properties are residential dwellings.										
14.	Date of constructio	n of all buildings & stru	uctures on subject land: 1985 (subdivision assumption)										
15.	Length of time the existing uses of the subject property have been continued: 37 years												
16. (a)	What water supply Municipal Well	is existing/proposed?	Other (specify)										
(b)	What sewage disposition of the Municipal Septic	osal is/will be provided	? Other (specify)										
(c )	What storm drainage	ge system is existing/p	roposed?										
(~)	Sewers												
	Ditches	4	Other (specify)										
	Swales L	_											

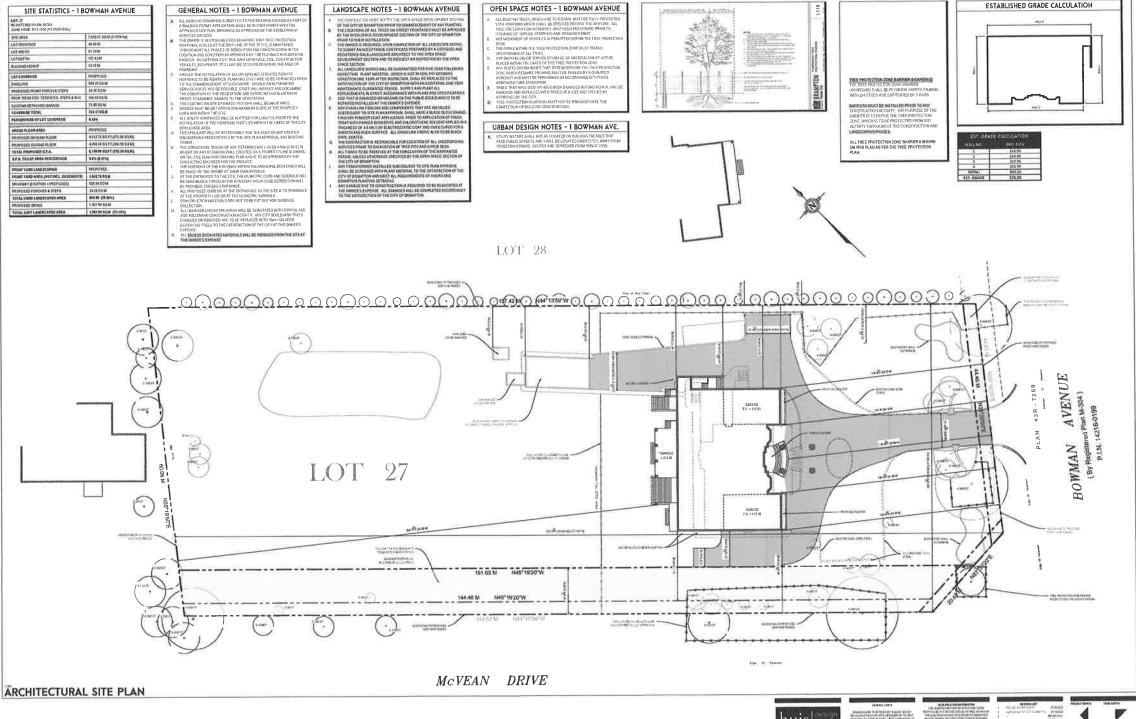
Particulars of all buildings and structures on or proposed for the subject

- 8.

	subdi	vision or cons	ent?	Subject	OI all a	ipplication t	muer un	e Flaming A	ĺ	**Terminate	d by the City of
ž.	Yes		No								due to the recent
	If ans	wer is yes, pro	vide de	etails:	File #	*SPA-2022-	0128_		Status	passing of E	Bill 23.
18.	Has a	pre-consultati	оп арр	lication	been fil	ed?					
	Yes		No	V							
19.	Has ti	ne subject pro	perty e	ver been	the sui	bject of an a	pplication	on for minor	variand	e?	
	Yes		No			Unknown	V				
	If ans	wer is yes, pro	vide de	etails:							
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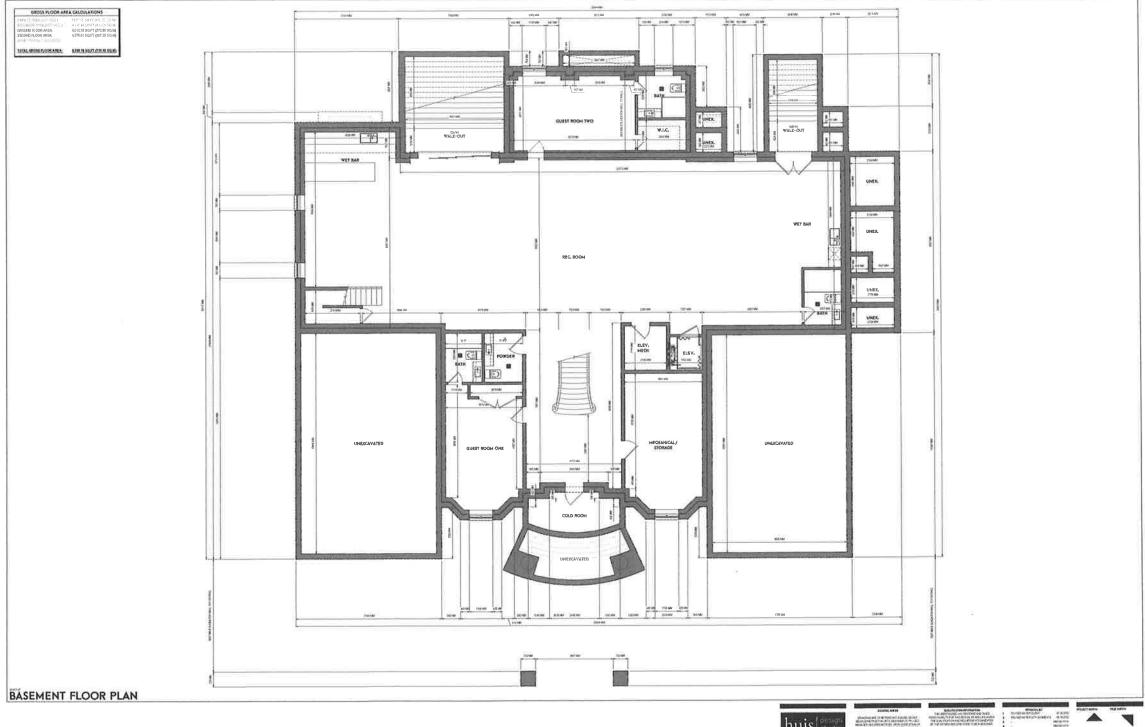
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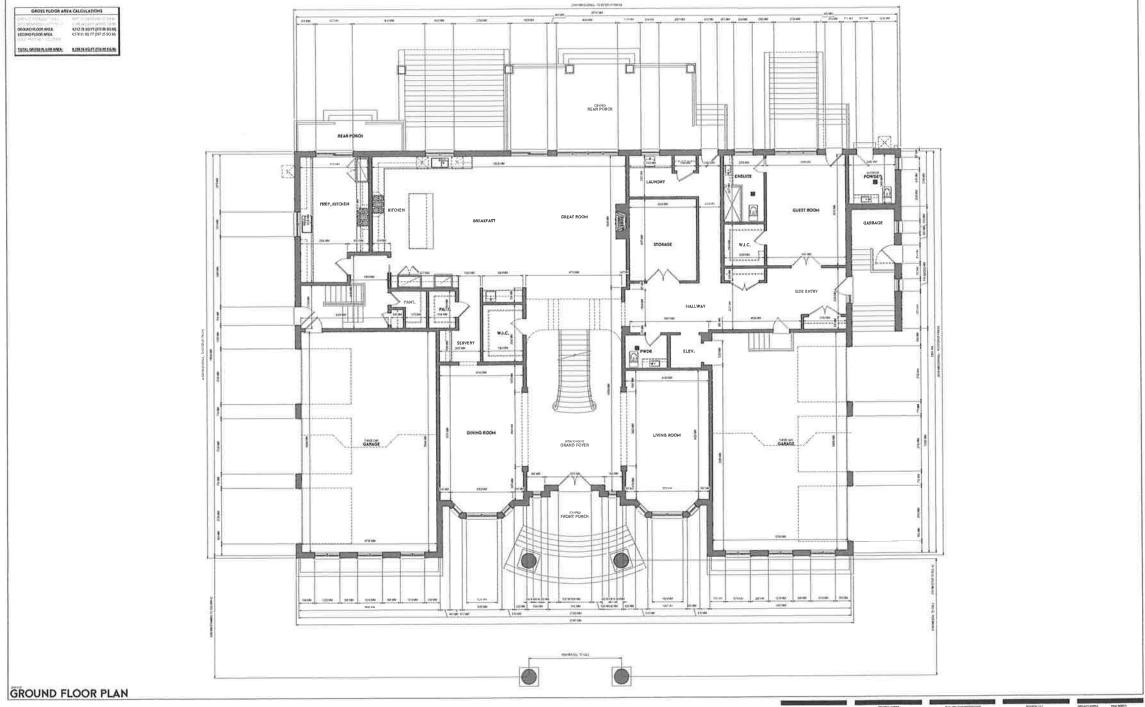
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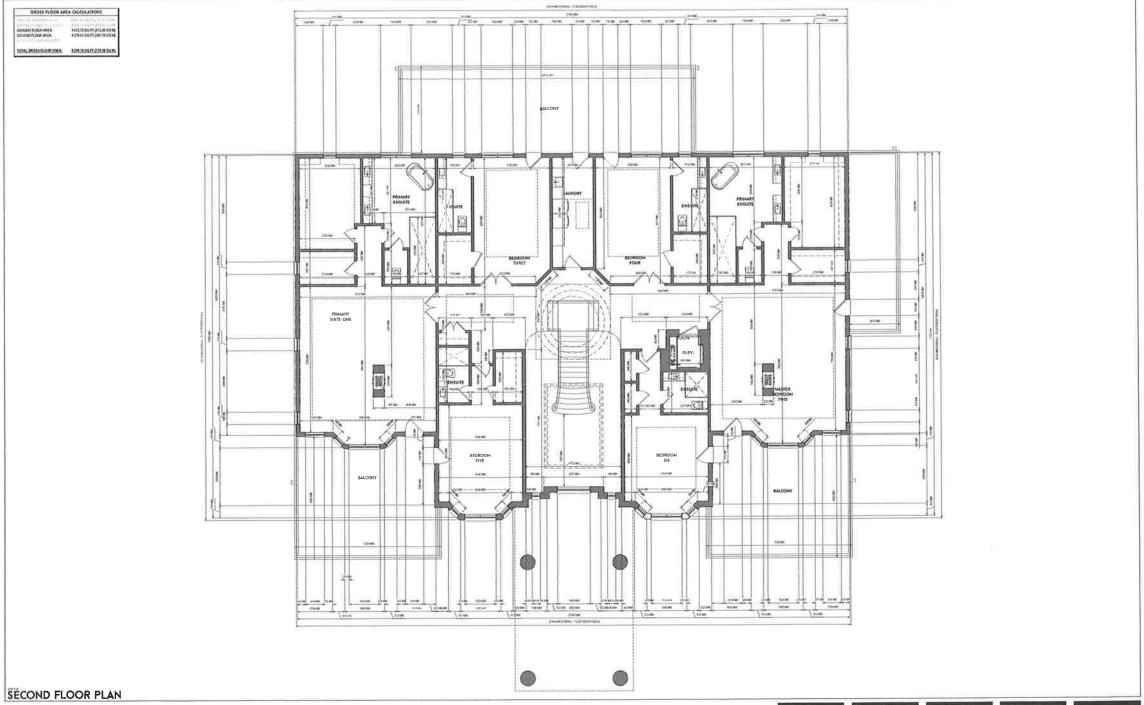








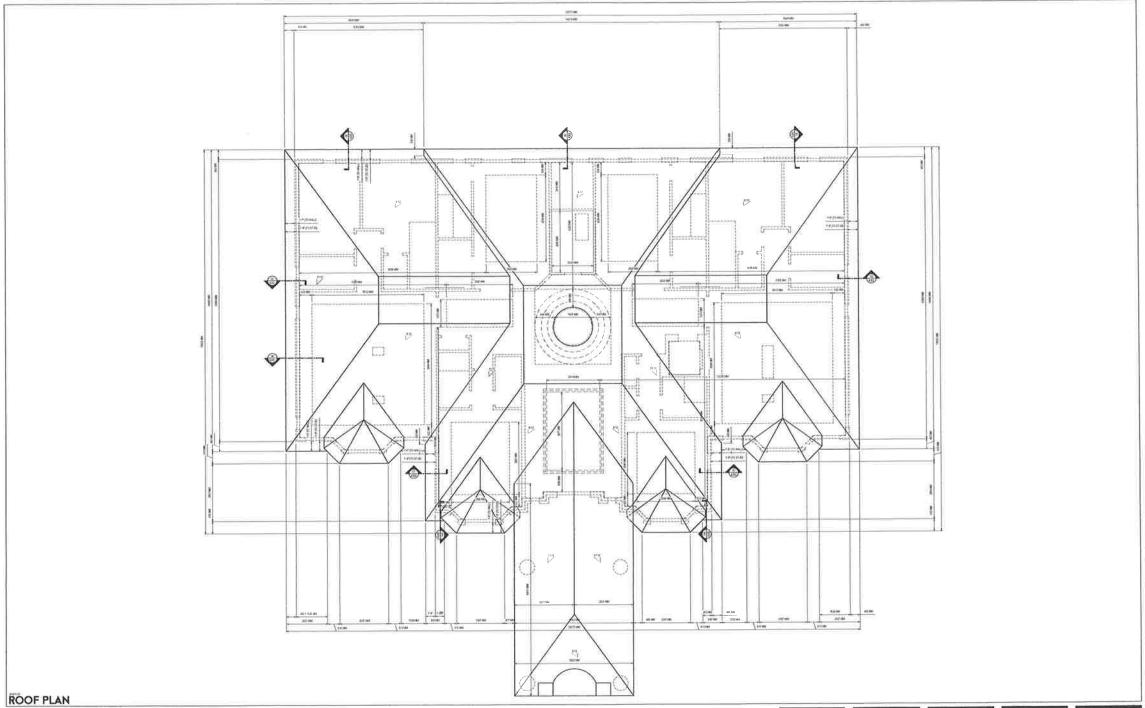




































NOTE: COLOUR ELEVATIONS SHOWN ONLY TO DEPICT PROPOSED COLOUR SCHEME OF EXTERIOR FINISHES.



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NOTE: COLOUR ELEVATIONS SHOWN ONLY TO DEPICT PROPOSED COLOUR SCHEME OF EXTERIOR FINISHES.



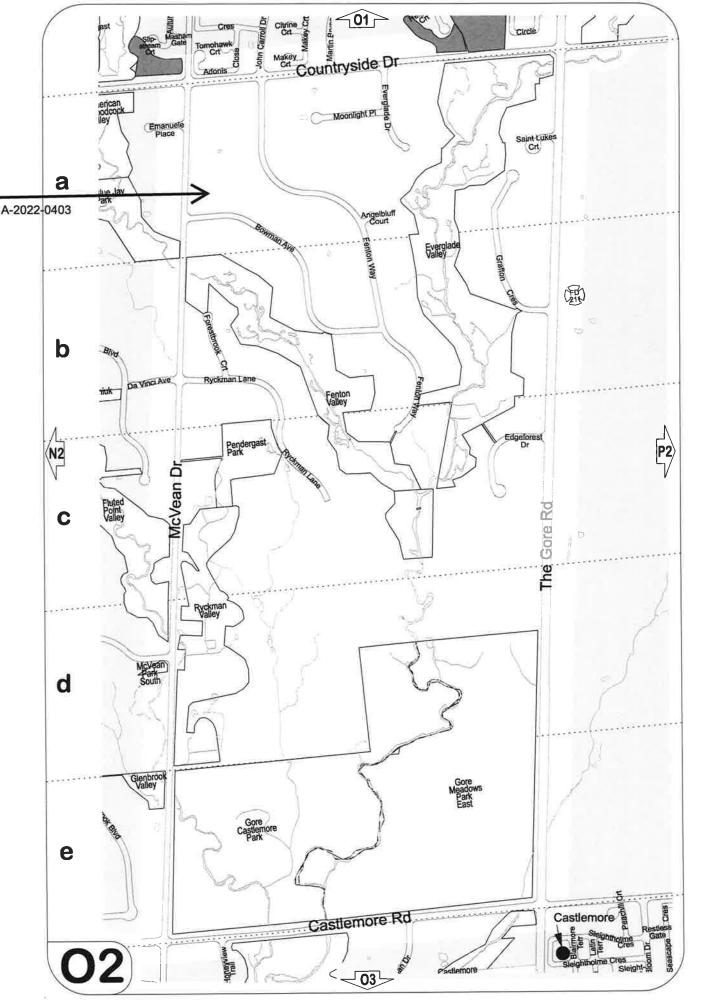
NOTE: COLOUR ELEVATIONS SHOWN ONLY TO DEPICT PROPOSED COLOUR SCHEME OF EXTERIOR FINISHES.













# **Public Notice**

# **Committee of Adjustment**

APPLICATION # A-2022-0405 WARD #8

#### **APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **FORESTSIDE ESTATES INC.** under Section 45 of the <u>Planning Act</u>, (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 Lots 4 and 5, Concession 9 ND municipally known as **4320 QUEEN STREET EAST,** Brampton;

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

- 1. To permit 298 dwelling units whereas the by-law permits a maximum of 272 dwelling units;
- 2. To provide a parking rate of 0.98 parking spaces per dwelling unit whereas the by-law requires a minimum of 1.0 parking spaces per dwelling unit.

#### OTHER PLANNING APPLICATIONS:

Dian of Cubdivision:	NO	File Number:	
Plan of Subdivision:			
Application for Consent:	NO	File Number:	
	nt has appointed T	LIESDAY January 24, 2023 at 9:00 A M by electron	ic meeting
		UESDAY, January 24, 2023 at 9:00 A.M. by electron	

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

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 an Ontario Land 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 Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body.

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

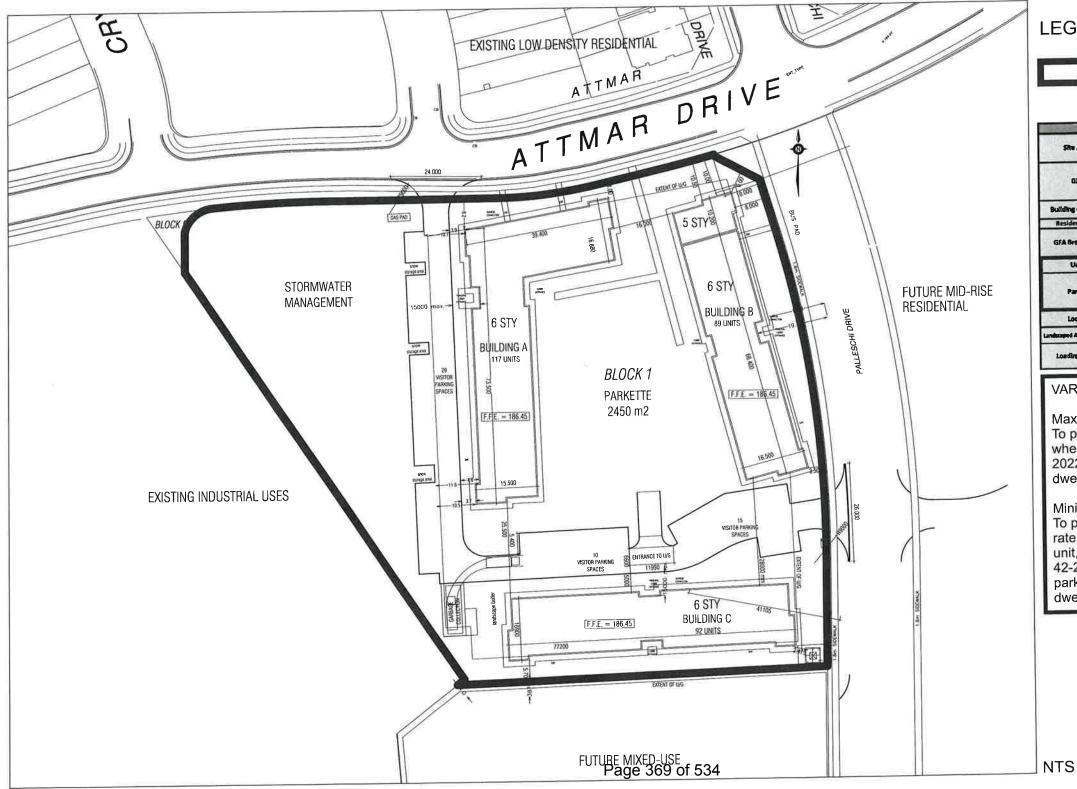
# PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this this 12th Day of January, 2023.

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



# **LEGEND**

SUBJECT LANDS AREA= 1.81 Ha. (4.473 Acs.)

The Contract of the Contract o	- 7 - S	LOCK 1	THE REAL PROPERTY.	No. of Lot	1100
		18097.1			m2
Situ Area		194795	4		ft2
313 744	1.81				
			23383		m2
	Above Grade		251135		ft2
GFA			341		m2
	Below Grade	Below Grade 3670			ft2
		3917			m2
Building Coverage	42157				112
Residential FSI			1.3		
REPORTION 13-	Notali	N/A	m2,	H/A	ft2
GFA Breakdown	Office	N/A	m2	N/A	ft2
	Residential	23674	m2	254825	ft2
Units	No. of Units	298			
		Residents	1.0 / unit	298	357
	Required	Visitor	0.2/unit	59	337
Parking		- 6	if .	54	353
	Provided	P1 239		299	
Lockers			302		
Landscoped Area Percentage	50% 1				
Loading Spaces					

# VARIANCE AREA

Maximum number of dwelling units To permit a maximum of 298 dwelling units, whereas Site Specific Zoning By-law 42-2022 permits a maximum number of dwelling units to be 272;

Minimum number of parking spaces
To permit a minimum residential parking rate of 0.98 parking spaces per dwelling unit, whereas Site Specific Zoning By-law 42-2022 permits a minimum residential parking rate of 1.0 parking space per dwelling unit.



December 2, 2022 Planning - Design - Developm



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 and/or as a hybrid meeting (both inperson and electronically).

#### Electronic/Hybrid Hearing Procedures How to get involved in the Hybrid Hearing

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **January 24, 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

## 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**, **January 19**, **2023**.

- Advance registration for applicants, agents and other interested persons is required by one or two options:
  - 1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary–Treasurer at <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a> by 4:30 pm Thursday, January 19, 2023.
  - 2. To participate in-person, please email the Secretary–Treasurer at <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a> by 4:30 pm Thursday, January 19, 2023.
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or inperson. 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 **Thursday**, **January 19**, **2023**. City staff will contact you and provide
  you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

 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/hybrid 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 <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a>. 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.

# TRANSMITTAL



To:

Jeanie Myers

From: Secretary Treasurer, City of Brampton

Ally Krstajic - KLM Planning Partners Inc.

Committee of Adjustment

File:

P-3195

Date:

December 13, 2022

Re:

 $4320\,Queen\,Street\,East-Block\,1\,of\,Draft$ Approved Plan

Minor Variance Application

☐ Urgent ☐ For Review

☐ Please Comment

☐ Please Reply

☐ Please Recycle

A-2022-0405

On behalf of our client Forestside Estates Inc., KLM Planning Partners Inc. is pleased to submit the enclosed hard copy submission for the Block 1 Minor Variance Application.

In accordance with the Minor Variance submission requirements, please see enclosed the following materials:

- 1. One (1) copy of the Executed Minor Variance Application form;
- 2. One (1) copy of the Site Plan Minor Variance Sketch in legal size format, prepared by KLM Planning Partners, dated December 2, 2022;
- 3. One (1) copy of the Parking Justification Memo, prepared by Candevcon Ltd., dated October 31, 2022.
- 4. One (1) copy of the Draft Approved Draft Plan of Subdivision, prepared by KLM Planning Partners Inc., dated January 18, 2022; and
- 5. One (1) cheque in the amount of \$2,662.00 for the Minor Variance Application fee.

Should you require anything further, do not hesitate to contact the undersigned.

Yours truly,

Ally Krstajic B.U.R.PI Intermediate Planner

akrstajic

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
STHUCTURAL ENGINEERING

October 31st 2022

City of Brampton
Engineering Division / Public Works & Engineering Department
1975 Williams Parkway
Brampton, ON
L6Y 4R2

Attn: Mr. Scott McIntyre

Traffic Technologist

Re: Parking Review

Forestside Estates Inc.

Proposed Residential Development – Block 1

Palleschi Drive/Queen Street East

City of Brampton

**City File No. SPA-2022-0096** 

Our File No. W21094

#### Dear Scott:

This letter summarizes the results of our Parking Review for the proposed Residential Development in Block 1 of the subject subdivision.

## PROPOSED DEVELOPMENT

Block 1 of the proposed Subdivision is located immediately south of Attmar Drive and west of the proposed Palleschi Drive Extension and comprises three (3) mid-rise apartment buildings of 6 storeys, with a total of 298 apartment units, with 353 parking spaces both at grade and in one (1) level of underground parking. The proposed Site Plan for Block 1 is provided in **Figure 1**.

# PARKING REQUIREMENT BASED ON ZONING BY-LAW AND PROPOSED PARKING SUPPLY

Based on the current City of Brampton parking standard, the minimum parking rate requirement is 1.0 parking space per residential unit and 0.20 parking space per unit for visitors. The requirements are summarized in **Table 1**.



October 31st 2022

Attn: Mr. Scott McIntyre

Traffic Technologist

Re:

**Parking Review** 

Forestside Estates Inc.

Proposed Residential Development - Block 1

Palleschi Drive/Queen Street East

City of Brampton

**City File No. SAP-2022-0096** 

Our File No. W21094

TABLE 1
THE PROPOSED PARKING REQUIREMENT AND SUPPLY

Uses	Units		Parking Rate	Parking Spaces Required Based on By-Law	Parking Spaces Provided
	298	Residents	1.0 / unit	298	299
Apartment	298	Visitors	0.2 / unit	59	54
			Total	357	353

The Subject Development requires 357 parking spaces based on the City of Brampton's Zoning By-law. The proposed parking supply is 353 parking spaces in total, as per the Site Plan prepared by Graziani and Corazza Architect<sup>1</sup>.

Based on the above information, the proposed parking supply will be deficient by 4 parking spaces, which is equivalent to approximately 1% deficiency (combined parking rate of 1.18 spaces/unit).

<sup>&</sup>lt;sup>1</sup> Drawing A101 and A102 - Site Plan, Graziani and Corazza Architect, October 20th 2022



October 31st 2022

Attn: Mr. Scott McIntyre

Traffic Technologist

Re:

Parking Review

Forestside Estates Inc.

Proposed Residential Development – Block 1

Palleschi Drive/Queen Street East

City of Brampton

**City File No. SAP-2022-0096** 

Our File No. W21094

## REVIEW OF PARKING REQUIREMENTS

With the recent emerging trends of more transit-oriented communities and more emphasis on active transportation initiatives, the need to reduce the overall parking supply is evident. The objective of the current on-going City of Brampton's "Parking Plan" Study is to evaluate parking usage and trends in similar size Municipalities in North America pursuant to optimizing the parking requirements for the City.

The following are existing and proposed infrastructure elements which will assist in reducing the overall parking requirement:

#### **Existing Transit Facilities**

The subject site is adjacent to Queen Street East, which is a major transit corridor. It is serviced by 1) Zum Queen bus 501, 501A and 501C, which runs in the east-west direction daily, 2) McVean bus 31, which runs along Queen Street and north and south direction on McVean Drive daily and 3) Queen bus 1 and 1A which runs along Ebenezer Road and ultimately on Queen Street towards downtown.

Accordingly, the subject site is well serviced by transit and a reduced parking supply will encourage the use of transit and support higher level transit infrastructure.

## **Active Transportation**

Active transportation infrastructure including pedestrian networks (wider sidewalks, direct connections etc.), bicycle networks and trails and paths help promote alternative modes of transportation.

There is currently a multi-use trail on Queen Street and existing and proposed sidewalks on Attmar Drive and Palleschi Drive connecting to Queen Street, The Gore Road and Ebenezer Road.



October 31st 2022

Attn: Mr. Scott McIntyre

Traffic Technologist

Re: Parking Review

Forestside Estates Inc.

**Proposed Residential Development – Block 1** 

Palleschi Drive/Queen Street East

City of Brampton

**City File No. SAP-2022-0096** 

Our File No. W21094

## **Bicycle Parking**

The subject site will provide long-term and short-term bicycle parking, of which no more than 50% of spaces are vertical spaces with a potential bike repair station in the main bicycle parking area. Typically, 1-5 bicycle parking spaces can substitute for a parking space.

## **Making Housing More Affordable**

The provision of parking spaces, particularly underground parking, is a significant cost which reduces the affordability of housing particularly to entry level purchasers. With ready access to transit there is an opportunity to offer purchasers the choice of not paying for a parking space.

As noted above, the combined parking supply is 1.18/unit which exceeds the parking requirement (1.15/unit) for a similar residential development on the east side of The Gore Road, north of Queen Street East as per By Law 172-021 (copy attached). Based on this By Law, the subject development will have a surplus in overall parking of nine (9) parking spaces.



October 31st 2022

Attn: Mr. Scott McIntyre

Traffic Technologist

Re: Parking Review

Forestside Estates Inc.

Proposed Residential Development - Block 1

Palleschi Drive/Queen Street East

City of Brampton

City File No. SAP-2022-0096

Our File No. W21094

We submit that the proposed parking supply of 353 spaces is acceptable in consideration of the factors and conditions as outlined above. However, if you have any questions or concerns or if we may be of further assistance, please do not hesitate to call us.

Yours truly,

**CANDEVCON LIMITED** 

David Lee, P. Eng.

Manager, Transportation and Noise

BI K. HORGAN BY

Diarmuid Horgan, P. Eng. Principal

Attachments: Drawing A101 and A102 - Site Plan, Graziani and Corazza Architect, October

20<sup>th</sup> 2022

By Law 172-2021

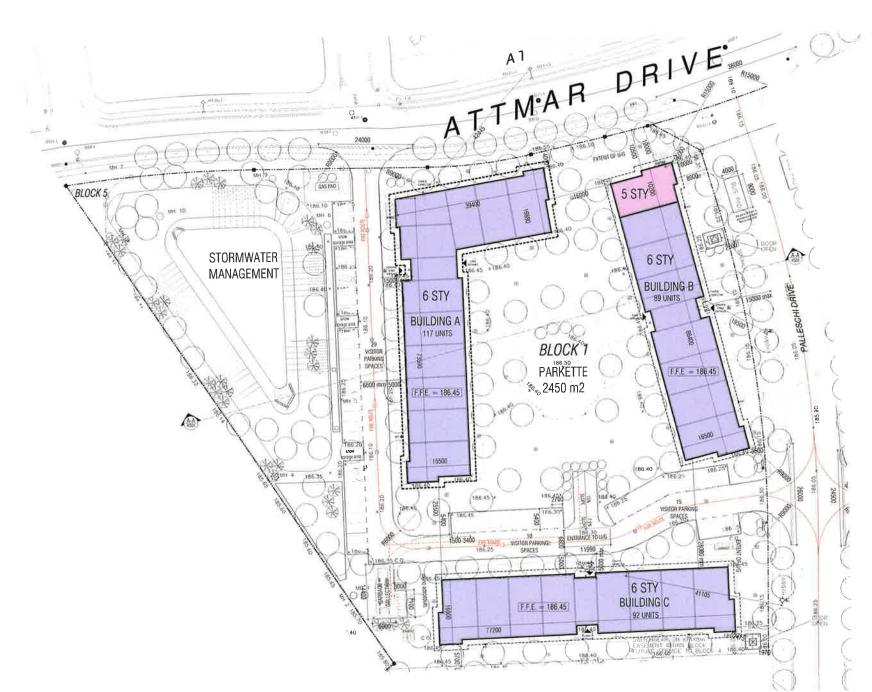
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cc Alex Sepe

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PRE-CONSULTATION FILE NO DZS-2021-D021

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#### FORESTSIDE PHASE 7

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	SITE PLAN
	BLOCK 1

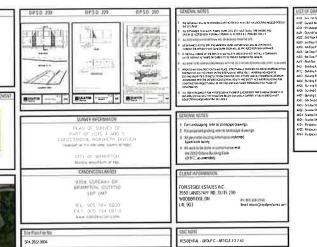


∞ A10

10/2000 8/9 49W

		LOCK 1				
	18097.1					
Site Area	194795,4					
	1.81					
	Above Grade 23333				m2	
GFA	Above Grade		251155		ft2	
	Below Grade	341				
	Below Grade	3670				
		3917				
Building Coverage		42157				
Residential FSI	1,3					
GFA Breakdown	Retail	N/A	1112	N/A	ft2	
	Office	N/A	m2	N/A	ft2	
	Residential	23674	m2	254826	ft2	
Units	No. of Units		298			
		Residents	1.0 / unit	298	35	
	Required	Visitor:	0.2 / unit	59	35	
Parking		6	f	54	353	
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Lockers			302			
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Loading Spaces	1					





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CITY FILE NO - SPA 2022 0096 PRE CONSULTATION FILE NO 025 2021 0021

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#### FORESTSIDE PHASE 7

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GENERAL NOTES BLOCK 1

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ITTLEBLOCK SIZE 610 + 500



## THE CORPORATION OF THE CITY OF BRAMPTON

# **BY-LAW**

Number 172 -2021

To amend Comprehensive Zoning By-law 270-2004, as amended

The Council of the Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

- 1. By-law 270-2004, as amended, is hereby further amended:
  - (1) By amending thereto the following paragraphs in Subsection 4 of Section 5 Residential High Density Zone of Minister's Zoning Order 171/20:
    - By deleting paragraph 8 in its entirety and replacing with the following:
      - "8. The maximum building height is 35 storeys."
    - By deleting paragraph 9 in its entirety and replacing with the following:
      - "9. The maximum lot coverage of the buildings is 60 per cent of the total lot area."
    - c. By deleting paragraph 10 in its entirety and replacing with the following:
      - "10. The minimum area of the lot to be landscaped is 18 per cent."
    - d. By deleting paragraph 13 in its entirety and replacing with the following:
      - "13. The minimum parking requirement for an apartment dwelling is 1.0 parking space per dwelling unit for residents and 0.15 parking spaces per dwelling unit for visitors."
  - (2) By adding thereto the following paragraphs to Subsection 4 of Section 5 Residential High Density Zone:
  - "14. No additional parking shall be required for commercial uses in subsection (3). Residential visitor parking spaces may also be used for permitted commercial uses.
  - 15. Underground buildings or structures shall have a minimum setback of 0 metres from all lot lines."

ENACTED and PASSED this 11th day of August, 2021.

Approved as to form.

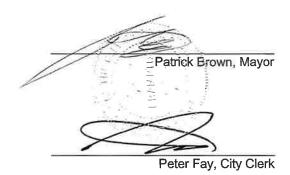
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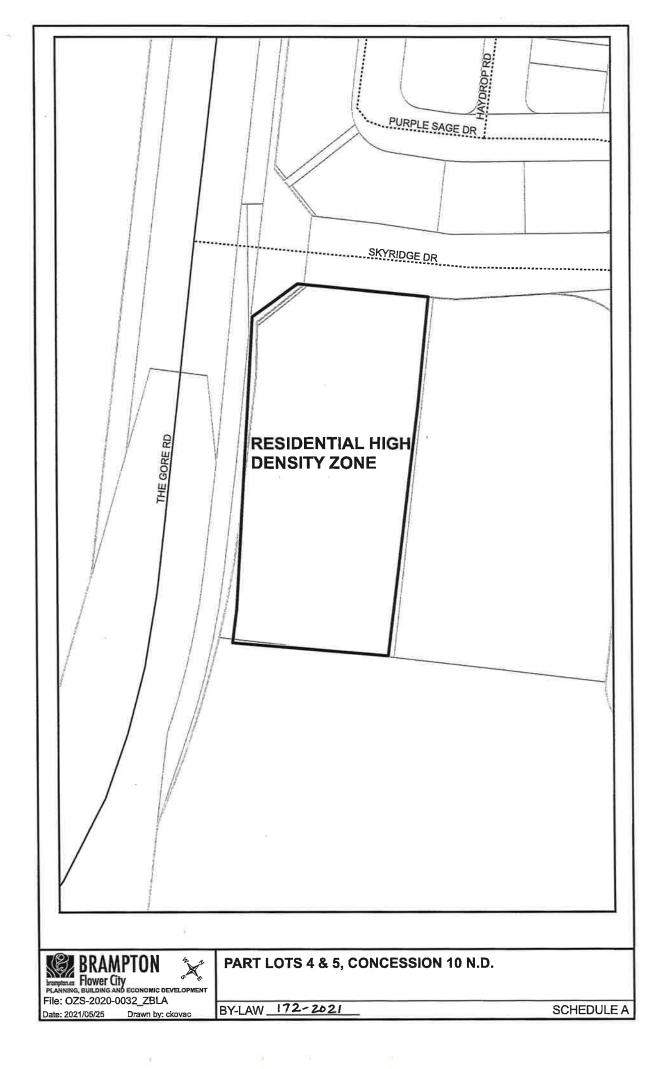
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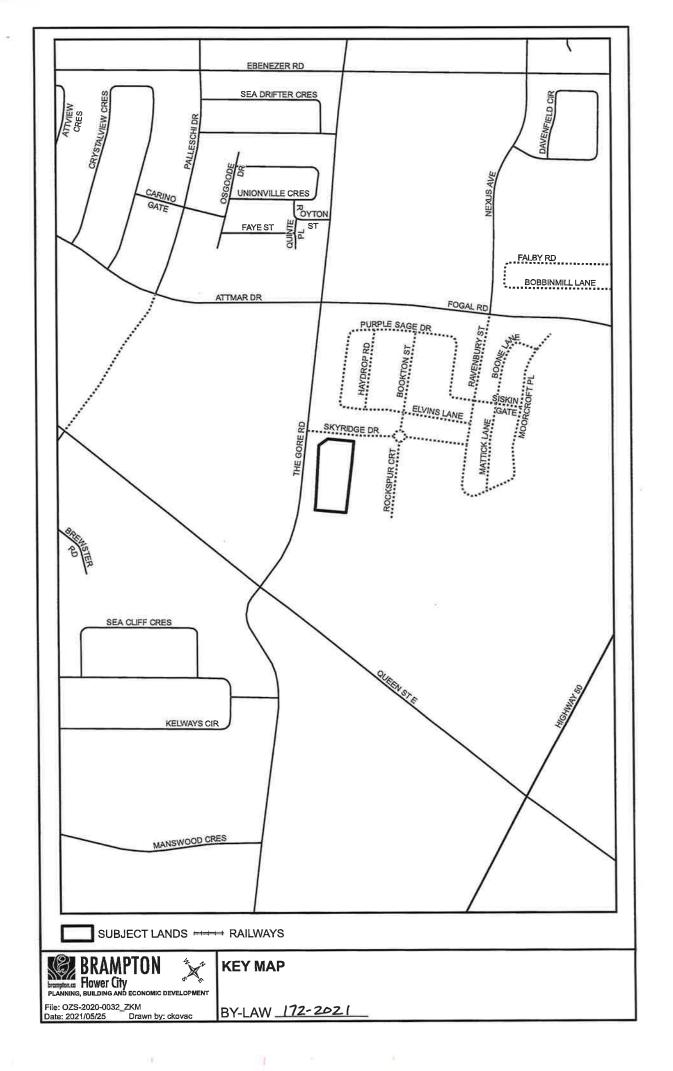
Approved as to content. 2021/07/05

AAP

(OZS-2020-0032)







# **Flower City**



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

FILE NUMBER: A-2022-040 5

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**.

