



Agenda  
Committee of Adjustment  
The Corporation of the City of Brampton

**Date:** Tuesday, February 14, 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](mailto:cityclerksoffice@brampton.ca)

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1. Call to Order
  2. Adoption of Minutes
  3. Region of Peel Comments
  4. Declarations of Interest under the Municipal Conflict of Interest Act
  5. Withdrawals/Deferrals

Letter dated February 01, 2023 from Colin Chung, Glen Schnarr & Associates Inc., requesting a deferral for application A-2022-0022 (Agenda Item 9.1).

6. NEW CONSENT APPLICATIONS
7. DEFERRED CONSENT APPLICATIONS
8. NEW MINOR VARIANCE APPLICATIONS
- 8.1 A-2022-0408

NABILA ASLAM

16 NUTWOOD WAY

PART OF BLOCK 148, PLAN 43M-1785, PARTS 12 AND 13, PILAN 43R-2967,  
WARD 9

The applicant is 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 0.41m (1.35 ft.) to a below grade entrance whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.).



**8.2           A-2022-0409**

PARDEEP NIJJAR AND PARAMJIT NIJJAR

8613 CREDITVIEW ROAD

LOT 3, PLAN 43M-1885, WARD 4

The applicants are requesting the following variance(s):

1. To permit a rear yard setback of 2.93m (9.61 ft.) to a proposed sunroom addition whereas the by-law requires a minimum rear yard setback of 7.0m (22.97 ft.).

**8.3           A-2022-0410**

8550 GOREWAY PORTFOLIO INC.

8550 GOREWAY DRIVE

PART OF LOTS 2, 3 AND 4, CONCESSION 7 ND, WARD 8

The applicants are requesting the following variance(s):

1. To permit a motor vehicle repair shop in conjunction with the permitted warehouse use whereas the by-law does not permit a motor vehicle repair shop as a principal or accessory use;
2. To permit the outside storage of oversized motor vehicles and truck trailer whereas the by-law does not permit outside storage;
3. To permit a fence in the front yard having a height of 1.8m (5.91 ft.) whereas the by-law does not permit a fence in the front yard.

**8.4           A-2023-0001**

SEVERINO CAPUTO-NEVETS AIRPORT HOLDING INC.

81 DELTA PARK BOULEVARD

LOT 6, PLAN 43M-773, WARD 8

The applicant is requesting the following variance(s):

1. To permit 50 parking spaces whereas the by-law requires at least one parking space for each 55 sq. m of gross floor area, resulting in a minimum of 75 parking spaces.

8.5

**A-2023-0002**

MICHAEL PINHEIRO AND MARIA PINHEIRO

2207 EMBLETON ROAD

PART OF LOT 5, CONCESSION 5 WHS, WARD 6

The applicants are requesting the following variance(s):

1. To permit a front yard setback of 3.53m (11.58 ft.) whereas the by-law requires a minimum front yard setback of 12.0m (40 ft.);
2. To permit an interior side yard setback of 1.85m (6.07 ft.) whereas the by-law requires a minimum interior side yard setback of 7.5m (24.60 ft.);
3. To permit a garage door opening to be 4.86m (15.94 ft.) from the front lot line whereas the by-law requires a minimum 6.0m (19.68 ft.) from the front lot line.

8.6

**A-2023-0004**

DHARMENDRA KUMAR AND AXHANA SINGH CHHETRI

38 NEWBRIDGE CRESCENT

PART OF LOT 65, PLAN M-338, PART1, PLAN 43R-10480, WARD 7

The applicants are requesting the following variance(s):

1. To permit an above grade side door having an interior side yard setback of 0.83m (2.72 ft.) whereas the by-law requires a minimum setback of 1.2m (3.94 ft.) from an interior side yard to an above grade door;
2. To permit a 0.83m (2.72 ft.) path of travel leading to the primary entrance to a second unit whereas the by-law requires an unencumbered side yard with of 1.2m (3.94 ft.) to be provided as a path of travel from the front yard to the entrance to the second unit.

8.7

**A-2023-0005**

DALJIT KAUR BAL, HARJINDER SINGH BAL AND HARLEEN KAUR BAL

30 MARINE DRIVE

LOT 15, PLAN 43M-1298, WARD 9

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 a below grade entrance in the interior side yard having a setback of 0.06m (0.20 ft.) whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.);
3. To permit an accessory structure (shed) having a side and rear yard setback of 0.15m (0.50 ft.) 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 permit 0.0m permeable landscaping between the driveway and the side lot line whereas the by-law requires a minimum 0.6m (1.97 ft.) of permeable landscaping between the driveway and the side lot line.

8.8

**A-2023-0006**

VIKRAMJIT SINGH

23 PENBRIDGE CIRCLE

LOT 89, PLAN M-1496, WARD 6

The applicants are requesting the following variance(s):

1. To permit a below grade 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 0.0m permeable landscaping between the driveway and the side lot line whereas the by-law requires a minimum 0.6m (1.97 ft.) of permeable landscaping between the driveway and the side lot line;
3. To permit an existing driveway width of 6.96m (22.83 ft.) whereas the by-law permit a maximum driveway width of 6.71m (22 ft.).

8.9

A-2023-0007

MANJOT GILL AND AMITOJ GILL

1 WHEATBERRY CRESCENT

LOT 255, PLAN M-2060, WARD 9

The applicants are requesting the following variance(s):

1. To permit a 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;
2. To permit an exterior side yard setback of 3.38m (11.09 ft.) whereas the by-law requires a minimum exterior side yard setback of 4.5m (14.76 ft.);
3. To permit 0.3m (0.98 ft.) permeable landscaping between the driveway and the side lot line whereas the by-law requires a minimum 0.6m (1.97 ft.) of permeable landscaping between the driveway and the side lot line.

8.10

A-2023-0008

UMAIR ZAHID

50 CALEDON CRECENT

LOT 217, PLAN 695, WARD 3

The applicant is requesting the following variance(s):

1. To permit a side yard setback of 1.3m (4.27 ft.) to the second storey whereas the by-law requires a minimum side yard setback of 1.8m (5.91 ft.);
2. To permit a balcony encroachment in the side yard having a setback of 1.52m (5.0 ft.) whereas the by-law does not permit a balcony in the side yard;
3. To permit a driveway width of 7.37m (24.18 ft.) whereas the by-law permits a maximum driveway width of 7.32m (24 ft.);
4. To permit 0.3m (0.98 ft.) permeable landscape strip whereas the by-law requires a minimum 0.6m (1.97 ft.) permeable landscape strip.

8.11

A-2023-0009

LESZEK WOJCICKI

45 JUNIPER CRESCENT

LOT 12, PLAN 862, WARD 8

The applicant is requesting the following variance(s):

1. To permit an interior side yard setback of 0.76m (2.50 ft.) to an as-built attached carport whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.) to an attached carport.

JAYANT PATEL AND HIRAL PATEL

8414 CREDITVIEW ROAD

PART OF LOT 3, CONCESSION 3 WHS, WARD 4

The applicants are requesting the following variance(s):

1. To permit an existing lot area of 0.1621 hectares for non-agricultural purposes whereas the by-law requires a minimum lot area of 0.4 hectares for non-agricultural purposes;
2. To permit an existing lot width of 30.5 metres whereas the by-law requires a minimum lot width of 45 metres;
3. To permit an easterly interior side yard setback of 4.51m (14.80 ft.) whereas the by-law requires a minimum interior side yard setback of 7.5m (24.60 ft.);
4. To permit a westerly interior side yard setback of 4.05m (13.25 ft.) whereas the by-law requires a minimum interior side yard setback of 7.5m (24.60 ft.);
5. To permit a rear yard setback of 1.28m to a Floodplain Zone whereas the by-law requires a rear yard setback of 15m;
6. To permit a balcony and deck encroachment of 15m into the required rear yard setback, resulting in a rear yard setback of 0.0m to the Floodplain Zone whereas the by-law permits a maximum balcony and deck encroachment of 3m into the required rear yard, resulting in a rear yard setback of 12m;
7. To permit a portion of the balcony (cantilevered) to be located within a Floodplain Zone whereas the by-law does not permit the balcony to be located within the Floodplain Zone;
8. To permit two existing accessory structures (sheds) to be located within a Floodplain Zone whereas the by-law does not permit accessory structures within a Floodplain;
9. To permit 62% of the required front yard to be landscaped whereas the by-law requires a minimum required front yard landscaping of 70%.

**8.13**

**A-2023-0013**

CATHERINE MCCALLUM

132 ELIZABETH STREET SOUTH

PART OF LOTS 7 AND 8, PLAN BR-27, WARD 3

The applicant is requesting the following variance(s):

1. To permit an accessory structure (proposed shed) having a gross floor area of 23.8 sq. m (256.20 sq. ft.) whereas the by-law permits a maximum gross floor area of 15 sq. m (161.46 sq. ft.) for an accessory structure;
2. To permit an accessory structure (proposed shed) having a maximum height of 3.2m (10.50 ft.) whereas the by-law permits a maximum height of 3.0m (9.84 ft.).

**8.14**

**A-2023-0014**

VIVEK KUMAR KHANNA AND BASUDHA KHANNA

198 EARNSCLIFF CIRCLE

LOT 248, PLAN 765, WARD 7

The applicants are requesting the following variance(s):

1. To permit an as-built 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 1.96m (6.43 ft.) to an as-built below grade entrance whereas the by-law requires a minimum interior side yard setback of 3.0m (9.84 ft.).

**8.15**

**A-2023-0015**

JOHN CURIC AND MARIA ELIZABETH ROCHA

22 FERNDAL CRESCENT

LOT 311, PLAN 679, WARD 3

The applicants are requesting the following variance(s):

1. To permit a front yard setback of 5.07m (16.63 ft.) whereas the by-law requires a minimum front yard setback of 6.0m (19.68 ft.);
2. To permit a lot coverage of 33.47% whereas the by-law permits a maximum lot coverage of 30%.

**8.16**

**A-2023-0016**

SURJIT KAUR MALHI

47 FERNDAL CRESCENT

LOT 410, PLAN 679, WARD 3

The applicants are requesting the following variance(s):

1. To permit a side yard setback of 1.42m (4.66 ft.) to the second storey whereas the by-law requires a minimum side yard setback of 1.8m (5.91 ft.) to the second storey;
2. To permit a lot coverage of 36.5% whereas the by-law permits a maximum lot coverage of 30%.

**9.**

**DEFERRED MINOR VARIANCE APPLICATIONS**

**9.1**

**A-2022-0022**

BRANTHAVEN CREDITVIEW INC.

8940 CREDITVIEW ROAD

PART OF LOT 5, CONCESSION 4 W.H.S., PART 1, PLAN 43R-14727, WARD 4

The applicant is requesting the following variance(s):

1. To permit a temporary sales office for a period of three (3) years whereas the by-law does not permit the proposed use in an Agricultural Zone.



NILAM SHAH AND BHAVIN SHAH

42 LYLE WAY

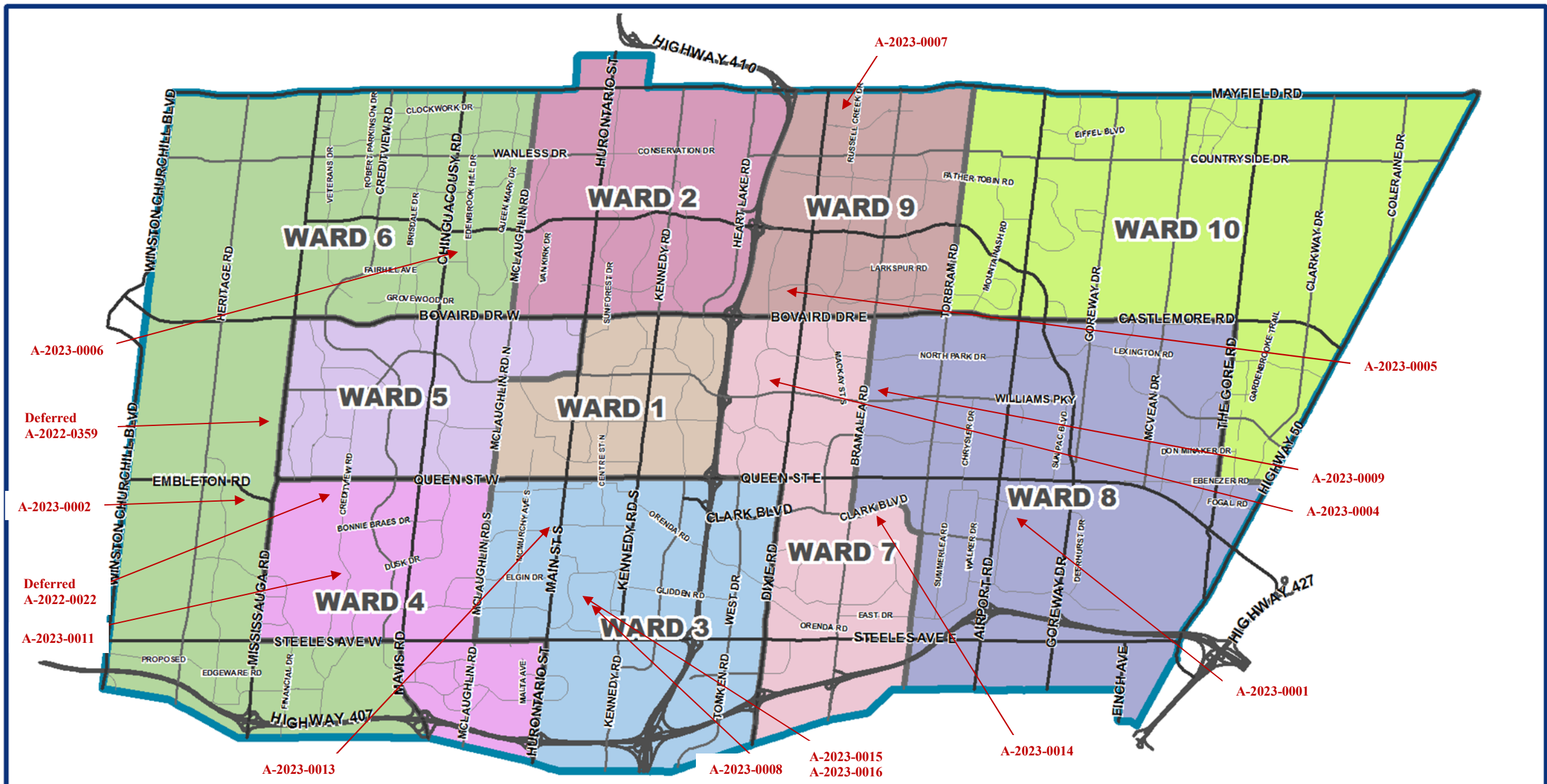
LOT 60, PLAN 43M-3030, WARD 8

The applicants are requesting the following variance(s):

1. To permit an accessory structure (gazebo) having a building height of 3.327m (10.92 ft.) whereas the by-law permits a maximum building height of 3.0m (9.84 ft.) for an accessory structure;
2. To permit an accessory structure (gazebo) having a gross floor area of 23.78 sq. m (256 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 uncovered pool (hot tub) with an rear yard setback of 0.78m (2.56 ft.) whereas the by-law requires a minimum setback of 1.2m (3.94 ft.) to the nearest lot lines;
4. To permit a driveway width of 15.72m (51.57 ft.) whereas the by-law permits a maximum driveway width of 9.14m (30 ft.);
5. To permit a recreational facility (sports court) with an interior side yard setback of 0.762m (2.50 ft.) whereas the by-law requires a minimum setback of 1.2m (3.94 ft.) to the nearest lot lines.