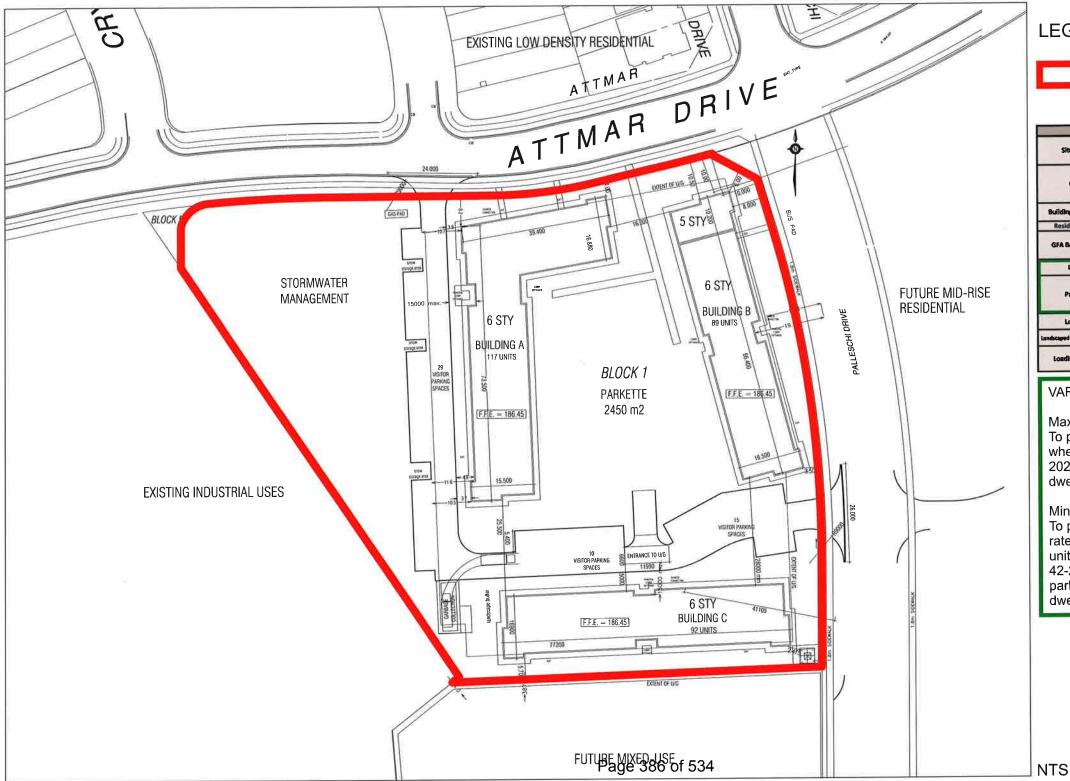
Phone # Indicognosylpinehomes.com  Name of Agent KLM Planning Partners Inc Marshal Smith Address 64 Jardin Drive. Concord. ON L4K 3P3  Phone # Indicognosylpinehomes.com  Nature and extent of relief applied for (variances requested):  Maximum number of dwelling units: To permit a maximum of 298 dwelling units, whereas Site Specific Zoning By-law 42-2022 permits a maximum number of dwelling units to be 272;  Minimum number of parking spaces: To permit a minimum residential parking rate of 0. parking spaces per dwelling unit, whereas Site Specific Zoning By-law 42-2022 permits minimum residential parking rate of 1.0 parking space per dwelling unit.  Why is it not possible to comply with the provisions of the by-law?  Variances are required to facilitate the site plan. Please see attached Zoning Letter, prepared by KLM Planning Partners Inc., dated November 30, 2022.  Legal Description of the subject land: Lot Number Part of Lots 4 and 5  Plan Number/Concession Number Concession Number Address A320 Queen Street East  Dimension of subject land (In metric units)  Frontage 60m G0m 170 Area 1.816ha  Access to the subject land is by: Provincial Highway Godd Concession Road Godd Conter Public Road Municipal Road Maintained All Year Godd Conter Public Road Conter Public Road Concession Godd Conter Public Road C	Address	3550 Langstaff Road , Woodbridge ON, L4L 9G3
Name of Agent   KLM Planning Partners Inc Marshal Smith	DL #	Fau #
Name of Agent  KLM Planning Partners Inc Marshal Smith  Address 64 Jardin Drive. Concord. ON L4K 3P3  Phone # 64 Jardin Drive. Concord. ON L4K 3P3  Phone # 64 Jardin Drive. Concord. ON L4K 3P3  Phone # 65 Jardin Drive. Concord. ON L4K 3P3  Phone # 65 Jardin Drive. Concord. ON L4K 3P3  Phone # 65 Jardin Drive. Concord. ON L4K 3P3  Phone # 65 Jardin Drive. Concord. ON L4K 3P3  Phone # 65 Jardin Drive. Concord. ON L4K 3P3  Phone # 65 Jardin Drive. Concord. ON L4K 3P3  Phone # 65 Jardin Drive. Concord. ON L4K 3P3  Phone # 65 Jardin Drive. Concord. ON L4K 3P3  Nature and extent of relief applied for (variances requested):  Maximum number of dwelling units. To permit a maximum of 298 dwelling units, whereas Site Specific Zoning By-law 42-2022 permits a maximum number of dwelling units to be 272;  Minimum number of parking spaces: To permit a minimum residential parking rate of 0. parking spaces per dwelling unit.  Why is it not possible to comply with the provisions of the by-law?  Variances are required to facilitate the site plan. Please see attached Zoning Letter, prepared by KLM Planning Partners Inc., dated November 30, 2022.  Legal Description of the subject land:  Lot Number Part of Lots 4 and 5  Plan Number/Concession Number		The Late of the La
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Nature and extent of relief applied for (variances requested):  Maximum number of dwelling units: To permit a maximum of 298 dwelling units, whereas Site Specific Zoning By-law 42-2022 permits a maximum number of dwelling units to be 272;  Minimum number of parking spaces: To permit a minimum residential parking rate of 0. parking spaces per dwelling unit, whereas Site Specific Zoning By-law 42-2022 permits minimum residential parking rate of 1.0 parking space per dwelling unit.  Why is it not possible to comply with the provisions of the by-law?  Variances are required to facilitate the site plan. Please see attached Zoning Letter, prepared by KLM Planning Partners Inc., dated November 30, 2022.  Legal Description of the subject land:  Lot Number Part of Lots 4 and 5  Plan Number/Concession Number  Municipal Address  4320 Queen Street East  Concession 9, Norther Division  Dimension of subject land (in metric units)  Frontage Depth 170 1816ha  Access to the subject land is by: Provincial Highway Seasonal Road	Phone #	416 788 7859 Fax #
Maximum number of dwelling units: To permit a maximum of 298 dwelling units, whereas Site Specific Zoning By-law 42-2022 permits a maximum number of dwelling units to be 272;  Minimum number of parking spaces: To permit a minimum residential parking rate of 0. parking spaces per dwelling unit, whereas Site Specific Zoning By-law 42-2022 permits minimum residential parking rate of 1.0 parking space per dwelling unit.  Why is it not possible to comply with the provisions of the by-law?  Variances are required to facilitate the site plan. Please see attached Zoning Letter, prepared by KLM Planning Partners Inc., dated November 30, 2022.  Legal Description of the subject land:  Lot Number Part of Lots 4 and 5  Plan Number/Concession Number  Municipal Address  4320 Queen Street East  Dimension of subject land (in metric units)  Frontage Depth 170 Area  1.815ha  Access to the subject land is by: Provincial Highway  Seasonal Road	Email	msmith@klmplanning.com
Maximum number of dwelling units: To permit a maximum of 298 dwelling units, whereas Site Specific Zoning By-law 42-2022 permits a maximum number of dwelling units to be 272;  Minimum number of parking spaces: To permit a minimum residential parking rate of 0. parking spaces per dwelling unit, whereas Site Specific Zoning By-law 42-2022 permits minimum residential parking rate of 1.0 parking space per dwelling unit.  Why is it not possible to comply with the provisions of the by-law?  Variances are required to facilitate the site plan. Please see attached Zoning Letter, prepared by KLM Planning Partners Inc., dated November 30, 2022.  Legal Description of the subject land:  Lot Number Part of Lots 4 and 5  Plan Number/Concession Number  Municipal Address  4320 Queen Street East  Dimension of subject land (in metric units)  Frontage Depth 170 Area  1.815ha  Access to the subject land is by: Provincial Highway  Seasonal Road		
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Plan Number/Concession Number  Municipal Address  4320 Queen Street East  Dimension of subject land (in metric units)  Frontage 60m Depth 170 Area 1.816ha  Access to the subject land is by: Provincial Highway	.,	
Plan Number/Concession Number Municipal Address  4320 Queen Street East  Dimension of subject land (in metric units) Frontage 60m Depth 170 Area 1.816ha  Access to the subject land is by: Provincial Highway Seasonal Road	Varian	ces are required to facilitate the site plan. Please see attached Zoning Letter,
Municipal Address  4320 Queen Street East  Dimension of subject land (in metric units)  Frontage 60m Depth 170 Area 1.816ha  Access to the subject land is by: Provincial Highway Seasonal Road	Variano preparo	ces are required to facilitate the site plan. Please see attached Zoning Letter, ed by KLM Planning Partners Inc., dated November 30, 2022.
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Prontage 60m 170 1.816ha  Access to the subject land is by: Provincial Highway Seasonal Road	Variand prepare Legal D Lot Nun Plan Nu	ces are required to facilitate the site plan. Please see attached Zoning Letter, and by KLM Planning Partners Inc., dated November 30, 2022.  Sescription of the subject land: Suber Part of Lots 4 and 5 Suber/Concession Number  Concession 9, Norther Division
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Provincial Highway	Legal D Lot Nun Plan Nu Municip Dimens Frontag	es are required to facilitate the site plan. Please see attached Zoning Letter, ed by KLM Planning Partners Inc., dated November 30, 2022.  escription of the subject land: her Part of Lots 4 and 5 mber/Concession Number al Address 4320 Queen Street East  ion of subject land (in metric units) e 60m
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Municipal Road Maintained All Vear	Legal D Lot Nun Plan Nu Municip Dimens Frontag Depth Area	tes are required to facilitate the site plan. Please see attached Zoning Letter, and by KLM Planning Partners Inc., dated November 30, 2022.  Sescription of the subject land:  The Part of Lots 4 and 5
Private Right-of-Way  Water  Water	Legal D Lot Num Plan Nu Municip Dimens Frontag Depth Area Access Province	ces are required to facilitate the site plan. Please see attached Zoning Letter, and by KLM Planning Partners Inc., dated November 30, 2022.  Sescription of the subject land:  The Part of Lots 4 and 5

8.

Particulars of all buildings and structures on or proposed for the subject

	MICONOTROCTORES OIL	the subject land: List all structures (dwelling, shed, gazebo, etc.)
Site is vacant.		
PROPOSED BU	LDINGS/STRUCTURES of	on the subject land:
		dential apartment dwelling units across three (3)
		,450m2 parkette and 353 parking spaces located
	one (1) level undergrou	
Location of	all buildings and s	tructures on or proposed for the subject land
		ar and front lot lines in metric units)
(opeon) and	<b>,</b>	,
<b>EXISTING</b>		
Front yard setb		
Rear yard setba		
Side yard setba Side yard setba		
Side yard selba	N NA	
PROPOSED		
Front yard setb		
Rear yard setba		
Side yard setba		
0.00 <b>y</b>		
		2007
Date of Acquis	tion of subject land:	2007
Existing uses of	f subject property:	Residential Apartment A – Section 3617 (R4A-3617)
Proposed uses	of subject property:	Residential
•		
Existing uses (	f abutting properties:	Future Mixed use (south), Residential (North), Future Mid-rise residential (East) and Industrial (
Existing uses (	i abutung properties.	tadio invocado (destri), reclassita (reclassita de la composition della composition
	ction of all buildings & s	tructures on subject land: 2023
Date of constru		
Date of constru		
	the existing uses of the s	subject property have been continued: 1 year
	the existing uses of the s	subject property have been continued: 1 year
Length of time		
Length of time	the existing uses of the soply is existing/proposed	
Length of time ) What water su		1?
Length of time  ) What water su  Municipal  Well	oply is existing/proposed	I? Other (specify)
Length of time  Note: The control of the control of		Other (specify)ed?
Length of time  What water su Municipal Well  What sewage of Municipal	oply is existing/proposed	I? Other (specify)
Length of time  ) What water su Municipal Well  ) What sewage	oply is existing/proposed	Other (specify)ed?
Length of time  ) What water su Municipal Well  ) What sewage of Municipal Septic	oply is existing/proposed	Other (specify)ed? Other (specify)
Length of time  a) What water su Municipal Well  b) What sewage of Municipal Septic	oply is existing/proposed	Other (specify)ed? Other (specify)

17.	Is the subject property the subdivision or consent?	subject of an a	pplication under	the Planning Act, for approval of a plan of
	Yes 🚺 No			
	If answer is yes, provide de	etails: File #	21T-21007B/OZS-2021-002	Status Draft Approved
18.	Has a pre-consultation app	lication been file	ed?	
	Yes 🗸 No			
19.	Has the subject property e	ver been the sub	eject of an applic	ation for minor variance?
	Yes No		Unknown 🔽	1 .
	If answer is yes, provide de	etails:		
		ision		Relief
		ision ision		Relief Relief
	. <del></del>			
				mc.
			Signatu	re of Applicant(s) or Authorized Agent
DAT	ED AT THE City	OF	Vaughan	
	1		, 20 22	
			-·	
THE SUB	SJECT LANDS, WRITTEN AU	THORIZATION (	OF THE OWNER LICATION SHAL	IY PERSON OTHER THAN THE OWNER OF MUST ACCOMPANY THE APPLICATION. IF L BE SIGNED BY AN OFFICER OF THE
	I, Marshall Smith - KLM Planning F	Partners Inc.	OF THE	City OF Central Elgin
IN TH	E County OF Elgin		SOLEMNLY DE	CLARE THAT:
				OLEMN DECLARATION CONSCIENTIOUSLY E FORCE AND EFFECT AS IF MADE UNDER
DECLARI	ED BEFORE ME AT THE			
City	OF Vaughan			
IN THE	Region	OF		
York	THIS 30 DA	Y OF		
Valence in the later of the				1 the
November	, 20 22 Ruby Lyn Salas del Mando		Signa	ture of Applicant or Authorized Agent
Non	4 Comzalissioner, etc., Province of On	tarlo,		Submit by Email
- Comment	A Compienis spanies, 2024			
		FOR OF	FIOT HOE ONLY	
			FICE USE ONLY	
	Present Official Plan Desi	gnation:		
	Present Zoning By-law Cla	assification:		
			spect to the variar ned on the attache	nces required and the results of the ed checklist.
	(		_==	
	Zoning Office	cer	_	Date
, <b>I</b>	DATE REC	EIVED 10 4	cember 13	2022
	Date Application De	eemed		Revised 2022/02/17
	Complete by the Munic	ipanty		



# **LEGEND**



SUBJECT LANDS AREA= 1.81 Ha. (4.473 Acs.)

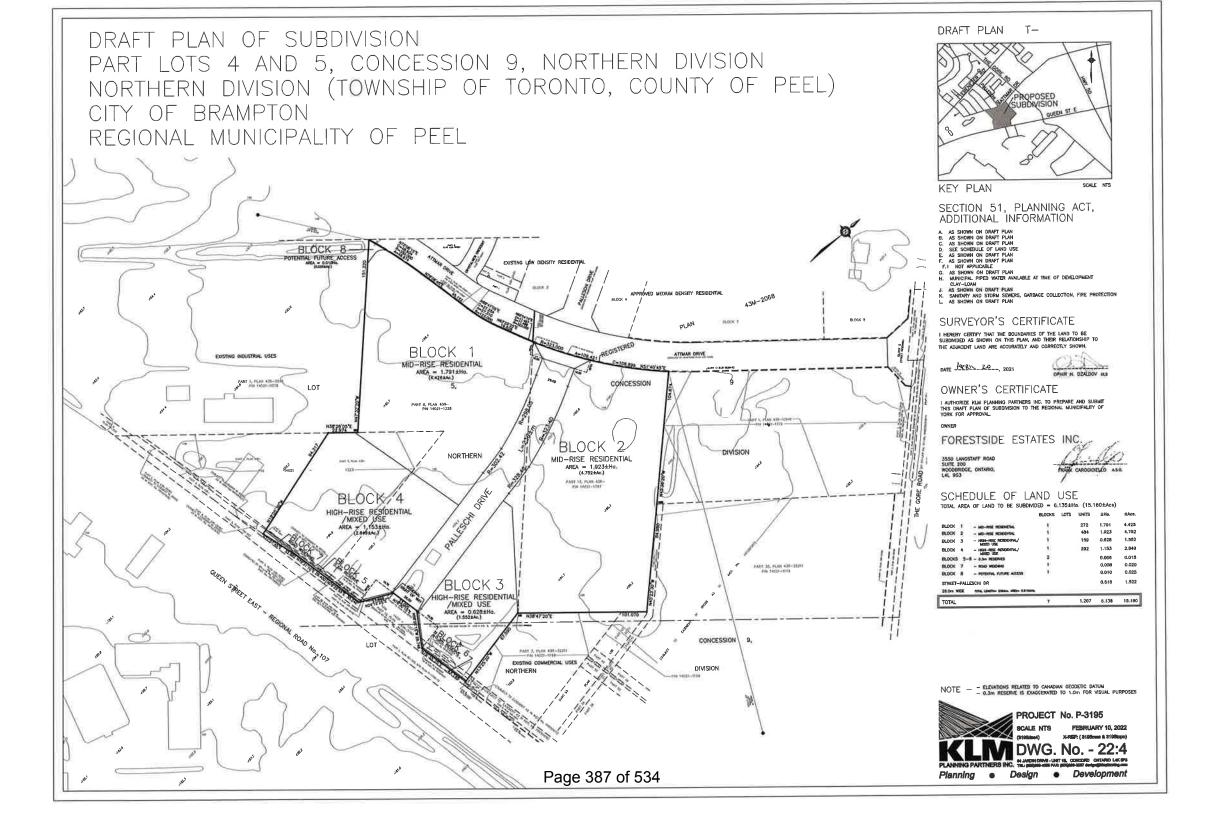
		LOCK 1		-		
		18097.1	V.		m2	
Site Area		194795.A				
	1,81					
	41		23333		m2	
	Above Grade		251155		ft2	
GFA	Balance Canada	341			m2 ft2	
	Below Grade	Below Grade 3670				
0.10-0		3917			m2	
Building Coverage	42157				ft2	
Residential FSI			1.3			
	Retail	N/A	m2	N/A	ft2	
GFA Breakdown	Office	N/A	m2	N/A	ft2	
	Residential	23674	m2	254826	ft2	
Unite	No. of Units		2.96			
	Required	Residents	1.0/unit	298	357	
muddun.	intelligences.	Visitor	0.2 / unit	59	99.	
Parking	Provided	GF P1		54	959	
	Provided			299		
Lockers	ers 302					
Landscaped Aren Percentage			50%			
Loading Spaces			1			

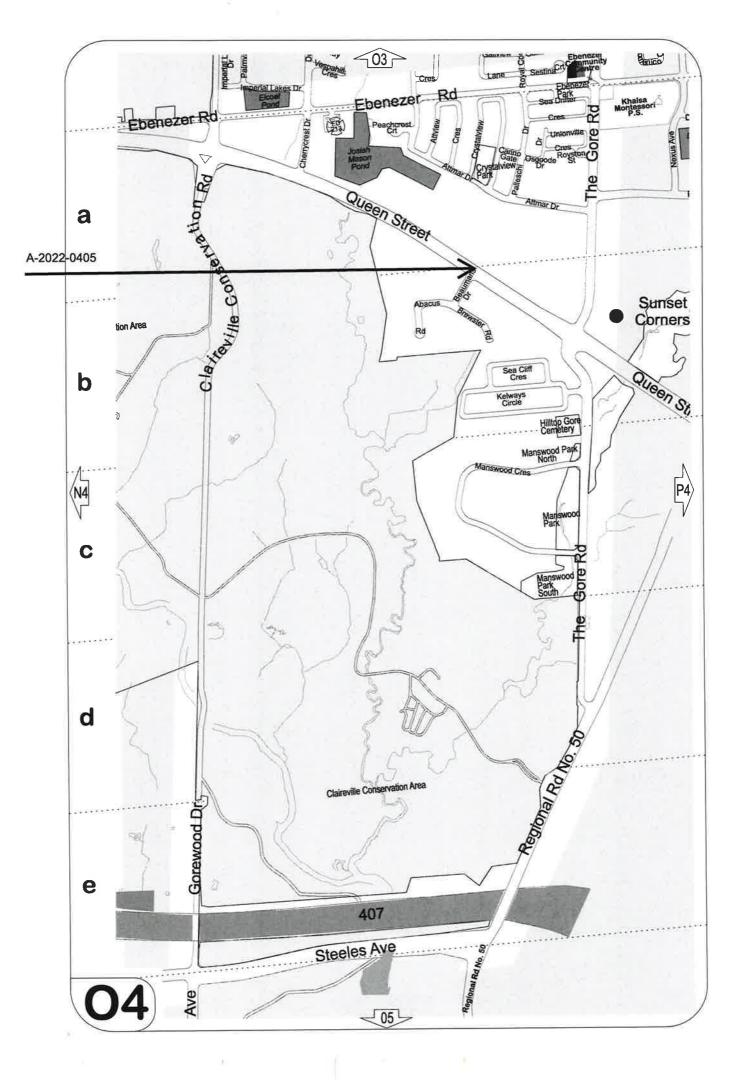
#### VARIANCE AREA

Maximum number of dwelling units To permit a maximum of 298 dwelling units, whereas Site Specific Zoning By-law 42-2022 permits a maximum number of dwelling units to be 272;

Minimum number of parking spaces To permit a minimum residential parking rate of 0.98 parking spaces per dwelling unit, whereas Site Specific Zoning By-law 42-2022 permits a minimum residential parking rate of 1.0 parking space per dwelling unit.









# **Public Notice**

# **Committee of Adjustment**

APPLICATION # A-2022-0406 WARD #1

#### **APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **MADHUPARNA DEBNATH AND SOTABDO DEBNATH** under Section 45 of the <u>Planning Act</u>, (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 357, Plan 43M-1613, Part 11, Plan 43R-29370 municipally known as **48 DEEPCORAL COURT,** Brampton;

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

1. To permit a driveway width of 5.2m (17.06 ft.) whereas the by-law permits a maximum driveway width of 4.9m (16.07 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, January 24, 2023 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 an Ontario Land 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 Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body.

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

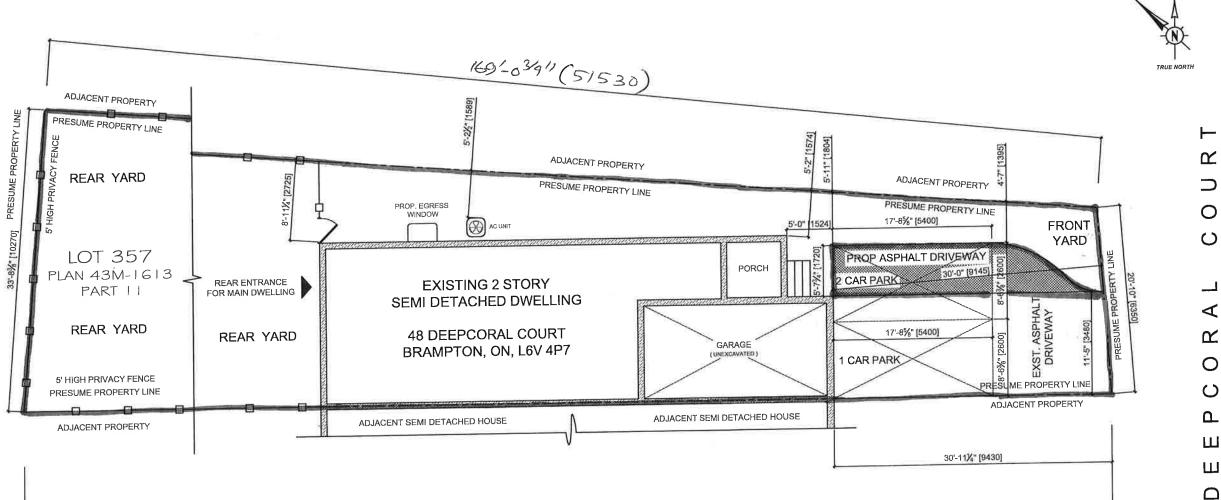
# PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this this 12th Day of January, 2023.

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





PROJECT NORTH

SITE PLAN

SCALE: 3/32" = 1"

172'-7%" [52620]

Date: Nov 19, 2022 Scale: 1/8":1' Drawing Title: Project Location : Project Consultant: Checked by: Drawing Revisions: Drawing No.: NORTH ARROW CONSULTANCY INC SITE PLAN 48 DEEPCORAL COURT 90 OLIVIA MARIE ROAD, BRAMPTON ON, L6Y ON1, Cell: (647) 51 Page 390 of AMPTON, ON, L6V 4P7 info@nacons.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 and/or as a hybrid meeting (both inperson and electronically).

# Electronic/Hybrid Hearing Procedures How to get involved in the Hybrid Hearing

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **January 24, 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

## 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**, **January 19**, **2023**.

- Advance registration for applicants, agents and other interested persons is required by one or two options:
  - 1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary–Treasurer at <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a> by 4:30 pm Thursday, January 19, 2023.
  - 2. To participate in-person, please email the Secretary–Treasurer at <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a> by 4:30 pm Thursday, January 19, 2023.
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or inperson. 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 Thursday, January 19, 2023. City staff will contact you and provide
  you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

 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/hybrid 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 <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a>. 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**



FILE NUMBER: 4-2022-0466

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)

It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be NOTE: accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of

	the <u>Planning Act</u> , 1990, for relief as described in this application from By-Law <b>270-2004.</b>
1.	Name of Owner(s) MADHUPARNA DEBNATH & SOTABDO DEBNATH Address 10 CROCUS ST. BRAMPTON, ON, LEX OX3
	Phone # 905 457 2168 Fax # Email madhuparna - de yahoo. Com
2.	Name of Agent JAHANGIR ALAM OF NORTH ARROW CONSULTANCE Address 90 OLIVIA MARIE ROAD, BRAMPTON, ON, LEY ON!
	Phone # 697 519 6547 Fax # Email info@ nacons. Ca
3.	Nature and extent of relief applied for (variances requested):  PROPOSED DRIVE WAY WIDTH INCREASED TO  ACCOMUDATE TWO CAR, PROPOSED WIDTH OF DRIVE WAY IS 5.20 M, FLLOWED 4.9M,  VARIANCE FOR 0.3 M WIDTH OF EXTENSION OF  ALLOWED DRIVE WAY
4.	Why is it not possible to comply with the provisions of the by-law? DRIVEWAY WIDTH  AS ALLOWED TO 4.9M, BUT LOOKING FOR  5.2M WIDTH, VARIANCE FOR 0.3M WIDE  EXTRA TO: ALLOWED DRIVE WAY WIDTH
5.	Legal Description of the subject land:  Lot Number 357 R  Plan Number/Concession Number 43 M - 1613, PART II  Municipal Address 48 DEEP CORAL COURT, BRAMPTON, ON, L6V 4P-
6.	Dimension of subject land (in metric units)  Frontage 6.35 M  Depth 52.62 M  Area 431.20 Sm.
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

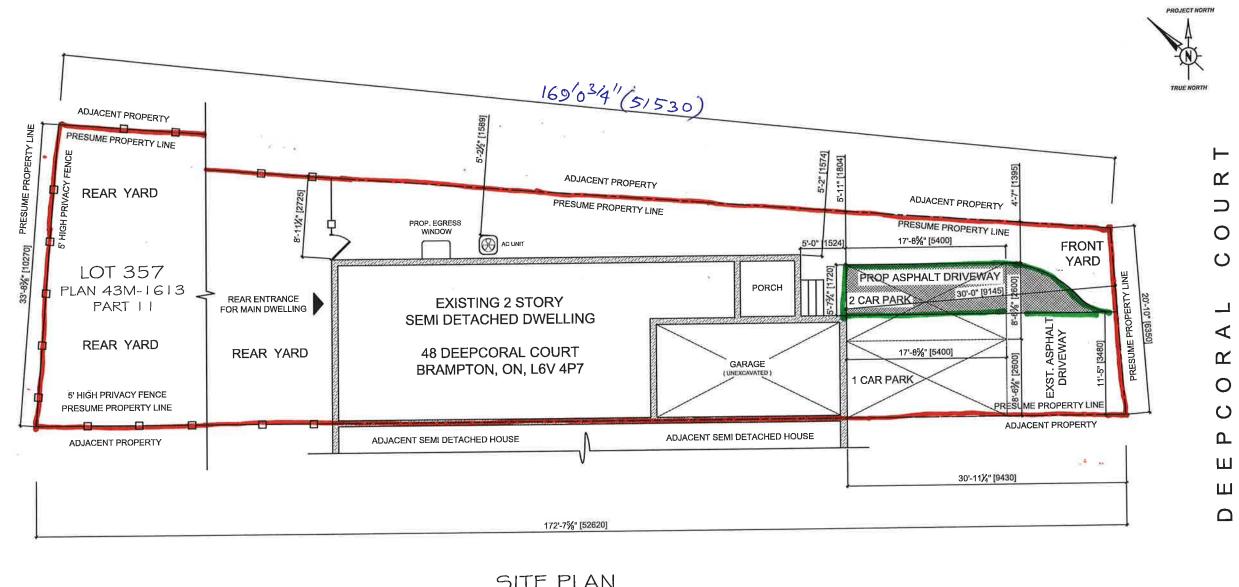
Particulars of all buildings and structures on or proposed for the subject

	SEM! DETACHED	the subject land: List all structures (dwelling, shed, gazebo, etc.)  2 STOREY DWELLING , Co.F. 164.0351m				
		2 STARFY DWELLING, GF 164.0351m				
	/ A	7,010-01				
	N/A					
11	PROPOSED BUILDINGS/STRUCTURES					
1 X	WSMMI DETACHED TWO STOREY WHILLING JAN					
)	7. 41					
9.	Location of all buildings and	structures on or proposed for the subject lands:				
<b>.</b>						
	(specify distance from side, re	ear and front lot lines in <u>metric units</u> )				
	EXISTING	30 M				
	Tront yard Schook	•				
		816 M				
	Side yard setback	2,725 M				
	Side yard setback	1'574 M				
	PROPOSED					
	Front yard setback	420 m				
	Rear yard setback	2 16 M				
	Side yard setback	725 m				
	Side yard setback	574 m				
	Olde yard Selbasik	3/4/11				
		20.10.7.10				
10.	Date of Acquisition of subject land:	30.09,2004				
		SINGLE FAMILY DWELLING				
11.	Existing uses of subject property:	SINGLE FAMILY DIVELLING				
12.	Proposed uses of subject property:	2ND DWELLING				
12.	Proposed ases of subject property.	Z DIVELLING				
13.	Existing uses of abutting properties:	SEMIDETACHED HOUSE				
	3					
		2002				
14.	Date of construction of all buildings &	structures on subject land: 2003 - 2004				
		SINCE 30,09, 200				
15.	Length of time the existing uses of the	subject property have been continued: SINCE 30.09. 200				
		subject property have been continued: SINCE 30.09. 200				
40 (-)	18/h - t tow our plu is evicting/propose					
16. (a)		Other (specify)				
	Municipal 🔀	Other (specify)				
	Well					
(b)	What sewage disposal is/will be provi	dad?				
11111	Municipal	Other (specify)				
(1)	municipai 🔼					
(1)	Sentic					
( <i>D)</i>	Septic					
		ng/proposed?				
(c)		ng/proposed?				
	What storm drainage system is existing	ng/proposed?  Other (specify)				

Yes No Status	()
If answer is yes provide details. File #	
a district is yes, provide details. The #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	
1/ Carr	
Signature of Applicant(s) or Authorized Age	nt
THIS 13th DAY OF Dec 20 22.	
THIS 13th DAY OF Dec , 20 22.	
F THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE O THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLIC	
THE SOBJECT LANDS, WRITTEN ACTRORIZATION OF THE OWNER MOST ACCOMPANT THE APPLICATION SHALL BE SIGNED BY AN OFFICER CORPORATION SEAL SHALL BE AFFIXED.	
I, JAHANGIR ALAM, OF THE CITY OF BRAN	IPTON
IN THE REGION OF PEEL SOLEMNLY DECLARE THAT:	
ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIE BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MAI DATH.	
DECLARED BEFORE ME AT THE	
City of Branston	
NTHE Region OF	
Peed THIS 13th DAY OF	
Wec., 20≥2 Signature of Applicant or Authorized Ager	nt .
Jeanie Cecilia Myers a 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-1189	*
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 lunne Dec 14, 2022	
Zoning Officer Date	=
DATE RECEIVED Wece when 13.2022	2020/01/07

Page 394 of 534

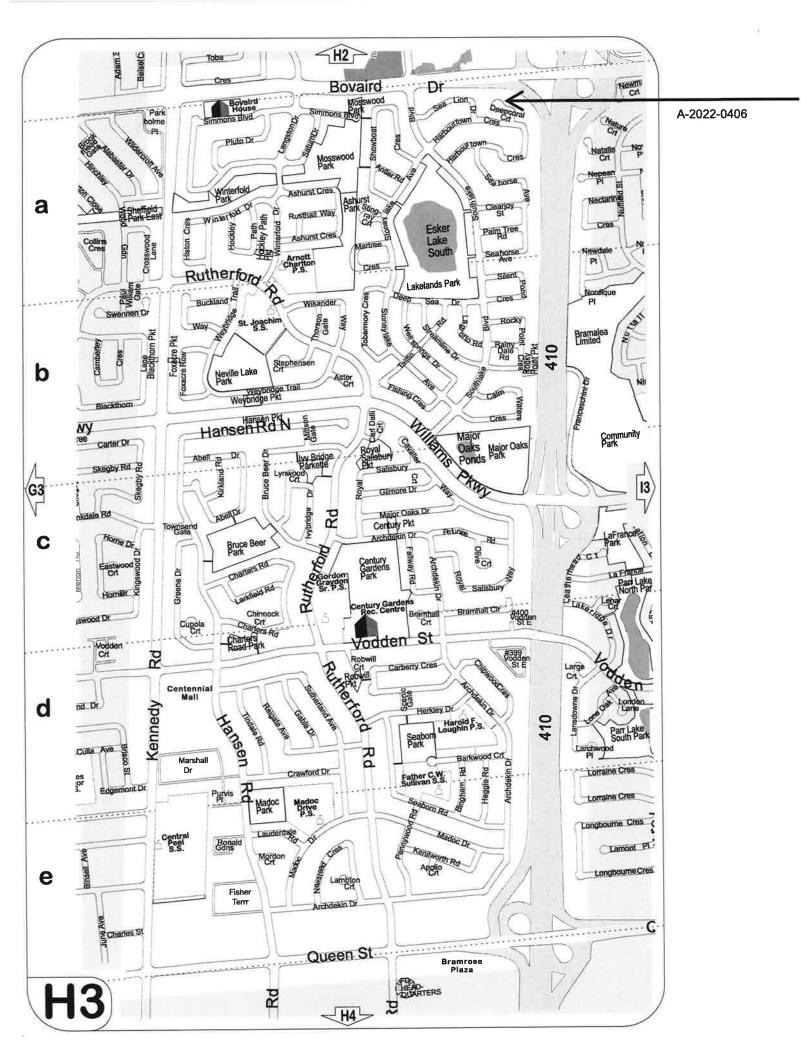
Revised 2020/01/07



# SITE PLAN

SCALE: 3/32" = 1'

Scale: 1/8":1' Date: Nov 19, 2022 Drawing Title: Project Location: Checked by: Project Consultant : Drawing Revisions: NORTH ARROW CONSULTANCY INC Drawing No.: SITE PLAN 48 DEEPCORAL COURT 90 OLIVIA MARIE ROAD, BRAMPTON ON, L6Y ON1, Cell: (647) 51 Page 395 of 8344 PTON, ON, L6V 4P7





# **Public Notice**

### **Committee of Adjustment**

**APPLICATION # A-2022-0407** WARD #9

### APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by ROHIT PRASAD AND NEHA PRASAD 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 13, Plan 43M-1299 municipally known as 125 SUNNY MEADOW BOULEVARD, Brampton;

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

To permit a proposed below grade entrance in the interior side vard having a setback of 0.06m (0.20 ft.) whereas the by law requires a minimum setback of 0.3m (0.98 ft.) to a below grade entrance in a required side yard provided there is a continuous 1.2m (3.94 ft.) side yard on the opposite side of the dwelling.

### OTHER PLANNING APPLICATIONS:

Plan of Subdivision:	NO	File Number:	23
Application for Consent:	NO	File Number:	-

g 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 an Ontario Land 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 Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body.

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

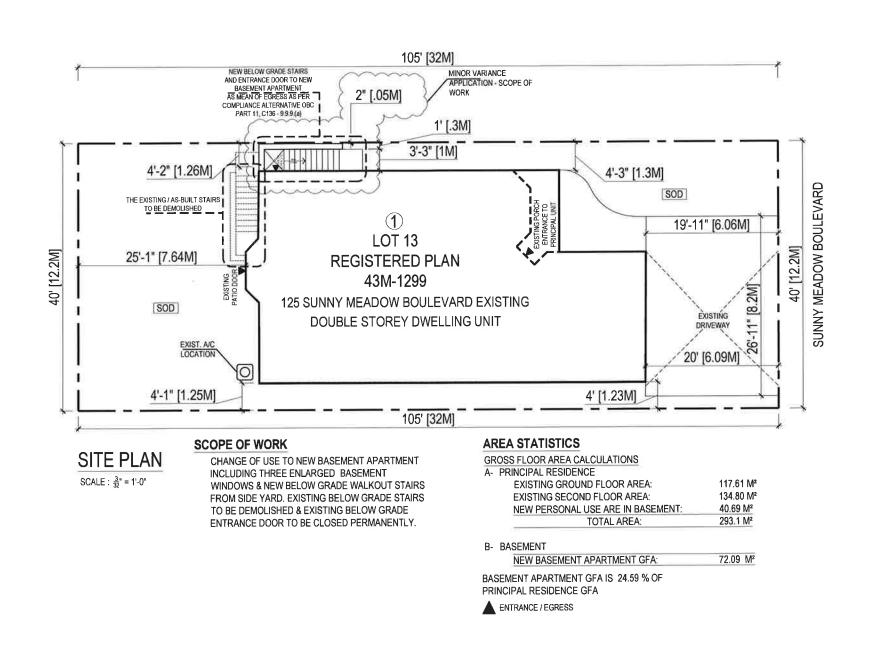
### PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this this 12th Day of January, 2023.

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 (905)874-2119 jeanie.myers@brampton.ca



COPPRIGHT REMAINS THE PROPERTY OF WEDESTRONDING INC. THESE PLANS, DESIGN AN INSTELLECTUAL CONTENT ARE SOLELY THE PROPERTY OF WEDESTRONDING INC. AND MUST NOT BE LENT, RESOLE HIRED OUT OR OTHERWISE COPIED WITHOUT THE WRITTEN CONSENT OF THE OWNER.

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weDesignBuild Inc.

205 Advance Blvd Brampton ON L6T 4V9 (647) 770 3230 info@weDesignBuild.ca www.weDesignBuild.ca

PROJECT TITLE

BASEMENT APARTMENT AS SECOND UNIT

PROJECT ADDRESS

125 SUNNY MEADOW BOULEVARD BRAMPTON

DRAWING TITLE

SITE PLAN

PROJECT NO. 20220912

DRAWN

M.N.

H.M.

DRAWING NO.

A102

DATE MODIFIED

JAN: 10, 2023



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 and/or as a hybrid meeting (both inperson and electronically).

# Electronic/Hybrid Hearing Procedures How to get involved in the Hybrid Hearing

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **January 24, 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

### 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, January 19, 2023.** 

- Advance registration for applicants, agents and other interested persons is required by one or two options:
  - Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at <u>cityclerksoffice@brampton.ca</u> or <u>jeanie.myers@brampton.ca</u> by 4:30 pm Thursday, January 19, 2023.
  - 2. To participate in-person, please email the Secretary—Treasurer at <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a> by 4:30 pm Thursday, January 19, 2023.
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or inperson. 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 Thursday, January 19, 2023. City staff will contact you and provide
  you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

 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/hybrid 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 <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a>. 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**



FILE NUMBER: A - 2022-6407

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)

It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be NOTE: accompanied by the applicable fee.