10.

Adjournment



February 1, 2023

GSAI File: 656-017

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

**Attention:** Jeanie Myers  
Secretary Treasurer

**RE: Request for Deferral (Committee of Adjustment)**  
**City File No.: A-2022-0022**  
**8940 Creditview Road**  
**City of Brampton**

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Glen Schnarr and Associates Inc. ("GSAI") are the planning consultants for Branthaven Creditview Inc., owners of the property municipally addressed as 8940 Creditview Road (herein referred to as the "subject property"). As per conversations with City staff, we respectfully request an indefinite deferral for the Minor Variance application which was to proceed to the Committee of Adjustment on February 14<sup>th</sup>, 2023.

This indefinite deferral will provide the opportunity for staff to review the pending development application (OZS 2022-0014) re-submission and provide opportunity for the surrounding community to be notified. Granting the deferral request, the related development application can be reviewed in order for staff to gain a better understanding of the issues relating to the overall development of the land. This additional time will give staff an opportunity to have greater discussions with the public prior to the approval and construction of a sales office.

While we hope to be on the agenda in the near future for the Minor Variance to permit a sales office on the subject property, we are asking for the indefinite deferral since it is not certain when City staff will have the recommendation report to Council on the broader draft plan of subdivision and Zoning By-law application. Thanks kindly.

Respectfully submitted,

**GLEN SCHNARR & ASSOCIATES INC.**



**Colin Chung, MCIP, RPP**  
Managing Partner

**APPLICATION # A-2022-0408**  
**WARD #9**

**APPLICATION FOR MINOR VARIANCE**

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

AND WHEREAS the property involved in this application is described as Part of Block 148, Plan 43M-1785, Parts 12 and 13, Plan 43R-2967 municipally known as **16 NUTWOOD WAY**, Brampton;

AND WHEREAS the applicant is 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 0.41m (1.35 ft.) to a below grade entrance whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.).

**OTHER PLANNING APPLICATIONS:**

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

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

The Committee of Adjustment has appointed **TUESDAY, February 14, 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.

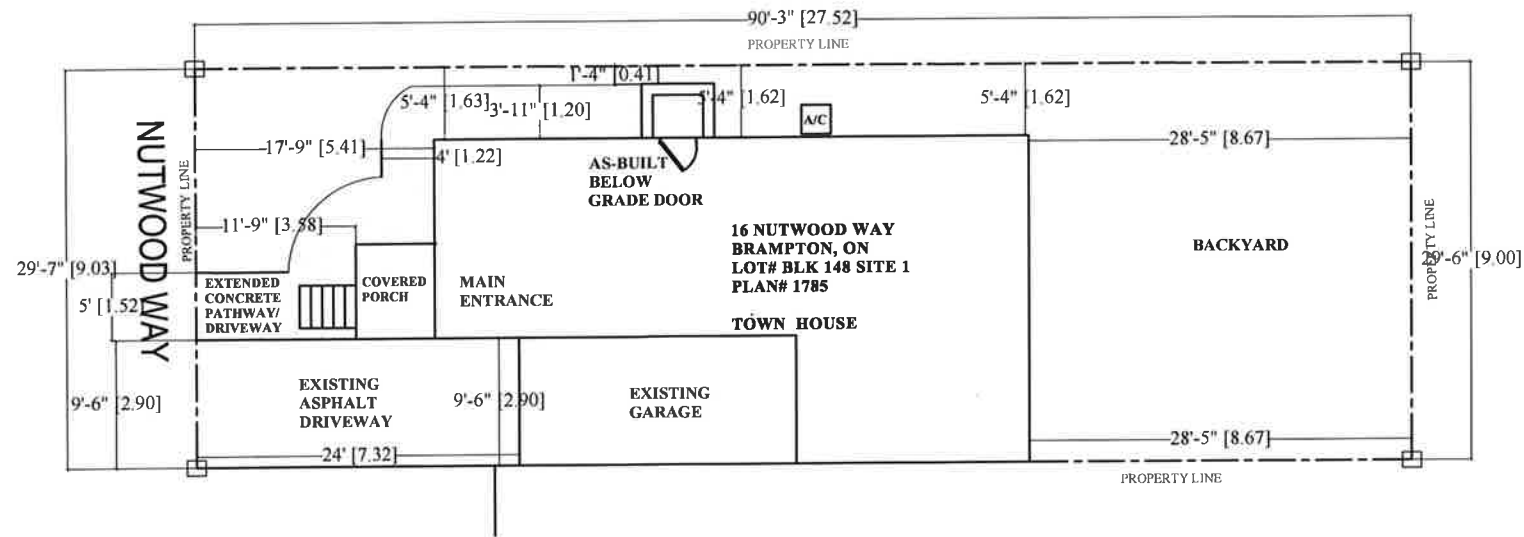
**RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.**

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

DATED at Brampton Ontario, this this 3rd Day of February, 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](mailto:jeanie.myers@brampton.ca)



2980 Drew Rd. Suite 225,  
Mississauga, ON L4T 0A7  
647- 896 9785  
ravinder@aemdesigns.ca  
www.aemdesigns.ca

Project Title:

**BASEMENT FINISH  
AND BELOW GRADE  
DOOR**

Project Address:

**16 NUTWOOD WAY  
BRAMPTON, ONTARIO**

Drawing Title:

**SITE PLAN**

Scale:

3/32"=1'

Date:

Oct 02, 2022

Designed:

R.S.

Revision

0

Project No.

22149

Sheet No.

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 in-person 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 **February 14, 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, February 9, 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 [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, February 9, 2023.**
  2. To participate in-person, please email the Secretary-Treasurer at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, February 9, 2023.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. 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, February 9, 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 [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca). If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

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

FILE NUMBER:

A-2022-0408

The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

APPLICATION

Minor Variance or Special Permission

(Please read Instructions)

**NOTE:** It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

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

1. Name of Owner(s) NABILA ASLAM

Address 16 NUTWOOD WAY, BRAMPTON, ON L6R 0X7

Phone # 647-272-6462

Fax #

Email kaainat@hotmail.com

2. Name of Agent RAVINDER SINGH

Address 7040 GILLESPIE LN, MISSISSAUGA, ON L5W 1E8

Phone # 647-896-9785

Fax #

Email ravinder@aemdesigns.ca

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

TO PERMIT A PROPOSED BELOW GRADE ENTRANCE IN AN INTERIOR SIDE YARD HAVING A SETBACK OF 0.41 M

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

1.2M SIDEYARD SETBACK REQUIRED

5. Legal Description of the subject land:

Lot Number BLK 148 SITE 1

Plan Number/Concession Number M1785

Municipal Address 16 NUTWOOD WAY, BRAMPTON, ON

6. Dimension of subject land (in metric units)

Frontage 9.03 M

Depth 27.52 M

Area 248.50 SQM

7. Access to the subject land is by:

Provincial Highway ☐

Municipal Road Maintained All Year ☒

Private Right-of-Way ☐

Seasonal Road ☐

Other Public Road ☐

Water ☐

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

**EXISTING BUILDINGS/STRUCTURES** on the subject land: List all structures (dwelling, shed, gazebo, etc.)

GROSS FLOOR AREA - 97.77 sqm

**PROPOSED BUILDINGS/STRUCTURES** on the subject land:

GROSS FLOOR AREA - 97.77 sqm

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 3.58 M

Rear yard setback 8.67 M

Side yard setback LEFT - 1.63 M

Side yard setback

**PROPOSED**

Front yard setback NO CHANGE

Rear yard setback NO CHANGE

Side yard setback LEFT - 0.41 M

Side yard setback

10. Date of Acquisition of subject land: 2022
11. Existing uses of subject property: RESIDENTIAL TOWN HOUSE - SINGLE FAMILY DWELLING
12. Proposed uses of subject property: RESIDENTIAL TOWN HOUSE - SINGLE FAMILY DWELLING
13. Existing uses of abutting properties: RESIDENTIAL
14. Date of construction of all buildings & structures on subject land: 2009
15. Length of time the existing uses of the subject property have been continued: 13

16. (a) What water supply is existing/proposed?

Municipal ☒

Well ☐

Other (specify) \_\_\_\_\_

- (b) What sewage disposal is/will be provided?

Municipal ☒

Septic ☐

Other (specify) \_\_\_\_\_

- (c) What storm drainage system is existing/proposed?

Sewers ☒

Ditches ☐

Swales ☐

Other (specify) \_\_\_\_\_



17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes ☐ No ☒

If answer is yes, provide details: File # \_\_\_\_\_ Status \_\_\_\_\_

18. Has a pre-consultation application been filed?


Yes ☐ No ☒

19. Has the subject property ever been the subject of an application for minor variance?

Yes ☐ No ☒ Unknown ☐

If answer is yes, provide details:

File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

  
\_\_\_\_\_  
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY \_\_\_\_\_ OF BRAMPTON \_\_\_\_\_

THIS 19<sup>th</sup> DAY OF DEC, 2022.

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, RAVINDER SINGH, OF THE CITY \_\_\_\_\_ OF MISSISSAUGA \_\_\_\_\_

IN THE REGION \_\_\_\_\_ OF PEEL \_\_\_\_\_ SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE



City OF Brampton

IN THE Region OF \_\_\_\_\_

Peel THIS 21<sup>st</sup> DAY OF

Nov., 2022

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

  
  
\_\_\_\_\_  
Signature of Applicant or Authorized Agent

**Submit by Email**

  
\_\_\_\_\_  
A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: \_\_\_\_\_

R3E

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

HOTHU S.

Zoning Officer

DEC 20 2022

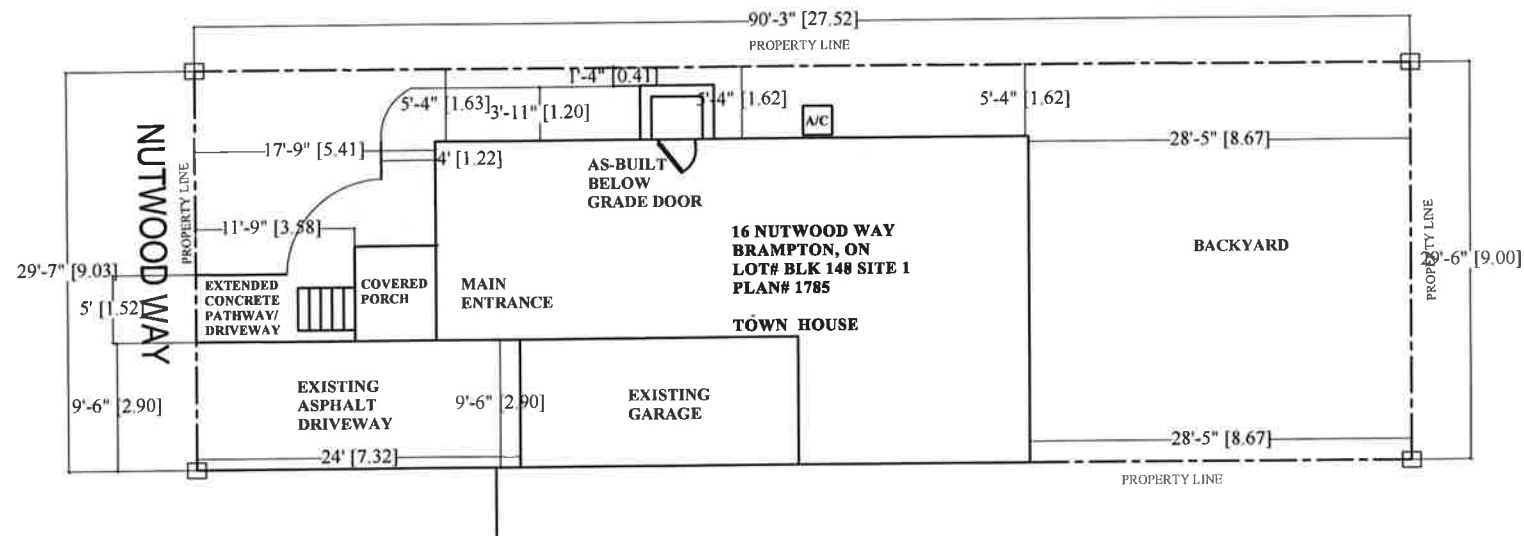
Date

DATE RECEIVED

December 21, 2022

Date Application Deemed  
Complete by the Municipality

Revised 2020/01/07



2880 Drew Rd. Suite 225,  
Mississauga, ON L4T 0A7  
647-896 9785  
ravinder@aemdesigns.ca  
www.aemdesigns.ca

Project Title:

**BASEMENT FINISH  
AND BELOW GRADE  
DOOR**

Project Address:

**16 NUTWOOD WAY  
BRAMPTON, ONTARIO**

Drawing Title:

**SITE PLAN**

Scale:

3/32"=1'

Date:

Oct 02, 2022

Designed:

R.S.

Revision

0

Project No.

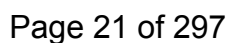
22149

Sheet No.

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USE AND REPRODUCTION OF THESE DOCUMENTS**

N51°40'05"W



A-2022-0408



### APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **PARDEEP NIJJAR AND PARAMJIT NIJJAR** 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 3, Plan 43M-1885 municipally known as **8613 CREDITVIEW ROAD**, Brampton;

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

1. To permit a rear yard setback of 2.93m (9.61 ft.) to a proposed sunroom addition whereas the by-law requires a minimum rear yard setback of 7.0m (22.97 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  
Application for Consent: NO

File Number: \_\_\_\_\_  
File Number: \_\_\_\_\_

The Committee of Adjustment has appointed **TUESDAY, February 14, 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.

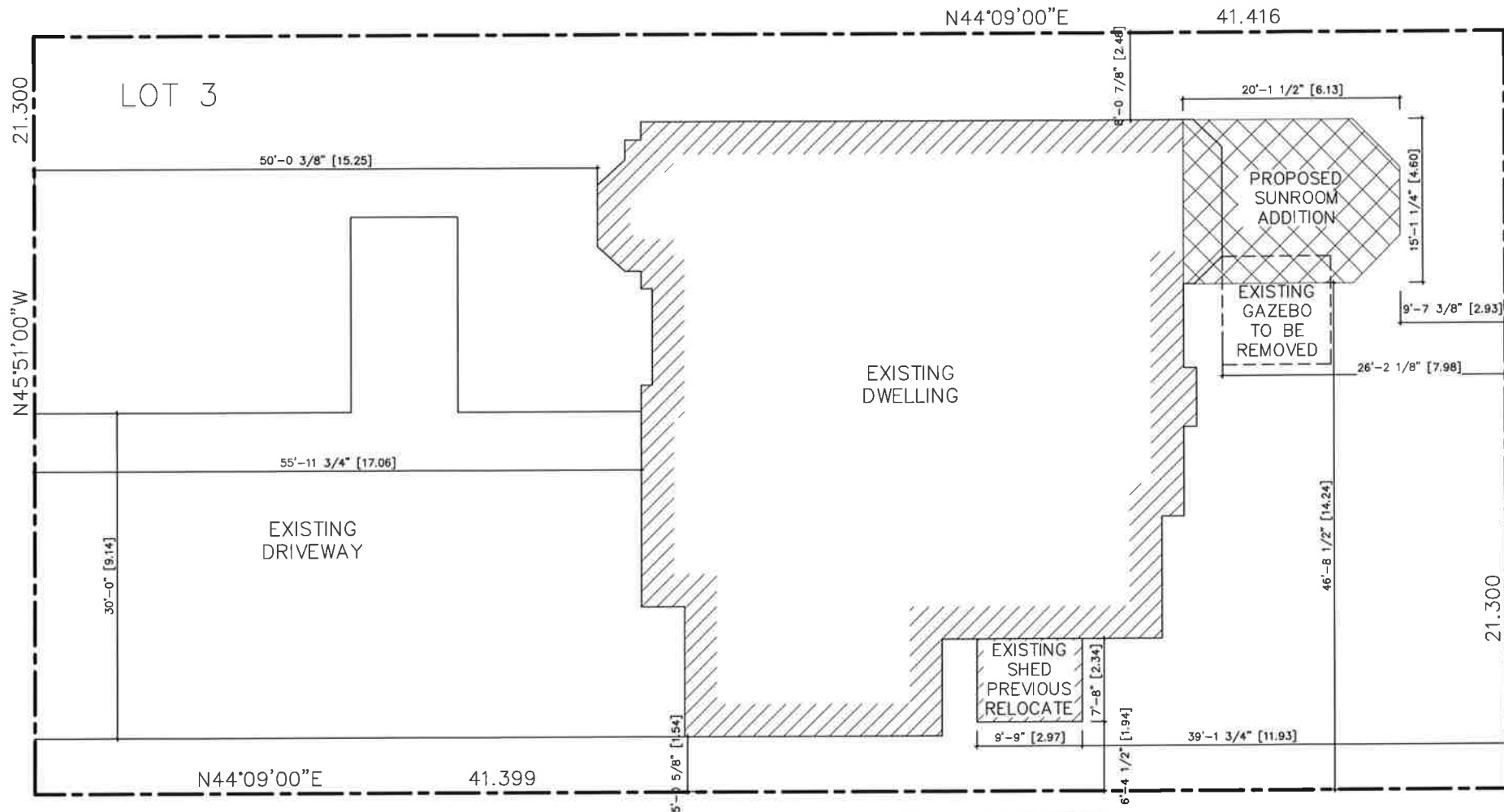
**RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.**

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

DATED at Brampton Ontario, this this 3rd Day of February, 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](mailto:jeanie.myers@brampton.ca)



#### SITE STATISTICS

LOT AREA=	9,491.22SF (881.76SM)
EXISTING HOUSE=	2,652.81SF (246.45SM)
EXISTING SHED=	74.75SF (6.94SM)
ADDITION=	284.38SF (26.42SM)
LOT COVERAGE (HOUSE/SHED/ADDITION)=	31.73%
LOT COVERAGE (HOUSE)=	27.95%
LOT COVERAGE (SHED)=	0.79%
LOT COVERAGE (ADDITION)=	2.99%

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

NAME SIGNATURE BCIN  
 Alexandra Aodesh 101509





**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 in-person 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 **February 14, 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, February 9, 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 [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, February 9, 2023.**
  2. To participate in-person, please email the Secretary-Treasurer at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, February 9, 2023.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. 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, February 9, 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 [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca). If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

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



The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

APPLICATION  
Minor Variance or Special Permission  
(Please read Instructions)

**NOTE:** It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

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

1. Name of Owner(s) Pardeep Nijjar Paramjit Nijjar  
Address 8613 Creditview Road, Brampton, ON L6Y 0X6  
  
Phone # (416) 568-2623 Fax #  
Email pardeep\_nijjar@hotmail.com

2. Name of Agent Nour Elgendy  
Address 240 Viceroy Rd, Unit 6 Concord ON L4K 3N9  
  
Phone # 905 404 2789 Ext 504 Fax #  
Email nour@fourseasons-sunrooms.com

3. Nature and extent of relief applied for (variances requested):  
Requesting a rear yard of 2.93m whereas the minimum required is 7.5m.

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

5. Legal Description of the subject land:  
Lot Number 3  
Plan Number/Concession Number 43M - 1888  
Municipal Address 8613 Creditview Road, Brampton, ON L6Y 0X6

6. Dimension of subject land (in metric units)  
Frontage 21.3m  
Depth 41.399m  
Area 881.76m2

7. Access to the subject land is by:  
Provincial Highway ☐ Seasonal Road ☐  
Municipal Road Maintained All Year ☒ Other Public Road ☐  
Private Right-of-Way ☐ Water ☐



8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

**EXISTING BUILDINGS/STRUCTURES** on the subject land: List all structures (dwelling, shed, gazebo, etc.)

Existing Dwelling: Area: 246.45 SM, Height 7m+-

Existing Shed: 6.94 SM; Height: 2.2m

**PROPOSED BUILDINGS/STRUCTURES** on the subject land:

Sunroom addition: Area: 26.42 SM; Height: 3.86m

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 15.25m

Rear yard setback 7.98m

Side yard setback 1.54m

Side yard setback 2.46m

**PROPOSED**

Front yard setback 15.25m

Rear yard setback 2.93m

Side yard setback

Side yard setback

10. Date of Acquisition of subject land: September 26, 2013

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: 2012-2013

15. Length of time the existing uses of the subject property have been continued: 9 years

16. (a) What water supply is existing/proposed?  
Municipal ☒ Other (specify) \_\_\_\_\_  
Well ☐

- (b) What sewage disposal is/will be provided?  
Municipal ☒ Other (specify) \_\_\_\_\_  
Septic ☐

- (c) What storm drainage system is existing/proposed?  
Sewers ☐ Other (specify) \_\_\_\_\_  
Ditches ☐  
Swales ☐

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes ☐ No ☒

If answer is yes, provide details: File # \_\_\_\_\_ Status \_\_\_\_\_

18. Has a pre-consultation application been filed?

Yes ☐ No ☒

19. Has the subject property ever been the subject of an application for minor variance?

Yes ☐ No ☐ Unknown ☒

If answer is yes, provide details:

File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

[Signature]  
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton  
THIS 21<sup>st</sup> DAY OF Dec, 2022.

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, Nour Elgendy, OF THE City OF Toronto  
IN THE Province OF Ontario SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

City OF Brampton

IN THE Region OF Peel  
THIS 21<sup>st</sup> DAY OF

Dec, 2022

[Signature]  
A Commissioner etc.