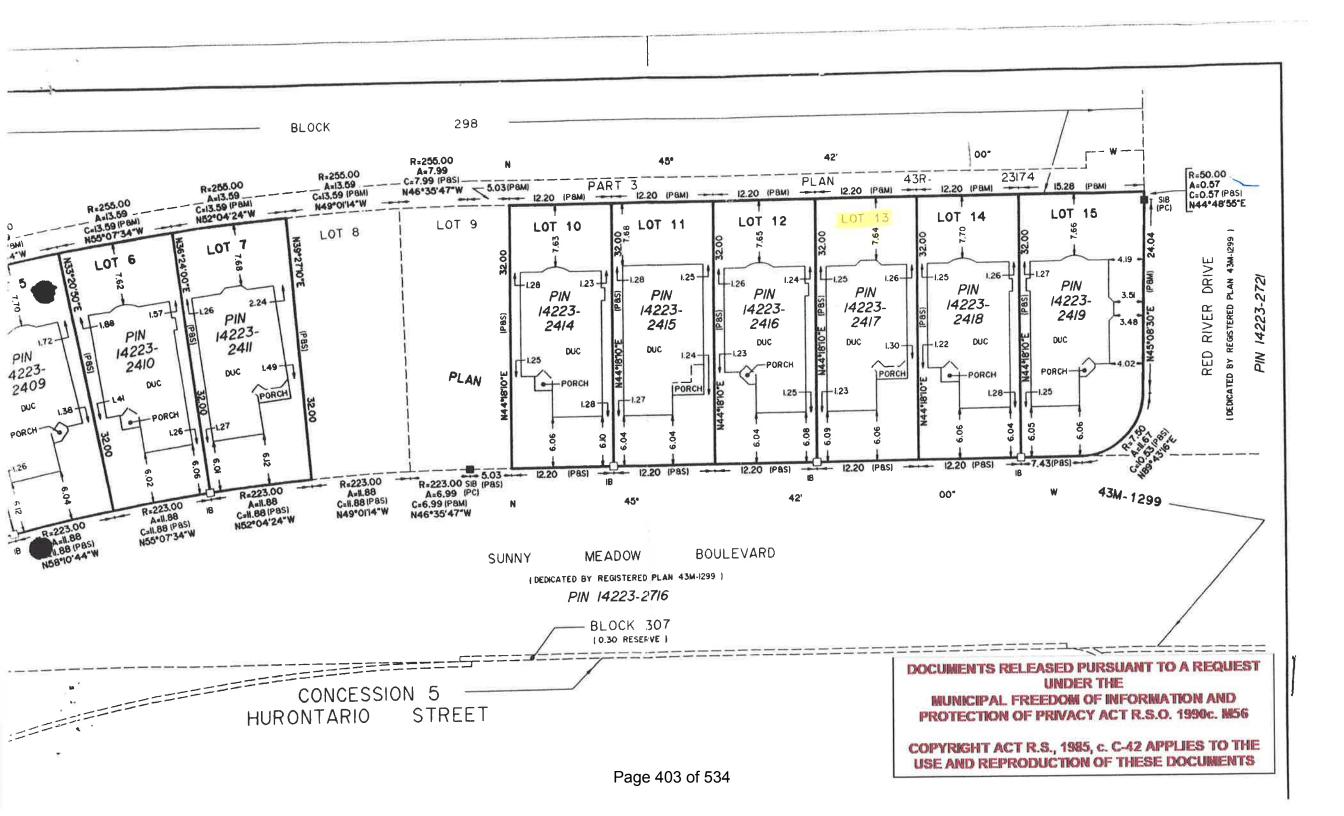
The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law 270-2004.

	Address	125 Sunny Meadow Blvd, Brampton, ON L6R	A PRASAD 2H8
	Phone #	647-548-9315	Fax #
	Email	rohit08bm8009@gmail.com	
2.	Name of A	Agent weDesignBuild Inc. C/O Haroot	n Malik
	Address	14 Torrance Woods Brampton ON L6Y 2N3	
	Phone #	647-770-3230	Fax #
	Email	haroon@wedesignbuild.ca	
3.	Noture on	d extent of relief applied for (varian	ree requested):
Э.		st is for following item:	ces requestou).
	To permit a n	reduced minimum set back of 0.06m (2") from the	ne outside edge of the below grage concrete wall to property line whereas
	minimum allo	owed set back is 0.3m as per below mentioned	clause 10.23.2.
	40.00.01	Not allocate a disease 40 00 4 for a	ingle detected dwelling with or without a second unit
	10.23.21	Notwithstanding 10.23.1, for a s	single detached dwelling, with or without a second unit e established grade shall be permitted in a
	exteriors	interior side yard provided that	a continuous side yard width of not less than 1.2
	metros	provided on the opposite side	of the dwelling and a minimum setback of 0.3
	metres	o the below grade stairway is m	aintained
	menes u	o the below grade stanway is in	all itali ica.
4.	Why is it	not possible to comply with the pro	visions of the by-law?
4.	The property	owner wants to get use of side yard for below	ovisions of the by-law? grade stairs to keep the complete backyard in his own use.
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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.) Ground Floor Area: 134.80 meter square Gross Floor Area(main floor): 134.80 meter square
Number of Storeys: 2
Width: 12.20m Length: 32.0m Height: 9m (approximately) PROPOSED BUILDINGS/STRUCTURES on the subject land: 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 6:06m Rear yard setback 7.64m Side yard setback 1.26m Side yard setback 1.23m **PROPOSED** Front yard setback 6.06m Rear yard setback 7.64m Side yard setback 1.23m 1.26m, however 0.06m (2") setback prposed from outside wall of below grade concrete wall to property line. Side yard setback 10. Date of Acquisition of subject land: Year 2000 11. Existing uses of subject property: Single unit dwelling 12. Proposed uses of subject property: Two unit dwelling 13. Existing uses of abutting properties: Residential detached Date of construction of all buildings & structures on subject land: 2000 14. 22 years 15. Length of time the existing uses of the subject property have been continued: What water supply is existing/proposed? 16. (a) Municipal Other (specify) Well What sewage disposal is/will be provided? Other (specify) Municipal Septic (c) What storm drainage system is existing/proposed? Sewers Other (specify) **Ditches Swales** 

17	subdivision or	conser	nt?							
	Yes	1	No 🗸							
	If answer is ye	s, provi	ide details:	File	#		<b>-</b> 5	Status	·	
18.	Has a pre-cons	sultatio	n applicati	on been	filed?					
	Yes	١	No 🔽							
19.	Has the subject	ct prope	erty ever be	en the s	ubject	of an appli	cation for min	or variar	ice?	
	Yes	100	No 🗸		Unk	known [	]			
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# LIST OF DRAWINGS

Sr.No.	DESCRIPTION	DWG#
1	GENERAL NOTES	A101
2	SITE LAYOUT PLAN	A102
3	EXISTING / AS BUILT BASEMENT PLAN	A103
4	NEW BASEMENT APARTMENT PLAN	A104
5	EXISTING GROUND FLOOR PLAN	A105
6	EXISTING SECOND FLOOR PLAN	A106
7	NEW / EXISTING LEFT SIDE ELEVATION	A107
8	NEW / EXISTING RIGHT SIDE ELEVATION	A108
9	WALK OUT STAIR DETAILS - PLAN	A109
10	WALK OUT STAIR DETAILS - SECTION & NOTES	A110
11	WALK OUT STAIR DETAILS - SECTIONS	A111

#### GENERAL NOTES:

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## weDesignBuild Inc.

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PROJECT TITLE

#### **BASEMENT APARTMENT** AS SECOND UNIT

PROJECT ADDRESS

125 SUNNY MEADOW BOULEVARD BRAMPTON

DRAWING TITLE

#### LIST OF DRAWINGS

PROJECT NO. 20220912

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- ALL WORK ACCORDING TO ONTARIO BUILDING CODE 2012 AND TOWN OF BRAMPTON BY-LAWS AND STANDARDS
- ALL DIMENSIONS AND LOCATIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.
- ALL WOOD USED IN THE CONSTRUCTION SHALL BE SPF NO.1 OR NO.2
- . MINIMUM BEARING OF STEEL LINTELS 150 MM.
- MINIMUM BEARING OF WOOD BEAM / LINTELS 90 MM
- MINIMUM BEARING OF WOOD JOISTS 40MM
- VERIFY EXISTING SUPPORT SYSTEM, INCLUDING FOUNDATIONS, FOR LOADS IMPOSED BY THE PROPOSED CONSTRUCTION

- PROVIDE ALL BRACING, SHORING AND NEEDLING NECESSARY FOR THE SAFE EXECUTION OF THIS WORK
- INFORM CITY OF ALL INSPECTION AHEAD OF TIME AND AT EACH STAGE OF CONSTRUCTION
- MINIMUM 6'-5" CLEAR CEILING HEIGHT MUST BE MAINTAINED THROUGHOUT THE NEW FINISH BASEMENT

### **SPECIFICATIONS**

- FOUNDATION WALL WITH EXISTING INSULATION EXISTING FOUNDATION WALL, MOISTURE BARRIER, 2X4 STUDS @ 16" O.C., R12 INSULATION, 6 MIL POLYETHYLENE V.B., 3" GYPSUM DRYWALL JOINTS TAPED AND SEALED AND PAINTED
- FOUNDATION WALL WITH NEW INSULATION NEW FOUNDATION WALL, MOISTURE BARRIER, 2X4 STUDS @ 16" O.C., R20ci INSULATION, 6 MIL POLYETHYLENE V.B., ½ GYPSUM DRYWALL JOINTS TAPED AND SEALED AND PAINTED
- INTERIOR WALLS NEW or EXISTING WOOD FRAMED WALL CONSISTING OF 2x4 WOOD STUDS @ 16" O.C. WITH 1/2" DRY WALL ON BOTH SIDES, JOINTS TAPED AND SEALED. WATER RESISTANT GWB ON BATHROOMS' WALLS.
- INTERIOR FIRE RATED WALLS PROVIDE W4d from SB-3 AS FIRE SEPARATION WALL SEPARATING FINISHED BASEMENT FROM THE PRINCIPAL RESIDENCE AND BETWEEN FURNACE ROOM AND FINISHED BASEMENT SB-3, W4d. FIRE RESISTANCE: 60 MIN, STC: 53
- "REGULAR DRY WALL CEILING ATTACHED TO BOTTOM OF JOISTS OF FLOOR ASSEMBLY ABOVE, JOINTS TAPED AND SEALED AND PAINTED.
- 5/8" TYPE X DRYWALL CEILING ATTACHED TO RESILIENT CHANNELS @406 MM O.C. WITH OR WITHOUT ABSORPTIVE MATERIAL IN CAVITY, TO BOTTOM OF JOISTS OF FLOOR ASSEMBLY ABOVE . FIRE RESISTANCE: 30 MIN WITHOUT INSULATION AS PER WALL ASSEMBLY OBC S8-3; F10c
- NEW CEILING (FOR COLD ROOM TO BE FINISHED) DRYWALL CEILING ATTACHED TO BOTTOM OF FLOOR JOISTS OF GROUND FLOOR ASSEMBLY. JOINTS TAPED AND SEALED AND PAINTED. 2" REGULAR GYPSUM BOARD WITH ABSORPTIVE MATERIAL IN CAVITY AND R31 INSULATION

- EXISTING CEILING EXISTING DRY WALL CEILING ATTACHED TO BOTTOM OF FLOOR JOISTS OF
  - THE GROUND FLOOR ASSEMBLY SHALL SATISFY THE HORIZONTAL FIRE SEPARATION REQUIREMENT AS PER COMPLIANCE ALTERNATIVE C-152b OF PART 11 OF OBC 2012
- 20 MIN. RATED DOOR WITH SELF CLOSING DEVICE FOR FURNACE ROOM AND BETWEEN FINISHED BASEMENT AND BASEMENT AREA WHICH IS PART OF PRINCIPAL RESIDENCE
- EXISTING DUCT WORK LOCATED IN THE CEILING SHALL BE RELOCATED SO 5 THAT THE DIRECTION OF THE HEAT FLOW IS TOWARDS THE FLOOR
- MECHANICAL VENTILATION 6 50 CFM EXHAUST FAN VENTED TO EXTERIOR COMPLETE WITH RATED CAP. 5 L/S EXHAUST FANS IN KITCHEN AND WASHROOM AND 37.5 L.S FOR PRINCIPAL EXHAUST
- INTERCONNECTED AND WIRED SMOKE + STROBE (VISUAL SIGNALING DEVICE) ALARMS ONE AT EACH BEDROOM AND ONE IN COMMON FLOOR AREA INCLUDING BASEMENT - AS PER OBC 9.10.19
- INTERCONNECTED AND WIRED CARBON MONOXIDE DETECTOR AS PER OBC 2012 B 9.33.4.3, & CAN/CSA-6.19
- FOR ALL ELECTRICAL WORK AND PERMIT CONTACT ELECTRICAL SAFETY
- SELF CONTAINED EMERGENCY LIGHTING UNIT CONFORMING TO CSA C22.2 10 NO.141, \*EMERGENCY LIGHTING EQUIPMENT\* - AS PER OBC 9.9.12
- [11] EXHAUST SYSTEM SHALL DISCHARGE DIRECTLY TO THE OUTDOORS AS PER OBC 6.2.3.8.
- CLOTHES DRYER SHALL COMPLY WITH OBC 6.2.4.11, REQUIREMENTS.

## LEDGEND

ELECTRICAL & MECHANICAL	
3 OR 4 WAY SWITCH INSTALL AT 3-3-ABOVE FINISH FLOOR 3 DENOTES 3-WAY SWITCH SPECIFICATION GRADE WHITE, WITH WHITE COVER PLATE4 DENOTES 4-WAY SWITCH SHALL BE INSTALLED AT THE ENDS OF EACH STAIRWAYS	\$ <sub>3</sub>
15A, 120V DUPLEX RECEPTACLE SPECIFICATION GRADE, WHITE C/W WHITE COVER PLATE GFI- GROUND FAULT TYPE WP- WEATHERPROOF COVER C - ABOVE COUNTER	GFI C WP
DUCT-TYPE SMOKE DETECTOR TO BE INSTALLED IN THE SUPPLY OR RETURN AIR DUCT SYSTEM SERVING THE ENTIRE BUILDING THAT MUST TURN OFF THE FUEL SUPPLY AND ELECTRICAL POWER TO THE HEATING SYSTEM UPON ACTIVATION	Ø
EXHAUST FAN	9
FD: FLOOR DRAIN	0
SPRINKLER	<del> </del>
SD: SMOKE DETECTOR + STROBE: (VISUAL SIGNALING DEVICE)	•
CO: CARBON MONOXIDE DETECTOR	⊗
LIGHT	Ø
EMERGENCY LIGHT	<b>\</b>
RECEPTACLE 50A, 208V, STOVE OR DRYER OUTLET.	⊕A
RECEPTACLE 50A, 208V, STOVE OR DRYER OUTLET.	<b>₩</b>

## **SCHEDULES**

ROOM FINISH SCHEDULE

ROOM ROOM	FLOOR		BASE		WALLS		CEILING		_	REMARKS
NO NAME	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	HEIGHT	
BASEMENT FLOOR										
1 LIVING/DINING	WOOD	STAIN	VINYL		DRYWALL	PAINT	DRYWALL	PAINT	7'-6"	
2) BEDROOMS (2 No.)	WOOD	STAIN	VINYL		DRYWALL	PAINT	DRYWALL	PAINT	7'-6"	
3) W.I.C./CLOSET/STORAGE	WOOD	STAIN	VINYL		DRYWALL	PAINT	DRYWALL	PAINT	7'-6"	
4) BATH	CERAMIC		VINYL		DRYWALL	PAINT	DRYWALL	PAINT	7'-6"	
5 UTILITY / FURNACE	CONC.		VINYL		DRYWALL	PAINT	DRYWALL	PAINT	7'-6"	
(8) KITCHEN	CERAMIC		VINYL		DRYWALL	PAINT	DRYWALL	PAINT	7'-6"	
7 LAUNDRY	CERAMIC		VINYL		DRYWALL	PAINT	DRYWALL	PAINT	7'-6*	

## DOOR SCHEDULE

1- ALL INTERIOR DOORS ARE SLAB DOOR 1-3/8 TH. HOLLOW CORE. THE SIZES ARE MENTIONED ON THE FLOOR PLAN. THE HEIGHT OF ALL DOORS IS 80" UNLESS OTHERWISE MENTIONED ON PLANS. 2- EGRESS DOOR - NEW BELOW GRADE EXTERIOR TYPE STEEL DOOR PROVIDES ACCESS TO THE OUTSIDE

3-ALL FIRE RATED DOORS SHALL HAVE SELF CLOSING DEVICES OF 534

### WINDOW SCHEDULE

ONE WINDOW PER FLOOR TO HAVE AN UNOBSTRUCTED OPEN PORTION WIA MIN. AREA OF 0.35m2 W/ NO DIMENSION LESS THAN 380mm & MAXIMUM SILL HEIGHT OF1 M ABOVE FLOOR WINDOW SIZES HAVE BEEN PROVIDED ON THE FLOOR PLANS SEE NOTE-1 ON BASEMENT FLOOR PLAN

ALL WINDOW SIZES AR MENTIONED ON THE FLOOR PLAN

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#### weDesignBuild Inc. MAKE IDEAS HAPPEN

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PROJECT TITLE **BASEMENT APARTMENT** AS SECOND UNIT

PROJECT ADDRESS

125 SUNNY MEADOW **BOULEVARD BRAMPTON** 

DRAWING TITLE

**GENERAL NOTES** 

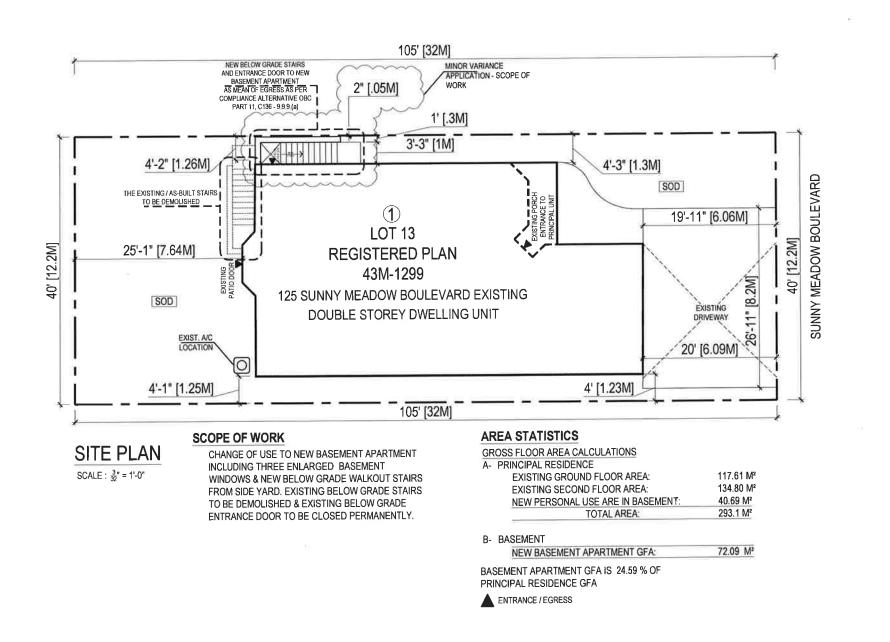
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BASEMENT APARTMENT AS SECOND UNIT

PROJECT ADDRESS

125 SUNNY MEADOW BOULEVARD BRAMPTON

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SITE PLAN

PROJECT NO. 20220912

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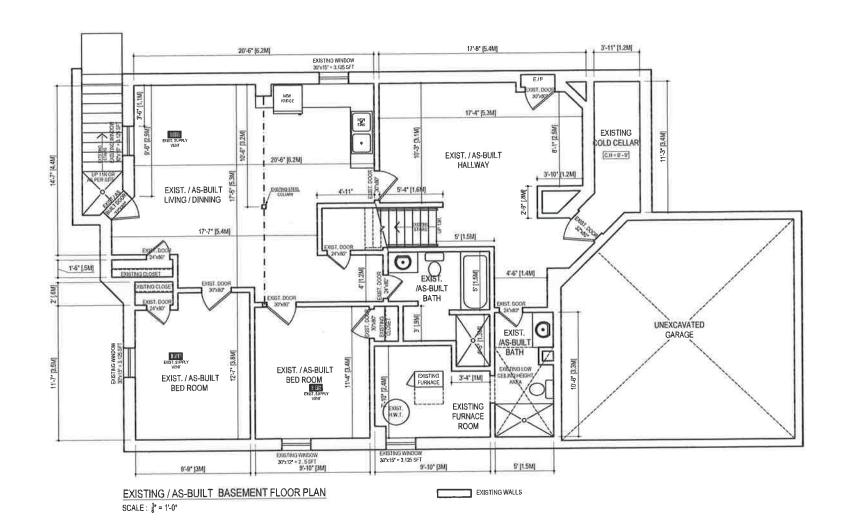
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PROJECT TITLE

#### **BASEMENT APARTMENT** AS SECOND UNIT

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125 SUNNY MEADOW BOULEVARD BRAMPTON

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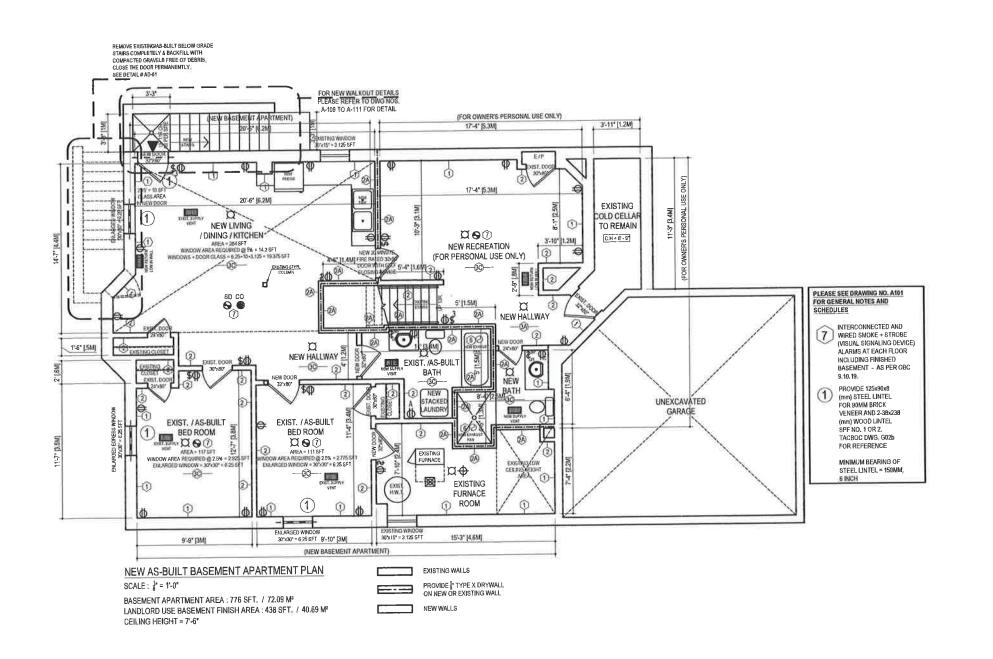
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PROJECT ADDRESS

125 SUNNY MEADOW BOULEVARD BRAMPTON

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NEW BASEMENT

PROJECT NO. 20220912

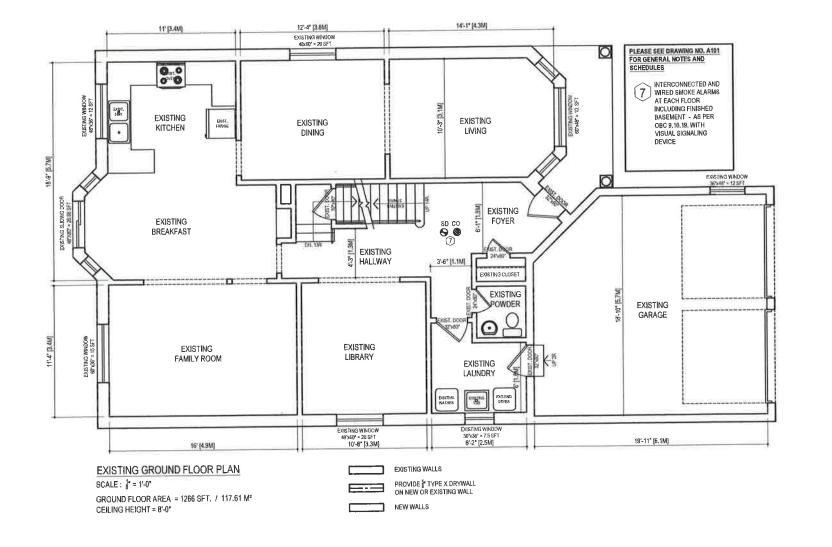
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# BASEMENT APARTMENT AS SECOND UNIT

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125 SUNNY MEADOW BOULEVARD BRAMPTON

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EXISTING GROUND FLOOR PLAN

PROJECT NO. 20220912

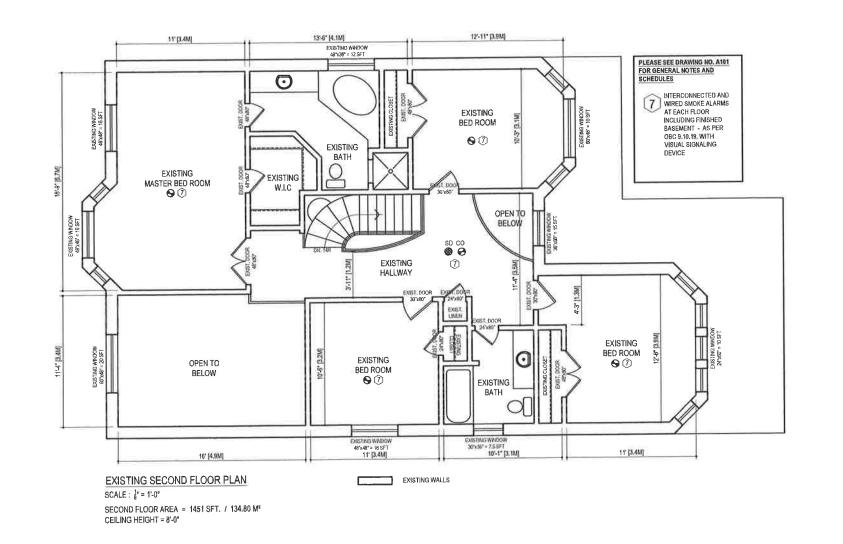
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PROJECT TITLE

# BASEMENT APARTMENT AS SECOND UNIT

PROJECT ADDRESS

125 SUNNY MEADOW BOULEVARD BRAMPTON

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EXIST.SECOND
FLOOR PLAN

PROJECT NO. 20220912

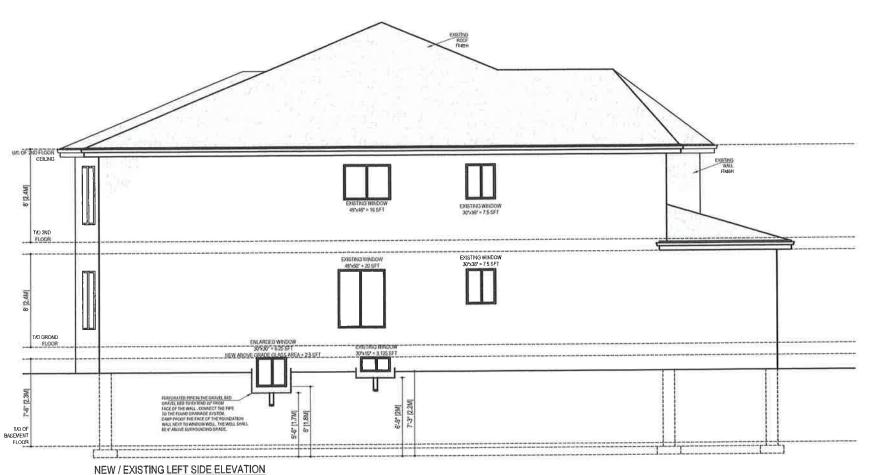
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SCALE : 1" = 1'-0" GLAZED OPENINGS: WALL AREA: 1030 SFT / 95.69 M<sup>2</sup> LIMITING DISTANCE = 1.26 M WINDOW AREA PROVIDED: 16+7.5+20+7.5+2.5+3,125 = 56.625 SFT / 5.26 M2 (5.49%) WINDOW AREA ALLOWED: 07%

GENERAL NOTES:

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#### PROJECT TITLE

**BASEMENT APARTMENT** AS SECOND UNIT

PROJECT ADDRESS

125 SUNNY MEADOW BOULEVARD BRAMPTON

DRAWING TITLE

**LEFT SIDE ELEVATION** 

PROJECT NO 20220912

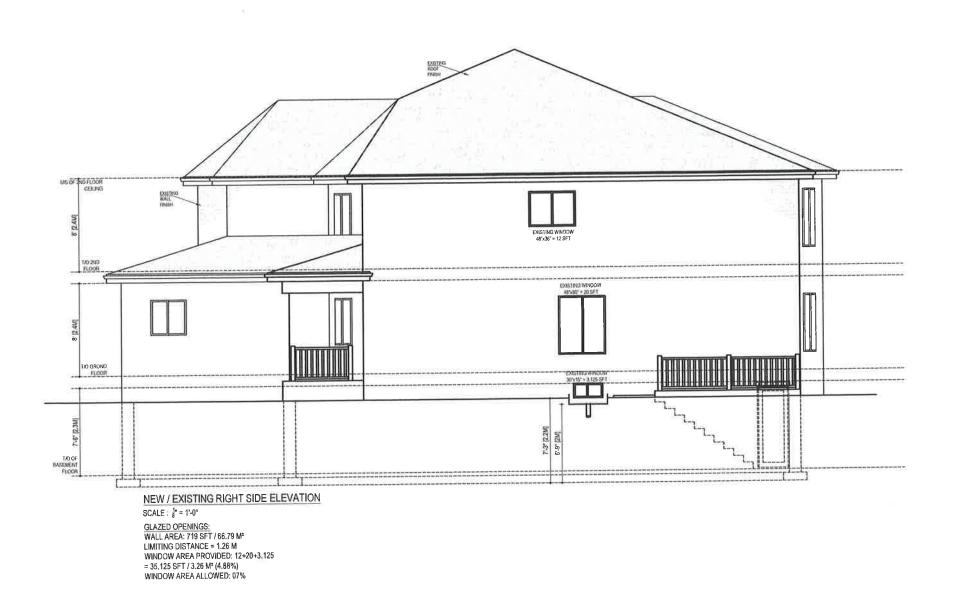
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#### PROJECT TITLE

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125 SUNNY MEADOW BOULEVARD BRAMPTON

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RIGHT SIDE **ELEVATION** 

PROJECT NO. 20220912

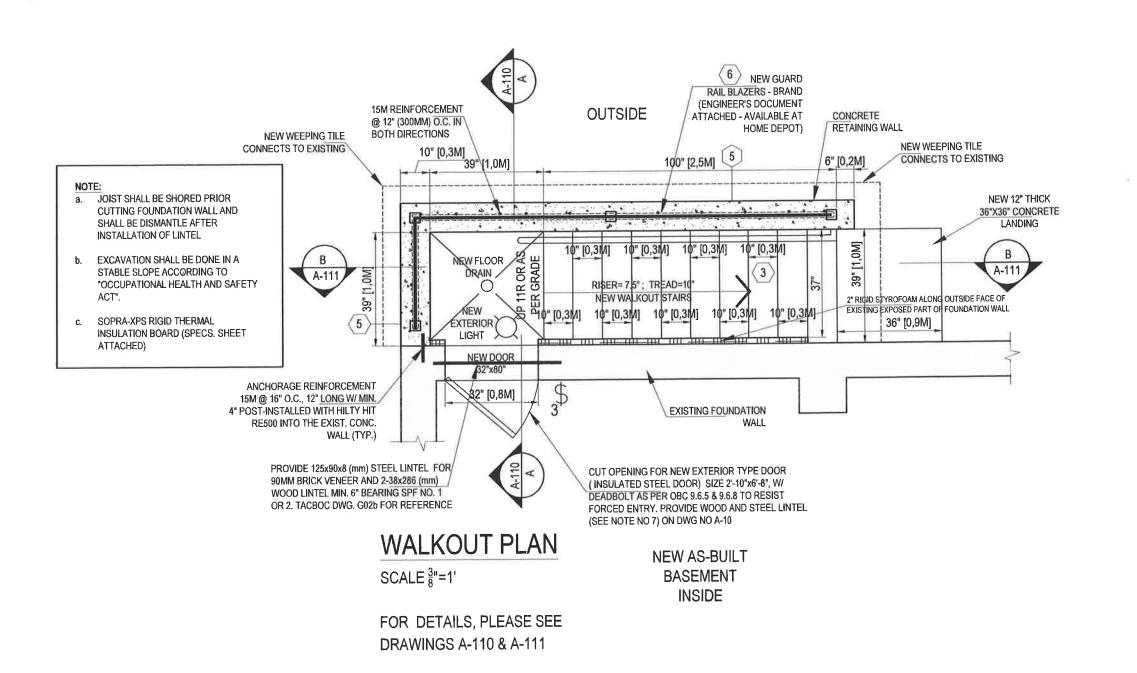
DRAWN M.N.

CHECKED

DEC 14, 2022

DRAWING NO.

DATE MODIFIED



DATE

PROJECT NORTH



weDesignBuild Inc.

205 Advance Blvd Brampton ON L6T 4V9 (647) 770 3230 info@weDesignBuild.ca www.vreDesignBuild.ca

PROJECT TITLE

**BASEMENT APARTMENT** AS SECOND UNIT

PROJECT ADDRESS

125 SUNNY MEADOW **BOULEVARD BRAMPTON** 

DRAWING TITLE

WALKOUT STAIR DETAIL

PROJECT NO. 20220912

DRAWN M.N.

CHECKED H.M.

DRAWING NO.

A109

DATE MODIFIED

- ALL WORK ACCORDING TO ONTARIO BUILDING CODE 2012 AND CITY OF BRAMPTON BY-LAWS
- ALL WORKING ACCORDING TO GOOD CONSTRUCTION PRACTICES
- ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED GRANULAR FILL WITH A MINIMUM BEARING CAPACITY OF 75 KPA
- WHERE THE FOUNDATIONS OF A BUILDING ARE TO BE CONSTRUCTED BELOW THE LEVEL OF THE FOOTINGS OF AN ADJACENT BUILDING AND WITHIN THE ANGLE OF REPOSE OF THE SOIL, OR THE UNDERPINNING EXCEEDS 1200mm OF LATERALLY UNSUPPORTED HEIGHT OR THE SOIL IS CLAY OR SILT, THE UNDERPINNING & RELATED CONSECUTION SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER.
- EXCAVATION SHALL BE UNDERTAKEN IN A
   MANNER SO AS TO PREVENT MOVEMENT WHICH
   WOULD CAUSE DAMAGE TO ADJACENT
   PROPERTIES, STRUCTURES, UTILITIES, ROADS &
   SIDEWALKS. CONTACT YOUR LOCAL UTILITIES
   PRIOR TO COMMENCING EXCAVATION.
- SHORE & BRACE WHERE NECESSARY TO ENSURE THE SAFETY & STABILITY OF THE EXISTING STRUCTURE DURING UNDERPINNING.

### CONCRETE

- MINIMUM COMPRESSIVE STRENGTH OF CONCRETE 32MPa @ 28 DAYS W/5% TO 8% AIR ENTRAINMENT.
- MINIMUM YIELD STRENGTH OF STEEL 60 KSI.

### 3. EXTERIOR STAIRS

RISE 7 7/8" MAXIMUM 4 7/8" MINIMUM
RUN 8 1/2" MINIMUM 14" MAXIMUM
TREAD 10" MINIMUM 14" MAXIMUM
ADJUST STEP SIZE TO SUIT SITE
ALL SIZES SHALL CONFIRM TO O.B.C.
TABLE 9.8.4.1

### 4. INSULATION

- 4a. MIN. RSI 2.11 (R12) INSULATION & VAPOR BARRIER ON THE INSIDE FACE OF THE EXPOSED FOUNDATION WALL.
- 4b. 4" RIGID STYROFOAM UNDER STAIR SLAB, LOWER LANDING AND OUTSIDE FACE OF RETAINING PR

### 5. RETAINING WALL

10" POURED CONCRETE WALL W/NO REINFORCING REQUIRED FOR WALL HEIGHTS TO A MAX. OF 1200mm, UNLESS MENTIONED OTHERWISE.

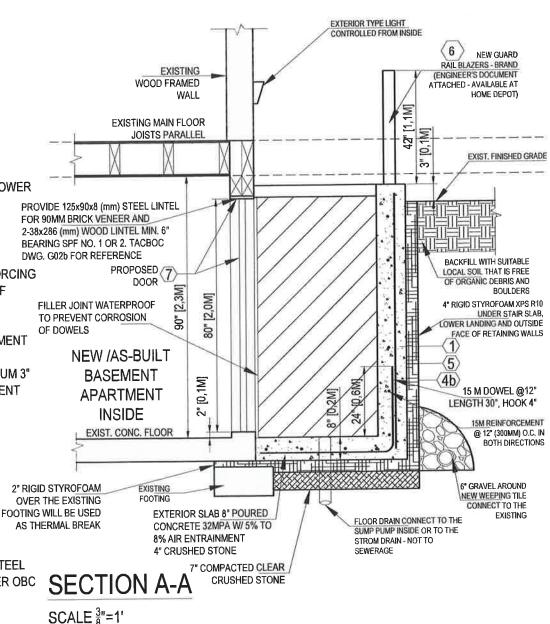
PROVIDE 15M VERTICAL STEEL REINFORCEMENT @ 12" O.C. AND 10M DISTRIBUTION REINFORCEMENT @12" O.C. PROVIDE MINIMUM 3" CONCRETE COVER FOR MAIN REINFORCEMENT PLACED TOWARD EARTH SIDE

### 6. GUARDS -

42" HIGH WHERE DISTANCE FROM GRADE TO BOTTOM OF WALKOUT EXCEEDS 5'-11" 36" FOR LESSER HEIGHTS. MAXIMUM 4" BETWEEN VERTICAL PICKETS

### 7. EXTERIOR DOOR

EXTERIOR TYPE DOOR (42MM INSULATED STEEL DOOR) SIZE 2'-8"x6'-8", W/ DEADBOLT AS PER OBC 9.6.5 & 9.6.8TO RESIST FORCED ENTRY.



GENERAL NOTES:

PYRENT REMAINS THE PROPERTY OF DESEMBNING THE THERE PLANS, DESIGN AND TRELECTURE, CONTENT ARE SOLELY THE REOPERTY OF EDUCATIONAL THE RESPECTABLE TO THE PROPERTY OF EDUCATIONAL THE LIANT, RESOLUTION OF THE PROPERTY OF THE P

THE BUILDER SHALL YERRY THAT SITE CONDITIONS ARE CONSISTENT WITH THE PROFINATION PROVIDED IN THESE DAWNESS BY THE START OF ANY JOB AT SITE WORK WITH THE START OF ANY JOB AT SITE FOR THE START OF ANY

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REV DATE DESCRIPTION

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QUALIFICATION INFORMATION

REGISTRATION INFORMATION
INCOMED UNION MERCHANISMS

ereDesignBuild inc.





weDesignBuild Inc.

205 Advance Blvd Brampton ON L6T 4V9
(647) 770 3230 info@weDesignBuild ca

PROJECT TITLE
BASEMENT APARTMENT
AS SECOND UNIT

PROJECT ADDRESS

125 SUNNY MEADOW BOULEVARD BRAMPTON

DRAWING TITLE

WALKOUT STAIR
DETAIL

PROJECT NO. 20220912

M.N.

CHECKED H.M.

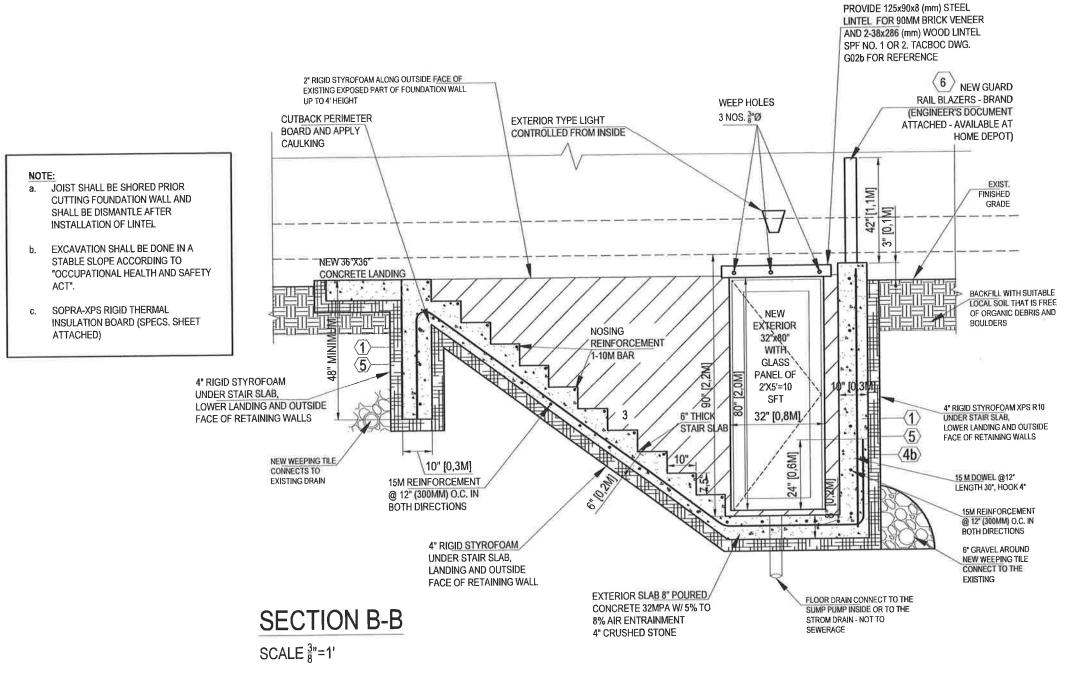
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DATE MODIFIED

DEC 14, 2022

Page 414 of 534



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Haroon Malik

REGISTRATION INFORMATION

weDesignBelld lex.





weDesignBuild Inc.