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

[Signature]  
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: \_\_\_\_\_

R1E-18.3-2096

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

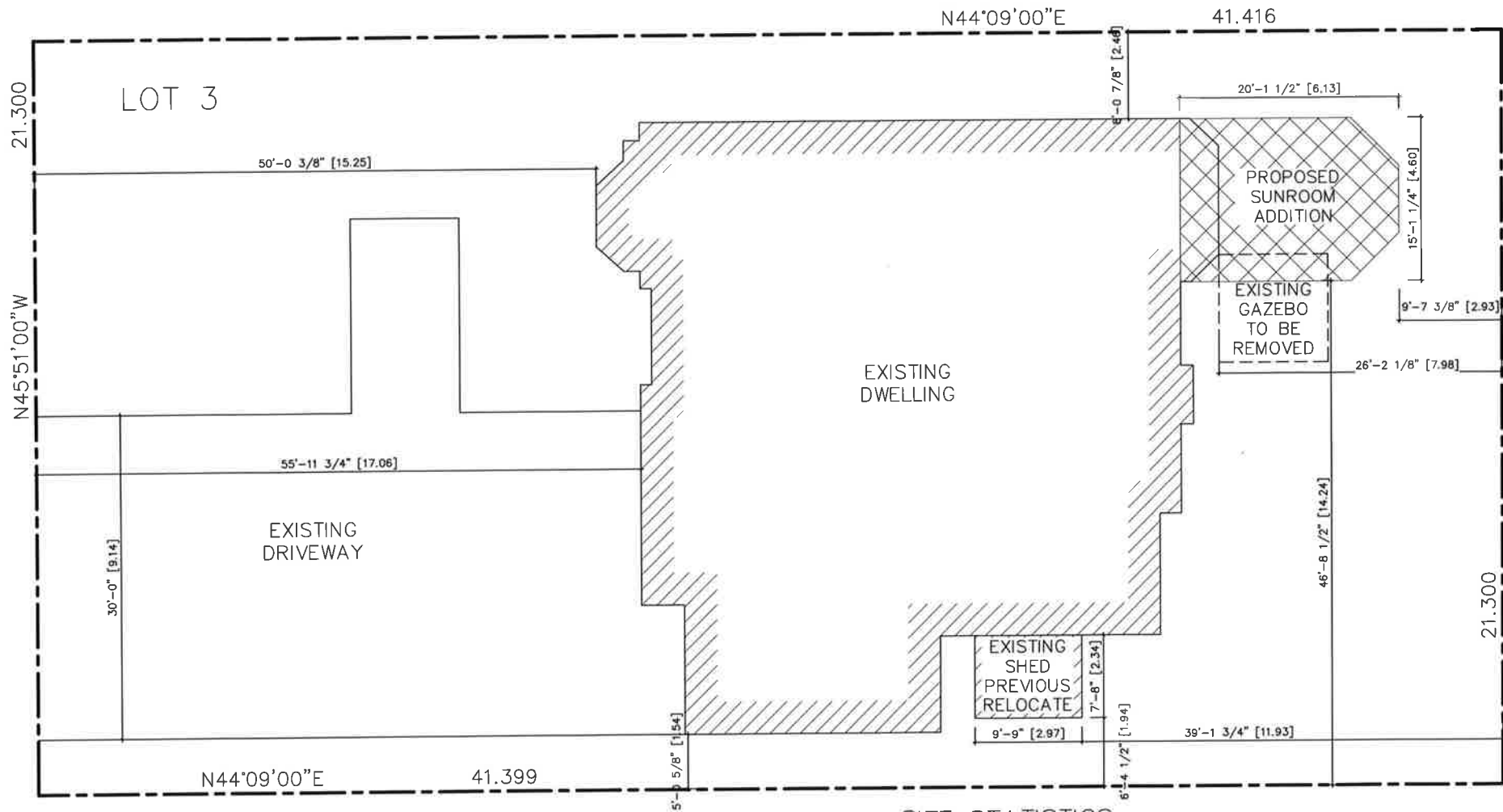
[Signature]  
Zoning Officer

December 21.22

Date

DATE RECEIVED Dec. 21, 2022

Revised 2020/01/07



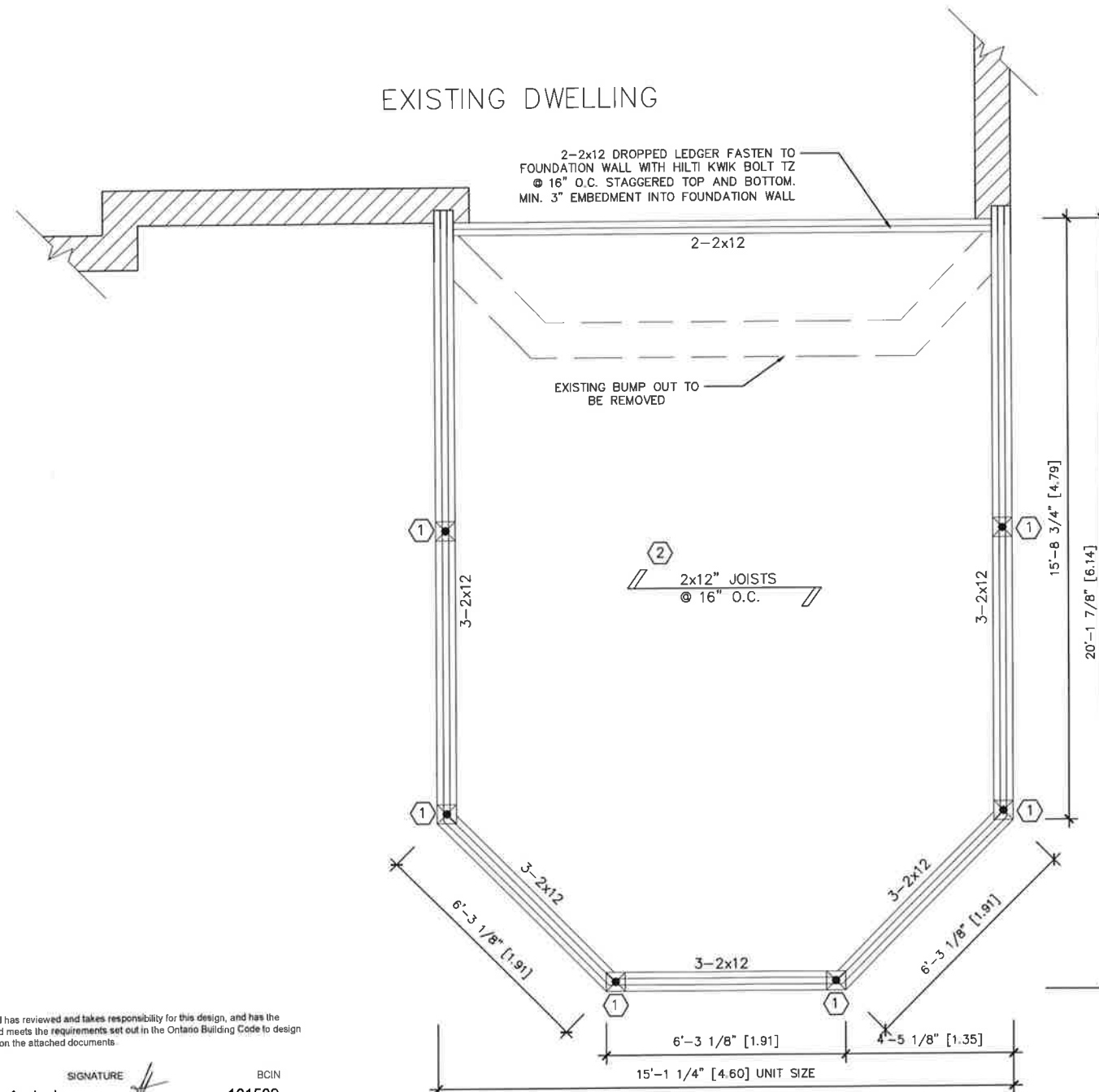
### SITE STATISTICS

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EXISTING HOUSE=	2,652.81SF (246.45SM)
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ADDITION=	284.38SF (26.42SM)
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LOT COVERAGE (HOUSE)=	27.95%
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LOT COVERAGE (ADDITION)=	2.99%

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

NAME: Alexandra Aodesh  
SIGNATURE: [Signature]  
BCIN: 101509





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NAME  
Alexandra Aodesh

SIGNATURE

BCIN  
101509



## NOTES

- ① **TECHNO POST FOUNDATION**  
 TECHNO METAL POST ( AS PER ENGINEERED DRAWINGS INCLUDED)  
 HELICAL PILE FOUNDATION SYSTEM -CCMC APPROVED  
 MODEL #P2 - 2 3/4" DIA. POST  
 MINIMUM 4'-0" BELOW GRADE ON UNDISTURBED GROUND  
 MINIMUM 6" ABOVE GRADE - TYPICAL  
 HELIX TO BE DETERMINED AT TIME OF INSTALLATION

### INSTALLATION

INSTALLATION TO BE UNDERTAKEN IN SUCH A MANNER SO AS TO PREVENT DAMAGE TO EXISTING STRUCTURES, ADJACENT PROPERTY AND UTILITIES.

### ② FLOOR FRAMING

2x12" FLOOR JOISTS @ 16" O.C.  
 3-2x12 PERIMETER BEAMS  
 2-2x12 DROPPED LEDGER BOLTED TO HOUSE WITH 1/2" PLYWOOD UNDERNEATH  
 R39 BATT INSULATION  
 5/8" T&G PLYWOOD SUBFLOOR SCREWED DOWN

GROUND PREPARATION TO CONSIST OF MINOR GRADE LEVELING  
 6 MIL POLY SHEET ON GRADE  
 2" OF GRAVEL ON TOP

## FOUNDATION PLAN

8613 Creditview Road, Brampton ON L6Y 0X6

Sheet No.

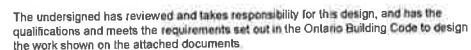
Scale  
1/3" = 1'-0"

Date  
2022-11-28

Revision #  
001

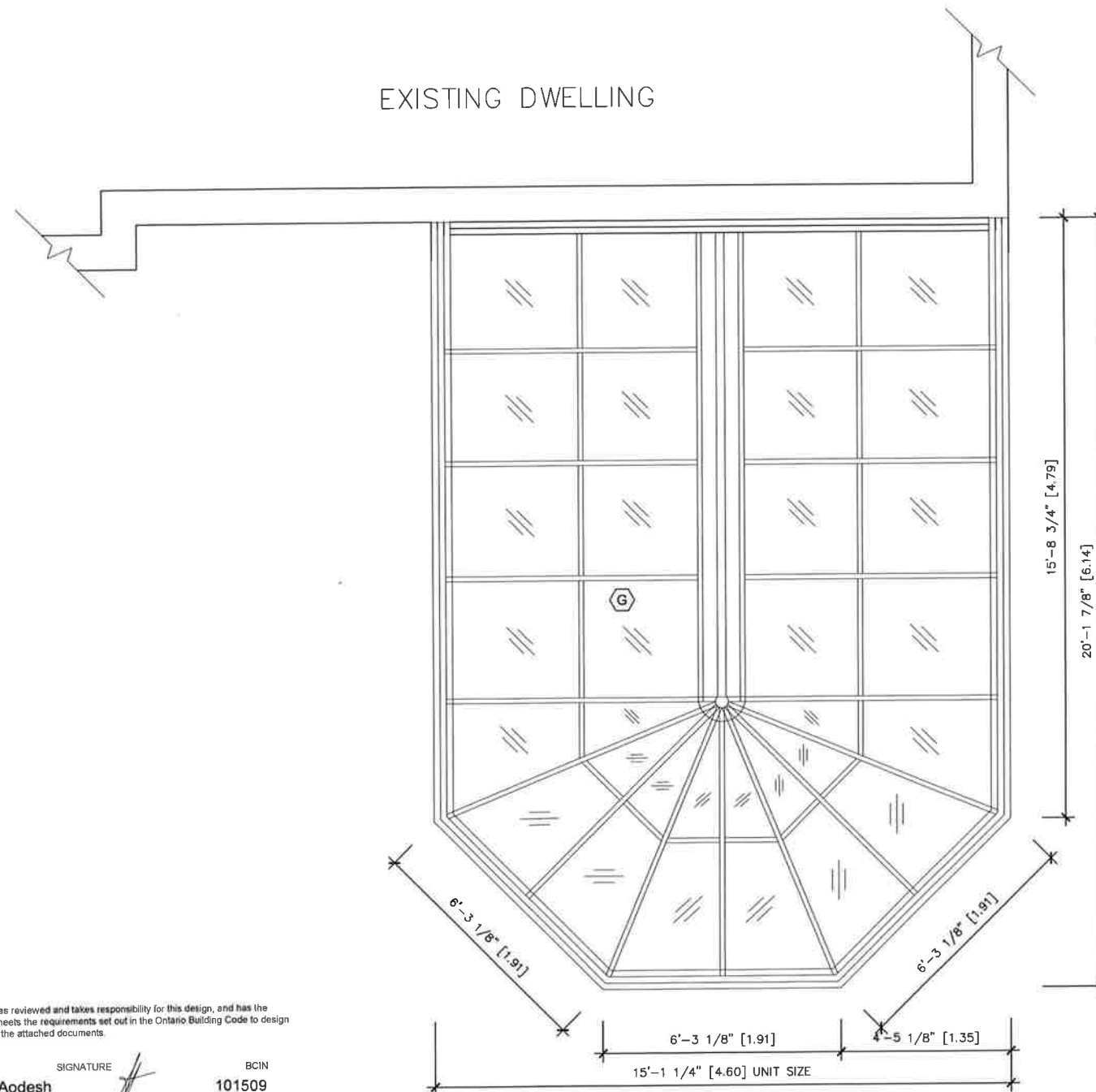
Revision Date

A1



Sheet No.

A2



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

NAME SIGNATURE BCIN  
 Alexandra Aodesh 101509



## NOTES

**F FLASHING**  
 ALUM. FLASHINGS @ SILICONE SEALANT AT RIDGE MIN.  
 0.48mm THICK ALUM. COATED FLASHING SEAL AT  
 SUNROOM RIDGE  
 USE MASONRY APPROVED SEALANT FOR BRICK

**G ROOF GLAZING**  
 CODE 15 HIGH PERFORMANCE GLAZING  
 TO BE CONSERVAGLASS (MC-16)  
 EASY-CLEAN II EXTERIOR COATING + STAY-CLEAN  
 TECHNOLOGY  
 ARGON GAS FILLED FOR BETTER INSULATION  
 90% REDUCTION IN TOTAL SOLAR TRANSMITTANCE  
 HIGH VISIBLE TRANSMITTANCE  
 R 4.0/ U 0.25 CENTER OF GLASS INSULATION VALUE  
 STAINLESS STEEL CONTINUOUS BENT SPACERS  
 DUAL POLY-ISOBUTYLENE AND SILICONE SEALS  
 FULLY TEMPERED INSULATED SAFETY GLASS  
 PROTECTIVE GLASS MASKING

DESIGN LOADS  
 SNOW LOADS:  
 WIND LOADS:

## ROOF PLAN

8613 Creditview Road, Brampton ON L6Y 0X6

Sheet No.

Scale  
 1/3" = 1'-0"

Date  
 2022-11-28

Revision #  
 001

Revision Date

A3

NOTES

1 **TECHNO POST FOUNDATION**  
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HELICAL PILE FOUNDATION SYSTEM –CCMC APPROVED MODEL #P2 – 2 3/4" DIA. POST  
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HELIX TO BE DETERMINED AT TIME OF INSTALLATION

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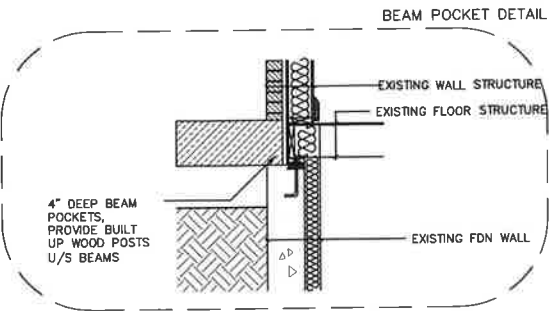
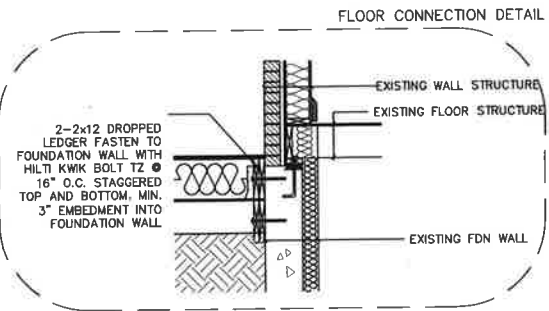
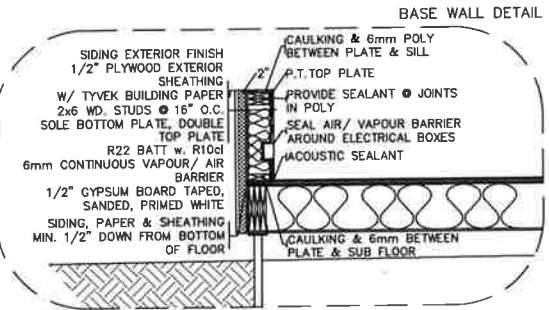
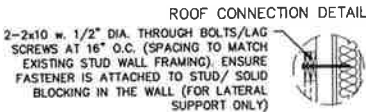
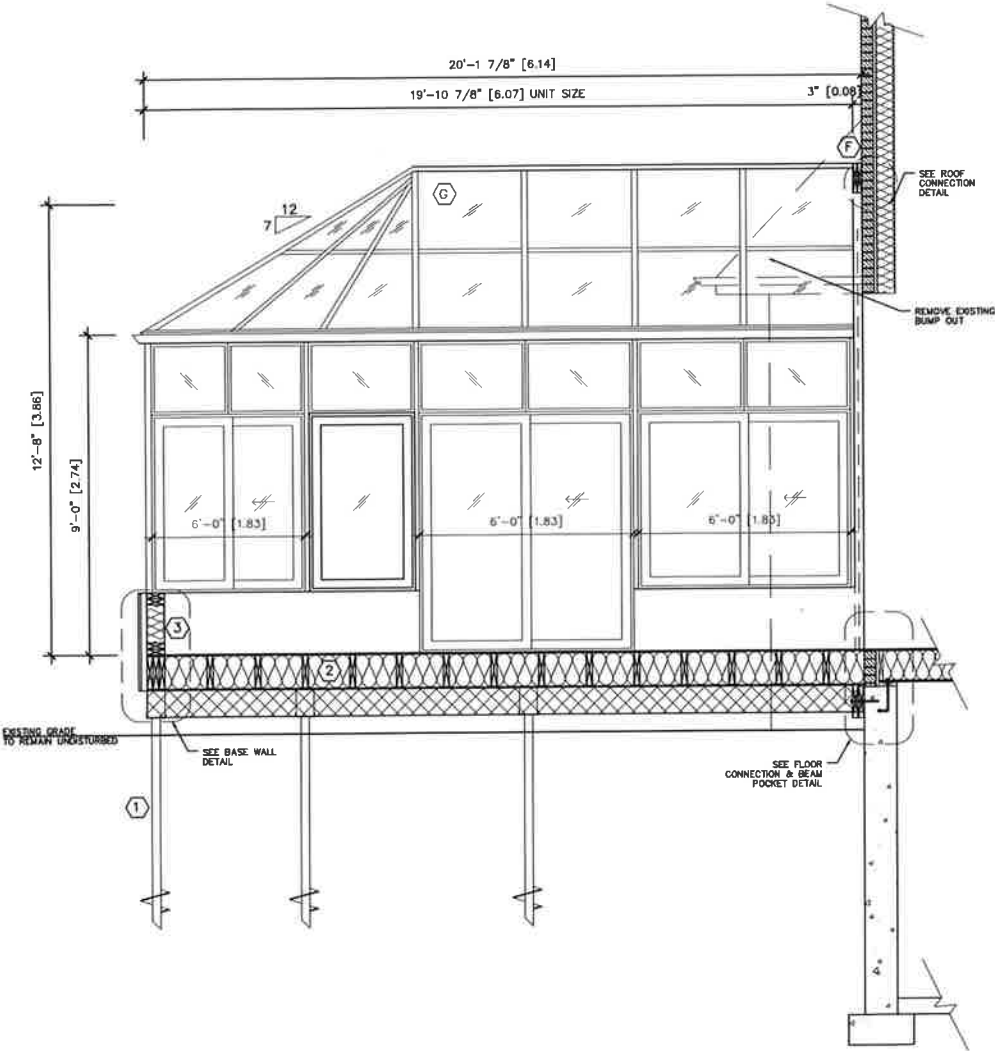
2 **FLOOR FRAMING**  
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5/8" T&G PLYWOOD SUBFLOOR SCREWED DOWN  
  
GROUND PREPARATION TO CONSIST OF MINOR GRADE LEVELING  
6 MIL POLY SHEET ON GRADE  
2" OF GRAVEL ON TOP

3 **SOLID WALLS**  
WALL STUDS TO BE 2x6 ON 16" CENTERS  
R22 BATT INSULATION + R10ci  
1/2" DRYWALL TAPED, SANDED, PRIMED WHITE READY FOR PAINT  
1/2" PLYWOOD EXTERIOR SHEATHING WITH TYVEK BUILDING PAPER  
EXTERIOR FINISH TO BE VERTICAL OR HORIZONTAL SIDING

**BACKWALL FINISH**  
SUPPLY & INSTALL 1/2" DRYWALL TAPED, SANDED, PRIMED WHITE READY FOR FINAL PAINT  
2x2 STRAPPING ON 16" CENTERS INCLUDES SHIMS FOR UNEVEN WALL

F **FLASHING**  
ALUM. FLASHINGS @ SILICONE SEALANT AT RIDGE MIN. 0.48mm THICK ALUM. COATED FLASHING SEAL AT SUNROOM RIDGE  
USE MASONRY APPROVED SEALANT FOR BRICK

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PROTECTIVE GLASS MASKING



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

NAME: Alexandra Aodesh  
SIGNATURE: [Signature]  
BCIN: 101509





# GLAZED OPENING CALCULATIONS

PER O.B.C. TABLE 9.10.15.4

## Rear Elevation

#	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)
1	Existing		78
1	New		62.1

## Spatial Calculations

Exposing Building Face	1,080.99	S.F.
	100.42	S.M.

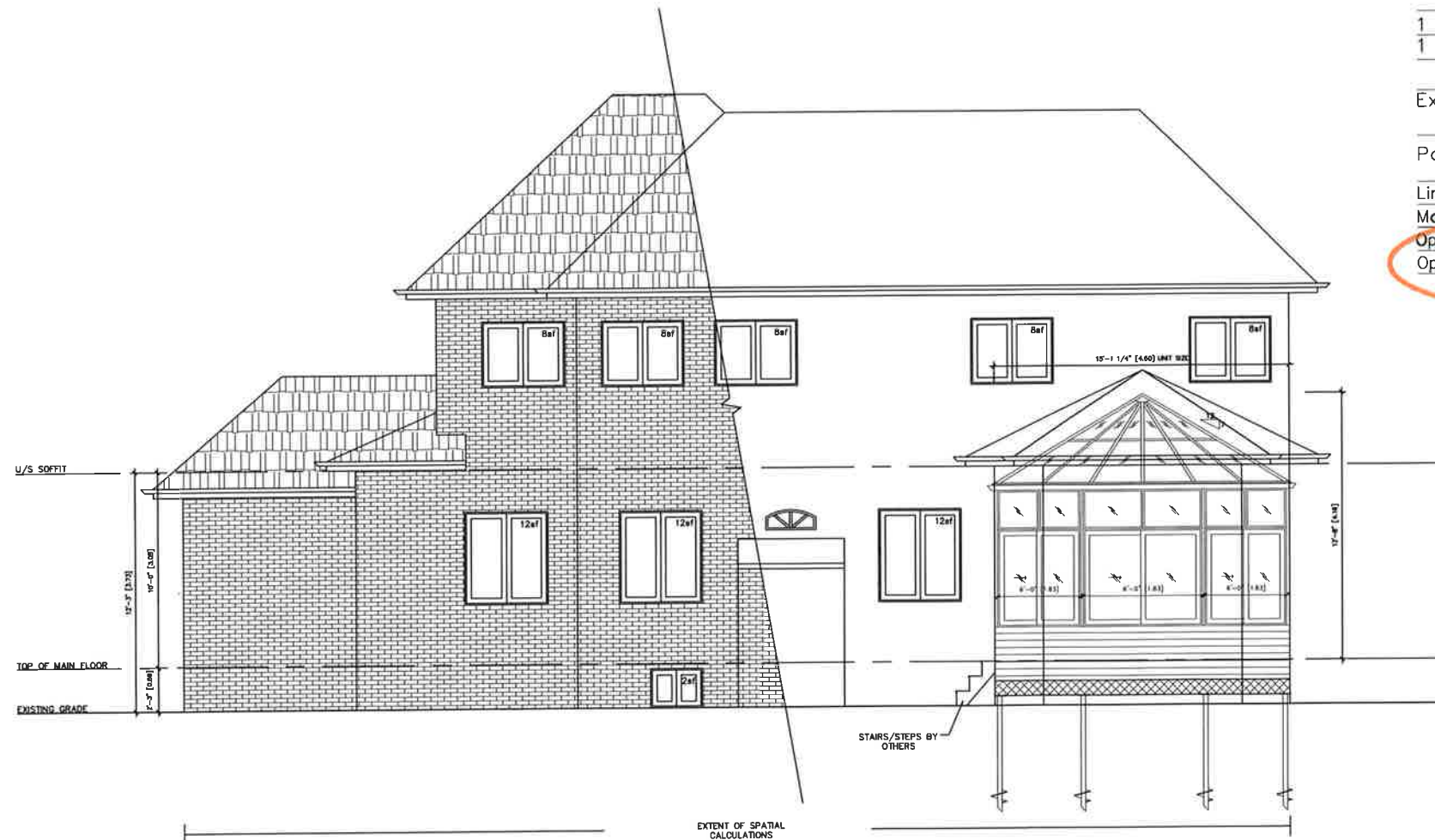
Portion Wall Area

Limiting Distance 2.93m

Max. % Openings 11%

Openings Allowed 140.53 S.F.

Openings Provided 153 S.F.



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

NAME SIGNATURE BCIN  
Alexandra Aodesh 101509





GLAZED OPENING  
CALCULATIONS

PER O.B.C. TABLE 9.10.15.4

Right Elevation

#	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)
1	Existing		53
1	New		84.59

Spatial Calculations

Exposing Building Face	1,308.61 121.57	S.F. S.M.
---------------------------	--------------------	--------------

Portion Wall Area

Limiting Distance	2.46m
Max. % Openings	9%
Openings Allowed	117.77 S.F.
Openings Provided	157.10 S.F.

TOP OF MAIN FLOOR

TOP OF MAIN FLOOR

EXISTING GRADE

EXTENT OF SPATIAL  
CALCULATIONS

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NAME SIGNATURE BCIN  
Alexandra Aodesh 101509



RIGHT ELEVATION

8613 Creditview Road, Brampton ON L6Y 0X6

Sheet No.

Scale  
1/8" = 1'-0"

Date  
2022-11-28

Revision #  
001

Revision Date

A6

# GLAZED OPENING CALCULATIONS

PER O.B.C. TABLE 9.10.15.4

## Left Elevation

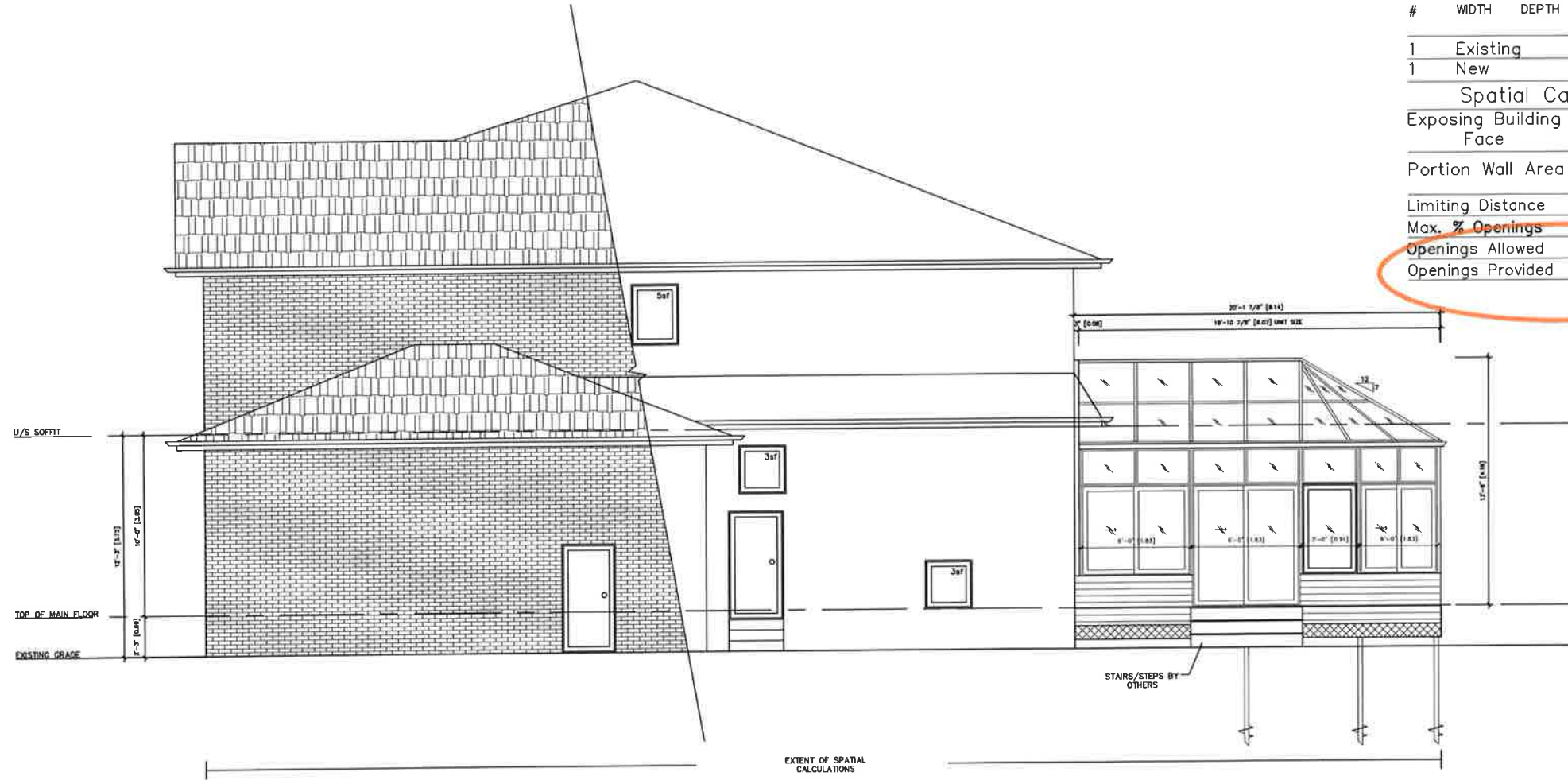
#	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)
1	Existing		11
1	New		92.14

## Spatial Calculations

Exposing Building	1,184.77	S.F.
Face	110.07	S.M.