205 Advance Blvd Brampton ON L6T 4V9 (647) 770 3230 info@weDesignBuild ca

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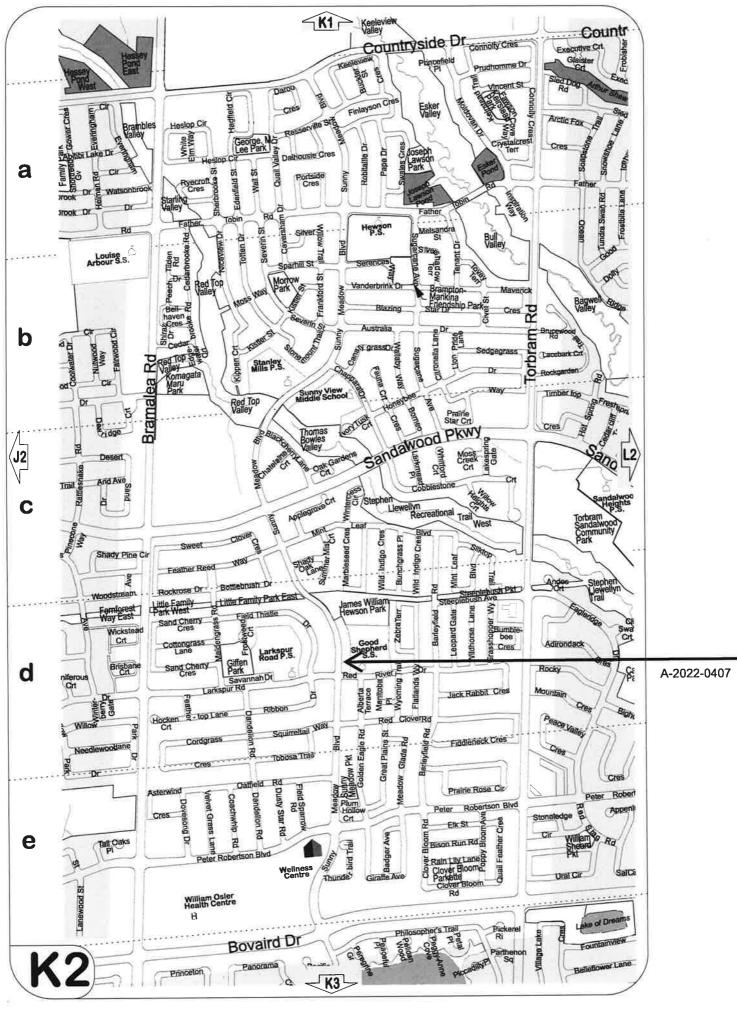
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DATE MODIFIED





# **Public Notice**

## **Committee of Adjustment**

APPLICATION # A-2022-0039 WARD #8

### **DEFERRED APPLICATION FOR MINOR VARIANCE**

WHEREAS an **amended** application for minor variance has been made by **2441925 ONTARIO LTD.** under Section 45 of the <u>Planning Act</u>, (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 7 ND, Parts 1, 3, 5, 10, 17, 28 and 35 municipally known as **2 AUCTION LANE**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s) in conjunction with the proposed retained lot under Consent Application B-2022-0020:

- 1. To provide 302 parking spaces for both the severed and retained lots whereas the by-law requires a minimum of 584 parking spaces for both the severed and retained lots;
- 2. To permit parking provided on the adjacent severed lot to be used in conjunction with uses established on the retained lot whereas the by-law requires that where parking is required it shall be provided or maintained on the same lot as the use for which they are required or provided;
- 3. To permit a landscaped open space of 4.3 metres abutting Regional Road 107 (Queen Street) whereas the by-law requires a minimum landscaped open space of 6.0 metres abutting Regional Road 107;
- 4. To permit garbage and refuse not screened within an enclosure whereas the by-law requires garbage and refuge to be screened within an enclosure.

### OTHER PLANNING APPLICATIONS:

Plan of Subdivision: Application for Consent:	NO YES	File Number: _ File Number:_	A-2022-0020	
The Committee of Adjustme	ent has appointed <b>TUE</b>	SDAY, Januay 24, 20	)23 at 9:00 A.M. b	y electronic mee

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

The Committee of Adjustment has appointed TUESDAY, Januay 24, 2023 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, the Minister, a specified person or a public body.

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

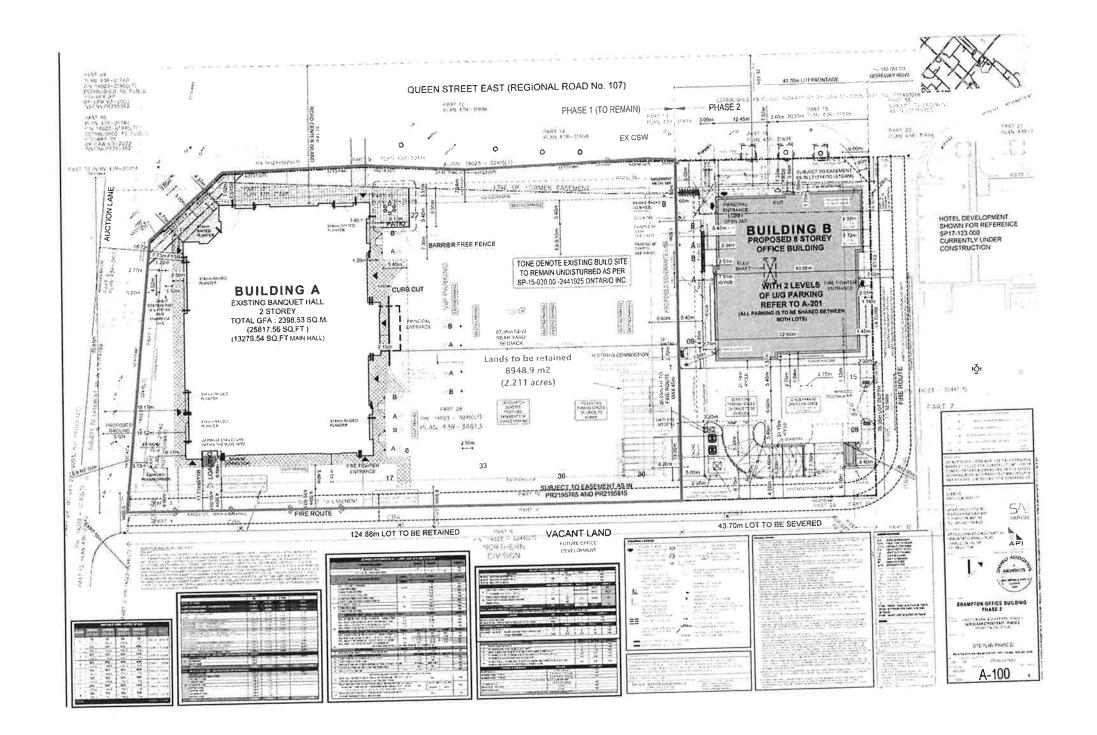
# PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 5th Day of January, 2023

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)874-2117 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 and/or as a hybrid meeting (both inperson and electronically).

### Electronic/Hybrid Hearing Procedures How to get involved in the Hybrid Hearing

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **January 24, 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

### 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**, **January 19**, **2023**.

- Advance registration for applicants, agents and other interested persons is required by one or two options;
  - Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary–Treasurer at <u>cityclerksoffice@brampton.ca</u> or <u>jeanie.myers@brampton.ca</u> by 4:30 pm Thursday, January 19, 2023.
  - 2. To participate in-person, please email the Secretary—Treasurer at <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a> by 4:30 pm Thursday, January 19, 2023.
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or inperson. 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 **Thursday**, **January 19**, **2023**. City staff will contact you and provide you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

 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/hybrid 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 <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a> 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.

October 18, 2022

A-2022-0039 (AMENDED)

Committee of Adjustment City of Brampton 2 Wellington Street West Brampton, ON L6Y 4R2

### Re: Consent and Minor Variance Applications – 2 Auction Lane, Brampton

I am writing to update the Committee of Adjustment applications submitted for 2 Auction Lane. As previously noted, minor variance application A-2022-0039 was submitted to the Committee of Adjustment on behalf of the owner of 2 Auction Lane (the "Subject Property"). This application was deferred at the March 29, 2022 Committee of Adjustment hearing with the requirement that the application return to the Committee no later than December 6, 2022. The Subject Property is currently occupied by a 2-storey banquet hall with a total gross floor area of 2,398.53 m² (25,817.56 ft²) and a large surface parking area. The Owner is proposing to construct a new 8-storey office building with 2 levels of underground parking while retaining the banquet hall. These buildings and uses will also share the existing surface parking spaces.

Application A-2022-0039 requested the following minor variances:

- To provide 302 parking spaces on site whereas the by-law requires a minimum of 527 parking spaces;
- To permit a rear yard depth of 1.72m (5.64 ft.) to a proposed office building whereas the by-law requires a minimum yard depth of 6.0m (19.68 ft.) to all lot lines;
- To permit a rear yard depth of 4.42m (14.50 ft.) to a proposed enclosed stairwell, whereas the by-law requires a minimum yard depth of 6.0m (19.68 ft.) to all lot lines.

Since the meeting where this application was heard and subsequently deferred by the Committee of Adjustment, the Owner has made the decision to sever the Subject Property with the banquet hall to remain on the retained lands and the new office building to be constructed on the severed lands. Therefore, application A-2022-0039 has been revised to reflect the minor variances required for the retained lands and a new minor variance application submitted for the severed lands, in conjunction with the consent application.

The following variances are now requested under application A-2022-0039 (retained lands):

- To permit a minimum parking requirement of 302 spaces to be shared among the severed and retained lands (584 spaces required);
- To permit parking provided on the adjacent severed lot to be used in conjunction with uses established on the retained lot;
- To permit minimum landscaped area 4.3 metres (6 metres required) along Queen Street; and
- To permit garbage and refuse storage not screened within an enclosure.

1

MB1 Urban
Planning

2 Auction Lane – Consent and Minor Variance Applications

The following variances are requested under the new application for the severed lands:

- To permit a minimum parking requirement of 302 spaces to be shared among the severed and retained lands (584 spaces required);
- To permit minimum landscaped area of 3.25 metres (6 metres required) along Queen Street;
- To permit garbage and refuse storage not screened within an enclosure;
- To permit minimum lot area of 0.3344 ha;
- To permit minimum lot width of 43.7 m;
- To permit minimum east interior side yard setback of 1.72 m;
- To permit a rear yard setback of 4.5 m to the parking ramp;
- To permit maximum lot coverage of 36.5%; and
- To permit parking provided on the adjacent retained lot to be used in conjunction with uses established on the severed lot.

The proposed site plan for the Subject Property, consent reference plan and the reference plans showing the limits of the proposed severed and retained lands have been provided with these applications. The following documents have also been included:

- The updated traffic and parking study providing the justification for the requested parking variances;
- Copies of the previous minor variance decision and staff report on this property; and
- The proposed building elevations.

The proposed parking supply will be shared between the retained and severed lands and a reciprocal easement will be required for this parking arrangement. It is also anticipated that easements will be required for access and servicing, which will be established as part of the consent application.

Please let me know any additional information required or questions you have with respect to these applications and/or the development proposal.

Regards,

Michael Barton, MCIP, RPP

President

MB1 Development Consulting Inc.

michael@mb1consulting.com

(905) 599-9973

2

MB1 Urban

2 Auction Lane – Consent and Minor Variance Applications

October 18, 2022

Committee of Adjustment City of Brampton 2 Wellington Street West Brampton, ON L6Y 4R2

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MB1 Urban

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Regards,

Michael Barton, MCIP, RPP

President

MB1 Development Consulting Inc.

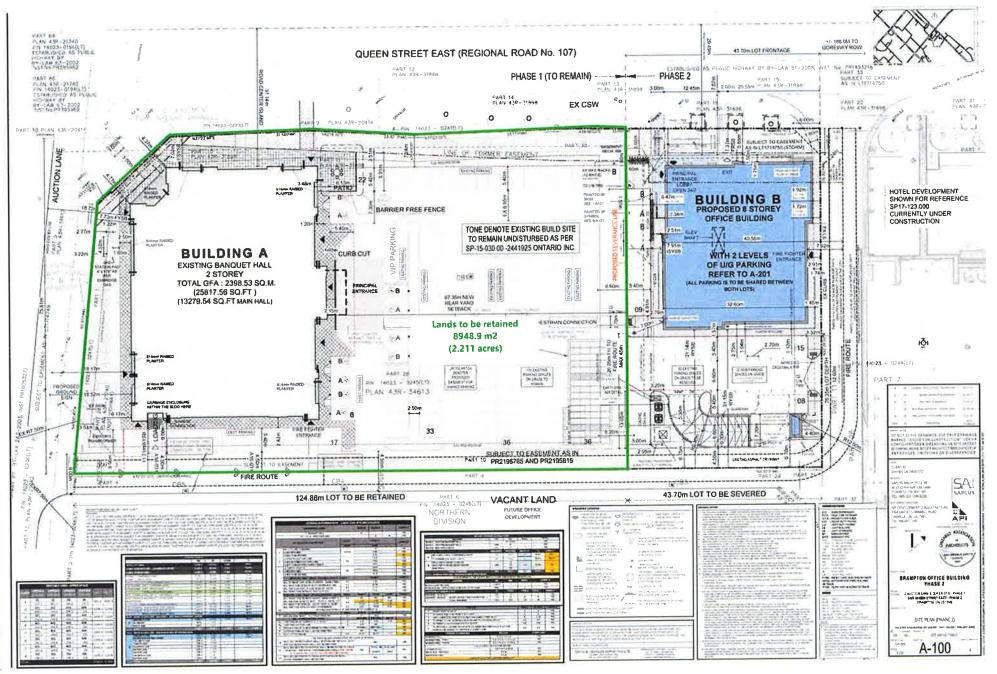
michael@mb1consulting.com

(905) 599-9973

2

VIB1 Urban

2 Auction Lane - Consent and Minor Variance Applications



# Flower City





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.

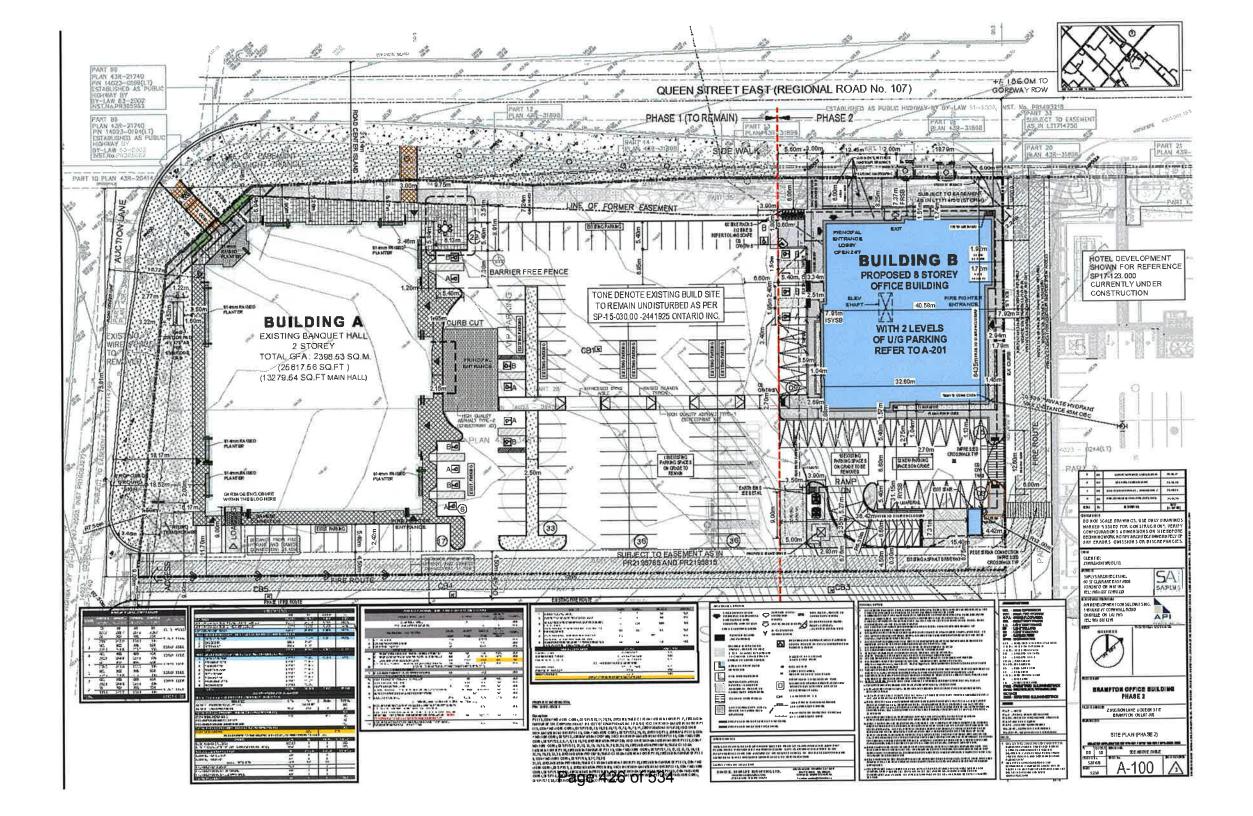
# APPLICATION **Minor Variance or Special Permission**

(Please read Instructions)

It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be NOTE: accompanied by the applicable fee.

olies to the Committee of Adjustment for the City of Brampton under section 45 of

	the undersign	ned hereby applies to the C <u>Act</u> , 1990, for relief as desc	ribed in this applicati	on from By-Law <b>270-2004.</b>	inder section 43 of
1.	Name of Owi	ner(s) 2441925 Ontario L	td (SUKH SANDHU)		
	Address 24	94 Mississauga Road Mississ			
	-				
	I Holle II	16-898-9080		Fax #	
	Email So	estate707@gmail.com			
•	Name of Age	API Dovolopment	Consultants inc. Barnar	d/Natalia Garavito	
2	Name of Age Address 14	64 Comwall Rd, Oakville L6J		a Natalia Gararito	
	Phone # 9	05 337 7249 Ext 206/207		Fax #	
		barnard@apiconsultants.net/n	 garavito@apiconsultan		
				<del></del>	
	Notes and and	extent of relief applied for	Austianean reguest	nd).	
3.	Nature and e	scient of relief applied for	(variances request	euj.	
	To allow the fo	blowing: roposed 302, Where the Bylaw	requires 527 Shortfall	nf225	
	2. Side Yard to	the Exterior Exit Stair Enclos	ure - Proposed 4.42, w	here the Bylaw requires 6m	
	3. Side Yard -	Proposed 1.72, where the Byla	aw requires 6m		
					-
4.	Why is it no	t possible to comply with	the provisions of th	ie by-law?	
	To allow the foll	owing:	5 11 1	tota olerak armanak dha amiliaak	En la abort the cities bulger
	1. Parking - A P	arking Study was undertaken to peak parking demands in re	for the development wr elation to shared rates.	ich clearly supports the applicat So in considering this developm	ent we looked at the shared
	relations in peal	k demand in operation as well	as proximity sites. Note	e Conference centers peak after	6 pm and and Offices uses
	peak. The subject	ect site is also in high transit ro	ute which is spoken to has been placed for be	in the Official Plan. Ist function to the building circula	ition.
	3. Side Yard - T	The Building has been placed u	ip against the Property	line to work best with the existin	g parking. There is a Access
	easement buffe	r against the adjacent develop	ment which is the purp	ose of the 6m setback.	
5.	Legal Descr	ription of the subject land	:		
	Lot Number	Lot 5, Part 1,3 17,28,35 sul	bject to easement as in	PR2195765 and PR215815 PIN	1 14023-0247(LT), LT 1714750
		er/Concession Number address 2 Auction lane, Bra	Plan 43R-21740	Concession 7	
	Municipal A	ddress 2 Aucton lanc, bit	impion on		
6.		of subject land ( <u>in metric</u>	units)		
	Frontage 7	1. x 5.5 5 6 0 7 1			
		68.6m 24738			
	Med T	E II VV			<u></u>
_					
7.	Access to the Provincial F	he subject land is by:		Seasonal Road	
		ngnway Road Maintained All Year	<b>7</b>	Other Public Road	
	Private Rigi			Water	



# Flower City



FILE NUMBER: A -2022-0039

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)

It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be NOTE: accompanied by the applicable fee.

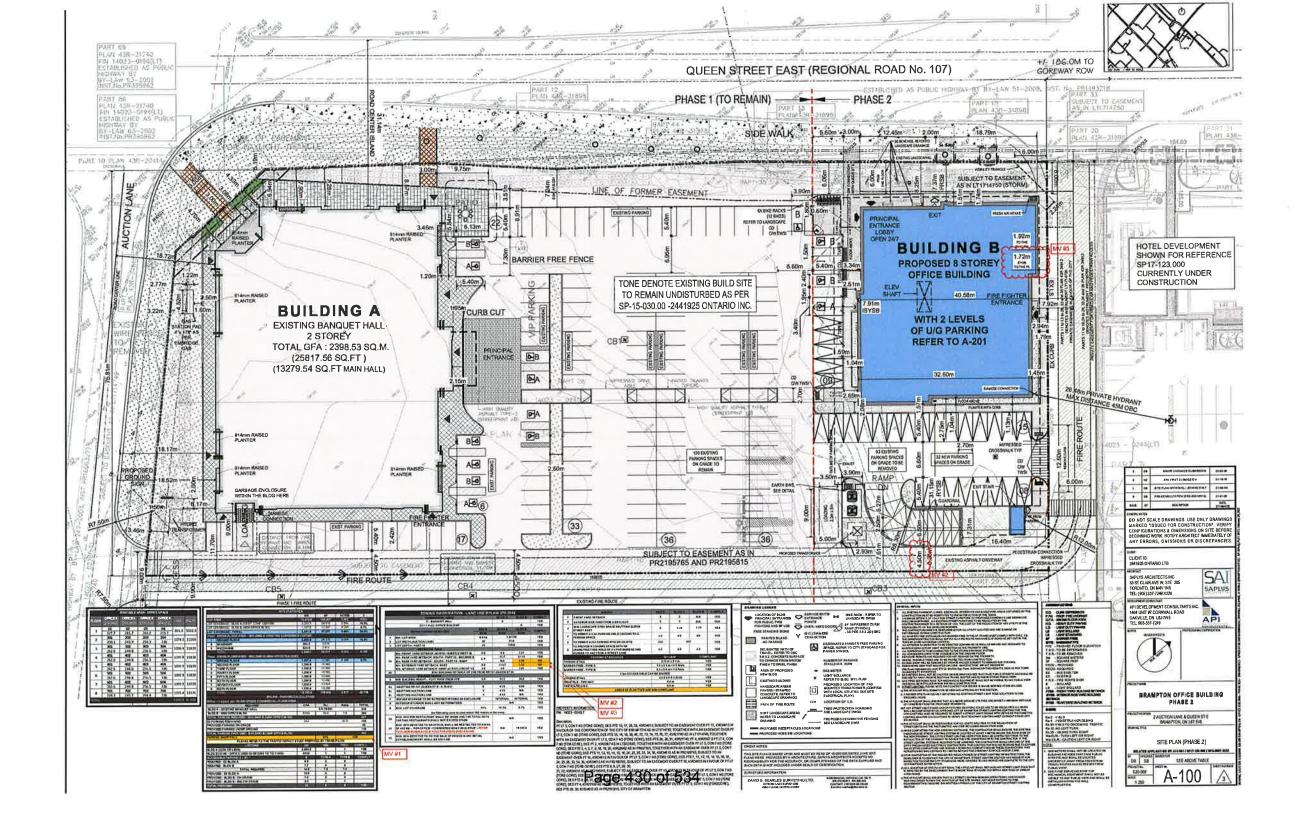
The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of

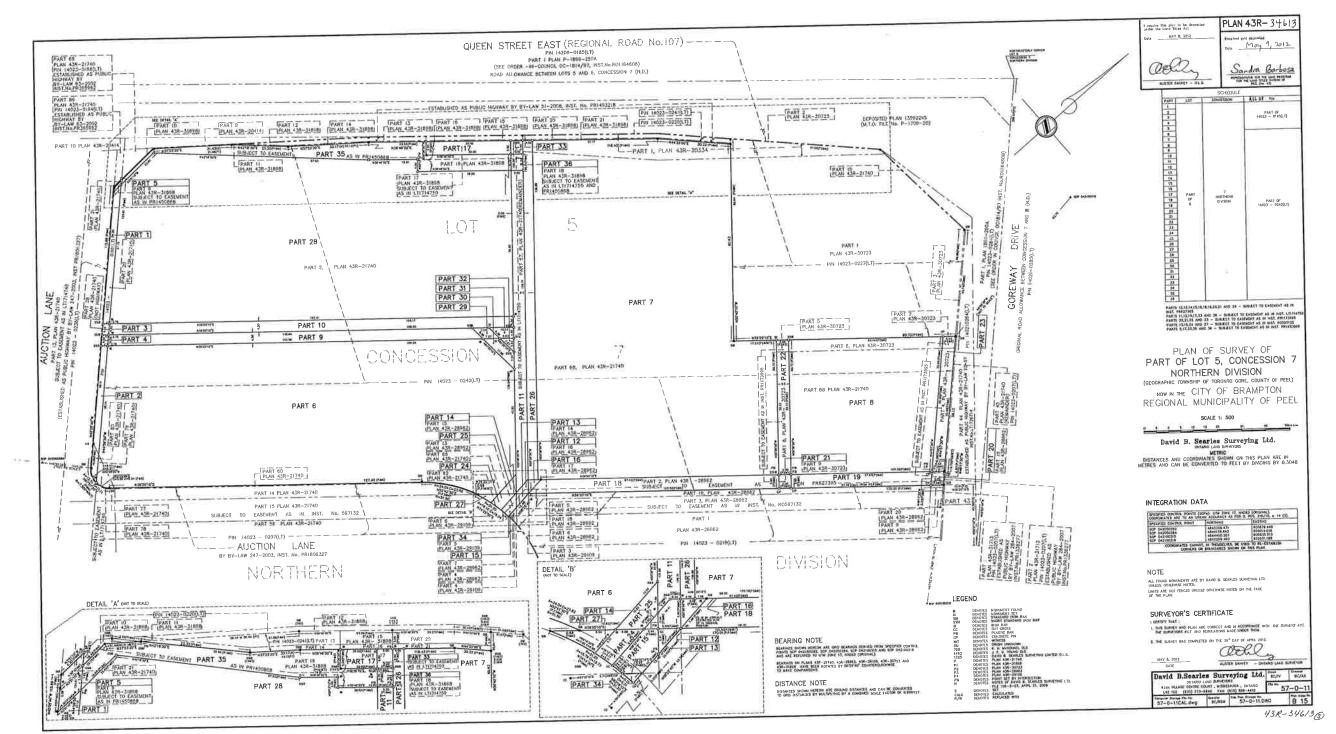
Α		Owner(s) 2441925 Ontario Ltd (SUKH SANDHU)  2494 Mississauga Road Mississauga   5H2  5
Р	hone #	416-898-9080 Fax #
E	mail	sestate707@gmail.com
	lame of A	Agent API Development Consultants inc. Barnard/ Natalia Garavito  1464 Cornwall Rd, Oakville L6J 7W5 ON
P	hone#	905 337 7249 Ext: 206/207 Fax #
	mail	dbarnard@apiconsultants.net/ngaravito@apiconsultants.net
3. N	lature an	ed extent of relief applied for (variances requested):
T 1 2	o allow the Parking · Rear Yan	e following: - Proposed 302, Where the Bylaw requires 527, Shortfall of 225 rd - Proposed 4.5m at the Ramp to the underground, where the bylaw required 6.m rd - Proposed 1.72, where the Bylaw requires 6m
- 1. V	Why is it	not possible to comply with the provisions of the by-law?
1. do rel pe 2. 3.	es not spe lations in p ak. The su Rear Yard Side Yard	following: A Parking Study was undertaken for the development which clearly supports the application. In short the cities bylaw eak to peak parking demands in relation to shared rates. So in considering this development we looked at the shared neak demand in operation as well as proximity sites. Note Conference centers peak after 6 pm and and Offices uses subject site is also in high transit route which is spoken to in the Official Plan.  I. The proposed ramp position has been placed for best function to the site.  The Building has been placed up against the Property line to work best with the existing parking. There is a Access uffer against the adjacent development which is the purpose of the 6m setback.
L	Lot Numb	scription of the subject land:  per Lot 5, Part 1,3 17,28,35 subject to easement as in PR2195765 and PR215815 PIN 14023-0247(LT), LT 171475  pher/Concession Number Plan 43R-21740 Concession 7
	Municipa	Address 2 Auction lane, Brampton On
ľ		
6. I	Frontage	
6. I		

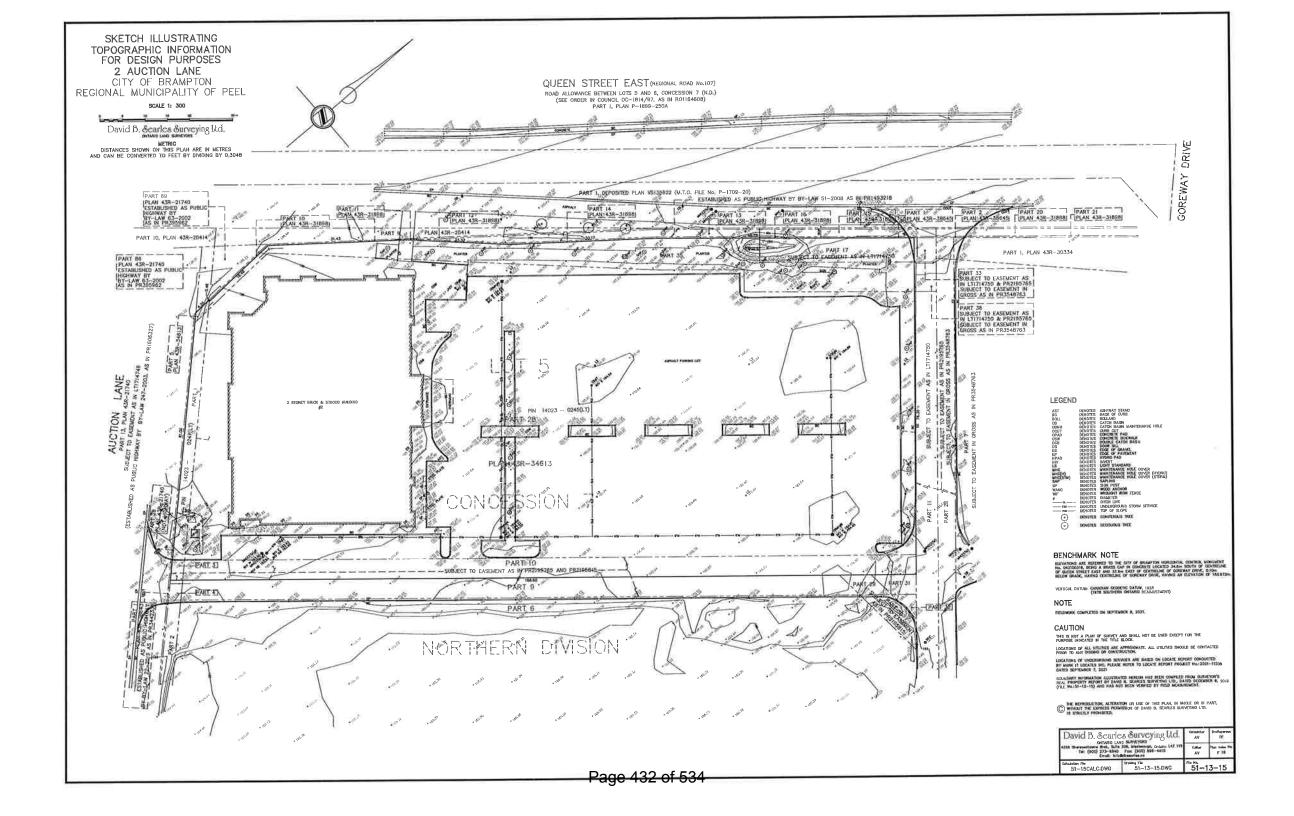
Particulars of all buildings and structures on or proposed for the subject

	EXISTING BUILDING	S/STRUCTURES on the	he subject land:	List all struc	tures (dwellin	g, shed, gazebo, etc.)
	Existing 2 Storey Banqu	et Hall total GFA 2398.53	sm and Existing par	king lot with 2	242 parking s	paces.
	The proposed is a 8 Sto underground parking an	NGS/STRUCTURES on rey Office Building with a d 32 surface parking for a	total GFA of -10,185 total of 152 spaces.	4 sm. The of	ffice building vis to be share	will have 2 levels of d with the Existing
	Banquet Hall. which will	have 150 spaces remaini	ng of its 242 space.			
		buildings and str				ne subject lands:
	EXISTING Front yard setback Rear yard setback Side yard setback Side yard setback					
	PROPOSED Front yard setback Rear yard setback	6.00 31.15 / 4.5m ramp				
	Side yard setback Side yard setback	1.72 < 6m The exsting Build	ding is there			
	Date of Acquisition	of subject land:	March 30, 2015			
	Existing uses of sub	eject property:	Commercial/Banq	uet Hall		
	Proposed uses of su	ubject property:	Commercial/Office	Building		
	Existing uses of abu	ıtting properties:	Commercial			
•	Date of construction	n of all buildings & str	uctures on subje	et land:		n started January 2019, and ted August 2021
ı	Length of time the e	existing uses of the su	ıbject property ha	ve been co	ntinued:	Existing uses are in place the purchase of the proper
a)	What water supply i Municipal Well	s existing/proposed?	Other (specify)	t <del> </del>		
	What sewage dispo	sal is/will be provided		U <u>————————————————————————————————————</u>		
(b)	Septic					

17. Is the subject property the subject of an application or consent?	ation under the Planning Act, for approval of a plan of
Yes No 🗹	29
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 regions 2
	поуп 🔲
If answer is yes, provide details:	
File # <u>CA 16-03</u> Decision APPU 16 File # Decision	Relief COPY OF DECISION Relief FILM with this
File # Decision	Relief
¥=	
* 4 <sub>20</sub>	
	Signature of Applicant(s) or Authorized Agent
	BRAMOTON
THIS 07 DAY OF MARCIM, 20	22
THIS APPLICATION IS SIGNED BY AN AGENT, SOLIC! HE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE APPLICANT IS A CORPORATION, THE APPLICATION OR PORATION AND THE CORPORATION'S SEAL SHALL	HE OWNER MUST ACCOMPANY THE APPLICATION. IF THE SHALL BE SIGNED BY AN OFFICER OF THE
, DAVID BANNARD	OF THE TINN OF MILTON
IN THE ROY OF HALton SOI	EMNLY DECLARE THAT:
LL OF THE ABOVE STATEMENTS ARE TRUE AND I MA	
ELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF	
ATH.	Jeanie Cecilia Myers
ECLARED BEFORE ME AT THE	a Commissioner, etc.,
ily of Diampton	for the Corporation of the
THE Region OF	Expires April 8, 2024.
THIS Z VP DAY OF	910
M	Signature of Applicant or Authorized Agent
11 Cuch, 20 22	
Leavi My vers	Submit by Email
A Commissioner etc.	
FOR OFFICE	USE ONLY
3 * 2	
Present Official Plan Designation:	SC-1923
Present Zoning By-law Classification:	6
This application has been reviewed with respect	t to the variances required and the results of the on the attached checklist.
XXI	
- MANA	MARCH 2, 2022  Date
Zoning Officer	17016
DATE RECEIVED Haul 2	1, 2022
Date Application Deemed	Revised 2022/02/17
Complete by the Municipality	
5 S S	
* * * * * * * * * * * * * * * * * * * *	
14 N N N N N N N N N N N N N N N N N N N	100 of E04









## **Notice of Decision**

## **Committee of Adjustment**

FILE NUMBER A16-031

**HEARING DATE MAY 24, 2016** 

FILE NUMBER A10-031					
APPLICATION MADE BY 2441925 ONTARIO LIMITED					
IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR THE FOLLOWING VARIANCES:					
1. To permit a minimum front yard so	etback of 3.0m (9.84 ft.) to the building;				
<ol><li>To permit a minimum exterior side to the building;</li></ol>	e yard setback from the daylight triangle of 3.0m (9.84 ft.)				
<ol> <li>To permit a minimum landscape of East;</li> </ol>	open space area of 6.0m (19.68 ft.) abutting Queen Street				
4. To permit 242 parking spaces on	site;				
5. To permit a 4.50m (14.76 ft.) parki	ng aisle leading to a parking space;				
6. To provide a loading space with a egress to and from a street or land	n unobstructed aisle of 4.5m (14.76 ft.) for ingress and e.				
(0 AUCTION LANE - F	PART OF LOT 5, CONC. 7 ND)				
(APPROVAL IS GRANTED SUBJECT TO	PROVED SUBJECT TO THE FOLLOWING CONDITIONS A BUILDING PERMIT BEING ISSUED BY THE CITY OF VELOPMENT CHARGES MAY BE APPLICABLE)				
SEE SCHE REASONS:	DULE "A" ATTACHED				
This decision reflects that in the opinion of the	ne Committee:				
The variance authorized is desirable or structure referred to in the application.	e for the appropriate development or use of the land, building, ation, and				
The general intent and purpose of the maintained and the variance is mind	ne zoning by-law and the City of Brampton Official Plan are or.				
MOVED BY: R. Nurse	SECONDED BY: R. Crouch				
SIGNATURE OF CHAIR OF MEETING:\					
WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION					
MEMBER MEMBER  MEMBER  MEMBER  MEMBER					
MEMBER					
	DAY OF <u>MAY</u> , 2016				

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE  $\underline{\sf JUNE~13,~2016}$ 

I, JEANIE MYERS, 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.

SECRETARY-TREASURER COMMITTEE OF ADJUSTMENT

Page 433 of 534

## Flower City



## THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

APPLICATION NO: A16-031

DATED: MAY 24, 2016

#### Conditions:

- 1. That the owner obtain site plan approval (SP15-079.000), which shall include the requirements associated with the delivery of an acceptable access aisle (subject to reciprocal vehicular/pedestrian access and egress easements) located along the southerly property boundary. The owner shall obtain site plan approval, execute a Site Plan Agreement and post any financial securities and insurance to the satisfaction of the Director of Development Services within one (1) year from the final date of the decision of the Committee, or as extended at the discretion of the Director upon receipt of a written request for an extension from the owner; and
- 2. That failure to comply with and maintain the condition of the Committee will render the approval null and void.

Jeanie Myers

Secretary-Treasurer

Committee of Adjustment



TOTAL FLOOR AREA:

WEST:

325.27m<sup>2</sup> (3,501.17ft<sup>2</sup>) BASEMENT: 2,267.79m2 (24,410.29ft3) GROUND FLOOR: 200.62m1 (2,159.45ft1) SECOND FLOOR:

2,793.68m3 (30,070.92ft3) TOTAL FLOOR AREA:

TOTAL FLOOR AREA

2,392,25m2 (25,749,96ft2) for PARKING CALCULATION:

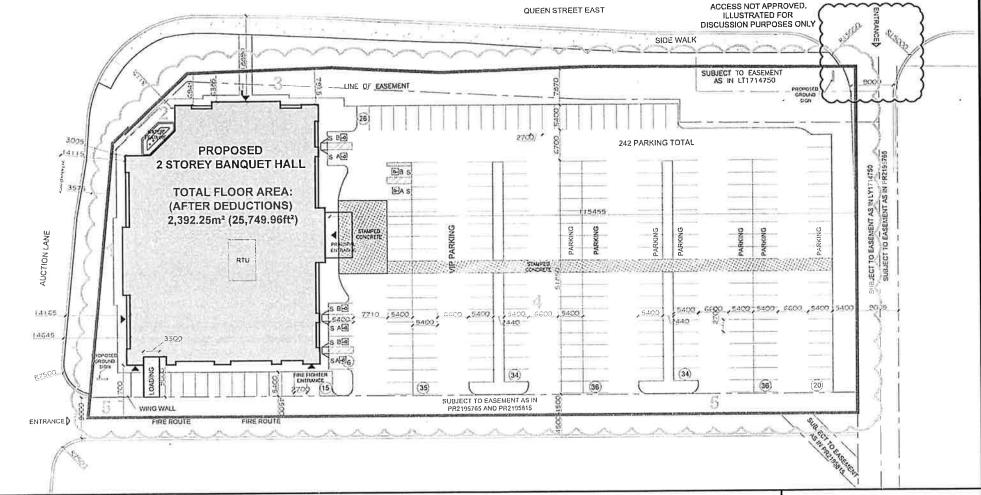
2,267.79m3 (24,410.29ft3) LOT COVERAGE: (18.18%)

PARKING CALCULATIONS

1 space per 8m2 PARKING RATE:

300 SPACES REQUIRED PARKING:

PROVIDED PARKING: 242 SPACES







MINOR VARIANCES

COMMITTEE of ADJUSTMENT MINOR VARIANCE O AUCTION LANE CITY of BRAMPTON

#### MINOR VARIANCES

- 1. To permit a minimum front yard setback of 3.0 metres (9.84 feet) to the building whereas the By-law requires 6.0 metres (19.68 feet) to the building;
- 2. To permit a minimum exterior side yard setback from the daylight triangle of 3.0 metres (9.84 feet) to the building whereas the By-law requires 6.0 metres (19.68 feet) setback to the daylight triangle;
- To permit a minimum landscape open space area of 6.0 metres (19.68 feet) abutting Queen Street East whereas the By-law requires a minimum landscape open space area of 9.0 metres (29.52 feet) abutting Queen Street East except at approved access locations;
- 4. To permit 242 parking spaces whereas the By-law requires 300 parking spaces to be provided on site; and
- 5. To permit a 4.50 metre (14.76 feet) parking aisle leading to a parking space; whereas the By-law requires 6.60 metres (21.65 feet).