Portion Wall Area

Limiting Distance	1.54m
Max. % Openings	7%
Openings Allowed	82.93 S.F.
Openings Provided	122.65 S.F.



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

NAME: Alexandra Aodesh  
SIGNATURE: [Signature]  
BCIN: 101509



## LEFT ELEVATION

8613 Creditview Road, Brampton ON L6Y 0X6

Sheet No.

Scale  
1/8" = 1'-0"

Date  
2022-11-28

Revision #  
001

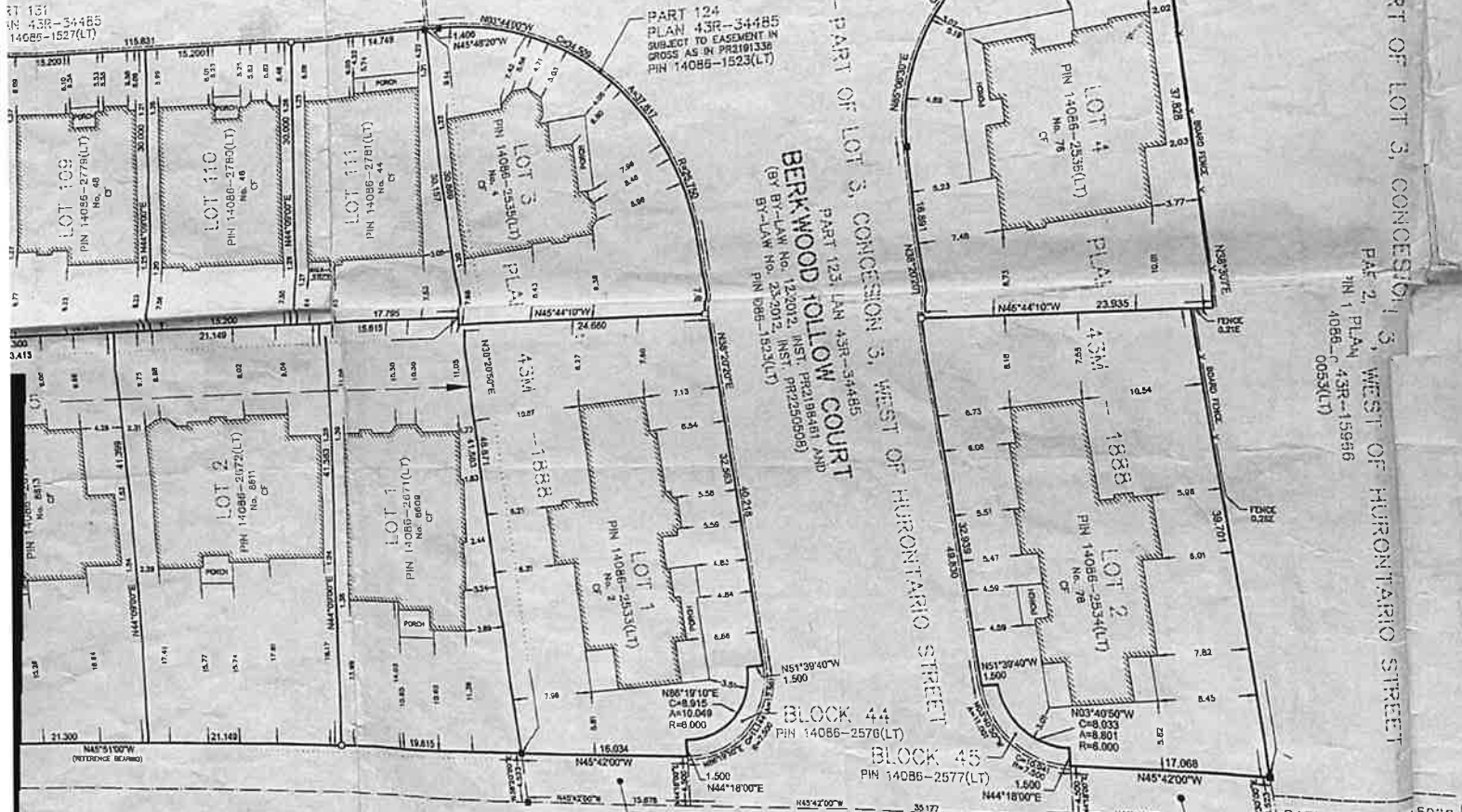
Revision Date

A7



STREET

PT 151  
IN 43R-34485  
14086-1527(LT)



VIEW ROAD  
SSIONS 3 AND 4, WEST OF HURONTARIO STREET)  
14086-0099(LT)

PLAN 43M-1898

PART 124  
PLAN 43R-34485

LYOY SANDERSON DRIVE  
(BY PLAN 43M-1898)  
SUBJECT TO EASEMENT IN  
CROSS AS IN PR2191336  
PIN 14086-3287(LT)

BLOCK 135

PART OF LOT 3, CONCESSION 3, WEST OF HURONTARIO STREET

PART 2, PLAN 43R-15886  
PIN 14086-0093(LT)

PLAN OF  
LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

SCALE 1:300  
RCMAR SURVEYORS LTD. 2013  
METRIC: DISTANCES SHOWN HEREON ARE IN METRES/ANCIAN  
BE CONVERTED TO FEET BY DIVIDING BY 0.044

BEARING  
BEARINGS SHOWN HEREON ARE GRID AND ARE REFERRED TO THE  
NORTH. THE TRUE LIMIT OF BLOCK 151 (WIDENING), IS SHOWN BY  
AN ARROW HAVING A BEARING OF N45°51'00"W.  
DISTANCES ARE IN ACCORDANCE WITH AN3M-185 AND  
AN 43M-188 UNLESS OTHERWISE NOTED

LEGEND  
S SURVEY MONUMENT FOUND  
S SURVEY MONUMENT PLANTED  
S STANDARD IRON BAR  
S SHORT STANDARD IRON BAR  
S IRON BAR  
S KRCMAR SURVEYORS LTD O.L.S.  
S J. D. BARNES LTD O.L.S.  
S CONCRETE FOUNDATION  
S NORTH/SOUTH/WEST/EAST  
S TAKEN TO CONCRETE FOUNDATION WALL UNLESS  
OTHERWISE NOTED

NOTE  
ALL PLANT MONUMENTS ARE IRON BARS (1370 UNLESS OTHERWISE NOTED)  
ALL FOUND MONUMENTS ARE SSID (4DB) UNLESS OTHERWISE NOTED

PART 2 - SURVEY REPORT  
1. THE RE-ESTABLISHMENT OF THE SUBJECT PROPERTY BOUNDARY IS BASED  
ON INFORMATION CONTAINED IN THE RELEVANT TITLE DOCUMENTS/REGISTERED  
PLANS AND ON THE EVIDENCE OF THE SURVEYS FOUND DURING COURSE  
OF PREPARING THE SUBJECT SURVEY.  
2. THE TYPE AND LOCATION OF THE EXISTING BUILDING AND OTHER  
IMPROVEMENTS, FENCES ETC., ON OR ADJACENT TO THE SUBJECT PROPERTY ARE AS  
SHOWN ON THE SURVEY PLAN.  
3. COMPLIANCE WITH MUNICIPAL ZONING REQUIREMENTS IS NOTIFIED BY  
THIS REPORT.  
4. REMARKS: NOTE THAT LOTS 101, 103, 104, 105, 106, 108, 109,  
110, 111, PLAN 43M-1885 AND LOTS 1, 2, 3 AND 4, PLAN 43M-1888 HAVE NO  
LEGAL ACCESS TO THE STREET.  
THE STRIPS OF LAND DESIGNATED AS PARTS 124 AND 31, PLAN 43R-34485  
IN FRONT OF THESE LOTS HAVE NOT BEEN DEDICATED AS PUBLIC HIGHWAY.

THIS REPORT WAS PREPARED FOR LENTELA HEIGHTS ESTATE INC.  
AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY  
OTHER PARTIES

SURVEYOR'S CERTIFICATE  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH  
THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT  
AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON NOVEMBER 21, 2012.

DATE: MARCH 8, 2013  
S.N. RAMSAMOOJ  
ONTO LAND SURVEYOR

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
1864060  
THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR  
IN ACCORDANCE WITH  
REGULATION 1028, SECTION 29(2)

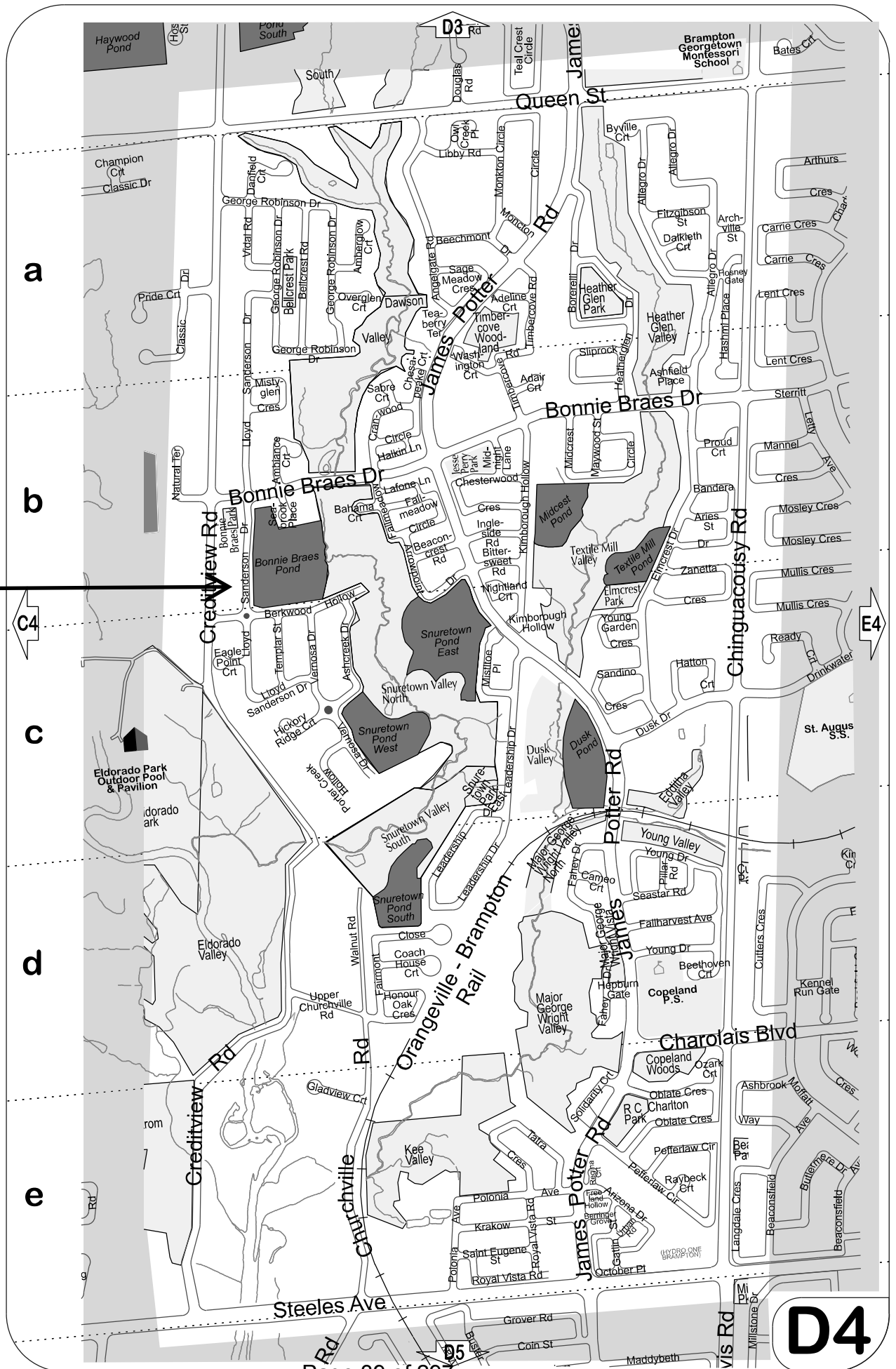
COPYRIGHT 2013 KRCMAR SURVEYORS LTD.  
Unauthorized reproduction, distribution, alteration or use of  
this plan, in whole or in part, is strictly prohibited.  
FIELD: P.K.S. DRAWN: NL CHECKED: SNR JOB NO: 12-546  
DWG NAME: 12-546SR05 PLOT INFO: 09-33 08/Mar/2013 WORK ORDER NO: 14016  
1137 Centre Street Thornhill ON L4J 3M6 905.738.0053 F 905.738.9221 www.krcmar.ca

- PART 124  
PLAN 43R-34485  
PIN 14086-1523(LT)





A-2022-0409



**APPLICATION # A-2022-0410**  
**WARD #8**

**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **8550 GOREWAY PORTFOLIO INC.** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Part of Lots 2, 3 and 4, Concession 7 ND municipally known as **8550 GOREWAY DRIVE**, Brampton;

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

1. To permit a motor vehicle repair shop in conjunction with the permitted warehouse use whereas the by-law does not permit a motor vehicle repair shop as a principal or accessory use;
2. To permit the outside storage of oversized motor vehicles and truck trailer whereas the by-law does not permit outside storage;
3. To permit a fence in the front yard having a height of 1.8m (5.91 ft.) whereas the by-law does not permit a fence in the front yard.

**OTHER PLANNING APPLICATIONS:**

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

Plan of Subdivision: NO  
Application for Consent: NO

File Number: \_\_\_\_\_  
File Number: \_\_\_\_\_

The Committee of Adjustment has appointed **TUESDAY, February 14, 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.

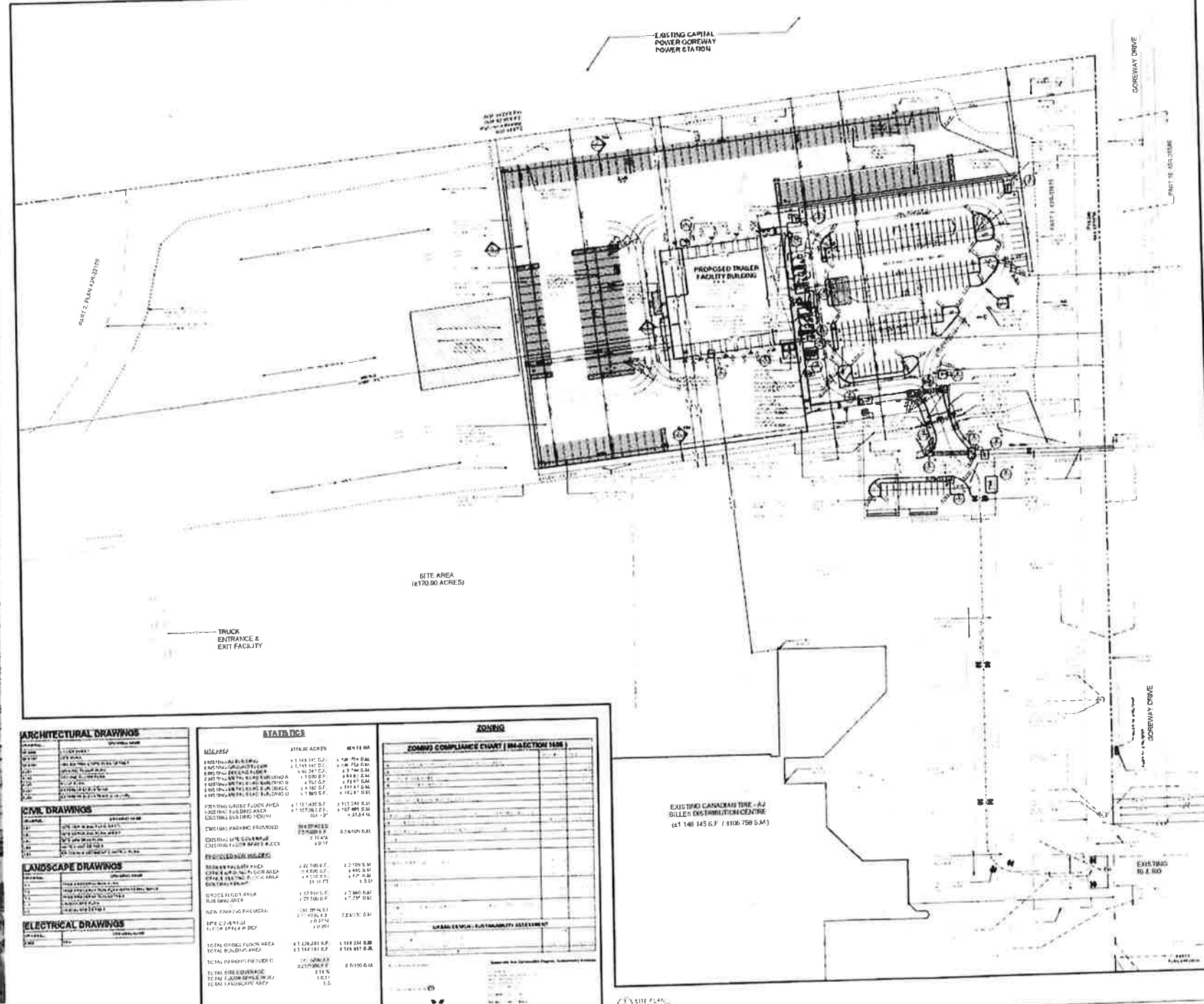
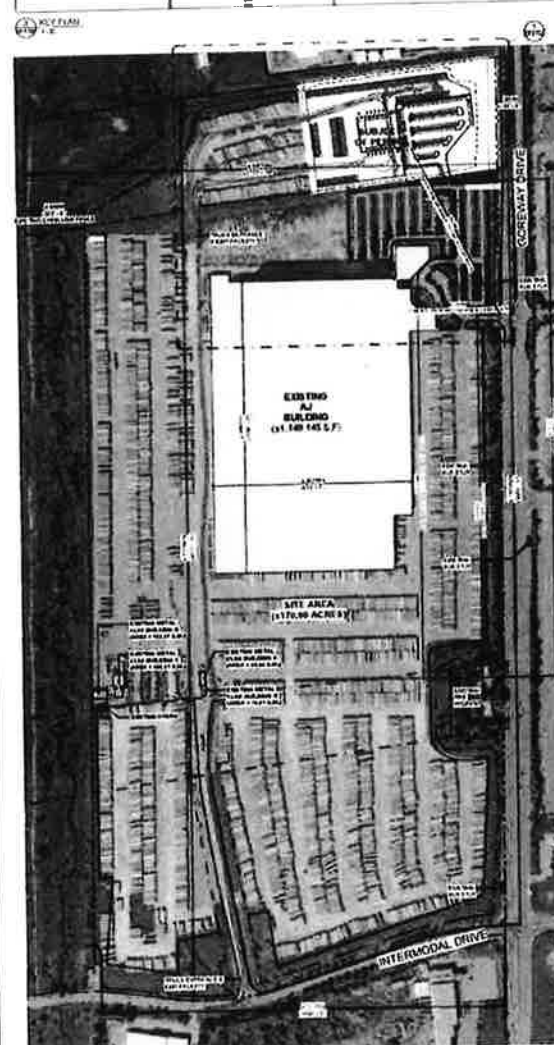
**RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.**

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

DATED at Brampton Ontario, this this 3rd Day of February, 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](mailto:jeanie.myers@brampton.ca)



ARCHITECTURAL DRAWINGS	
Drawings	Percentage weight
1. 1st year	10%
2. 2nd year	10%
3. 3rd year	10%
4. 4th year	10%
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99. 99th year	10%
100. 100th year	10%

[illegible][illegible]

**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 in-person 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 **February 14, 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, February 9, 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 [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, February 9, 2023.**
  2. To participate in-person, please email the Secretary-Treasurer at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, February 9, 2023.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. 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, February 9, 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 [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca). If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

**NOTE** Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, [www.brampton.ca](http://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.





**Zelinka Priamo Ltd.**

LAND USE PLANNERS

**VIA EMAIL**

December 19, 2022

Committee of Adjustment  
City of Brampton  
Planning and Development Services  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

Attention: Secretary-Treasurer

**Re: Minor Variance Application  
Proposed Trailer Facility  
8550 Goreway Portfolio Inc. and Canadian Tire Corporation, Limited  
8550 Goreway Drive  
Brampton, ON**

**Our File: CAT/BRM/21-01**

A - 2022-0410

On behalf of 8550 Goreway Portfolio Inc. and Canadian Tire Corporation, Limited, Zelinka Priamo Ltd. is pleased to submit an application for a Minor Variance associated with a proposed Trailer Facility at the existing Canadian Tire A.J. Billes Distribution Centre on the above-noted address (the "subject lands").

#### **BACKGROUND**

Under the City of Brampton Official Plan, the subject lands are predominantly shown as Employment on Schedule 1 Concept, with Open Space shown along the water channel at the northwest portion of the lands, while Goreway Drive is a Secondary Intensification Corridor. The subject lands are predominantly designated Industrial on Schedule A General Land Use Designations, with an Open Space designation along the water channel in the northwest portion of the lands. Under the Airport Intermodal Secondary Plan Area 4, Schedule 4, the subject lands are designated General Employment 1, with a Natural Heritage System designation (and Flood Plain) along the water channel at the rear of the lands.

Under the City of Brampton Zoning By-law, as amended, the subject lands are split zoned M4-Section 1606, M4-Section 1574, M4-Section 1575, M4-Section 1575 (Special Reserve), M4(H) Section 1641 and F along the water channel. The proposed Trailer Facility is located within the portion of the lands zoned M4-Section 1606. Minor Variances were approved under A044-04 related to permissions for trailer storage and a 1.8 m high chain link fence across the front of the lands (on Goreway) zoned M4-Section 1606, subject to various conditions.

#### **PROPOSAL**

The subject lands of approximately 69.2 ha (170.9 ac) are currently developed with an existing Canadian Tire warehousing building (along with associated uses including trailer

---

20 Maud Street, Suite 305  
Toronto, ON M5V 2M5  
Tel: 416-622-6064 Fax: 416-622-3463  
Email: [zp@zpplan.com](mailto:zp@zpplan.com) Website: [www.zpplan.com](http://www.zpplan.com)

parking). As shown on the Site Plan, on the north portion of the subject lands, an approximately 2,980 sq. m Trailer Facility is proposed comprised of an approximately 2,109 sq. m trailer maintenance facility and approximately 871 sq. m of office space on two floors. Approximately 200 parking spaces are proposed for the Trailer Facility along with 133 trailer cab parking spaces. The proposed Trailer Facility will be accessed internally within the subject lands, whereby no new entrances onto Goreway Drive and Intermodal Drive are proposed with no changes to the existing intersections. Existing trailer parking in the western portion of the lands is not proposed to be changed.

We note that extensive pre-consultation with Zoning and Planning Staff occurred prior to the application for Site Plan Approval (file number SPA-2022-0139). With regard to the existing variances under A044-04, it is our understanding from Planning and Zoning Staff that the proposed Trailer Facility does not maintain the layout approved through SP01-002.001 and as the variance under A044-04 includes a condition that the permission for outside storage and parking of tractor trailers be "in association with the existing warehouse use on the *abutting* [emphasis added] property to the south", approval of a further minor variance will be required to facilitate the continued outside storage of trucks and trailers. The zoning comments from the application for Site Plan Approval confirmed the zoning non-compliance that is reflected in the requested variances, which effectively carryover the variances for the fencing and the permissions for trailer parking. In addition, it was confirmed with Zoning and Planning Staff that while the repair of trailers is permitted since trailers do not meet the definition of a motor vehicle, the general repair and maintenance, oil changes and annual commercial vehicle safety inspections for tractors within the proposed Trailer Facility would be interpreted as motor vehicle repair, which is not permitted under the current zoning.

#### REQUESTED VARIANCES

The following variances to By-law 7625, as amended, are respectfully requested for the M4-Section 1606 zoned lands:

- Section 34.1.1.(a)(1) Industrial Four – M4 Zone: To permit a motor vehicle repair shop in association with a warehouse use whereas the By-law does not allow a motor vehicle repair shop as a principal or accessory use;
- Section 34.1.2.(h) Industrial Four – M4 Zone: To permit the parking of oversized motor vehicles and truck trailer parking whereas the By-law does not allow outdoor storage; and
- Section 30.6 Fences: To permit a 1.8 m high chain link fence in the front yard whereas the By-law does not permit a fence in the front yard of any lot in an industrial zone.

#### FOUR TESTS OF THE PLANNING ACT

The requested variances are appropriate and meet the four tests of the *Planning Act* as outlined below.

#### The general intent and purpose of the Official Plan is maintained:

- The proposed Trailer Facility associated with the existing Warehouse Distribution centre is within the lands designated Industrial on Schedule A General Land Use Designations, which according to Policy 4.4.2.1 "provide for the development of

industrial, manufacturing, distribution, mixed industrial/commercial, commercial self-storage warehouses, data processing and related uses and limited office uses, and may also permit limited service and retail uses, open space, public and institutional use as practical and appropriate subject to the appropriate sub-designations and policies in the relevant Secondary Plan. Within the Industrial designation, areas intended for open storage and truck trailer parking shall be identified in the relevant Secondary Plan”;

- According to the Airport Intermodal Secondary Plan Area 4 and Policy 1.1.1.a, the General Employment 1 designation permits: i) warehousing and storage of goods; iv) repairing and servicing operations, but excluding motor vehicle body shops; v) outdoor storage areas, only as accessory to an industrial use, and which shall be screened from public view. Under Policy 1.1.1.b, ancillary uses directly associated with the principal industrial use are permitted as well;
- The proposed motor vehicle repair shop would be directly associated with a permitted warehouse use and would not be a principal use. The purpose of the proposed Trailer Facility is for the maintenance and repair of Canadian Tire's private assets, including Canadian Tire owned tractors. The proposed Trailer Facility is not an automotive repair shop and not open to the public or other third parties;
- The proposed parking of oversized motor vehicles and trailer parking, which is interpreted as outdoor storage and will be screened from public view by the existing and enhanced landscaped berm along Goreway Drive is permitted; and
- The requested variance to permit the existing 1.8 m high chain link fence in the front yard is integral to the operation of the existing Warehouse Distribution centre, in order to maintain safety.

**The general intent and purpose of the Zoning By-law is maintained:**

- The permitted uses for the M4-Section 1606 zoned lands do allow a motor vehicle repair shop as a principal or accessory use. As noted above, the proposed Trailer Facility is for the maintenance and repair of Canadian Tire's private assets, including Canadian Tire owned tractors and is not an automotive repair shop and not open to the public or other third parties. The proposed Trailer Facility is directly associated with a warehouse use, which is permitted;
- The permitted uses for the M4-Section 1606 zoned lands include a warehouse and accessory uses including purposes accessory to the other permitted purposes. The parking of oversized motor vehicles and trailer parking that are interpreted as outdoor storage are not permitted in the M4 Zone. However, the oversized motor vehicles and trailer parking are integral auxiliary components of the permitted warehouse use. The requested minor variance effectively carries over the existing permission established under Minor Variance A044-04. The proposed parking of oversized motor vehicles and trailer parking will be screened from public view by the existing and enhanced landscaped berm along Goreway Drive; and
- The requested minor variance effectively carries over the existing permission established under Minor Variance A044-04 for the fencing in the front yard. The requested variance to permit a 1.8 m high chain link fence in the front yard is

integral to the operation of the existing Warehouse Distribution centre, in order to maintain safety and operational integrity.