23 Bonnington Place Toronto, ON, M2N 4V2 T:416,303,4821 F:1,866.340.5265 E: info@narchitecture.com www.narchitecture.com

n Architecture Inc.

Date: May 2, 2016 P.N.: 15.2116.00 Scale: N.T.S File No.:2116\_Minor Variance\_May\_2016 Drawn By: D.S.





## Report **Committee of Adjustment**

Date:

May 24, 2016

File:

A16-031

Subject: 2441925 ONTARIO LIMITED

Part of Lot 5, Concession 7 ND

0 Auction Lane

WARD: 8

Contact: Michelle Gervais, Manager, Development Services

#### Recommendations:

That application A16-031 is supportable, subject to the following conditions being imposed:

- That the owner obtain site plan approval (SP15-079.000), which shall include the (1) requirements associated with the delivery of an acceptable access aisle (subject to reciprocal vehicular/pedestrian access and egress easements) located along the southerly property boundary. The owner shall obtain site plan approval, execute a Site Plan Agreement and post any financial securities and insurance to the satisfaction of the Director of Development Services within one (1) year from the final date of the decision of the Committee, or as extended at the discretion of the Director upon receipt of a written request for an extension from the owner; and.
- That failure to comply with and maintain the condition of the Committee will (2)render the approval null and void.

#### Background:

This application was heard at the February 9, 2016 Committee of Adjustment hearing. The applicant requested a deferral to update their Parking Study. The Committee granted the deferral.

The applicant has updated their Parking Study and has also revised the convention centre/banquet hall proposal. The total gross floor area of the two-storey convention centre/banquet hall facility (with basement) has been reduced in size from 3,250.6 square metres (34,989 square feet) to 2,392.25 square metres (25,750 square feet). The reduction in the building gross floor area required an amendment to the requested parking variance. This application was also amended to include an additional variance to provide a loading space with an unobstructed aisle of 4.5m (14.76 ft.) for ingress and egress to and from a street or lane whereas the by-law requires 6.0m (19.68 ft.).

> The Corporation of The City of Brampton 2 Wellington Street West, Brampton, ON L6Y 4R2 T: 905.874.2000 TTY: 905.874.2130

The property is subject to a registered easement on title that allows reciprocal vehicular/pedestrian access and egress easements with the abutting lands to the east and south.

#### **Existing Zoning:**

The property is zoned 'Service Commercial – Section 1923 (SC-1923)', according to Bylaw 270-2004, as amended.

#### Requested Variances:

The applicant is requesting the following variances:

- 1. To permit a minimum front yard setback of 3.0m (9.84 ft.) to the building whereas the by-law requires 6.0m (19.68 ft.) to the building;
- 2. To permit a minimum exterior side yard setback from the daylight triangle of 3.0m (9.84 ft.) to the building whereas the by-law requires 6.0m (19.68 ft.) setback to the daylight triangle;
- 3. To permit a minimum landscape open space area of 6.0m (19.68 ft.) abutting Queen Street East whereas the by-law requires a minimum landscape open space area of 9.0m (29.52 ft.) abutting Queen Street East except at approved access locations;
- 4. To permit 242 parking spaces on site whereas the by-law requires a minimum of 300 parking spaces on site;
- 5. To permit a 4.50m (14.76 ft.) parking aisle leading to a parking space whereas the by-law requires 6.6m (21.65 ft.); and,
- 6. To provide a loading space with an unobstructed aisle of 4.5m (14.76 ft.) for ingress and egress to and from a street or lane whereas the by-law requires 6.0m (19.68 ft.).

#### **Current Situation:**

## 1. Conforms to the Intent of the Official Plan

This property is designated 'Business Corridor' in the Official Plan and 'Mixed Industrial/Commercial' in the Airport Road Highway 7 Business Centre Secondary Plan (Area 37). These designations permit a range of industrial uses and large commercial uses such as community clubs, recreation centres, garden centres, service shops and banquet halls.

The requested variances for relief to building setbacks, landscape open space area, driveway aisle widths and parking have no impact within the context of the policies of the Official Plan. The intent of the Official Plan is maintained.

## 2. Conforms to the Intent of the Zoning By-law

The property is zoned 'Service Commercial – Section 1923 (SC-1923)', according to Bylaw 270-2004, as amended. The zoning of the property permits the convention centre/banquet hall use. The applicant seeks six (6) variances to the Zoning By-law.

The first variance is to permit a reduction in the front yard setback (from 6.0 metres to 3.0 metres) and the second variance is to permit a reduction in the exterior side yard setback from the daylight triangle (from 6.0 metres to 3.0 metres). The intent of building setbacks is to ensure that there is sufficient space to maintain a building, to allow room to access public utilities, to provide separation distances between abutting uses and to ensure that buildings do not interfere with vehicle sightlines. The reduction in the building setbacks will locate the building closer to the street edge. The proposed location of the building still provides adequate space to access and maintain the building and it does not interfere with daylight triangle sightlines for vehicles turning at the intersection of Queen Street and Auction Lane.

The third variance is to permit a reduction in the landscape open space area abutting Queen Street East (from 9.0 metres to 6.0 metres). The intent of providing a 9.0 metre wide landscape open space area along Queen Street East is to ensure that a high quality streetscape is provided along this major arterial road, and that a sufficient landscape open space area is provided to adequately screen parking and loading areas from public view. The proposed 6.0 metre wide landscape open space area is located only on a small portion of the site that is located in close proximity to the intersection of Queen Street East and Auction Lane. The landscape open space area gradually increases in width along the frontage of the property towards the easterly property limits. Adequate landscaping can be accommodated within the proposed landscape open space area.

The fourth variance is to permit a reduction in the required number of parking spaces (from 300 to 242). The intent of regulating minimum parking standards is to ensure that the parking demand for the use can be accommodated on-site. The applicant submitted a Parking Study prepared by LMM Engineering Inc. dated May 3, 2016. The Parking Study conducted parking utilization studies for three (3) similar proxy sites in the City Brampton and the City of Mississauga and it concludes that the proposed parking supply of 242 parking spaces would satisfy the parking demand (213 spaces) of the proposed convention centre/banquet hall use. The City's Transportation Division has reviewed the study and agrees with its conclusions.

The fifth variance seeks a reduction in the parking aisle width leading to a parking space (from 6.6 metres to 4.5 metres). This provision of the by-law is intended to provide for safe vehicular on-site circulation. The proposed parking aisle from Auction Lane will align with an existing registered easement that has been established between the property and the adjacent property to the south for the purpose of accommodating a shared driveway. In addition, there are two vehicular/pedestrian access and egress registered easements that are situated along the south and east limits of the property. The easement located on the subject property and the abutting property to the south each measure 4.5 metres in width. When combined, the easements will provide a parking aisle that has a total width of 9.0 metres (29.5 feet), which is approximately 2.0 metres greater than the minimum parking aisle width By-law requirement of 6.6 metres. With the existing easements in place, an adequate parking aisle will be in place to provide safe vehicular on-site circulation for the proposed convention centre/banquet hall use.

The sixth variance requests permission for a loading space with an unobstructed aisle of 4.5 metres for ingress and egress to and from a street or lane whereas the By-law requires 6.0 metres. This provision of the By-law is intended to provide for safe ingress and egress for trucks that are accessing the loading area of the building. As discussed above, with the existing easement in place on both the subject property and on the abutting property to the south, an adequate parking aisle width (total of 9.0 metres) will be in place to provide safe ingress and egress to the loading space that is proposed to be located on the southerly portion of the building that is located in close proximity to the Auction Lane parking aisle.

All six (6) variances meet the intent of the Zoning By-law.

## 3. Desirable for the Appropriate Development of the Land

The requested variances will locate the convention centre/banquet hall closer to the street line, which is in keeping with the City's urban design objectives to site buildings that will frame the street edge. Adequate space is available within the proposed landscape open space area to provide plantings to create an attractive streetscape along Queen Street, including the appropriate amount of landscape open space area to screen the parking area from the public realm. With the existing easements in place, there will be safe on-site circulation for both vehicles and pedestrians and for safe ingress and egress movements for trucks that require access to the loading space. Based on the conclusions of the Parking Impact Study, the proposed parking supply is sufficient for the anticipated needs of the proposed convention centre/banquet hall. The property is located along a Bus Rapid Transit (BRT) corridor on Queen Street East that provides high frequency transit service that links major destinations both within and beyond the City.

There will be no adverse impact to the overall function of the site or to adjacent properties. The requested variances are desirable and appropriate for the development of the land.

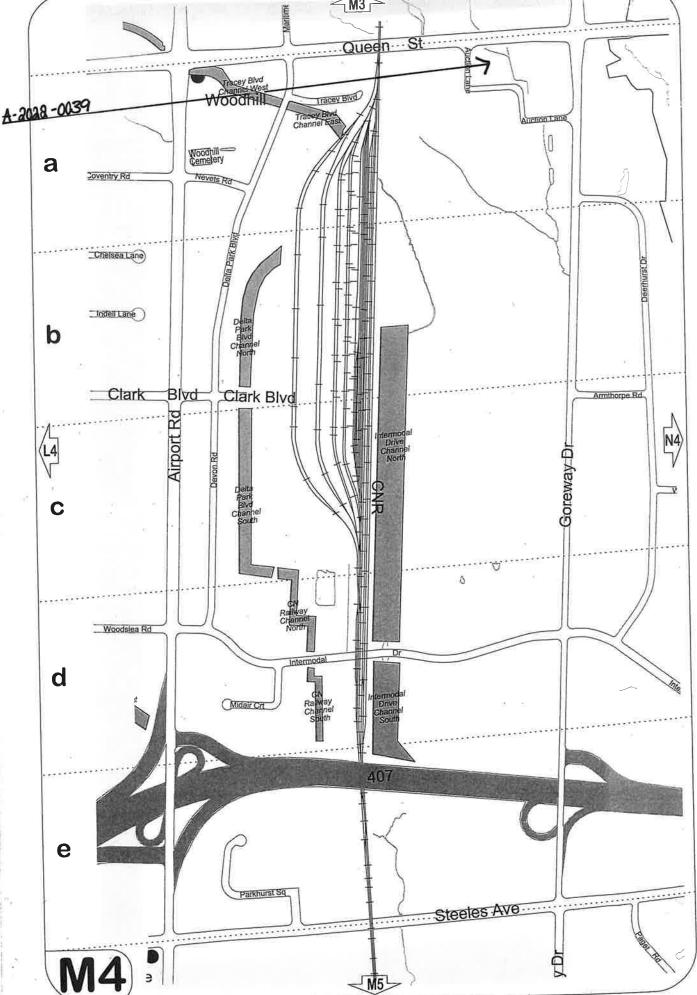
## 4. Minor in Nature

The requested variances to facilitate the development of the site for a convention centre/banquet hall will create no adverse impacts. Subject to the recommended condition, which requires the owner to obtain site plan approval, the variances are minor in nature.

Respectfully Submitted,

Michelle Gervais, MCIP, RPP

Manager, Development Services





## **Public Notice**

## **Committee of Adjustment**

APPLICATION # A-2022-0158 WARD #3

#### **DEFERRED APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **2466482 ONTARIO INC.** under Section 45 of the <u>Planning Act</u>, (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 E.H.S. municipally known as **26 BRAMSTEELE ROAD**, Brampton;

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

- 1. To permit a motor vehicle sales establishment whereas the by-law does not permit a motor vehicle sales establishment;
- 2. To permit 33 parking spaces whereas the by-law requires a minimum of 50 parking spaces;
- 3. To permit an existing convenience restaurant having a gross floor area of 250 square metres whereas the by-law permits a maximum gross floor area of 102 square metres for a convenience restaurant.

#### OTHER PLANNING APPLICATIONS:

	the subject of an application under the Planning Act for:
NO	File Number:
NO	File Number:
	NO

The Committee of Adjustment has appointed TUESDAY, January 24, 2023 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 an Ontario Land 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 Ontario Land 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.

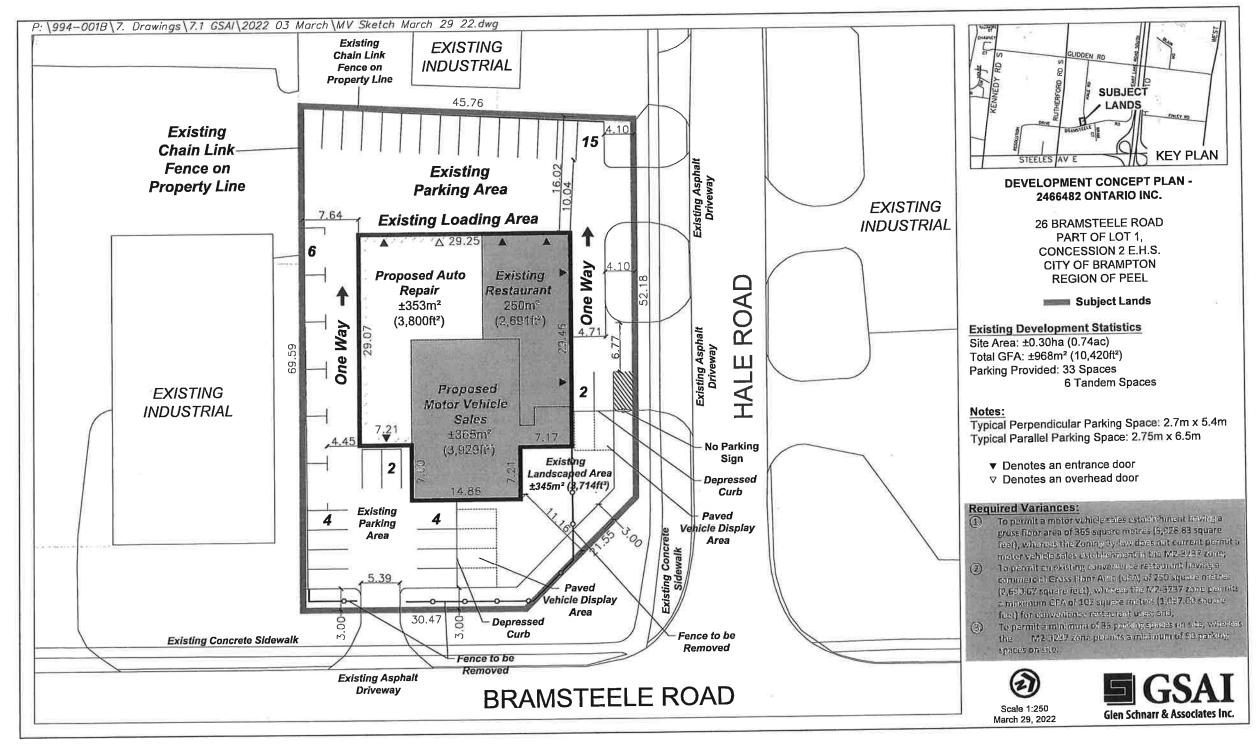
## PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 12th Day of January, 2023

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 and/or as a hybrid meeting (both inperson and electronically).

## Electronic/Hybrid Hearing Procedures How to get involved in the Hybrid Hearing

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **January 24, 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

#### 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**, **January 19**, **2023**.

- Advance registration for applicants, agents and other interested persons is required by one or two options:
  - 1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary–Treasurer at <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a> by 4:30 pm Thursday, January 19, 2023.
  - 2. To participate in-person, please email the Secretary–Treasurer at <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a> by 4:30 pm Thursday, January 19, 2023.
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or inperson. 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 **Thursday**, **January 19**, **2023**. City staff will contact you and provide
  you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

 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/hybrid 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 <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a>. 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.



PARTNERS:

GLEN SCHNARR, MCIP, RPP GLEN BROLL, MCIP, RPP COLIN CHUNG, MCIP, RPP JIM LEVAC, MCIP, RPP

April 22<sup>nd,</sup> 2022

GSAI File: 994-001B

City of Brampton Committee of Adjustment 2 Wellington Street West Brampton, ON L6Y 4R2

A-2022-0158

**Attention:** 

Jeanie Myers

Legislative Coordinator and Secretary-Treasurer

Committee of Adjustment

Re:

Application for Minor Variance

Owner: 2466482 Ontario Inc.

26 Bramsteele Road, City of Brampton

PT LT 1 CON 2 EHSCH PT 2, 43R459 EXCEPT PT 1, 43R1794;

**BRAMPTON** 

Glen Schnarr & Associates Inc. ("GSAI") is the planning consultant for 2466482 Ontario Inc., owner of the above-noted lands. In this regard, we are pleased to submit a Minor Variance application for the lands municipally known as 26 Bramsteele Road (the 'subject property').

#### Site and Surroundings

The subject property is situated on the northwest corner of Bramsteele Road and Hale Road. It has a frontage and depth of approximately 30.47 metres (99.96 feet) along Bramsteele Road and 52.8 metres (173 feet) on Hale Road, respectively, and an area of 0.30 ha (0.74 acres).

The subject property is occupied by a one-storey, three-unit industrial building with a total gross floor area of approximately 966 m2 (10,398 ft2), that was constructed in 1972. The building contains the previously approved motor vehicle sales establishment, motor vehicle repair shop, and convenience restaurant. Adjacent land uses include motor vehicle repair facilities to the north, east, and west, as well manufacturing uses to the south and west.

10 Kingsbridge Garden Circle Suite 700 Mississauga, Ontario LSR 3K6 Tel (905) 568-8888 Fax (905) 568-8894 www.gsgi.cq



## Official Plan Policies and Zoning Provisions

## City of Brampton Official Plan (2006)

City of Brampton Official Plan (2006) Schedule A - General Land Use Designations, designates the subject property "Industrial", which permits a range of light to heavy industrial uses such as manufacturing, distribution, mixed industrial/commercial, as well as limited service and retail uses. Within the Highway 410 and Steeles Secondary Plan Area 5, the subject property is designated "General Employment 2", which provides additional policies and permits a broad range of industrial uses including warehousing, manufacturing, distribution centres, motor vehicle repair, and body shops.

#### City of Brampton Zoning By-law 270-2004

Zoning By-law 270-2004 zones the subject property "Industrial Two – Exception 3237 – M2-3237", which permits a range of industrial uses. Specifically, the M2 zone currently permits a motor vehicle repair shop, whereas the Special Exception 3237 permits a convenience restaurant where the Gross Commercial Floor Area does not exceed 102 square meters.

The property was the subject of a previous Minor Variance application (A16-017), which was approved in 2016, to permit a 365 square metre (3,929 square feet) motor vehicle sales establishment and a 250 square metre (2,691 square feet) convenience restaurant, providing a total of 33 parking spaces. In support of the application, a Parking Utilization study dated December 2015 was completed by Crozier & Associates. This Minor Variance was granted for a temporary period of three (3) years subject to a number of conditions including a requirement that the proposed uses be restricted to the configuration outlined in the approved Site Plan Application.

In 2019, a second Minor Variance application (A19-214) was submitted to extend the land use permissions which were approved in the original Minor Variance application (A16-017) for an additional one (1) year. This Minor Variance application was approved subject to additional conditions which included removing any derelict/scrap vehicles on the site and adhering to the approved Site Plan. Our client has cleared the subject property of all derelict/scrap material and has indicated they have been operating in conjunction with the approved Site Plan since the 2019 extension approval. Considering this, we would like to request the previously approved land use permission on a full-time basis.

### **Proposed Variances:**

The purpose of this application is therefore to permanently permit the following variances:

- 1. To permit a motor vehicle sales establishment having a gross floor area of 365 square metres (3,928.83 square feet), whereas the Zoning By-law does not currently permit a motor vehicle sales establishment in the M2-3237 zone;
- 2. To permit an existing convenience restaurant having a commercial Gross Floor Area



(GFA) of 250 square metres (2,690.67 square feet), whereas the M2-3237 zone permits a maximum GFA of 102 square meters (1,097.00 square feet) for convenience restaurant uses; and,

3. To permit a minimum of 33 parking spaces on-site, whereas the M2-3237 zone permits a minimum of 50 parking spaces on site.

### **Policy Considerations**

The following section provides an analysis illustrating how the proposed variances satisfy the four tests for a minor variance as set out in Section 45(1) of the *Planning Act*, R.S.O. 1990, C. P. 13, as amended.

1. Maintains the Intent and Purpose of the Official Plan:

The subject property is designated "Industrial" in the City of Brampton Official Plan, and "General Employment 2" in the Highway 410 and Steeles Secondary Plan Area 5. The proposed variances meet the intent of the Official Plan as the proposed *Motor Vehicle Repair Shop* and *Convenience Restaurant* uses are in line with the broad range of uses that are permitted uses in the applicable land use designations. Moreover, Section 2.1.1.b. of the Highway 410 and Steeles Secondary Plan Area 5 indicates that uses that serve as ancillary to the principal use are permitted. The proposed *Motor Vehicle Sales Establishment* is an ancillary use to the *Motor Vehicle Repair Shop*, therefore also a permitted use in the Official Plan. It is our opinion the proposed development meets the purpose and intent of the Official Plan.

2. Maintains the Intent and Purpose of the Zoning By-law:

The proposed variances meet the intent of the Zoning By-law as the subject property is zoned "Industrial Two – Exception 3237 - M2-3237", which permits the existing motor vehicle repair shop and convenience restaurant. Though the proposed motor vehicle sales use is not listed as a permitted use, it is consistent with other motor vehicle related uses permitted on the subject property and in the surrounding area. Moreover, a Site Plan Application has been approved on the subject property to regulate the parking and fire circulation on the site. The subject property also complies with all other zoning standards applicable to the "Industrial Two" zoning, and therefore generally maintains the intent of the Zoning By-law.

3. Desirable for the Appropriate Development of Land:

The proposed motor vehicle sales use is consistent and compatible with other motor vehicle related uses permitted on the subject property, on the adjacent lands, and in the surrounding area. As demonstrated in the previous Parking Utilization Study completed by Crozier & Associates dated December 2015, sufficient parking exists on the subject to accommodate the proposed uses. Moreover, a Site Plan Application has been approved on the subject



property which ensures appropriate parking and circulation on site. The proposed development has been in operation for over six (6) years and has been a contributor to the local economy. Therefore, it is our opinion that the proposed development is desirable and appropriate.

#### 4. Minor in Nature:

The proposed motor vehicle sales use will only occupy 38% of the total building floor area and can therefore be considered minor in nature. Similarly, the convenience restaurant occupies only 26% of the building floor area. The proposed variance for the restaurant recognizes an existing situation that has existed for many years without any adverse impact on the adjacent properties. The Parking Utilization Study previously submitted demonstrates that sufficient parking is provided on site for the uses. The subject property complies in all other respects with the requirements of the Zoning By-law. For these reasons, the proposed variances are minor in nature.

## **Summary**

In summary, the proposed Minor Variance application conforms to the City of Brampton Official Plan, the Highway 410 and Steeles Secondary Plan Area 5, and generally conforms to the provisions of Zoning By-law 270-2004. The proposed uses and reduction in parking are compatible with the adjacent lands uses and have not negatively affected these properties. The proposed variances are minor in nature, desirable, and are consistent with existing motor vehicle related uses on the subject property and the area.

This application is being submitted to achieve approval for a Minor Variance to permanently extend the permission of the existing *Motor Vehicle Sales Establishment* and existing *Convenience Restaurant* as well as the 33 parking spaces on the subject property.

#### Supporting Materials

In support of the application, please find enclosed the following items:

- One (1) digital signed copy of the Variance Application form, Authorization letter, and Permission to Enter form;
- One (1) digital copy of the Committee of Adjustment Sketch, prepared by Glen Schnarr & Associates Inc., dated March 29<sup>th</sup>, 2022; and,
- Fees will be paid once the application is reviewed and fees are requested.

We look forward to your review of the enclosed application. Please do not hesitate to contact us if you require anything further or wish to clarify anything contained in this application.



Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Patrick Pearson, MCIP, RPP

Associate

E: <u>ppearson@gsai.ca</u> P: 416-648-2111

## **Flower City**



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

FILE NUMBER: A - 2022 - 0158

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)

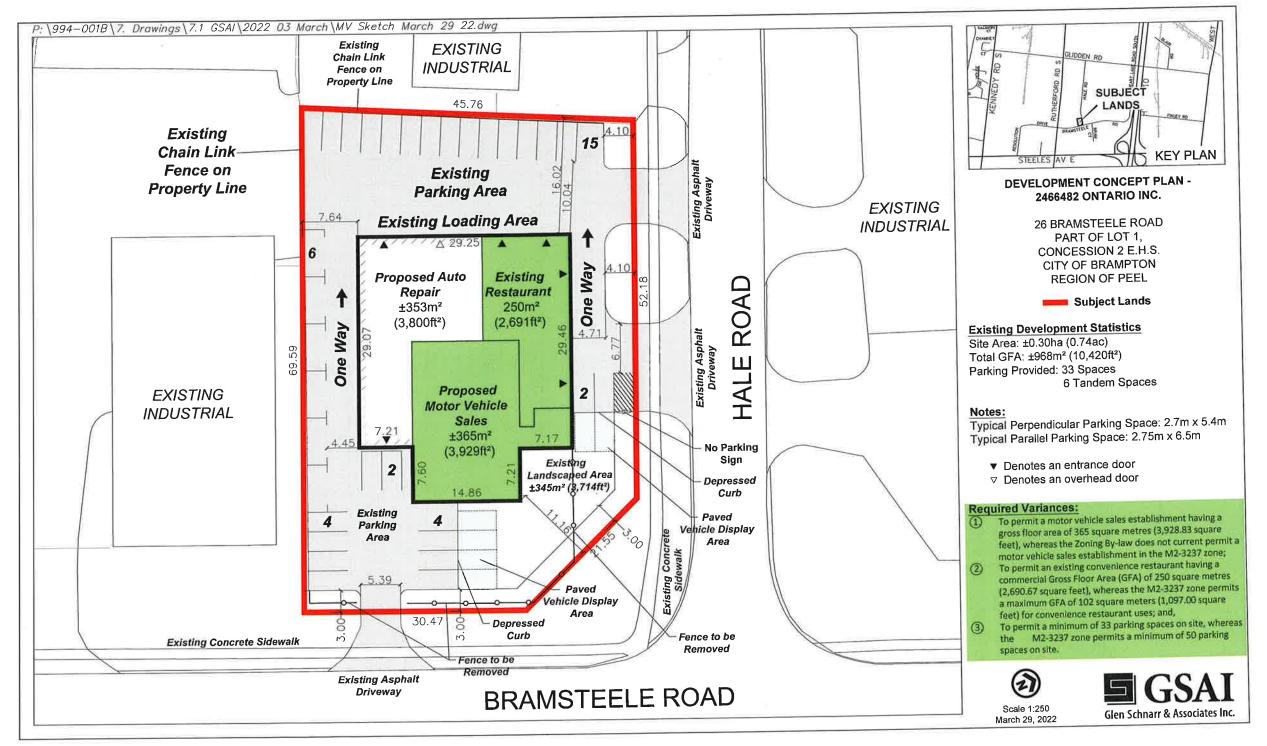
NOTE: It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

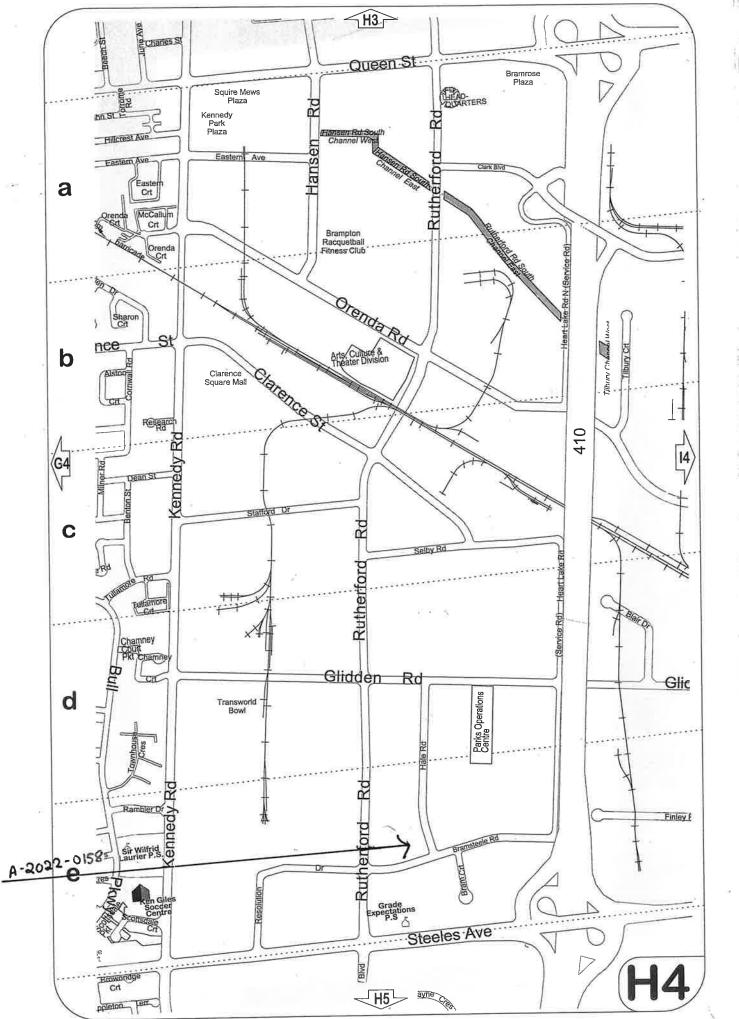
The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the <u>Planning Act</u>, 1990, for relief as described in this application from By-Law **270-2004**.

Name of		
Address	26 Bramsteele Rd	
Phone #	416-566-4925 Fax #	
Email	bgharial@hotmail.com	
Name of Address		
Audiess	10 Kingspridge Garden Circle, Suite 700, Wississadga, ON LONGON	
DI	005 558 8888 avt 265 Fax # 905-568-8894	
Phone # Email	303-360-6600 Ext. 200	
Emaii	patrickp@gsai.ca	
	nd extent of relief applied for (variances requested):	-
1. To pe	ermanently permit a motor vehicle sales establishment having a gross	s floor area c
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2. To ne	ermit an existing convenience restaurant having a commercial gross f	floor area of
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	Particulars of all buildings and structures on or proposed for the subject land: (specify <u>in metric units</u> ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)								
	EVICTING DUIL DINGS/STRUCTURES on the subject land: List all structures (dwelling shed gazeho etc.)								
l	Cone storey building with an approximate area of 966 square metres, with a width of 29 metres and a depth of 37 metres.								
·	DRODOSED BUILDIN	IGS/STRUCTURES on t	the subject land:						
	No proposed chan		and dubject full.						
	No proposed enam	900.							
9.	Location of all (specify distance	buildings and struce from side, rear	actures on or proposed for the subject lands: and front lot lines in <u>metric units</u> )						
	EXISTING								
	Front yard setback	15.07 metres							
	Rear yard setback Side yard setback	16.02 metres 8.77 metres							
	Side yard setback	7.64 metres							
	PROPOSED Front yard setback Rear yard setback Side yard setback	No change							
		No change							
		No change							
	Side yard setback	No change							
10.	Date of Acquisition	of subject land:	July 31st, 2015						
11.	Existing uses of sul	bject property:	Motor Vehicle Repair Shop, Motor vehicle sales establishment and convenience restaurant (A16-017)						
12.	Proposed uses of s	ubject property:	No Change.						
13.	Existing uses of abo	utting properties:	North & East - motor vehicle repair, South and West - manufacturing.						
14.	Date of construction	n of all buildings & stru	actures on subject land: 1972/1973						
15.	Length of time the	existing uses of the sub	pject property have been continued:  Restaurant: Minimum of 15 years						
16. (a)	What water supply Municipal Well	is existing/proposed?	Other (specify)						
(b)	What sewage dispo Municipal Septic □	osal is/will be provided?	? Other (specify)						
(c)	What storm drainage	ge system is existing/pi	roposed?						
(0)	Sewers Ditches Swales		Other (specify)						

17.			ect propei i or conse	-	e subje	ct of an a	pplica	tion un	der th	e Planning A	Act, for	approval of a	plan of
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18.	Has	a pre-c	onsultatio	on ap	plicatio	n been fil	ed?						
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		File#	A150/87 A-16-017	De	cision	Approved N	ay 24, 20	16	_	Relief Total	emporarily permit	total of 38 parkin motor vehicle sales establish nent, restaurant, 33 pa	hmenVrestaurant
		File#	A-19-214	_ De	cision	Approved No	vember 2	25, 2019		Keller 5a	es estadishr	ient, restaurant, 55 pa	IMING Spaces
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## **Public Notice**

## **Committee of Adjustment**

APPLICATION # A-2022-0320 WARD 3

#### **REVISED**

#### **DEFERRED APPLICATION FOR MINOR VARIANCE**

WHEREAS an **amended** application for minor variance has been made by **MEHNA AUTO SALES INC.** under Section 45 of the <u>Planning Act</u>, (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 43, Plan BR-2, Part 4, Plan 43R-13441 municipally known as **93 JOHN STREET,** Brampton;

AND WHEREAS the applicant is requesting the following variance(s) for construction of a new <u>semi-detached</u> dwelling in conjunction with the proposed severed lot under Consent Application B-2022-0014:

- 1. To permit a semi-detached dwelling whereas the by-law does not permit a semi-detached dwelling within an R1B zone:
- 2. To permit a minimum lot area of 290 square metres whereas the by-law requires a minimum lot area of 450 square metres;
- 3. To permit a minimum lot width of 7.90 metres whereas the by-law requires a minimum lot width of 15 metres:

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-2022-0014	_

The Committee of Adjustment has appointed **TUESDAY**, **January 24**, **2023 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 an Ontario Land 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 Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body.

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 9th Day of January, 2023

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



## **Public Notice**

## **Committee of Adjustment**

APPLICATION # A-2022-0320 WARD 3

#### **DEFERRED APPLICATION FOR MINOR VARIANCE**

WHEREAS an **amended** application for minor variance has been made by **MEHNA AUTO SALES INC.** under Section 45 of the <u>Planning Act</u>, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

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- 2. To permit a minimum lot area of 290 square metres whereas the by-law requires a minimum lot area of 450 square metres;
- 3. To permit a minimum lot width of 7.90 metres whereas the by-law requires a minimum lot width of 15 metres;

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-2022-0014

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

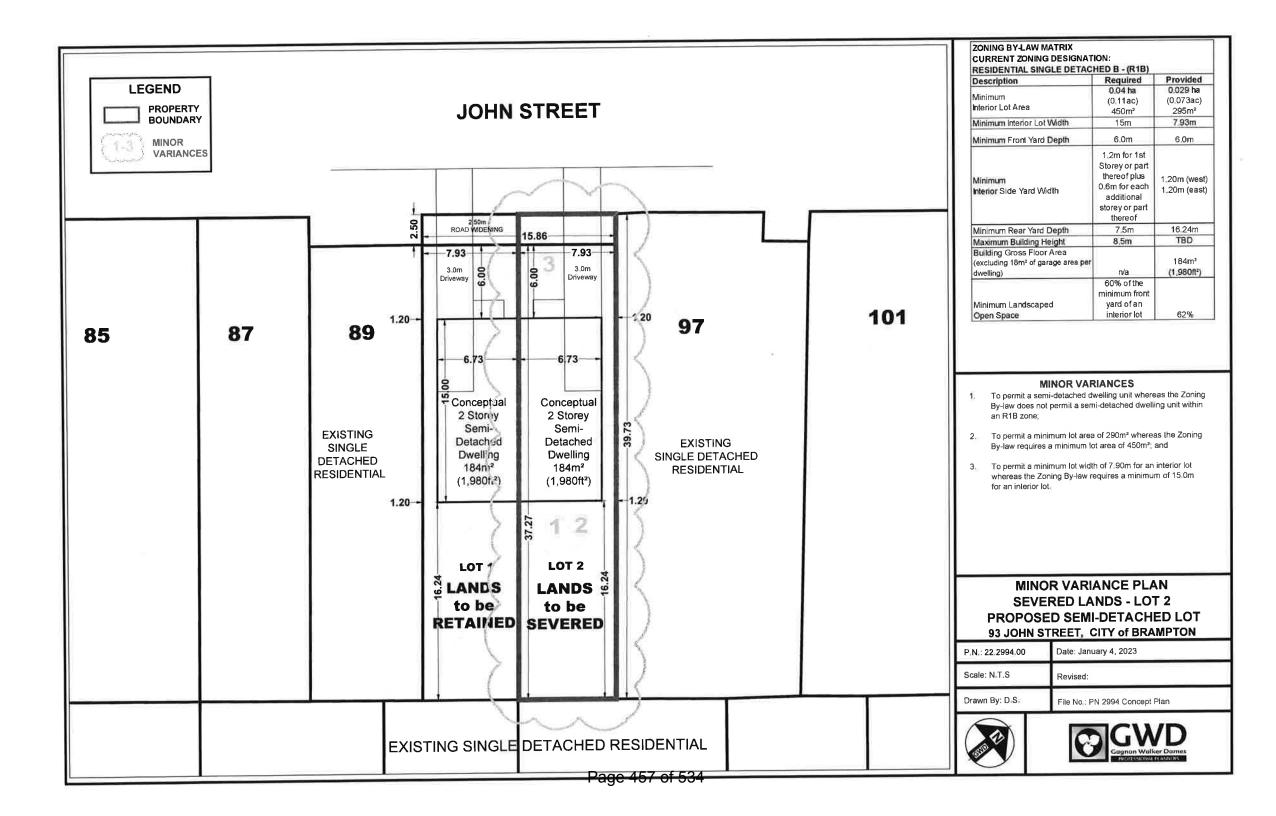
## PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 5th Day of January, 2023

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)874-2117 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 and/or as a hybrid meeting (both inperson and electronically).

#### Electronic/Hybrid Hearing Procedures How to get involved in the Hybrid Hearing

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **January 24, 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

#### 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, January 19, 2023.** 

- Advance registration for applicants, agents and other interested persons is required by one or two options:
- Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at <u>cityclerksoffice@brampton.ca</u> or <u>jeanie.myers@brampton.ca</u> by 4:30 pm Thursday, January 19, 2023.
- 2. To participate in-person, please email the Secretary—Treasurer at <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a> by 4:30 pm Thursday, January 19, 2023.
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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.



**Principals** 

Michael Gagnon Lena Gagnon Andrew Walker Richard Domes

## **January 4, 2023**

Corporation of the City of Brampton 2 Wellington Street West Brampton, Ontario L6Y 4R2

Attn:

Jeanie Myers - Secretary Treasurer, Committee of Adjustment

Re:

**Committee of Adjustment** 

**Consent to Sever and Minor Variance Applications** 

Supplementary Cover Letter 93 John Street, City of Brampton

Part of Lot 44, Plan BR-6, and Part of Lot 43, Plan BR-2

City Files: A-2022-0320 and A-2022-0321

(GWD File: 22.2994.00)

#### Dear Jeanie:

Gagnon Walker Domes Ltd. (GWD) represents Mehna Auto Sales Inc. (Gagandeep Singh Gill), the Registered Owner of 93 John Street in the City of Brampton (hereinafter referred to as the subject site).

Concurrent with the Consent to Sever Application for the subject site, two (2) associated Committee of Adjustment Minor Variance Applications were submitted to the City of Brampton on September 27, 2022, seeking relief from the Zoning By-law in order to permit the development of two (2) new single detached residential dwellings on both the Retained and Severed lands.

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Further discussion was had with City of Brampton Planning and Heritage Staff on November 7, 2022 regarding the above-mentioned Committee of Adjustment Applications. The Consent to Sever and Minor Variance Plans have been updated to reflect the following:

## GAGNON WALKER DOMES LTD.

7685 Hurontario Street, Suite 501 • Brampton ON Canada L6W 0B4 • P: 905-796-5790 www.gwdplanners.com • Toll Free: 1-855-771-7266

CONFIDENTIALITY CAUTION

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# Consent and Minor Variance Applications - 93 John Street, City of Brampton (City Files: B-2022-0014, A-2022-0320, and A-2022-0321) Mehna Auto Sales Inc. (Gagandeep Singh Gill)



- 1. A 2.50m Road Widening;
- **2.** A 2-storey Semi-Detached Dwelling is now proposed which is to occupy both the Severed and Retained Lands with a G.F.A of approximately 184m² (1,980 ft²) and an approximate height of 8.5m;
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- 4. An Interior Lot Area of 0.029 ha (0.073 ac); and
- 5. A Minimum Rear Yard Depth of 16.24 m (53.28 ft).

The requested variances for both Minor Variance Applications have been amended as follows:

- 1. To permit a semi-detached dwelling unit whereas the Zoning By-law does not permit a semi-detached dwelling unit within an R1B zone;
- 2. To permit a minimum lot area of 290m² whereas the Zoning By-law requires a minimum lot area of 450m²; and
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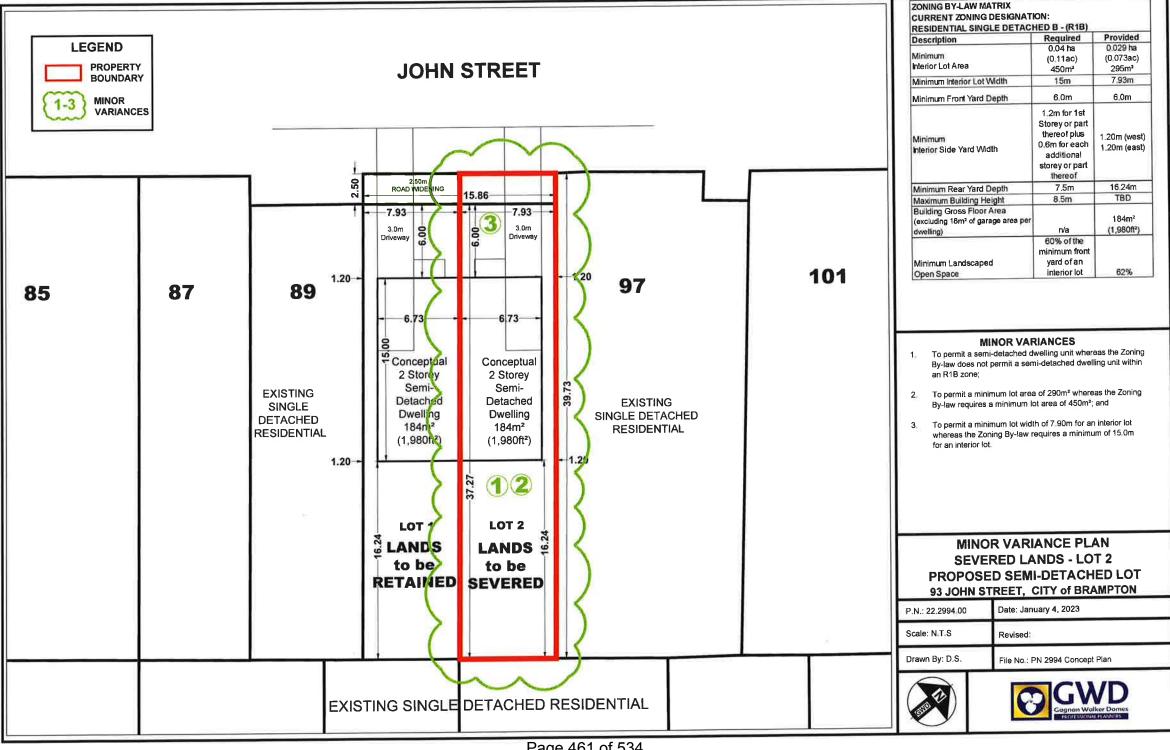
Anthony Sirianni, B.A., Associate Planner

c.c.: Gagandeep Singh Gill, Client

Andrew Walker, Gagnon Walker Domes Ltd. Michael Gagnon, Gagnon Walker Domes Ltd.

Gagnon Walker Domes Ltd.

2



## Flower City



FILE NUMBER: A-2022-0320

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 and its available to anyone upon requests and will be published on the City's website. Questions about the collection of personal information about the collection of personal information and its approach to the Secretary Committee of Adjustment (this of Ramption).

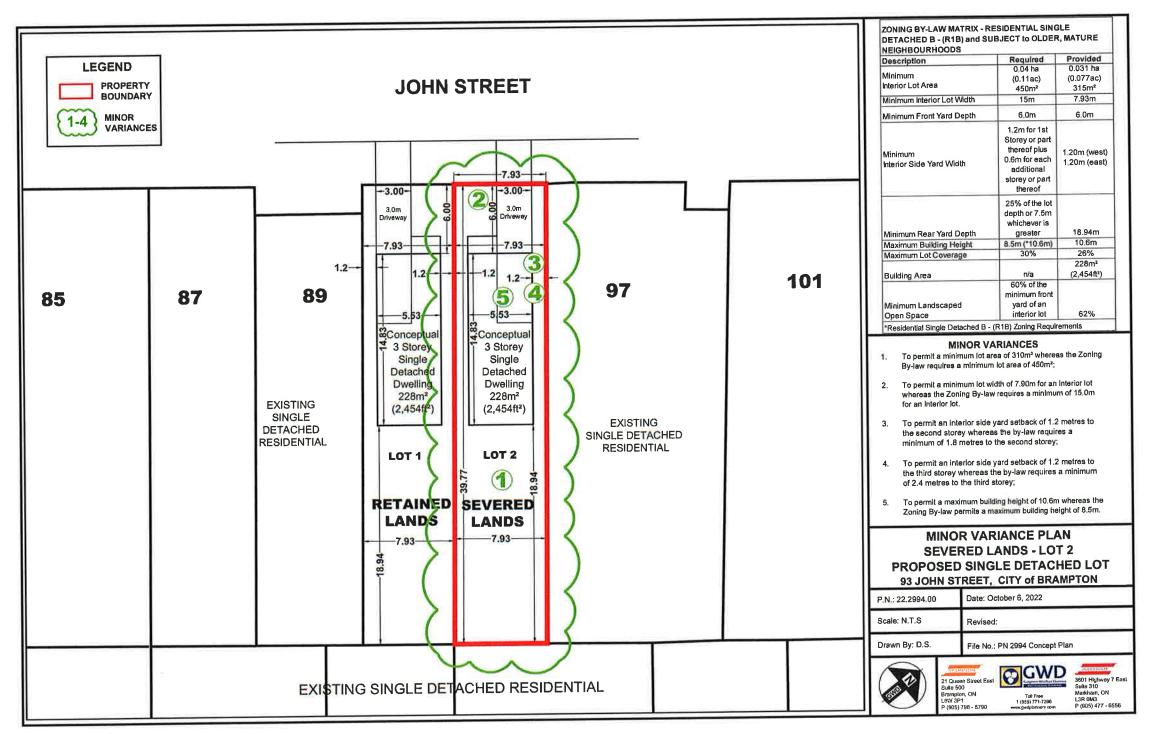
# APPLICATION Minor Variance or Special Permission

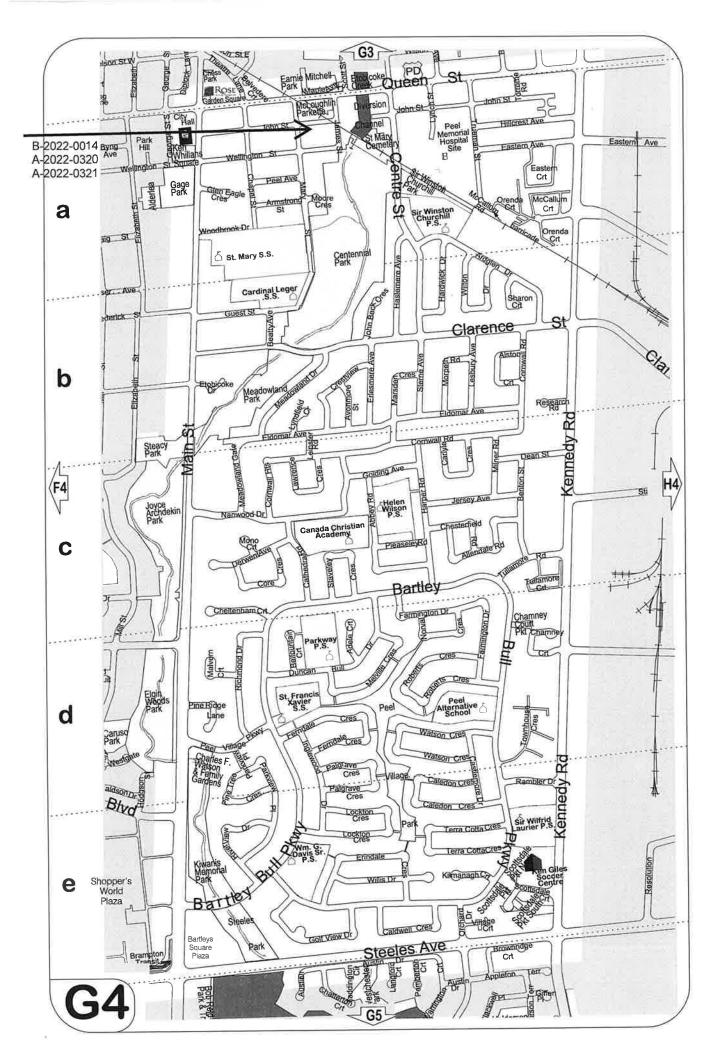
	(Please read Instructions)
OTE:	It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.
	The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the <u>Planning Act</u> , 1990, for relief as described in this application from By-Law <b>270-2004</b> .
1.	Name of Owner(s) Mchyca Autoscles Inc. Address 21 Possession Crescent 4K3
	Phone # Gacan entantion Com Fax #
2.	Name of Agent Cagron walker Domes (td. Address 2 Overn Street Fost Suite 500 Downfron Onto no Law 371
	Phone # (GO) 196-5190 Fax# Email GS 196-5190 CON Fax#
3.	Nature and extent of relief applied for (variances requested):  To peomit a minimum lot area of 310m²
(D)	To permit a minimum lot width of 7-90m for an interior lot
(i)	above the first storey
G	to permit a maximum building height of Wolon
4.	Why is it not possible to comply with the provisions of the by-law?  The Zening By-law requires a minimum lot area of 450m2
(2)	The long Bytan regimes a minimum of 15.0m for an interior lot
<b>3</b>	The lance bythe regions following the first story or not thereof plus bother for each additional story or proof thereof
9	The zoning By-law permits a modernin building height of 8.5m
5.	Legal Description of the subject land: Lot Number Plan Number/Concession Number Municipal Address  93  John Street
6.	Dimension of subject land (in metric units)  Frontage 15,850  Depth 39,730  Area 0,063 by
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 <u>in metric units</u> 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.)								
	one (D) 2-Storey Since detached residential aweline with first appointmente (FA d-								
	PROPOSED BUILDINGS/STRUCTURES on the subject land:								
	awelling with a Set Single of tached 125 mg (2,4642)								
9.	Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)								
	EXISTING Front yard setback Rear yard setback Side yard setback Side yard setback Side yard setback Side yard setback								
	PROPOSED Front yard setback Rear yard setback Side yard setback Side yard setback								
10.	Date of Acquisition of subject land:								
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:								
15.	Length of time the existing uses of the subject property have been continued: Since Consider Chronical Consideration of time the existing uses of the subject property have been continued:								
l6. (a)	What water supply is existing/proposed?  Municipal   Well   Other (specify)								
(b)	What sewage disposal is/will be provided?  Municipal Septic Control Co								
(c)	What storm drainage system is existing/proposed?  Sewers  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 X
		If answer is yes, provide details: File # B-2622-0014 Status CONCURE ENT
	18.	Has a pre-consultation application been filed?
		Yes No X
	19.	Has the subject property ever been the subject of an application for minor variance?
		Yes No Dunknown 🗆
		if answer is yes, provide details:
		File# Decision Relief
		File # Decision Relief File # Decision Relief
		Cartina 0
		Chilled Sories
		Signature of Applicant(s) or Authorized Agent
		red at the OF
		S DAY OF, 20
	THE SUE	APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF BJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF
	THE AP	PLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE RATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.
		1, Anthony Smanni, of the Region of Halton
		IE TOWN OF HOLDEN HILLS SOLEMNLY DECLARE THAT:
		THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY
<u>:</u> ≌ _ =	BELIEVI OATH.	NG IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER
Pub 90 11N2 3560 Give	DECLAR	RED BEFORE ME AT THE
Notary Program Poly Suite 100 DA LEX 11 55-453-35 Advice Given The Notation Program Pr	CIY	> ORPOLATUTON
= <u>-</u> ₹8 ₹	O IN THE	OF OF
Santos eet Norti ario CAN 734 Faxc No Lega	( E (-)	THIS 27 DAY OF WILLIAM X
~ ~ ~ ~	Nank	20 2 19 Signature of Applicant or Authorized Agent
Orlando da Silva 193 Main Str Brampton, Ortt Tel: 905-452-77 LSO # 24224K I	1 -A	
ndo 193 1		A Compossioner etc.
Orla Br Te	0	
		FOR OFFICE USE ONLY
		Present Official Plan Designation:
		Present Zoning By-law Classification: R1B, 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 September 27, 2022 Date
		Zoning Officer Date
		DATE RECEIVED uptenly 27, 2022
		Revised 2022/02/17

Page 464 of 534







## **Public Notice**

## **Committee of Adjustment**

**APPLICATION # A-2022-0321 WARD 3** 

#### **REVISED**

#### **DEFERRED APPLICATION FOR MINOR VARIANCE**

WHEREAS an **amended** application for minor variance has been made by **MEHNA AUTO SALES INC.** under Section 45 of the <u>Planning Act</u>, (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 43, Plan BR-2, Part 4, Plan 43R-13441 municipally known as **93 JOHN STREET,** Brampton;

AND WHEREAS the applicant is requesting the following variance(s) for construction of a new <u>semi-detached</u> dwelling in conjunction with the proposed retained lot under Consent Application B-2022-0014:

- To permit a semi-detached dwelling whereas the by-law does not permit a semi-detached dwelling within an R1B zone:
- 2. To permit a minimum lot area of 290 square metres whereas the by-law requires a minimum lot area of 450 square metres;
- 3. To permit a minimum lot width of 7.90 metres whereas the by-law requires a minimum lot width of 15 metres:

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-2022-0014

The Committee of Adjustment has appointed TUESDAY, January 24, 2023 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 an Ontario Land 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 Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body.

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 9th Day of January, 2023

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



## **Public Notice**

## **Committee of Adjustment**

APPLICATION # A-2022-0321 WARD 3

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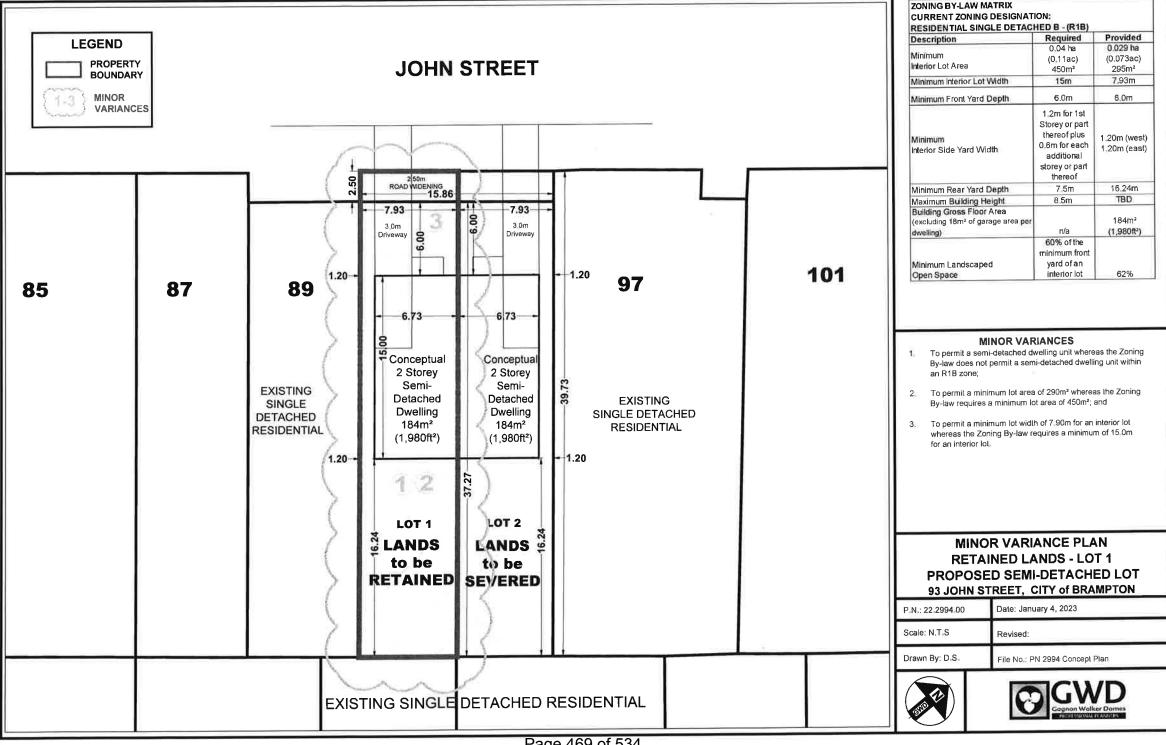
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#### Electronic/Hybrid Hearing Procedures How to get involved in the Hybrid Hearing

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **January 24, 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

## 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**, **January 19**, **2023**.

- Advance registration for applicants, agents and other interested persons is required by one or two options:
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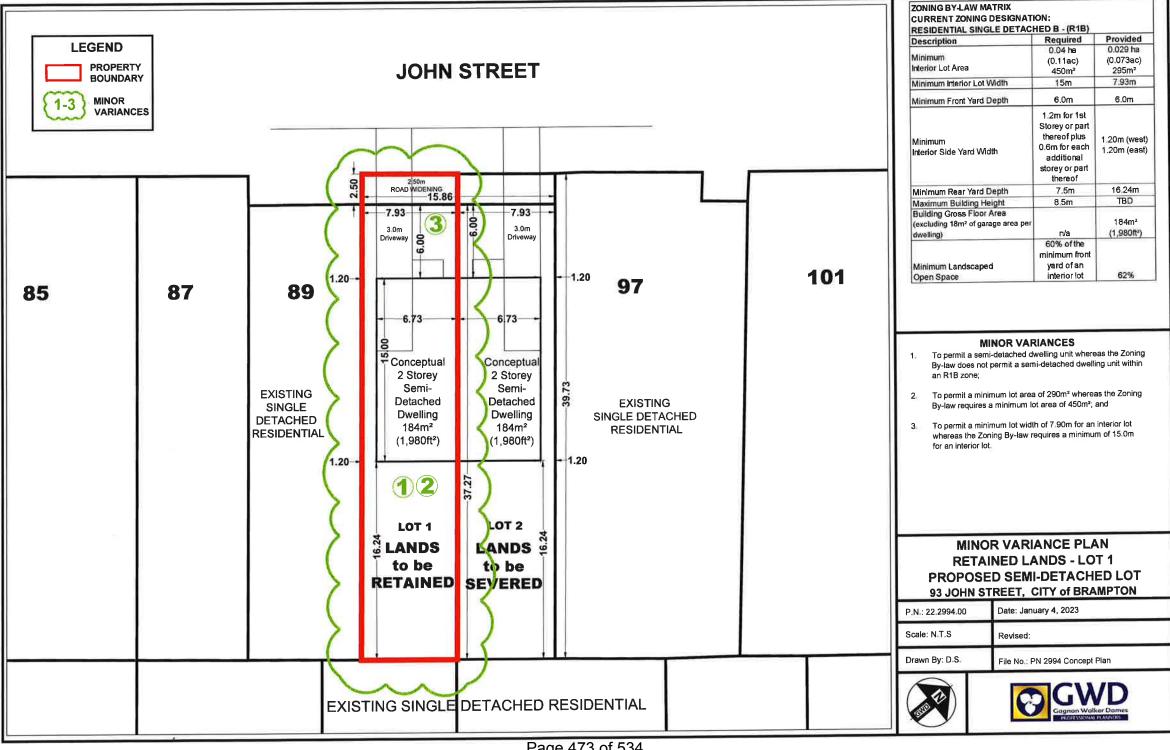
Anthony Sirianni, B.A., Associate Planner

c.c.: Gagandeep Singh Gill, Client

Andrew Walker, Gagnon Walker Domes Ltd. Michael Gagnon, Gagnon Walker Domes Ltd.

Gagnon Walker Domes Ltd.

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FILE NUMBER: A-2022-032

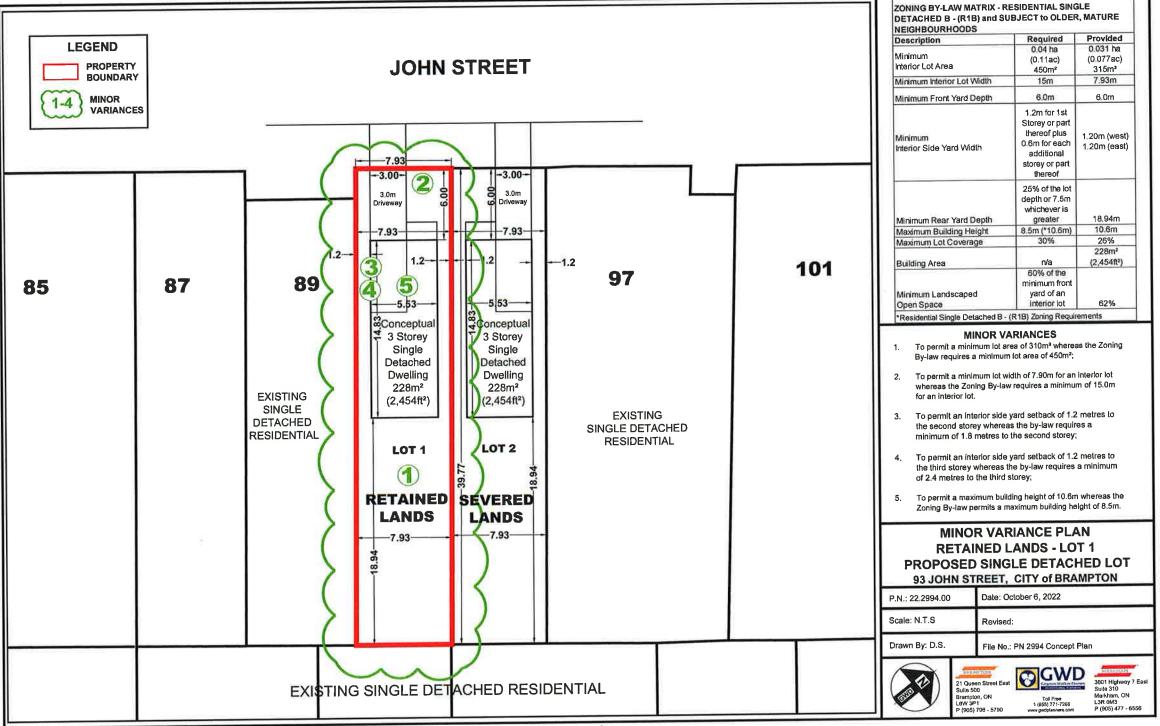
The Personal information collected on this form is collected p Applicants are advised that the Committee of Adjustment is a public information and is available to anyone upon request an should be directed to the Secretary-Treasurer, Committee of Ac

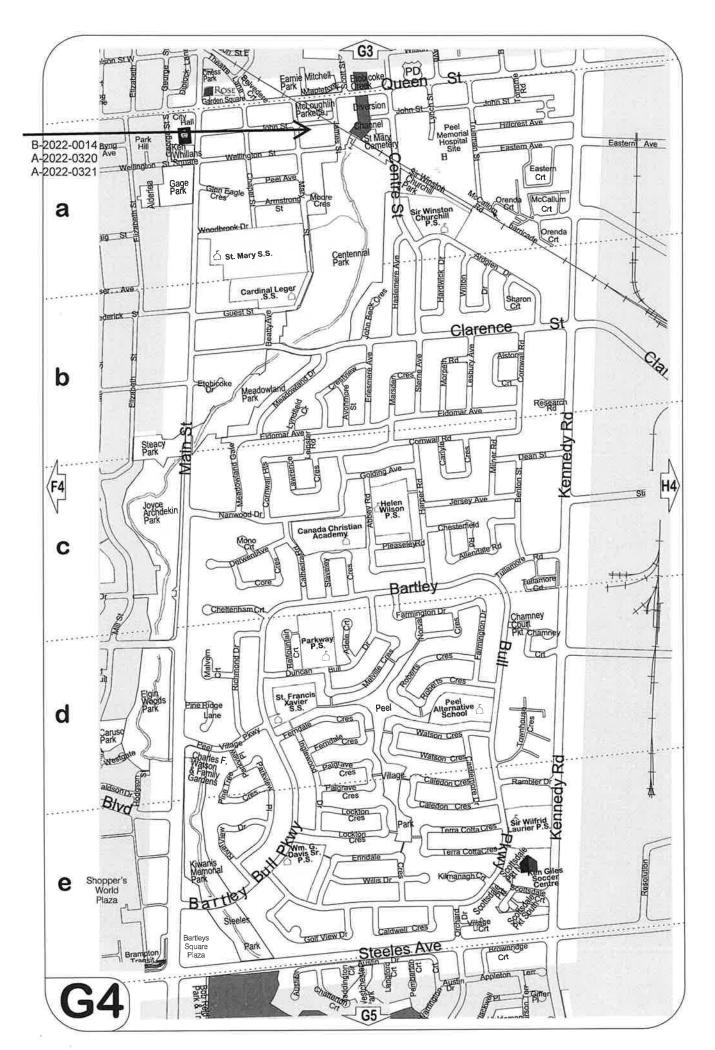
#### APPLICATION Minor Variance or Special Permission (Please read Instructions) NOTE: It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee. The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law 270-2004. elynce Autosales Name of Owner(s)\_ Address 453 Phone # Fax# an entoloutions Email Name of Agen Address Phone # (CO) Simonni@giraplainner Com Nature and extent of relief applied for (variances requested): 10 permit a minimum lot area of @ To permit a minimum lot width of 7.90m minimum e First integior side used width @ 10 permit a maximum pulctine height of 10.6m Why is it not possible to comply with the provisions of the by-law? 1 The Zening By-law requires a minimum lot area of 450m2 EL 15. DM FOR AIN INTERIOR OF The Tomine Bulow requires The zoning By-law permits a mes Amun building Legal Description of the subject land: Lot Number Plan Number/Concession Number Municipal Address Dimension of subject land (in metric units) Frontage Depth Area Access to the subject land is by: Provincial Highway Seasonal Road Other Public Road Water Municipal Road Maintained All Year

Private Right-of-Way

	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.)							
	one (D) 2-Storey Single cletached residented divergree with Rin Defformate OFA of							
	PROPOSED BUILDINGS/STRUCTURES on the subject land:							
	awelling with a Jozeph of 278 m2 (2, 454 472)							
9.	Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)							
	EXISTING Front yard setback Rear yard setback Side yard setback Side yard setback Side yard setback Side yard setback Side yard setback							
	PROPOSED Front yard setback Rear yard setback Side yard setback Side yard setback Side yard setback Side yard setback							
10.	Date of Acquisition of subject land: buvary 31, 2022							
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:							
15.	Length of time the existing uses of the subject property have been continued: 5ince Construction							
6. (a)	What water supply is existing/proposed?  Municipal Other (specify)  Well							
(b)	What sewage disposal is/will be provided?  Municipal							
(c)	What storm drainage system is existing/proposed?  Sewers  Other (specify)							

	17.	is the subject property the su subdivision or consent?	ıbject of an a	pplication under the	Planning Act, for ap	proval of a plan of
		Yes No 5	<b>K</b> I			
		If answer is yes, provide deta	lls: File#	B-2022-0	014 Status	LONGURRENT
	18.	Has a pre-consultation applic	atlon been fil	ed?		
		Yes No 5	<b>X</b>			
	19.	Has the subject property ever	been the sul	oject of an application	n for minor variance	•
		Yes No 5	<b>A</b>	Unknown 🔲		
		If answer is yes, provide deta	ils:			
		File # Decisi	lon		Relief	
		File # Decisi	ion	~ ×	Relief	ur va
				(UULOU Signature/c	SUZUS of Applicant(s) or Autho	1rized Agent
	DAT	ED AT THE	OF			
	THIS	DAY OF		_, 20		
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	IN THE	Anthony 50	by Hill	SOLEMNLY DECL	ARE THAT:	
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Sentos   Notary Public et North, Suite 100 rio CANADA LGX 1N2 34 Fax: 905-453-3560 o Legal Advice Given	DECLAR	ED BEFORE ME AT THE	h			
(1) = 2 * = g / V1	IN THE	THIS 2 DAY		alle		Suris
Orlando da Silva 193 Main Str Brampton, Onta Tel: 905-452-77 LSO # 24224K h	€K.	. 20 7 9		Signature	e of Applicant or Author	ized Agent
Orland 18 Bran Tel: 3 LSO		A Commissioner etc.				
			74/2018/92/6	FICE USE ONLY		
		Present Official Plan Design		- 31	D1D Matura N	 Neighbourhood
		Present Zoning By-law Clas  This application has been re		_		
				ined on the attached of		
		L Barbuto		<u> </u>	September 27	, 2022
		Zoning Officer			Date	
		DATE RECEI	VED	) uptenler	24,2022	Desired peoples/47
						Revised 2022/02/17







## **Public Notice**

## **Committee of Adjustment**

APPLICATION # A-2022-0323 WARD 10

#### **DEFERRED APPLICATION FOR MINOR VARIANCE**

WHEREAS an **amended** application for minor variance has been made by **PAUL PFUNDT AND ROBERTA ROSEMARIE ELIZABETH PFUNDT** under Section 45 of the <u>Planning Act</u>, (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 12, Concession 9 N.D. municipally known as **10300 THE GORE ROAD**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s) in conjunction with the proposed retained lot under Consent Application B-2022-0015:

- 1. To permit a minimum lot area of 0.33 hectares whereas the by-law requires a minimum lot area of 4.0 hectares:
- 2. To permit a minimum rear yard setback of 0.5m (1.64 ft.) to an existing accessory structure (shed) whereas the by-law requires a minimum setback of 1.2m (3.94 ft.) to the nearest property lines for an accessory structure.

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-2022-0015	

The Committee of Adjustment has appointed TUESDAY, January 24, 2023 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 an Ontario Land 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 Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body.

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

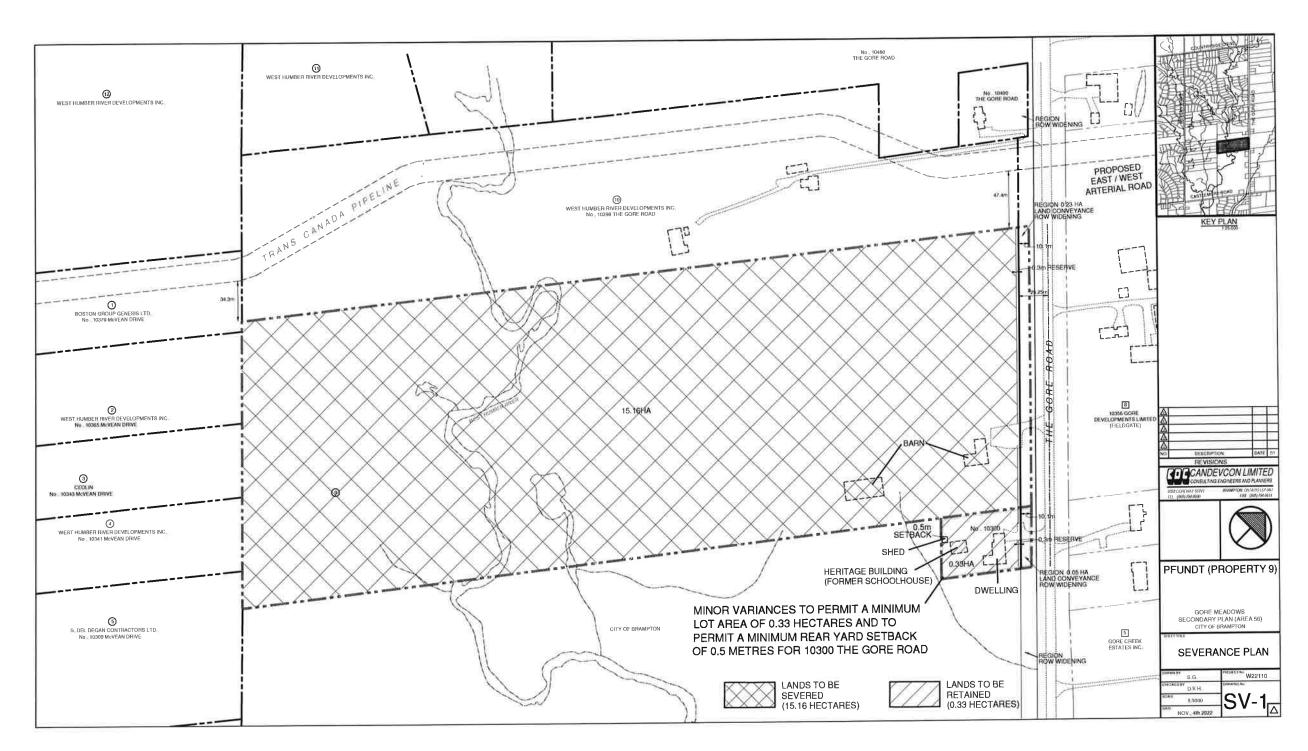
### PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 5th Day of January, 2023.

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





#### Electronic/Hybrid Hearing Procedures How to get involved in the Hybrid Hearing

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **January 24, 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

#### How to Participate in the Hearing:

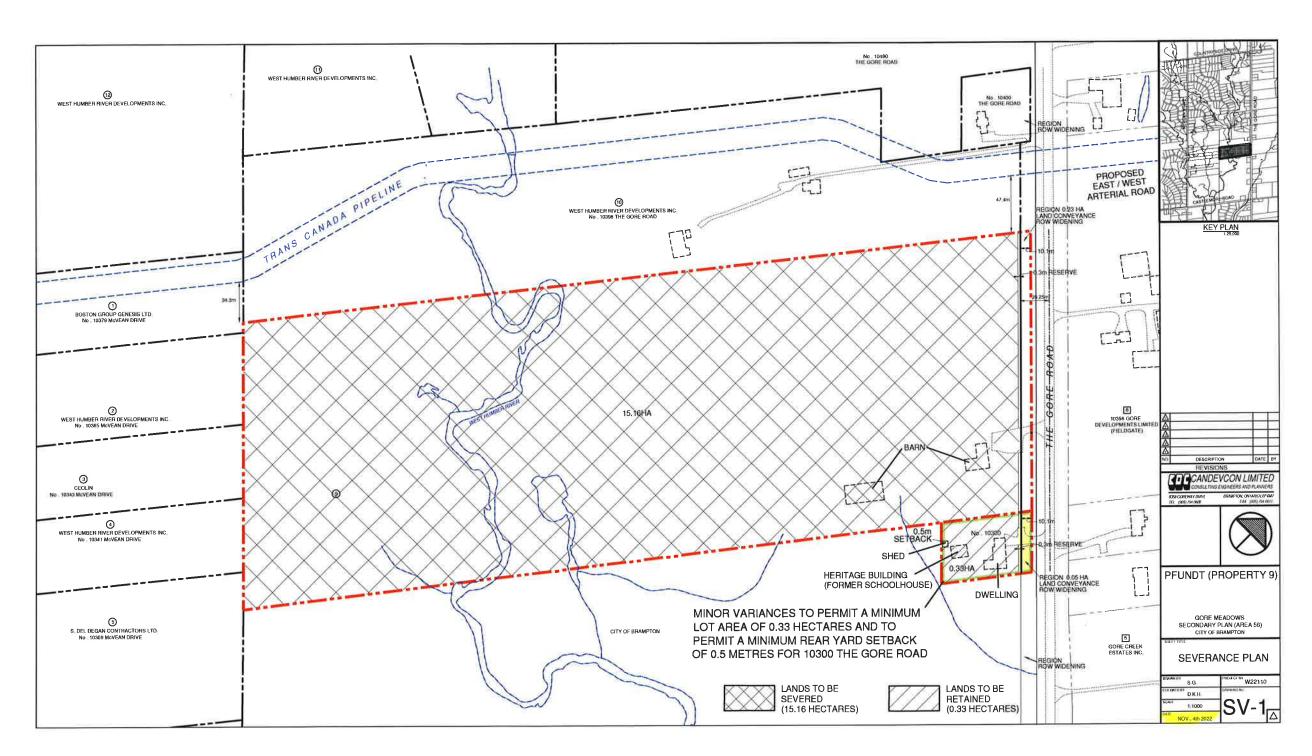
All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm**, **Thursday**, **January 19**, **2023**.

- Advance registration for applicants, agents and other interested persons is required by one or two options:
  - 1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary–Treasurer at <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a> by 4:30 pm Thursday, January 19, 2023.
  - 2. To participate in-person, please email the Secretary–Treasurer at <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a> by 4:30 pm Thursday, January 19, 2023.
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or inperson. 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 **Thursday**, **January 19**, **2023**. City staff will contact you and provide
  you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

 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/hybrid 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 <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a>. 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.



Page 482 of 534



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

**FILE NUMBER:** 

A-2022-0323

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 <u>Planning Act</u>, 1990, for relief as described in this application from By-Law **270-2004**.

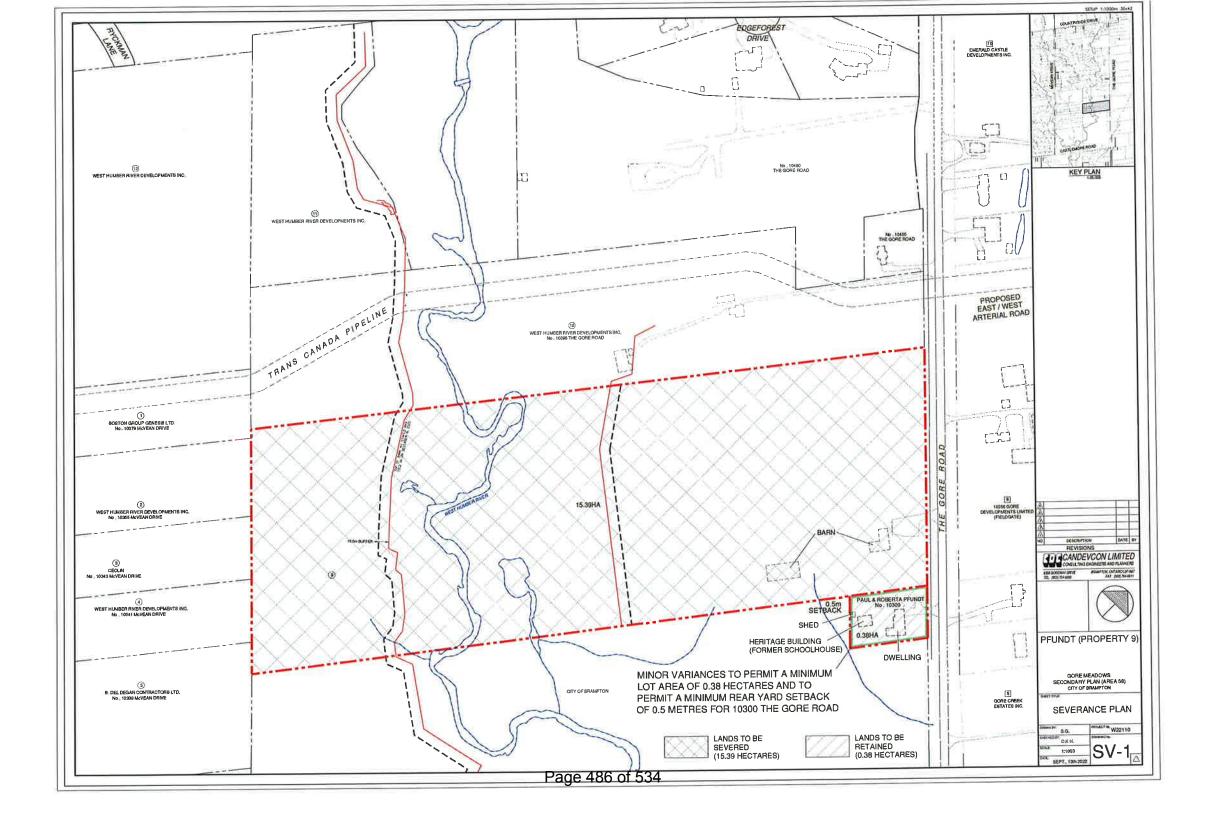
1.									
	Address	10300 The Gore Road							
		Brampton, Ontario							
	,		Fax #						
	Phone #	416-213-7181	rax #	·—————					
	Email	marco@royalpinehomes.com	=						
2.	Name of	Agent Candevcon Limited (Steven Giankoulas)							
۷.		9358 Goreway Drive							
	Addiess	Brampton, Ontario							
		L6P 0M7							
	Phone #	905-794-0600 ext 2060	Fax #	905-794-0611					
	Email	steven@candevcon.com	•						
	Lindii		_						
3.	Nature ar	nd extent of relief applied for (variances requested	):						
	To perm	nit a minimum lot area of 0.38 hectares for the	e subjec	t parcel.					
	Tio ben		o odbjeo	· pa, 55					
	To porm	nit a minimum rear yard setback of 0.5 metres	e		1				
	To bem	ill a millimum real yard selback of 0.5 metres	S.						
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4.	Why is it	not possible to comply with the provisions of the	bv-law?						
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	The cur	The current lot area does not comply with the minimum requirements of the Zoning By-law.							
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	100000000000000000000000000000000000000	rent rear yard setback for the shed does not	comply	with the minimun	n				
	requirer	ments of the Zoning By-law.							
5.		scription of the subject land:							
	Lot Num								
		mber/Concession Number 9 N.D.							
	Municipa	al Address 10300 The Gore Road							
_		4 17 18 18 18 18							
6.		on of subject land ( <u>in metric units</u> )							
	Frontage								
	Depth	75.58m							
	Агеа	0.38 ha							
7	Ancore :	to the cubicet land is hy							
7.		to the subject land is by: al Highway	Season	nal Road					
		al Road Maintained All Year		Public Road					
		Right-of-Way	Water						
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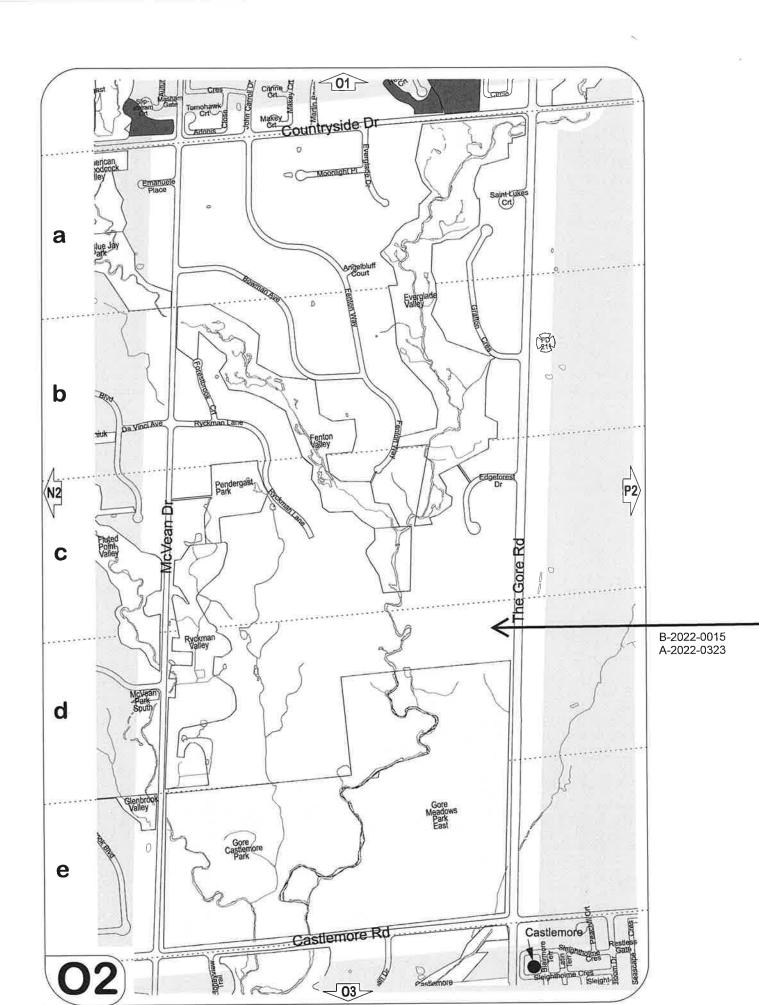
8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible) EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.) Single Detached Dwelling: 320.31 square metres Heritage Building: 267.72 square metres Shed: 21.89 square metres 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) Front yard setback 22.52m Rear yard setback 7.38m Side yard setback 0.5m Side yard setback 18.95m **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: 1962 Residential 11. Existing uses of subject property: 12. Proposed uses of subject property: Residential Agricultural 13. Existing uses of abutting properties: 50+ years 14. Date of construction of all buildings & structures on subject land: Length of time the existing uses of the subject property have been continued: 50+ years 15. What water supply is existing/proposed? 16. (a) Municipal Other (specify) Well (b) What sewage disposal is/will be provided?

Other (specify)

Municipal Septic

17.	Is the subject property the subject subdivision or consent?	ect of an application unde	r the Planning Act, for appr	oval of a plan of	
	Yes 🗸 No 🗔				
	If answer is yes, provide details:	File # N/A	Status Concur	ent with this application	
18.	Has a pre-consultation application	on been filed?			
	Yes No 🗆				
19.	Has the subject property ever be	en the subject of an applic	cation for minor variance?		
	Yes No 🗹	Unknown	]		
	If answer is yes, provide details:				
	File # Decision File # Decision		Relief	y.	
	File # Decision File # Decision		ReliefRelief		
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	C .		ure of Applicant(s) or Authoriz	ed Agent	
DATE	ED AT THE	OF	empto 1		
THIS	ED AT THE City  27 DAY OF Sept	ember, 20 <u>22</u> .			
F THIS A	PPLICATION IS SIGNED BY AN	AGENT, SOLICITOR OR AI	NY PERSON OTHER THAN		
	JECT LANDS, WRITTEN AUTHOR LICANT IS A CORPORATION,				
	ATION AND THE CORPORATION'				
	Storan Grade In	/ OF THE	Cote of R	demont Hill	
IN THE	Steven Giankalay Region OF York	, OF THE	CLADE THAT:	capeter at the	
	HE ABOVE STATEMENTS ARE T G IT TO BE TRUE AND KNOWING				
	TO DEFORE ME AT THE	Jea	anie Cecilia Myers		
DECLARE	ED BEFORE ME AT THE	a	Commissioner, etc., ovince of Ontario		
311	y OF Lampton.	for	the Corporation of the		
		A.m. Ex	y of Brampton pires April 8, 2024.		
N THE	region. OF	//			
Tul	THIS 27 DAY OF		19/1		
Sia	otenly 20 22	Signa	ature of Applicant or Authorize	d Agent	
	1 . M. Os				
	leaw 1		Submit by Email		
//	A Commissioner etc.	l			
		FOR OFFICE USE ONLY			
	Present Official Plan Designation	n:			
	Present Zoning By-law Classific	cation:	Agricultural-1520/ F	-loodplain	
This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.					
	111		_ ,		
	/ all layre		Oct 5, 2022		
	Zoning Officer		Date		
	DATE RECEIVE	Sortenin	27, 2022		
	Date Application Deemed			Revised 2022/02/17	
	Complete by the Municipality				







## **Public Notice**

## **Committee of Adjustment**

APPLICATION # A-2022-0327 WARD 6

#### **DEFERRED APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **PUSHKAR CHAVAN AND VAISHAKHI CHAVAN** 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 36, Plan 43M-2015 municipally known as **43 ELYSIAN FIELDS CIRCLE**, Brampton;

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

- 1. To permit an above grade door in the side wall where a minimum side yard width of 0.66m (2.17 ft.) is provided extending from the front wall of the dwelling up to the door, whereas the by-law does not permit a door in the side wall unless there is a minimum side yard width of 1.2m (3.94 ft.) extending from the front wall of the dwelling up to and including the door;
- 2. To permit a 0.66m (2.17 ft.) path of travel leading to a principle entrance for a second unit whereas the by-law requires a minimum unencumbered side yard width of 1.2m (3.94 ft.) be provided as a path of travel from the front yard to the entrance for a second unit;
- 3. To permit a 0.4m (1.31 ft.) setback to an existing accessory structure (gazebo) whereas the by-law requires a minimum setback of 0.6m (1.97 ft.) to the nearest lot lines for an accessory structure;
- 4. To provide 0.0m of permeable landscaping abutting the side property line whereas the by-law requires a minimum 0.6m (1.97 ft.) wide permeable landscape strip abutting the side property line;
- 5. To permit a driveway width of 8.56m (28.08 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.).

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, January 24, 2023 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 an Ontario Land 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 Ontario Land 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.

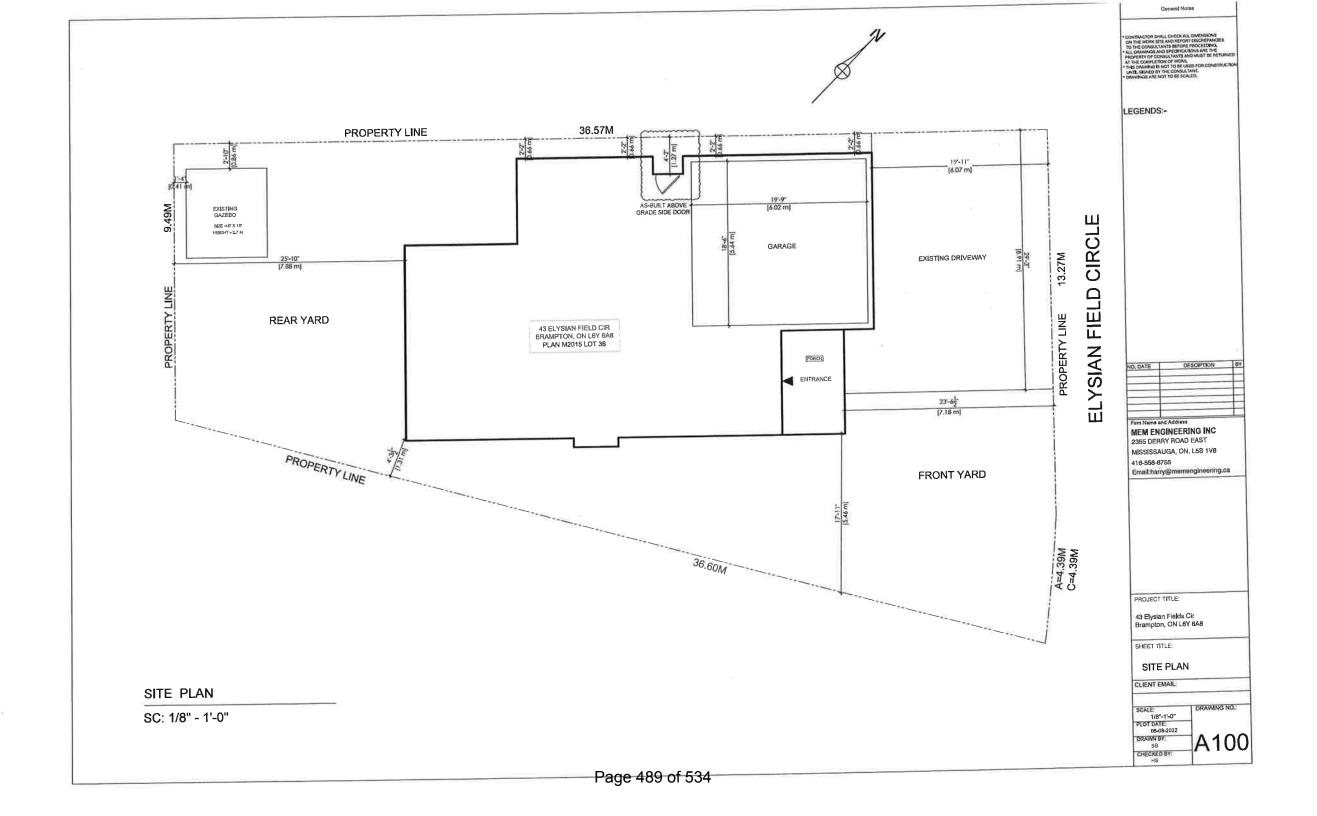
## PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 12th Day of January, 2023

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





#### Electronic/Hybrid Hearing Procedures How to get involved in the Hybrid 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**, **January 19**, **2023**.

- Advance registration for applicants, agents and other interested persons is required by one or two options:
  - 1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary–Treasurer at <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a> by 4:30 pm Thursday, January 19, 2023.
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- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or inperson. You can register by calling 905-874-2117 and leave a message with your name, phone number and
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### AMENDMENT LETTER

November 1, 2022

To: Committee of Adjustment

**RE: APPLICATION FOR MINOR VARIANCE** 

PUSHKAR CHAVAN AND VAISHAKHI CHAVAN

LOT 36, PLAN 43M-2015

A-2022-0327-43 ELYSIAN FIELDS CIRCLE

Please amend application A-2022-0327 to reflect the following:

- To permit an above grade door in the side wall where a minimum side yard width
  of 0.66m (2.17 ft.) is provided extending from the front wall of the dwelling up to
  the door, whereas the by-law does not permit a door in the side wall unless there
  is a minimum side yard width of 1.2m (3.94 ft.) extending from the front wall of
  the dwelling up to and including the door;
- 2. To permit a 0.66m (2.17 ft.) path of travel leading to a principle entrance for a second unit whereas the by-law requires a minimum unencumbered side yard width of 1.2m (3.94 ft.) be provided as a path of travel from the front yard to the entrance for a second unit;
- 3. To permit a 0.4m (1.31 ft.) setback to an existing accessory structure (gazebo) whereas the by-law requires a minimum setback of 0.6m (1.97 ft.) to the nearest lot lines for an accessory structure;
- 4. To provide 0.0m of permeable landscaping abutting the side property line whereas the by-law requires a minimum 0.6m (1.97 ft.) wide permeable landscape strip abutting the side property line;
- 5. To permit a driveway width of 8.56m (28.08 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.).

Applicant/Authorized Agent

Hazjinder S



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

FILE NUMBER: A -2022-0321

metion collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application.
Is detend the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered
and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information
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. Name of Owner(s) PUSHKAR CHAVAN and VAISHAKHI CHAVAN Address 43 ELYSIAN FILEDS CIR. BRAMPTON, L6Y 6E8 Phone # 647-321-5720 Fax # PUSHKARCHAVAN@GMAIL.COM Email HARJINDER SINGH Name of Agent Address UNIT 28, 2355 DERRY ROAD FAST, MISSISSAUGA, ON, L5S 1V6 Fay # MEM.PENG@OUTLOOK.COM Email Nature and extent of relief applied for (variances requested): To permit above grade door in the side wall where minimum side yard width of 0.66m is provided extending from the front wall of the dwelling up to the door To permit a path of travel of 0.66m to the primary entrance to second unit. To permit the existing driveway width of 8.56m Why is it not possible to comply with the provisions of the by-law? By law does not permit a door in the side wall unless there is a minimum side yard width of 1.2m extending from the front wall of the dwelling up to and including door. By- law requires a minimum unencumbered side yard width of 1.2m to be provided as path of travel from front yard to entrance for the second unit By law permits a maximum driveway width of 7.32 m Legal Description of the subject land: Lot Number 36 Plan Number/Concession Number PLAN M2015 Municipal Address 43 ELYSIAN FIELD CIR BRAMPTON, ON L6Y 6E8 Dimension of subject land (in metric units) Frontage 17.66M Depth 36.57M 408.39M Access to the subject land is by: Provincial Highway

Municipal Road Maintained All Year

Private Right-of-Way

Seasonal Road

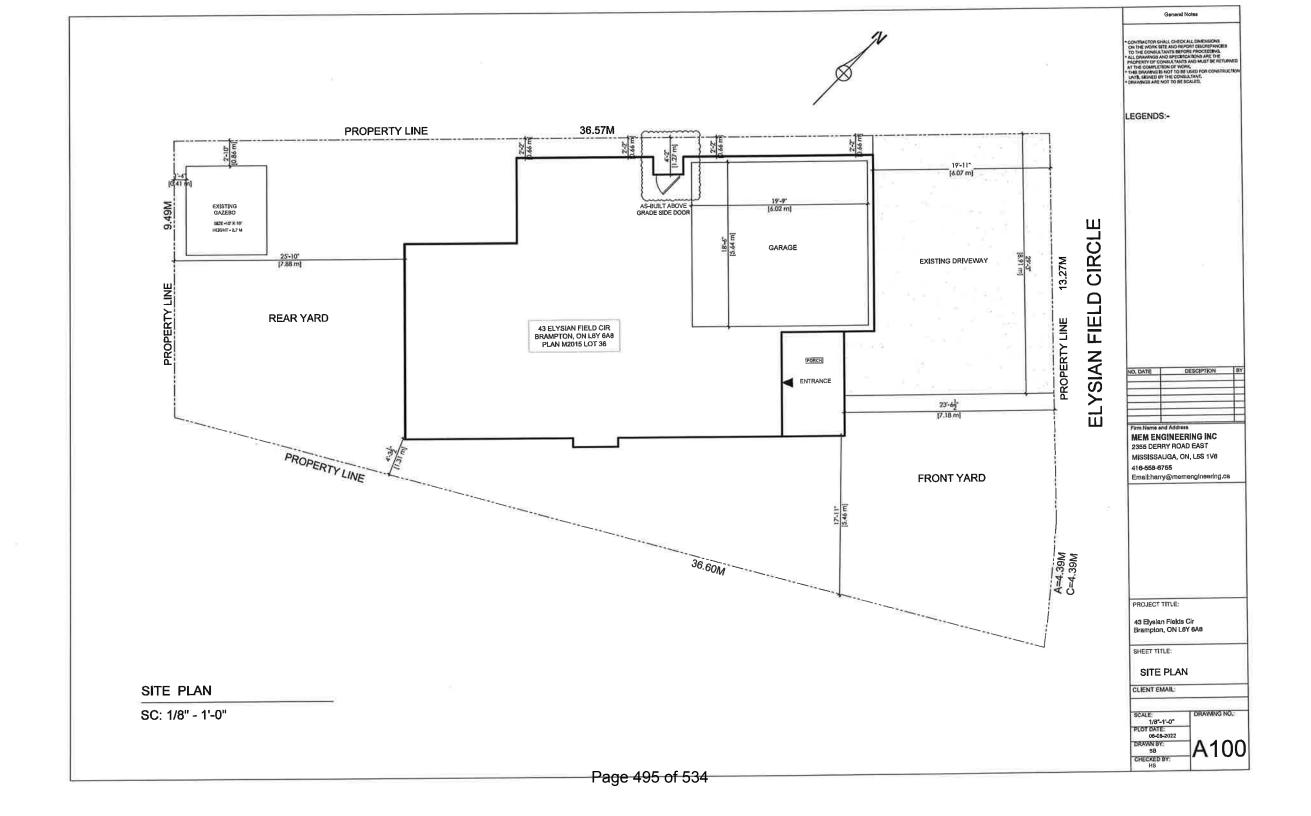
Water

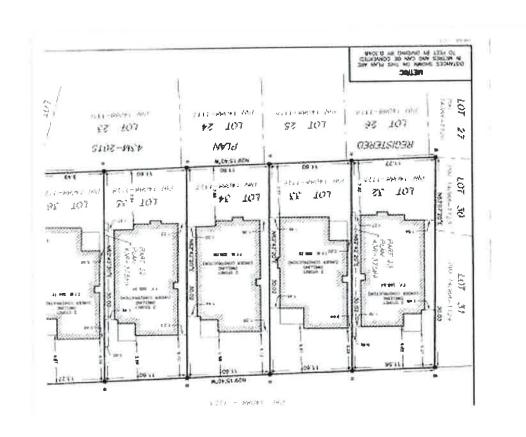
Other Public Road

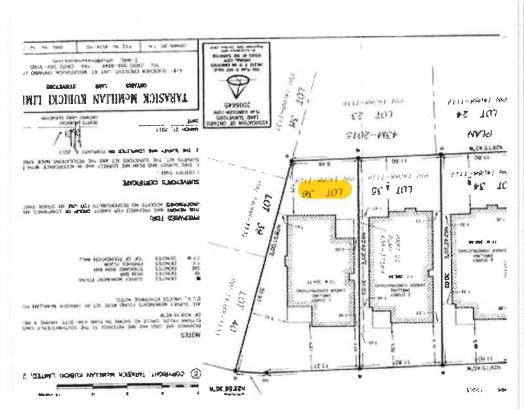
Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

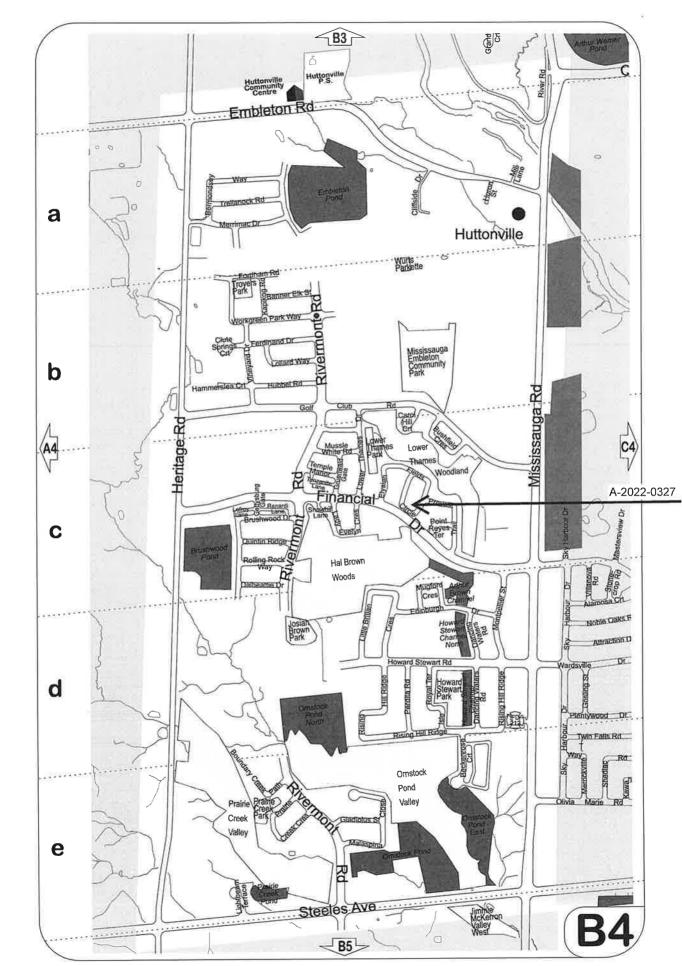
EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo EXISTING 2 STOREY SEMI- DETACHED DWELLING. SINGLE FAMILY DWELLING GROSS FLOOR AREA-220.04 M2 HEIGHT OF PROPERTY -8.5 M, WIDTH-9.62 M, LENGTH - 16.02 M			
	TWO UNIT DWEI		rall where minimum side yard width of 0.66m is provided
9.			uctures on or proposed for the subject lands: and front lot lines in <u>metric units</u> )
	EXISTING		
	Front yard setback	6.07M 7.88 M	
	Rear yard setback Side yard setback	1.31M	
	Side yard setback	0.66M	
	PROPOSED Front yard setback Rear yard setback	6.07M 7.88M	
	Side yard setback	1.33M	
	Side yard setback	0,66M	
10.	Date of Acquisition	of subject land:	2022
11.	Existing uses of su	bject property:	SINGL E FAMILY DWELLING
12.	Proposed uses of s	ubject property:	SECOND UNIT DWELLING
13.	Existing uses of ab	utting properties:	RESIDENTIAL
14.	Date of construction	n of all buildings & str	uctures on subject land: 2015
15.	Length of time the	existing uses of the su	bject property have been continued: 7 YEARS
16. (a)	<u>-</u>	ls existing/proposed? ☐	Other (specify)
(b)	What sewage disposition of the Municipal Septic	osal is/will be provided 	? Other (specify)
(c )	_	ge system is existing/p	oroposed?  Other (specify)

17.	subdivision or consent?	or an application under the Plan	ming ACL for approval of a plan of
	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 beer	the subject of an application for	minor variance?
	Yes No 🖸	Unknown 🔲	
	If answer is yes, provide details:		
	File # Decision	Rel	ief
	File # Decision File # Decision File # Decision	Rel Rel	ief
	File # Decision_	Kei	lei
		1.6	
		11.7	jinder SMIn licant(s) or Authorized Agent
			icalit(s) of Authorized Agent
DA	TED AT THECITY	OF BRAMPTON	
TH	IS 25 DAY OF SEPTEMBER	, <b>20</b> _22	
	APPLICATION IS SIGNED BY AN AG		
THE SUI	BJECT LANDS, WRITTEN AUTHORIZ PLICANT IS A CORPORATION, TH	ATION OF THE OWNER MUST AC E application shall be si	COMPANY THE APPLICATION. IF
CORPO	RATION AND THE CORPORATION'S	SEAL SHALL BE AFFIXED.	
	0	200	0. 11.
	1. Raman Kuman	OF THE CITY	OF Vyrampion
IN TH	HE Region OF _ Nec	SOLEMNLY DECLARE T	HAT:
BELIEVI	THE ABOVE STATEMENTS ARE TRING IT TO BE TRUE AND KNOWING	JE AND I MAKE THIS SOLEMN D HAT IT IS OF THE SAME FORCE	DECLARATION CONSCIENTIOUSLY AND EFFECT AS IF MADE UNDER
OATH.	Î	Jeanie Cec	ilia Mvers
DECLAF	RED BEFORE ME AT THE	a Commiss	ioner, etc.,
Ci	ly of Drampton	Province of for the Corr	Ontario of the
	Region OF	City of Brar	
INTHE	A Charte	Expires Apr	
+ le	THIS 13 DAY OF	Kamer	n Klener
to C	Oku , 20 2 ?		oplicant or Authorized Agent
	1 IN	Sub	mit by Email
_/	Jane 91 are	_	The by Errean
//	A Commissioner etc.		
		FOR OFFICE USE ONLY	
	Present Official Plan Designation:		
	•	D4E	10.4.2420
	Present Zoning By-law Classificat	ion: KIF	<u>-10.4-2430</u>
		with respect to the variances requi are outlined on the attached checkli	
	L Barbuto	<b>^</b> -1	ahar 7 2000
	Zoning Officer	<u>Oct</u>	ober 7, 2022
	Louing Officer		
	DATE RECEIVED_	October 13	1,2022
	Date Application Deemed		Revised 2022/02/17
	Complete by the Municipality		











## **Public Notice**

## **Committee of Adjustment**

APPLICATION # A-2022-0334 WARD 10

#### **DEFERRED APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **MICHAEL BRO AND DIANA KHAMIS** under Section 45 of the <u>Planning Act</u>, (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 329, Plan 43M-1799 municipally known as **22 MISSION RIDGE TRAIL,** Brampton;

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

- To permit an existing accessory structure (gazebo) having a gross floor area of 17.83 sq. m (191.92 sq. ft.) whereas the by-law permits an accessory structure having a maximum gross floor area of 15 sq. m (161.46 sq. ft.);
- 2. To permit an existing fence (including privacy screen) having a height of 2.79m (9.15 ft.) whereas the by-law permits a maximum height of 2.0m (6.56 ft.) for a fence in the rear and side yard;
- 3. To permit a driveway width of 8.33m (27.33 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.);
- 4. To provide 0.0m of permeable landscaping abutting the side property line on both sides whereas the bylaw requires a minimum 0.6m (1.97 ft.) wide permeable landscape strip abutting the side property line.

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

The Committee of Adjustmen	t has annain	tod TUESDAY January 24, 2023 at 9:00 A M, by electronic r	n
Application for Consent:	NO	File Number:	
Plan of Subdivision:	<u>NO</u>	File Number:	

The Committee of Adjustment has appointed **TUESDAY**, **January 24**, **2023** 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 an Ontario Land 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 Ontario Land 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.

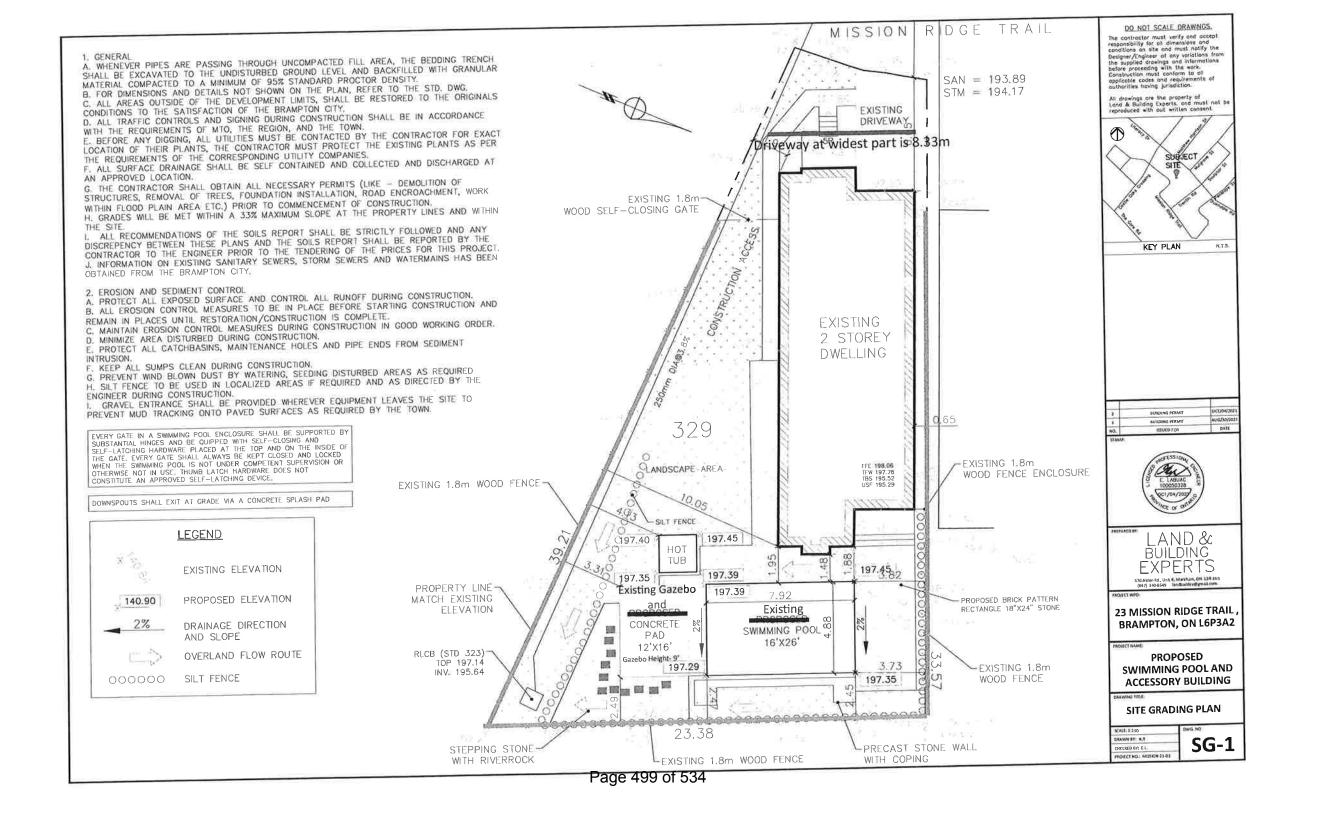
## PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 12th day of January, 2023

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





## Electronic/Hybrid Hearing Procedures How to get involved in the Hybrid Hearing

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **January 24, 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

#### 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, January 19, 2023.** 

- Advance registration for applicants, agents and other interested persons is required by one or two options:
  - Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at <u>cityclerksoffice@brampton.ca</u> or <u>jeanie.myers@brampton.ca</u> by 4:30 pm Thursday, January 19, 2023.
  - 2. To participate in-person, please email the Secretary–Treasurer at <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a> by 4:30 pm Thursday, January 19, 2023.
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or inperson. 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 Thursday, January 19, 2023. City staff will contact you and provide
  you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

 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/hybrid 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 <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a>. 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.



FILE NUMBER: A-2022-0334

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)

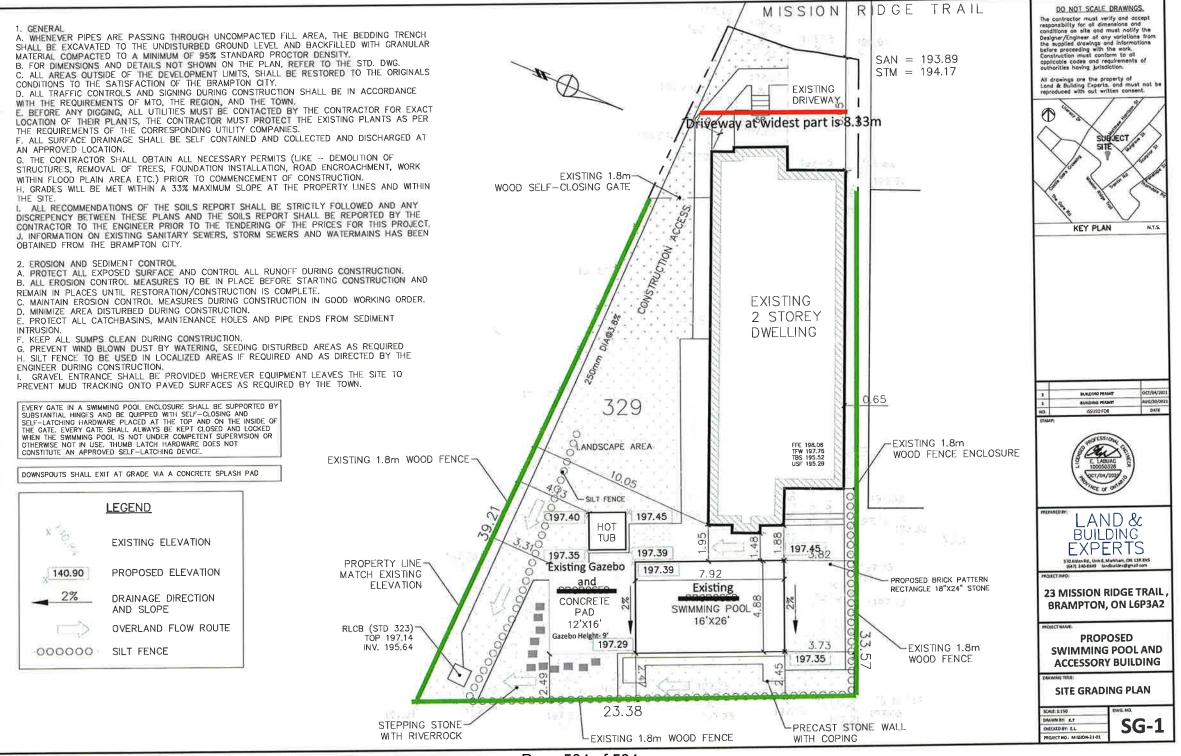
NOTE: It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

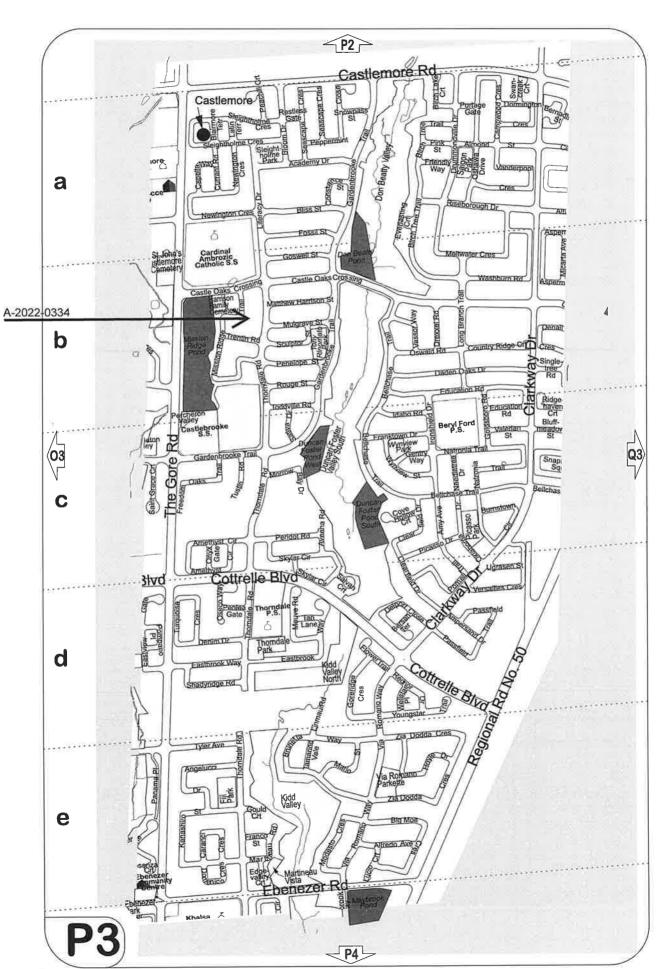
The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the <u>Planning Act</u>, 1990, for relief as described in this application from By-Law **270-2004**.

		Michael Dro	Diana Khamia					
1.	Name of O	• • •						
	Address	Address 23 Mission Ridge Trail, Brampton ON L6P 3A2						
	20							
	Phone #	(416) 817-7564		Fax #				
	Email	mbro09@hotmail.com						
		•	ca					
2.	Name of A	gent Connor Hakime						
	Address	PO Box #51006 Milton Central	PO. Milton ON L9T 2P2					
	Phone #	(905) 691-4123		Fax #				
	Email	admin@conscapecanada.ca						
				<del></del>				
3.	Nature and	d extent of relief applied fo	r (variances requeste	d):				
		screen has been added on top			the by laws.			
		ner would like to keep the privac						
		cluding the privacy screen has a			nce areas that are			
	over the hei	ght limit are highlighted in green	in the drawings (the entir	e perimeter minus the gate).				
	To also p	ermit an existing gazebo	having a gross flo	or area of 17.83 square	metres, whereas			
		v permits an accessory						
	To permit a	driveway width of 8.33m, where	s the Ry-law permits a m	aximum driveway width of 6.71	n.			
		0.0m of permeable landscaping a						
					by-law requires a			
	minimum 0.	.6m wide permeable landscape s	trib abutting the side prot	Der ty iiile.				
	Miles in it a	not possible to comply with	the provisions of the	by law?				
4.	•		-	= -	analyan with tha			
		r already had the privacy scree			ve spoken with the			
		and they have all expressed th						
		has also already built the Gazeb			m coverage of			
		ccessory buildings but exceeds t						
	The drivewa	y was already existing when the	homeowner purchased th	e home.				
5.	Legal Des	cription of the subject land	i:					
	Lot Numb	er 329						
	Plan Num	ber/Concession Number	43M1799					
	Municipal	Address 23 Mission Ridge	e Trail, Brampton ON L6I	P 3A2				
		» <del></del>						
6.	Dimensio	n of subject land ( <u>in metric</u>		ular shape lot (25.39 ft x 110.08				
	Frontage	7.29m	8.00	ft x 128.74 ft x 51.43 ft as per o	geowarenouse)			
	Depth	33.55m						
	Area	5,704.87 ft <sup>2</sup> (0.131 ac)						
	Alca							
7.	Access to	the subject land is by:						
				Seasonal Road				
		I Highway		Other Public Road	一			
		Road Maintained All Year			H			
	Private R	ight-of-Way	<b></b> _	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.)							
	Fence, privacy screen	on fence, pool, hot tub, qa	zebo , Two-Storey dwelling (approximately 2,700 sqft above grade)					
	Looking to get privacy s	NGS/STRUCTURES on screen approved via minor	variance					
	Looking to get the Gaze	bo approved via minor varia	ince.					
9.			uctures on or proposed for the subject lands: and front lot lines in <u>metric units</u> )					
	EXISTING		ately 6.05m from front yard line					
	Front yard setback Rear yard setback		7m, Cabana to rear yard line: 2.49m					
	Side yard setback Side yard setback	Pool to south side yard lin Hot tub to north side yard	ne: 2.89m d line: 4.13m, Cabana to north side yard line: 4.49m					
	PROPOSED Front yard setback Rear yard setback		v					
	Side yard setback Side yard setback							
10.	Date of Acquisition	of subject land:	June 28, 2019					
11.	Existing uses of su	bject property:	Single family residential					
12.	Proposed uses of s	ubject property:	Single family residential					
13.	Existing uses of ab	utting properties:	Single family residential					
14.	Date of constructio	n of all buildings & stru	uctures on subject land:  February 2022-Present for backyard structures  Home built 2011					
15.	Length of time the	existing uses of the sul	bject property have been continued:  Since purchase / 3 years					
16. (a)	What water supply Municipal Well	existing/proposed?	Other (specify)					
(b)	What sewage dispo Municipal Septic	is/will be provided	? Other (specify)					
(c)	What storm draina	gesystem is existing/p	roposed?					
	Ditches Swales	<u> </u>	Other (specify)					

17.	Is the subject property the subject of an a subdivision or consent?	application under the Planning Act, for approval of a plan of
	Yes No	
	If answer is yes, provide details: File	# Status
18.	Has a pre-consultation application been fi	led?
	Yes No	
19.	Has the subject property ever been the su	bject of an application for minor variance?
	Yes No	Unknown
	If answer is yes, provide details:	
	File # Decision	Relief Relief
	File # Decision Decision	Relief
		DocuSigned by: DocuSigned by:
		Meinifly Comments
		Signature of Applicant(s) of Authorized Agent Brampton
DAT	S Sth DAY OF September	, 20 22
THE SUE	BJECT LANDS, WRITTEN AUTHORIZATION PLICANT IS A CORPORATION, THE APP	SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF PLICATION SHALL BE SIGNED BY AN OFFICER OF THE SHALL BE AFFIXED.  OF THE OFFICER OF OF OFFICER OF THE SOLEMNLY DECLARE THAT:
	Pet low COR MAKEN	_, OF THE OCCUPY OF
IN TH	ELETINOSH	SOLEMNLY DECLARE THAT:
ALL OF BELIEVII OATH.	THE ABOVE STATEMENTS ARE TRUE ANI NG IT TO BE TRUE AND KNOWING THAT IT	DI MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER
DECLAR	RED BEFORE ME AT THE	Jeanie Cecilia Myers
CI	of Drampon	a Commissioner, etc., Province of Ontario
INTHE	Region OF	for the Corporation of the City of Brampton
$\mathcal{O}$	0 + +	Expires April 8/2024
<u>el</u>	THIS DAY OF	Har
	John , 20 2.2	Signature of Applicant or Authorized Agent
	came My as	
-/	A Commissioner etc.	
	FOR O	FFICE USE ONLY
	Present Official Plan Designation:	
	Present Zoning By-law Classification:	R1F-9.0
	<del>"</del> -	espect to the variances required and the results of the
	said review are out	tlined on the attached checklist.
	SHELL	OCT.17.22
	Zoning Officer	Date
	DATE RECEIVED	) dober 17, 2022







# **Public Notice**

## **Committee of Adjustment**

APPLICATION # A-2022-0339 WARD 4

### **DEFERRED APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **MALKIT SINGH AND NACHHATTAR SINGH** under Section 45 of the <u>Planning Act</u>, (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 1, Plan M-775 municipally known as **399 RAY LAWSON BOULEVARD,** Brampton;

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

1. To permit an existing driveway width of 18.18m (59.65 ft.) whereas the by-law permits a maximum driveway width of 9.14m (30 ft.).

The Committee of Adjustment has appointed TUESDAY, January 24, 2023 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 an Ontario Land 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 Ontario Land 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 12th day of January, 2023

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:

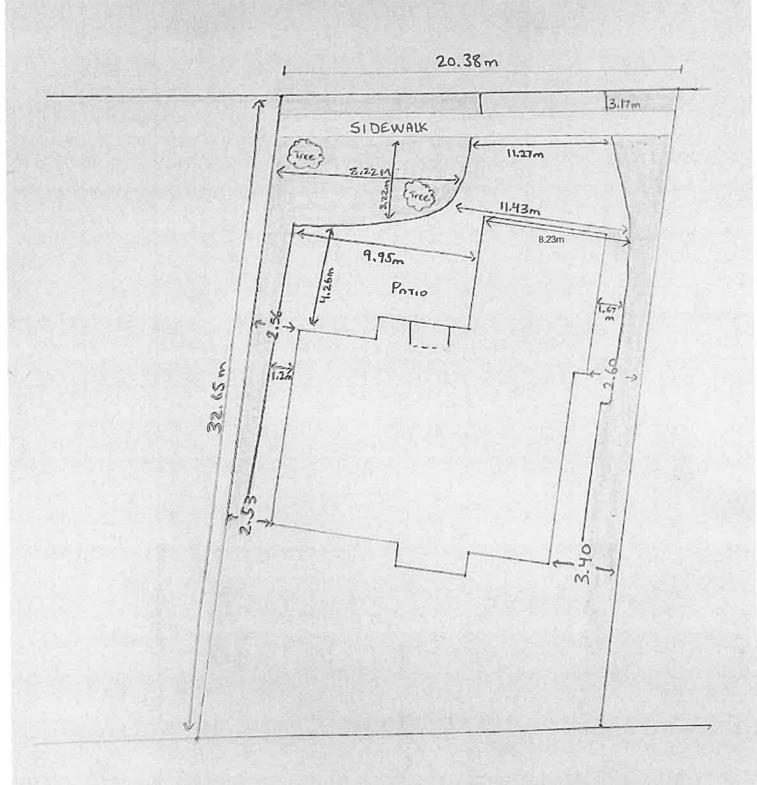
Jeanie Myers, Secretary-Treasurer Committee of Adjustment, City Clerk's Office, Brampton City Hall, 2 Wellington Street West, Brampton, Ontario L6Y 4R2

Phone: (905)874-2117 Fax: (905)874-2119 jeanie.myers@brampton.ca

# 399 RAY LAWSON BIVD LOT #1 BRAMPTON, ON L643X7

PLAN 43M775

(all measurements in Meters)





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 and/or as a hybrid meeting (both inperson and electronically).

# Electronic/Hybrid Hearing Procedures How to get involved in the Hybrid 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**, **January 19**, **2023**.

- Advance registration for applicants, agents and other interested persons is required by one or two options:
  - 1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary–Treasurer at <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a> by 4:30 pm Thursday, January 19, 2023.
  - 2. To participate in-person, please email the Secretary—Treasurer at <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a> by 4:30 pm Thursday, January 19, 2023.
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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/hybrid 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 <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a>. 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**

January 12, 2023

To: Committee of Adjustment

RE: MALKIT SINGH AND NACHHATTAR SINGH

**LOT 1, PLAN 43M-775** 

A-2022-0339- 399 RAY LAWSON BOULEVARD

Please amend application A-2022-0339 to reflect the following:

1. To permit an existing driveway width of 18.18m. (59.65 ft.) whereas the by-law permits a maximum driveway width of 9.14m (30 ft.).

Applicant/Authorized Agent

# **Flower City**



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

FILE NUMBER: A-2022-0339

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)

It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be NOTE: accompanied by the applicable fee.

plies to the Committee of Adjustment for the City of Brampton under section 45 of

1.	the Planni	ing Act, 1990 Owner(s)	), for relief as d SINGH, NACH	escribed in this	s application  GH, MALKIT	from By-Law 270-200	04.
	Address	399 RAY L	AWSON BLVD	, BRAMPTON,	LbY3X/		
	Phone # Email	4164195324 or 64 hdeol10@gma	72069455 iil.com & malkitdeol	@hotmail.com		Fax #	
2.	Name of Address	Agent					
	Phone # Email					Fax #	
3.			relief applied				
	width is asked to property wider dr our drive busy pla	9.14 metro o reduce the priveway. We to 31 ft be aza and int	es (30 feet) on the width of our ge safety contract /e had even by the city. On the contract is not set in the city.	or the width our driveway became for us been given pur home is least Ray Lawson	of the garage out due to and other of the permit by Cocated on n/Mchlaugh	the nature of the lo drivers/pedestrians City to increase the Ray lawson blvd, i	ater. We are being ocation of our s to not have a e curb entrance into right beside the very busy street in terms
4.	It is not restricte my drive Reversi	possible to ed and not eway with ing out of r	as wide as it so many bar ny driveway	n the provision the provision is, it poses riers and blir is nearly imp	ons of the lange through the langest through t	by-law because if eat to anyone tryin to high speed traf th the amount of v	my driveway is ng to reverse out of ffic on a busy road. risitors coming out of n Blvd. It becomes
5.	-	escription of ber LOT 1	the subject la	nd:			
		nber/Conce al Address	ssion Number 399 RAY LAWS	PLAN SON BLVD, BRA	43M775 AMPTON, L6Y	3X7	
6.	Dimension Frontage Depth Area		et land ( <u>in met</u>	ric units)	7		
7.	Provinci Municipa	al Highway	ct land is by: ntained All Ye	ar 🔽		Seasonal Road Other Public Road Water	H

8.	Particulars of all buildings and structures on or proposed for the subject land: (specify <u>in metric units</u> 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.)  3300 SQ FT Residential detached 2 storey home with legal second unit 3BR Basement. Nother structures on lot								
	PROPOSED BUILDI	NGS/STRUCTURES on	the subject land:						
9.			ructures on or proposed for the subject lands: r and front lot lines in <u>metric units</u> )						
	EXISTING								
	Front yard setback Rear yard setback	35ft 35ft							
	Side yard setback	6ft							
	Side yard setback	6ft							
	PROPOSED Front yard setback Rear yard setback Side yard setback Side yard setback								
10.	Date of Acquisition	of subject land:	Jun 28, 1991						
11.	Existing uses of su	bject property:	Residential						
12.	Proposed uses of s	subject property:	Residential						
13.	Existing uses of ab	outting properties:	Residential						
14.	Date of construction	on of all buildings & str	uctures on subject land: Jun 28, 1991						
15.	Length of time the	existing uses of the su	bject property have been continued: 31 Years						
16. (a)	Control of the second s	is existing/proposed?	Other (specify)						
(p)	What sewage disponents of the Municipal Septic	osal is/will be provided	Other (specify)						
(c)	What storm draina Sewers Ditches Swales	ge system is existing/p	Other (specify)						

17. Is the subject property the subject of subdivision or consent?	of an application under the Planning Act, for approval of a plan of
Yes No 🗸	
If answer is yes, provide details:	File # Status
18. Has a pre-consultation application b	een 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 Decision	ReliefRelief
	Mell
1	Signature of Applicant(s) or Authorized Agent
DATED AT THE 27th day CITY	OF September B-RAMPTON
THIS 27th / DAY OF September OC	, 2022
	ENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF
THE APPLICANT IS A CORPORATION, THE	TION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF EAPPLICATION SHALL BE SIGNED BY AN OFFICER OF THE
CORPORATION AND THE CORPORATION'S S	
, MALKIT SING	H, OF THE CITY OF BRAMOTO
IN THE REGION OF Poel.	SOLEMNLY DECLARE THAT:
ALL OF THE ABOVE STATEMENTS ARE TRU	E AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY HAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER
DECLARED BEFORE ME AT THE	Jeanie Cecilia Myers a Commissioner, etc.,
City OF Drampton	Province of Ontario for the Corporation of the
N THE LOGICAL OF	City of Brampton Expires April 8, 2024.
THIS 18 DAY OF	Mal
Bramston, 20 2.2	Simply of Anthony and Amend
	Signature of Applicant or Authorized Agent
Danie My 415	Submit by Email
A Commissioner etc.	
F	OR OFFICE USE ONLY
Present Official Plan Designation:	
Present Zoning By-law Classification	R1B-2595
	with respect to the variances required and the results of the
	re outlined on the attached checklist.
111	
Zoning Officer	Oct 17, 2022  Date
DATE RECEIVED	Cobu 18, 2022.  Revised 2022/02/17
Date Application Deemed Complete by the Municipality	(Neviseu 2022/02/11

LOCATION SURVEY OF BUILDING

LOTS ' 2 AND 3, PLAN 43M-775

UF BRAMPTON

MUNICIPALITY OF PEEL REGIONAL

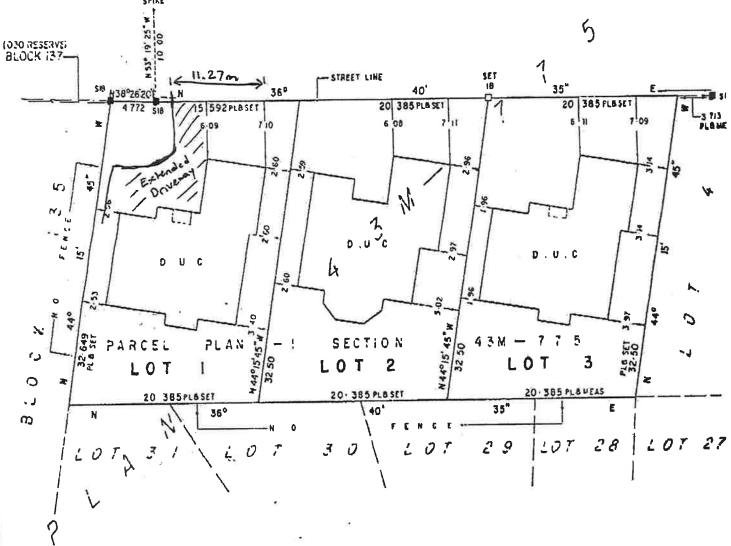
SCALE 1: 400

JOSEPH RADY - PENTEK LTD., O L.S. 1988.

METRIC

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

LAWSON BOULEVARD RAY BY PLAN 43M - 775) SET SPIKE



NOTE

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DENOTES DWELLING UNDER CONSTRUCTION DUC.

DENOTES STANDARD INCH BAR DENOTES INCH BAR 318

18

DENOTES MONUMENT FOUND

PL DENOTES PLAN 43M-775 ALL FOUND MONUMENTS BY W.M. FENTON LTD., D.L.S.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT!

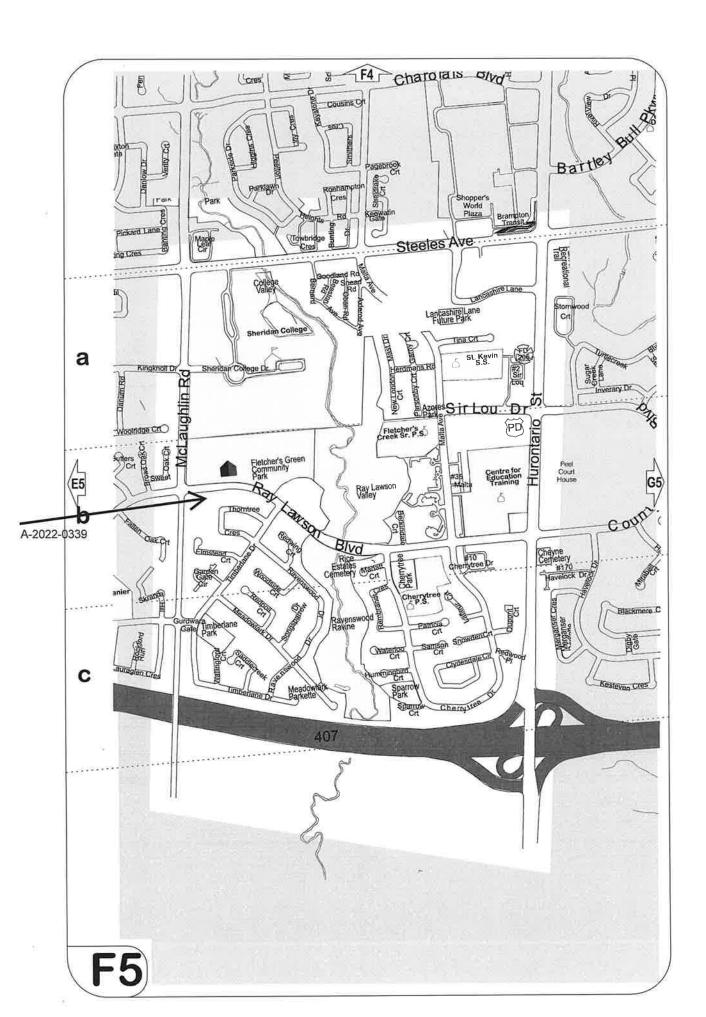
THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 6th DAY OF FEBRUARS DAY OF FEBRUARY,

DATE FEBRUARY

LAND ONTARIO

JOSEPH RADY-PENTEK LTD ONTARIO LAND SURVEYORS

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE ACTIVITY PARTERING THE OF BAY LAWONE BOTTLE Page 513 01534





## **Public Notice**

## **Committee of Adjustment**

APPLICATION # A-2022-0341 WARD 2

#### **DEFERRED APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **NANDINI SHUKLA AND PARV JOHARI** under Section 45 of the <u>Planning Act</u>, (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 528, Plan 43M-1748, Part 5, Plan 43R-32379 municipally known as **9 CALLALILY ROAD**, Brampton;

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

- 1. To permit a below grade entrance in the required interior side yard whereas the by-law does not permit a below grade entrance in a required side yard;
- 2. To permit an interior side yard setback of 0.09m (0.30 ft.) to a below grade entrance whereas the by-law requires a minimum side yard setback of 1.2m (3.94 ft.).

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 Adjustme	ent has appointed THESD	V January 24, 2023 at 9:00 A M, by electronic meet

The Committee of Adjustment has appointed TUESDAY, January 24, 2023 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 an Ontario Land 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 Ontario Land 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.

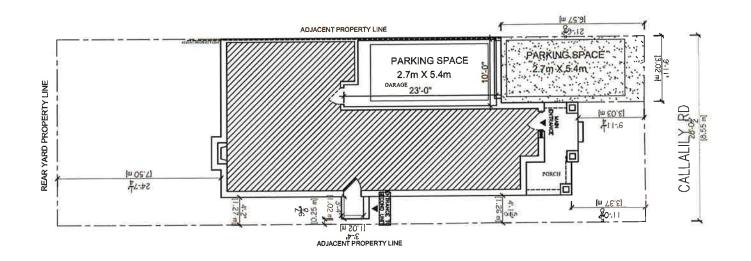
## PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

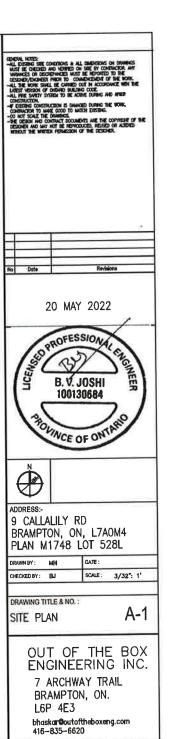
DATED at Brampton Ontario, this 12th Day of January, 2023

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 and/or as a hybrid meeting (both inperson and electronically).

## Electronic/Hybrid Hearing Procedures How to get involved in the Hybrid Hearing

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **January 24, 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

#### 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**, **January 19**, **2023**.

- Advance registration for applicants, agents and other interested persons is required by one or two options:
  - 1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary–Treasurer at <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a> by 4:30 pm Thursday, January 19, 2023.
  - 2. To participate in-person, please email the Secretary–Treasurer at <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a> by 4:30 pm Thursday, January 19, 2023.
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or inperson. 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 **Thursday**, **January 19**, **2023**. City staff will contact you and provide
  you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

 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/hybrid 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 <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a>. 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.

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# **Flower City**



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

FILE NUMBER: A-2022-0341

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.

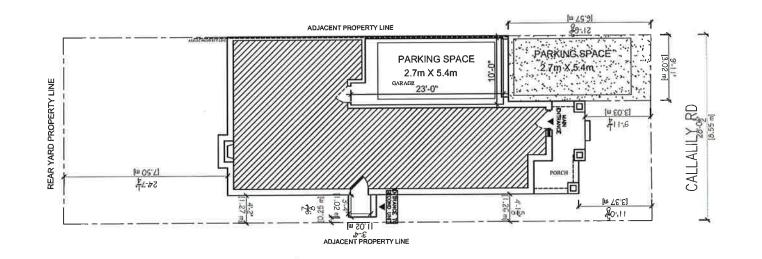
			application from By-Law 270-2004	<b>3</b> //
Name of ( Address	9 CALLALILY RD, BRA	SHUKLA, PARV JOH AMPTON, ON, L7A0		
Phone # Email	437-983-1912	_	Fax #	
Name of Address	Agent BHASKAR 7 ARCHWAY TRAIL, E	JOSHI, AAKASH J BRAMPTON, L6P4E	OSHI 3, ON	
Phone # Email	416-835-6620 INFO@OUTOFTHEBOX	ENG.COM	Fax #	
1. To po	law does not permit ermit a 0.09 m side	entrance in the real a below grade elevant setback to a	equired side yard whereas ntrance in the required side below grade entrance wher ior side yard setback.	yard. rea
AS PEF	not possible to comply R BY LAWS BELOW AVE 1.5 SIDE YARD DE AND 1.2M ON T	GRADE IS NOT ON	ALLOWED ON THE SIDE	, IF ONE DOES
Lot Num Plan Num	scription of the subject ber 528L nber/Concession Number al Address <u>9 CALLALI</u> I	ber <u>M1748</u>		
Dimension Frontage Depth Area	on of subject land ( <u>in n</u> 3.03 8.5 230.7	netric units)		
Provinci Municipa	to the subject land is b al Highway al Road Maintained All Right-of-Way		Seasonal Road Other Public Road Water	

8.

Particulars of all buildings and structures on or proposed for the subject

			round floor area, gross floor area, number of tc., where possible)
	FXISTING BUILDING	S/STRUCTURES on t	he subject land: List all structures (dwelling, shed, gazebo, etc.)
	FIRST FLOOR- 77 SECOND FLOOR	7.4SQM	
		NGS/STRUCTURES O	n the subject land:
	FIRST FLOOR- 7'SECOND FLOOR	· · · ·	
		•	ructures on or proposed for the subject lands: r and front lot lines in <u>metric units</u> )
	EXISTING		
	Front yard setback	3.03	-
	Rear yard setback Side yard setback	7.5 1.27	
	Side yard setback	N/A	
	PROPOSED		
	Front yard setback	3.03	
	Rear yard setback Side yard setback	7.5 1.27	
	Side yard setback	N/A	
0.	Date of Acquisition	of subject land:	19th March, 2021
1.	Existing uses of sub	oject property:	RESIDENTIAL
2.	Proposed uses of s	ubject property:	RESIDENTIAL
	•		
3.	Existing uses of abo	utting properties:	RESIDENTIAL
1.	Date of construction	n of all buildings & str	ructures on subject land: 07/10/2007
5.	Length of time the e	existing uses of the su	ubject property have been continued: 14 YEARS
(a)	What water supply i Municipal Well	is existing/proposed? ] ]	Other (specify)
(b)	What sewage dispo Municipal Z Septic L	sal is/will be provided ] ]	d? Other (specify)
(c )	What storm drainag Sewers	ge system is existing/p	proposed?  Other (specify)

	_	ct property the or consent?	subject	of an ap	oplication u	ider the	Planning A	Act, for a	approval o	f a plan of
Y	es 🔲	No	$   \overline{\mathcal{A}} $							
lf	answer is	yes, provide d	etails:	File #				Status		
18. H	las a pre-co	onsultation app	olication k	een file	ed?					
	es $\square$	No	$\Box$							
19. H	las the sub	ject property e				plicatio	on for mino	r varianc	e?	
	es 🔲	No	V		Unknown					
lf	f answer is	yes, provide d	etails:							
	File # _ File # _	Dec	cision cision		Ö.		Relief			
	File#_	Dec	cision				Relief			
							of Applicant(			ent
DATED	AT THE	CITY		OF	BRAM	ptoh	<i></i>		6	
		DAY OF								
THE SUBJE	CT LANDS	IS SIGNED B' , WRITTEN AU A CORPORAT THE CORPORA	ITHORIZA ION, THI	ATION C	F THE OWN	IER MU HALL E	ST ACCOM	PANY T	HE APPLIC	CATION. IF
1,_	Jake	sh Joshi			_, OF TH	IE 🤦	ITY	OF	BROM	PTON
IN THE	PEETRE	OF PE	EL		SOLEMNLY	DECL4	ARE THAT:			
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DECLARED Cily IN THE	OF CHIS	2 nampte	0F Y 0F		Jeanie ( a Comm Province for the ( City of E Expires	nissione e of Ont Corpora Brampto	er, etc., tario tion of the on		J.m	
04	ben,	20 2.2	ĺ		S	ignature	of Applicar	nt or Auth	orized Age	ent
	A Commiss	e My	,S							
			F	OR OF	FICE USE O	NLY				
F	Present Of	ficial Plan Desi	gnation:			-				-
ı	Present Zo	ning By-law Cl	assificati	on:		<del></del>				-
	This applic	cation has been sai	reviewed d review a	with res	spect to the v ned on the at	ariances ached o	s required ar checklist.	nd the res	sults of the	
i. <del></del>		Zoning Offi	cer		-	-		Date		-
					0 1	\ (6	2 2 4 2 2			
		DATE REC	-		doke	י נ	, 2022		- Revise	ed 2022/02/17
		Application D te by the Munic								





20 MAY 2022





ADDRESS: 9 CALLALILY RD BRAMPTON, ON, L7AOM4 PLAN M1748 LOT 528L

DRAWN BY:	МН	DATE:	
CHECKED BY :	BJ	SCALE:	3/32": 1'

DRAWING TITLE & NO. :

SITE PLAN

A-1

OUT OF THE BOX ENGINEERING INC.

7 ARCHWAY TRAIL BRAMPTON, ON. L6P 4E3

bhaska**r G**outoftheboxeng.com 416—835—6620





OTHER REALING ARRESTONS

# **Public Notice**

## **Committee of Adjustment**

**APPLICATION # A-2022-0349** WARD #8

#### APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by 2441925 ONTARIO LTD. 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 7 ND, Parts 1, 3, 5, 10, 17, 28 and 35 municipally known as 2 AUCTION LANE, Brampton;

AND WHEREAS the applicant is requesting the following variance(s) in conjunction with the proposed severed lot under Consent Application B-2022-0020:

- 1. To permit a lot area of 0.33 hectares whereas the by-law requires a minimum lot area of 0.6 hectares;
- 2. To permit a lot width of 43.7 metres whereas the by-law requires a minimum lot width 50.0 metres;
- 3. To permit an interior side yard setback of 1.72 metres on the east side whereas the by-law requires a minimum side yard depth of 6.0 metres;
- 4. To permit a rear yard setback of 4.5 metres to the parking ramp whereas the by-law requires a minimum rear yard depth of 6.0 metres;
- 5. To permit a maximum lot coverage of 36.5% whereas the by-law requires a minimum lot coverage of 35%;
- 6. To provide 302 parking spaces for both the severed and retained lots whereas the by-law requires a minimum of 584 parking spaces for both the severed and retained lots;
- 7. To permit parking provided on the adjacent retained lot to be used in conjunction with uses established on the severed lot whereas the by-law requires that where parking is required it shall be provided or maintained on the same lot as the use for which they are required or provided;
- 8. To permit a landscaped open space of 3.25 metres abutting Regional Road 107 (Queen Street) whereas the by-law requires a minimum landscaped open space of 6.0 metres abutting Regional Road 107;
- 9. To permit garbage and refuse not screened within an enclosure whereas the by-law requires garbage and refuge to be screened within an enclosure;
- 10. To permit an office to be located beyond 180 metres of Goreway Drive whereas the by-law requires that an office be located within 180 metres of Goreway Drive;
- 11. To permit a 0 metre parking aisle width whereas the by-law requires a minimum 6.6 metre parking aisle width.

OTHER PLANNING AFFL	CATIONS.			
The land which is subject of	of this application	is the subject of an applicat	ion under the Planning Act	for:
Plan of Subdivision:	NO	File Number:	·	
Application for Consent:	YES	File Number:_	B-2022-0020	

The Committee of Adjustment has appointed TUESDAY, January 24, 2023 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, the Minister, a specified person or a public body.

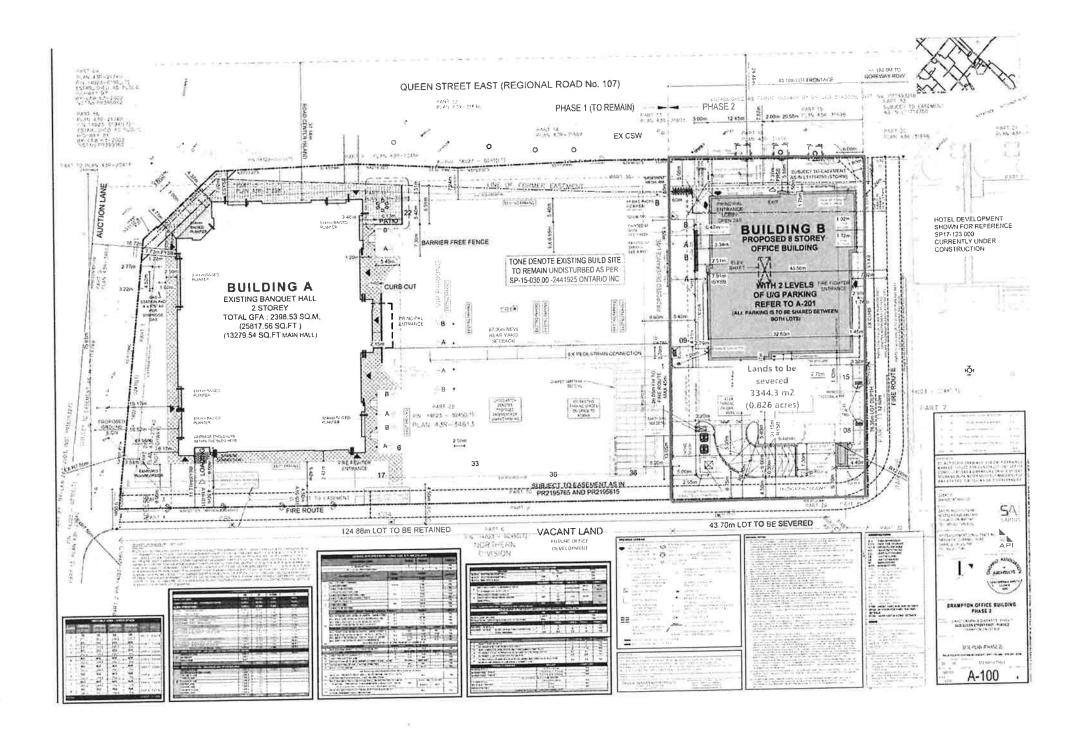
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

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

DATED at Brampton Ontario, this 5th Day of January, 2023.

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

Committee of Adjustment, City Clerk's Office, Brampton City Hall, 2 Wellington Street West, Brampton, Ontario L6Y 4R2, Phone: (905)874-2117
Page 523 pt 534 (905)874-2119





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 and/or as a hybrid meeting (both inperson and electronically).

# Electronic/Hybrid Hearing Procedures How to get involved in the Hybrid Hearing

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **January 24, 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

### 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**, **January 19**, **2023**.

- Advance registration for applicants, agents and other interested persons is required by one or two options:
  - 1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary–Treasurer at <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a> by 4:30 pm Thursday, January 19, 2023.
  - 2. To participate in-person, please email the Secretary–Treasurer at <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or ieanie.myers@brampton.ca by 4:30 pm Thursday, January 19, 2023.
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or inperson. 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 Thursday, January 19, 2023. City staff will contact you and provide you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

 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/hybrid 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 <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a>. 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.

October 25, 2022

Committee of Adjustment City of Brampton 2 Wellington Street West Brampton, ON L6Y 4R2



Re: AMENDMENT TO MINOR VARIANCE APPLICATION FOR SEVERED LANDS (2 Auction Lane)

I am writing with respect to the applications for 2 Auction Lane that are scheduled to be heard at the November 15, 2022 Committee of Adjustment meeting. These applications include consent and minor variances for the proposed severed and retained lands.

I am writing to <u>amend the minor variance application for the severed lands</u> to add the following two additional minor variances identified by Lesley Barbuto in Zoning Services as required to facilitate the proposed consent and office building on the severed lands:

- 1. To permit an office to be located beyond 180 m of Goreway Drive, whereas the by-law requires that an office be located within 180m of Goreway Drive; and
- 2. To permit a 0 m parking aisle width, whereas the by-law requires a 6.6 m parking aisle width.

No amendments are required to the consent application or minor variance application for the retained lands. Please let me know any additional information required or questions you have.

Regards,

Michael Barton, MCIP, RPP

President

MB1 Development Consulting Inc.

michael@mb1consulting.com

(905) 599-9973

1

MB1 Urban Planning

## A-2022 = 0349

October 18, 2022

Committee of Adjustment City of Brampton 2 Wellington Street West Brampton, ON L6Y 4R2

#### Re: Consent and Minor Variance Applications – 2 Auction Lane, Brampton

I am writing to update the Committee of Adjustment applications submitted for 2 Auction Lane. As previously noted, minor variance application A-2022-0039 was submitted to the Committee of Adjustment on behalf of the owner of 2 Auction Lane (the "Subject Property"). This application was deferred at the March 29, 2022 Committee of Adjustment hearing with the requirement that the application return to the Committee no later than December 6, 2022. The Subject Property is currently occupied by a 2-storey banquet hall with a total gross floor area of 2,398.53 m² (25,817.56 ft²) and a large surface parking area. The Owner is proposing to construct a new 8-storey office building with 2 levels of underground parking while retaining the banquet hall. These buildings and uses will also share the existing surface parking spaces.

Application A-2022-0039 requested the following minor variances:

- To provide 302 parking spaces on site whereas the by-law requires a minimum of 527 parking spaces;
- To permit a rear yard depth of 1.72m (5.64 ft.) to a proposed office building whereas the by-law requires a minimum yard depth of 6.0m (19.68 ft.) to all lot lines;
- To permit a rear yard depth of 4.42m (14.50 ft.) to a proposed enclosed stairwell, whereas the by-law requires a minimum yard depth of 6.0m (19.68 ft.) to all lot lines.

Since the meeting where this application was heard and subsequently deferred by the Committee of Adjustment, the Owner has made the decision to sever the Subject Property with the banquet hall to remain on the retained lands and the new office building to be constructed on the severed lands. Therefore, application A-2022-0039 has been revised to reflect the minor variances required for the retained lands and a new minor variance application submitted for the severed lands, in conjunction with the consent application.

The following variances are now requested under application A-2022-0039 (retained lands):

- To permit a minimum parking requirement of 302 spaces to be shared among the severed and retained lands (584 spaces required);
- To permit parking provided on the adjacent severed lot to be used in conjunction with uses established on the retained lot;
- To permit minimum landscaped area 4.3 metres (6 metres required) along Queen Street; and
- To permit garbage and refuse storage not screened within an enclosure.

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### The following variances are requested under the new application for the severed lands:

- To permit a minimum parking requirement of 302 spaces to be shared among the severed and retained lands (584 spaces required);
- To permit minimum landscaped area of 3.25 metres (6 metres required) along Queen Street;
- To permit garbage and refuse storage not screened within an enclosure;
- To permit minimum lot area of 0.3344 ha;
- To permit minimum lot width of 43.7 m;
- To permit minimum east interior side yard setback of 1.72 m;
- To permit a rear yard setback of 4.5 m to the parking ramp;
- To permit maximum lot coverage of 36.5%; and
- To permit parking provided on the adjacent retained lot to be used in conjunction with uses established on the severed lot.

The proposed site plan for the Subject Property, consent reference plan and the reference plans showing the limits of the proposed severed and retained lands have been provided with these applications. The following documents have also been included:

- The updated traffic and parking study providing the justification for the requested parking variances;
- Copies of the previous minor variance decision and staff report on this property; and
- The proposed building elevations.

The proposed parking supply will be shared between the retained and severed lands and a reciprocal easement will be required for this parking arrangement. It is also anticipated that easements will be required for access and servicing, which will be established as part of the consent application.

Please let me know any additional information required or questions you have with respect to these applications and/or the development proposal.

Regards,

Michael Barton, MCIP, RPP

President

MB1 Development Consulting Inc.

michael@mb1consulting.com

(905) 599-9973

2

MB1 Urban Planning

October 18, 2022

Committee of Adjustment City of Brampton 2 Wellington Street West Brampton, ON L6Y 4R2

## Re: Consent and Minor Variance Applications – 2 Auction Lane, Brampton

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- Copies of the previous minor variance decision and staff report on this property; and
- The proposed building elevations.

The proposed parking supply will be shared between the retained and severed lands and a reciprocal easement will be required for this parking arrangement. It is also anticipated that easements will be required for access and servicing, which will be established as part of the consent application.

Please let me know any additional information required or questions you have with respect to these applications and/or the development proposal.

Regards,

Michael Barton, MCIP, RPP

President

MB1 Development Consulting Inc.

michael@mb1consulting.com

(905) 599-9973

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MB1 Urban

# **Flower City**



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

FILE NUMBER: A - 2022 - 0349

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 <u>Planning Act</u>, 1990, for relief as described in this application from By-Law **270-2004**.

			0 11 1 0 - 11	./0.4.4.4.00E O=4	مند المما				
1.	Name of	Owner(s)	Sukhdeep Sandhu ssauga Road, Miss	1/244 1925 Ont	5H2L5				
	Address	2494 WIISSIS	sauga rioau, misc	noodaga, Orr E	011220				
	Phone #	416-898-9060			Fax #				
	Email	sestate707@	gmail.com	<del></del>					
					-				
2.	Name of	Agent	Michael Barton c/e	o MB1 Develop	ment Consulting Inc.				
	Address	1489 Abbey	ywood Drive, Oak	ville, ON L6M	2M6				
	Phone #	905-599-9973			Fax #				
	Email	michael@ml	b1consulting.com						
_			n experience e						
3.			relief applied for						
	SEVER	ED LANDS	3: 1. To permit a	a minimum p	arking requirement of 302 sp	paces to be			
	shared	among the	severed and re	etained lands	s (584 spaces required); 2. T	o permit			
	lminimur	m landscar	ped area of 3.25	5 metres alo	ng Queen Street; 3. To perm	it garbage and			
	refuse s	torage not	screened within	n an enclosi	ıre; 4. To permit minimum lot	area of 0.3344			
	ha: 5 T	o permit m	inimum lot widt	h of 43.7 m:	6. To permit minimum east i	nterior side yard			
	setback	of 1.72 m	7. To permit a	rear vard se	tback of 4.5 m to the parking	ramp; and 8. To			
	nermit r	setback of 1.72 m; 7. To permit a rear yard setback of 4.5 m to the parking ramp; and 8. To permit maximum lot coverage of 36.5%; 9. To permit parking provided on the adjacent							
	retaines	lot to bo I	seed in conjunc	tion with use	s established on the severer	l lot			
	HEIALIEL	i it ii it i i i i i i i i i i i i i i	ISEL III LANDING	111 11.1. WELLI-LA-31.	U. 3 1 3 1				
4.	Why is it	not possibl	le to comply with	the provision	s of the by-law?				
	Variano	es require	d to sever the s	ubiect prope	erty to accommodate a new 8	storey building			
	in coni	inction with	existing 2-stor	ev banquet	hall and surface parking area	a. In addition, the			
	narking	supply wil	The shared am	ong the exis	ting and proposed buildings.	On this basis, the			
	consen	t annlicatio	n will establish	an easemer	nt for reciprocal parking.	113917590			
	Consen	i applicatio	TI WIII COLUDIIOIT	an odoomor	it for toolproom parting.				
	L		_						
5.	Logal Da	secription of	f the subject land	•					
5.		ber 5 (Part)	the subject faile						
			ssion Number	7					
			2 Auction Lane						
	матогр	ui / iuui 000							
6.	Dimensi	on of subjec	ct land ( <u>in metric</u>	units)					
	Frontage	e 43.7 m							
	Depth	76.35 m2							
	Area	3344.3 m2							
7.	Access	to the subje	ct land is by:			_			
	Provinc	ial Highway		닏	Seasonal Road	片			
			intained All Year	$\boldsymbol{\sqsubseteq}$	Other Public Road	片			
	Private	Right-of-Way	У		Water				

8.	land: (specify <u>in metric units</u> ground floor area, gross floor area, number o storeys, width, length, height, etc., where possible)							
	EXISTING BUILDING	SISTRUCTURES on th	ne subject land: List all structures (dwelling, shed, gazebo, etc.)					
	Vacant	SISTRUCTORES ON A	and the state of t					
	PROPOSED BUILDIN	NGS/STRUCTURES on	the subject land:					
	8-storey office buil yard setback=31.1	lding (GFA=10,199. l4 m; west side yard	8 m2; front yard setback (to Queen Street)=6 m; rear I setback=6.47 m; east side yard setback=1.72 m)					
9.	Location of all (specify distant	buildings and str ce from side, rear	ructures on or proposed for the subject lands: and front lot lines in <u>metric units</u> )					
	EXISTING							
	Front yard setback	N/A						
	Rear yard setback Side yard setback	N/A N/A						
	Side yard setback	N/A						
	PROPOSED Front yard setback Rear yard setback Side yard setback	6 m 4.5 m (to parking ramp) 6.7 m						
	Side yard setback	1.72 m						
10.	Date of Acquisition	of subject land:	March 30, 2015					
11.	Existing uses of su	bject property:	Vacant					
12.	Proposed uses of s	ubject property:	8-storey office buliding with 2 levels of underground parking					
13.	Existing uses of ab	utting properties:	Hotel (east); banquet hall (west); commercial uses					
14.	Date of constructio	n of all buildings & str	uctures on subject land: N/A					
15.	Length of time the	existing uses of the su	bject property have been continued: N/A					
16. (a)	What water supply Municipal Well	is existing/proposed?	Other (specify)					
(b)	What sewage dispo Municipal v Septic	osal is/will be provided	d? Other (specify)					
(c)	What storm drainage	ge system is existing/p	proposed?					
ζ- /	Sewers Ditches Swales		Other (specify)					

17.		oject proper on or consi	rty the subject ent?	ct of an a	pplicat	tion under	the Plann	ting Act, fo	r approval o	f a plan of
	Yes 🗀	]	No 🗹							
	If answer	is yes, pro	vide detalls:	File #	<b>#</b>			Stat	rs	
18.	Has a pre	-consultatio	on applicatio	n been fil	ed?					
	Yes 🖂	l	No 🔲							
19.	Has the s	ubject prop	erty ever be	en the sul	bject o	an applic	ation for i	ninor varia	nce?	
	Yes 🗁	I	No 🔲		Unkr	nown _	3			
	if answer	ls yes, pro	vide details:							
	File	# CA-16-031	Decision Decision Decision				Rel Rel Rel	ief	Szlor isiduded k	רפונייוקקב בות
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						Signat	ure of Appl	icant(s) or A	uthonzed Ag	ent
		Town	•	OF	_	Oakville			_	
THIS	18th	_ DAY OF	July		. 20_	22				
THE SUB	JECT LAN PLICANT !	DS, WRITTI S A CORP	ED BY AN A EN AUTHOR PORATION, T PORATIONS	IZATION THE APP	OF TH	E OWNER	MUST A	COMPANY	THE APPL	ICATION. IF
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	Present 2	Zoning By-l	aw Classifica	ation:			SC-	1923		-
	This app	dication has	said reviewe						esults of the	
	2	Zonir	ng Officer				Oct.	19.22 Date		
-		DAT	ERECEIVED	0	do	bee	19 2	022	_	
		te Applicati	ion Deemed Municipality						Revise	od 2022/02/17