**The requested variances are minor in nature:**

- The proposed variance to permit a motor vehicle repair shop clarifies the permission for the repair of tractor trailers within the proposed Trailer Facility in association with a warehouse use, which is permitted; and
- As the proposed variances to permit the parking of oversized motor vehicles and trailer parking and for fencing in the front yard effectively carry over the permissions under Minor Variance A044-04 (subject to conditions) and are associated with the existing Warehouse Distribution Centre, the proposed variances are minor in nature.

**The requested variances are desirable for the appropriate development and use of the subject lands:**

- The existing Warehouse Distribution centre is a major employer in the City of Brampton and is integral to the operation of Canadian Tire. The requested variances for the proposed Trailer Facility support the overall objectives for Industrial lands, support an existing employment use and economic development. The application for Site Plan Approval will ensure that the Trailer Facility and the extent and location of the parking of oversized motor vehicles and trailer parking are satisfactorily addressed with appropriate screening by the existing and enhanced landscaped berm and fencing.

**SUBMISSION PACKAGE**

As required for Minor Variance application submissions, please find enclosed the following materials:

- One (1) completed Minor Variance application form (single sided);
- One (1) authorization from Canadian Tire Corporation, Limited;
- One (1) Parcel Register for PIN 14023-0251;
- Twelve (12) copies of photos of the subject lands;
- Twelve (12) copies of the Site Plan with boundaries of the lands that are subject to the application shown edged by a red colour and the portion of the lands where the variance would be applicable edged by a green colour;
- Twelve (12) copies of the Site Plan, including an 8.5" by 14" reduction;
- Twelve (12) copies of the Colour Elevations, including an 8.5" by 14" reduction;
- Twelve (12) copies of the Floor Plans, including an 8.5" by 14" reduction; and
- Twelve (12) copies of the Site Surveys, including an 8.5" by 14" reduction.

Please note that the following application fee cheques will follow directly from Canadian Tire:

- A cheque made payable to Treasurer, City of Brampton in the amount of \$2,662.00; and
- A cheque made payable to The Toronto Region Conservation Authority in the amount of \$1,250.00.

We trust that the enclosed information is complete and satisfactory and we would appreciate if the application can be considered at the earliest possible meeting of the Committee of Adjustment. Should you have any questions, or require further information, please do not hesitate to call.

Yours very truly,

**ZELINKA PRIAMO LTD.**



Jonathan Rodger, MScPI, RPP, MCIP  
Principal Planner

cc: Canadian Tire Corporation, Limited (via email)  
Alex Sepe, City of Brampton (via email)

FILE NUMBER: A-2022-0410

The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

**APPLICATION**  
**Minor Variance or Special Permission**  
(Please read Instructions)

**NOTE:** It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

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

1. **Name of Owner(s)** 8550 Goreway Portfolio Inc. attn. Michael Boyes  
**Address** 3625 Dufferin Street, Suite 320, Toronto, ON M3K 1N4  
  
**Phone #** 416-635-4877 **Fax #** \_\_\_\_\_  
**Email** mboyes@hr-reit.com

2. **Name of Agent** Zelinka Priamo Ltd. attn. Jonathan Rodger  
**Address** 20 Maud Street, Suite 305, Toronto, ON M5V 2M5  
  
**Phone #** 416-622-6064 **Fax #** 416-622-3463  
**Email** Jonathan.r@zpplan.com

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

Section 34.1.1.(a)(1) Industrial Four - M4 Zone: To permit a motor vehicle repair shop in association with a warehouse use whereas the By-law does not allow a motor vehicle repair shop as a principal or accessory use;

Section 34.1.2.(h) Industrial Four - M4 Zone: To permit the parking of oversized motor vehicles and truck trailer parking whereas the By-law does not allow outdoor storage; and

Section 30.6 Fences: To permit a 1.8 high chain link fence in the front yard whereas the

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

1. The by-law does not allow a motor vehicle repair shop as a principle or accessory use;

2. The by-law does not allow outside storage; and

3. The by-law does not allow a fence in the front yard if in an industrial zone;

5. **Legal Description of the subject land:**  
**Lot Number** Part of Lots 2, 3 and 4  
**Plan Number/Concession Number** Concession 7, Northern Division  
**Municipal Address** 8550 Goreway Drive, Brampton

6. **Dimension of subject land (in metric units)**  
**Frontage** +/- 1732.115 m  
**Depth** +/- 1229.478 m  
**Area** +/- 69.2 ha

7. **Access to the subject land is by:**  

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

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

**EXISTING BUILDINGS/STRUCTURES** on the subject land: List all structures (dwelling, shed, gazebo, etc.)

Canadian Tire AJ Billes Distribution Centre and associated parking (building)  
(GFA: +/- 111,244 sq. m)

**PROPOSED BUILDINGS/STRUCTURES** on the subject land:

Trailer Facility at the existing Canadian Tire A.J. Billes Distribution Centre, with +/- 2,980 sq. m of GFA on the vacant lands to the north of the existing building.

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** Vacant Portion of the Lands (See Site Plan)

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

**PROPOSED** Trailer Facility

Front yard setback	+/- 132 m
Rear yard setback	+/- 454 m
Side yard setback	+/- 47 m
Side yard setback	+/- 57 m

10. Date of Acquisition of subject land: January 31, 2006
11. Existing uses of subject property: A.J. Billes Distribution Centre
12. Proposed uses of subject property: A.J. Billes Distribution Centre and Associated Trailer Facility
13. Existing uses of abutting properties: General Industrial Uses, including Warehouse and Food Storage
14. Date of construction of all buildings & structures on subject land: 1989
15. Length of time the existing uses of the subject property have been continued: 33 years

16. (a) What water supply is existing/proposed?

Municipal	<input checked="" type="checkbox"/>	Other (specify) _____
Well	<input type="checkbox"/>	

- (b) What sewage disposal is/will be provided?

Municipal	<input checked="" type="checkbox"/>	Other (specify) _____
Septic	<input type="checkbox"/>	

- (c) What storm drainage system is existing/proposed?

Sewers	<input checked="" type="checkbox"/>	Other (specify) _____
Ditches	<input type="checkbox"/>	
Swales	<input type="checkbox"/>	

17 Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes ☐ No ☒

If answer is yes, provide details: File # \_\_\_\_\_ Status \_\_\_\_\_

18 Has a pre-consultation application been filed?

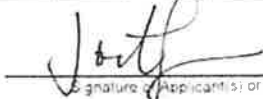
Yes ☒ No ☐ iPRE 2022 0028

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 # A044 04 Decision \_\_\_\_\_ Relief Trailer Storage and Fencing \_\_\_\_\_  
File # \_\_\_\_\_ Decision \_\_\_\_\_ Relief \_\_\_\_\_  
File # \_\_\_\_\_ Decision \_\_\_\_\_ Relief \_\_\_\_\_

  
Signature of Applicant(s) or Authorized Agent

DATED AT THE City \_\_\_\_\_ OF Toronto \_\_\_\_\_

THIS 20<sup>th</sup> DAY OF DECEMBER 2022

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, Jonathan Rodger, OF THE City \_\_\_\_\_ OF Toronto \_\_\_\_\_

IN THE \_\_\_\_\_ OF \_\_\_\_\_ SOLEMNLY DECLARE THAT

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH

DECLARED BEFORE ME AT THE

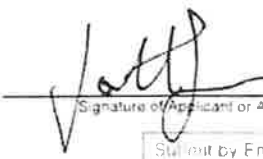
CITY OF TORONTO

IN THE \_\_\_\_\_ OF \_\_\_\_\_  
THIS 20<sup>th</sup> DAY OF

DECEMBER 2022

  
A Commissioner, etc.

ROBERT WILLIAM MAC FARLANE, a Commissioner, etc.,  
Province of Ontario, for Zelinka Priamo Ltd.  
Expires August 12, 2025.

  
Signature of Applicant or Authorized Agent

Submitted by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: \_\_\_\_\_

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

\_\_\_\_\_  
Zoning Officer

\_\_\_\_\_  
Date

DATE RECEIVED DEC. 22, 2022

Date Application Deemed Complete by the Municipality \_\_\_\_\_





2180 Yonge Street  
Toronto, ON M4P 2V8  
Contact Name: Melissa Miceli  
Phone Number: 647 612 8179  
Email: Melissa.Miceli@cantire.com

## CANADIAN TIRE TRAILER FACILITY

8550 GOREWAY DRIVE, BRAMPTON, ON  
CITY FILE NUMBER (SPA-2022-0139)

15.038CS



**TURNER  
FLEISCHER**  
11 Leavelle Rd.  
Toronto, ON M8Z 5T2  
Contact Name: Brett Fleischer  
Phone Number: 416-459-0150  
Email: brett.fleischer@turnerfleischer.com

**RESPONSE TO SPA COMMENTS  
DECEMBER 15, 2022**

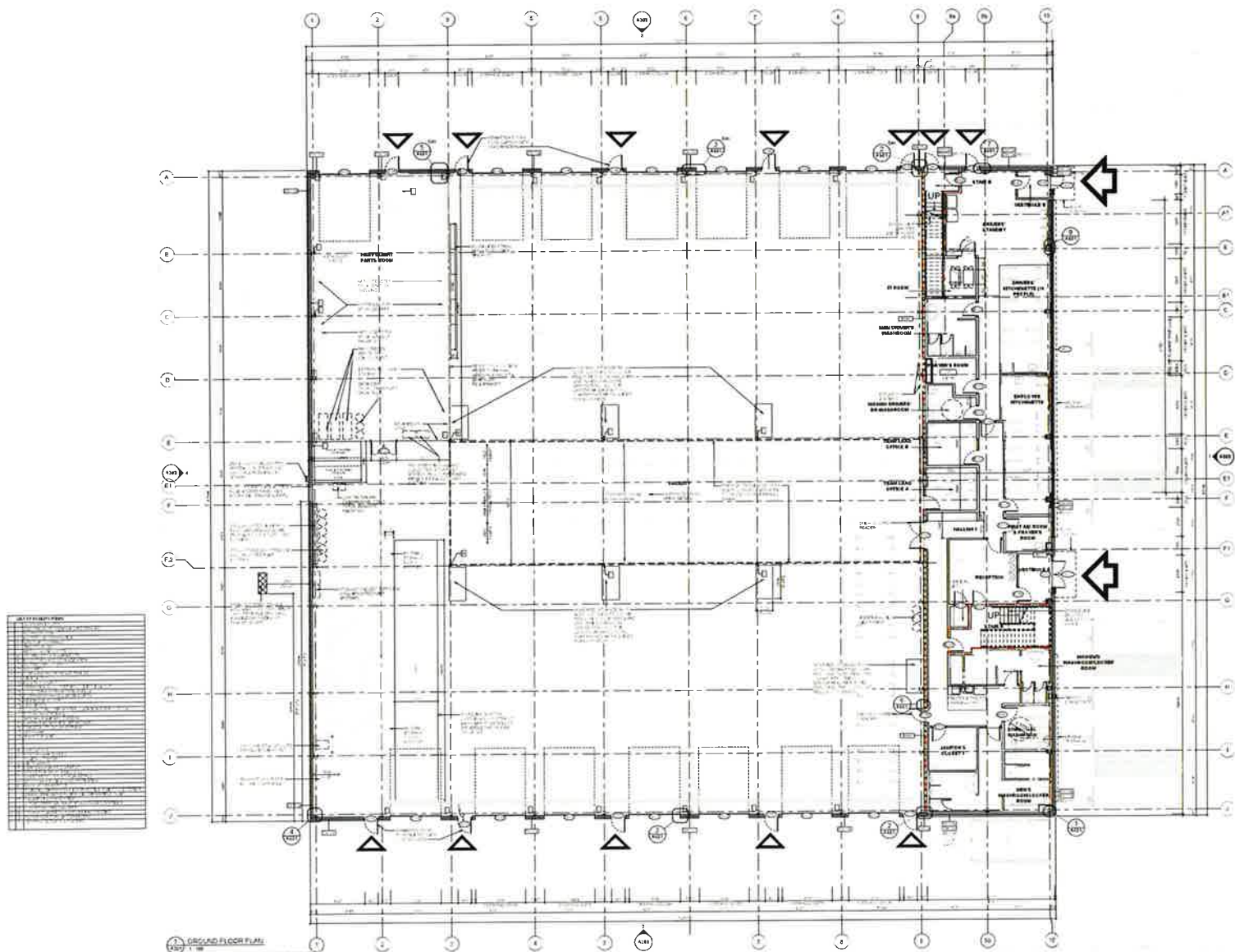


**BON KOUOYS  
LANDSCAPE  
ARCHITECTS**  
2230 South Service Road  
Burlington, ON L7L 5K2  
Contact Name: Kevin  
Phone Number: 905-632-2611  
Email: kevin@bonkoudesign.com

**BON KOUOYS  
LANDSCAPE  
ARCHITECTS**  
366 Oxford Street East  
London, ON N6A 1Y7  
Contact Name: Barry Murphy  
Phone Number: 416-459-0150  
Email: barry@bonkoudesign.com

**TURNER  
FLEISCHER**  
43 Leavelle Road  
Toronto, ON M8Z 5T2  
Contact Name: Albert Valenburg  
Phone Number: 416-459-0150  
Email: albert.valenburg@turnerfleischer.com

SYMBOL	DESCRIPTION
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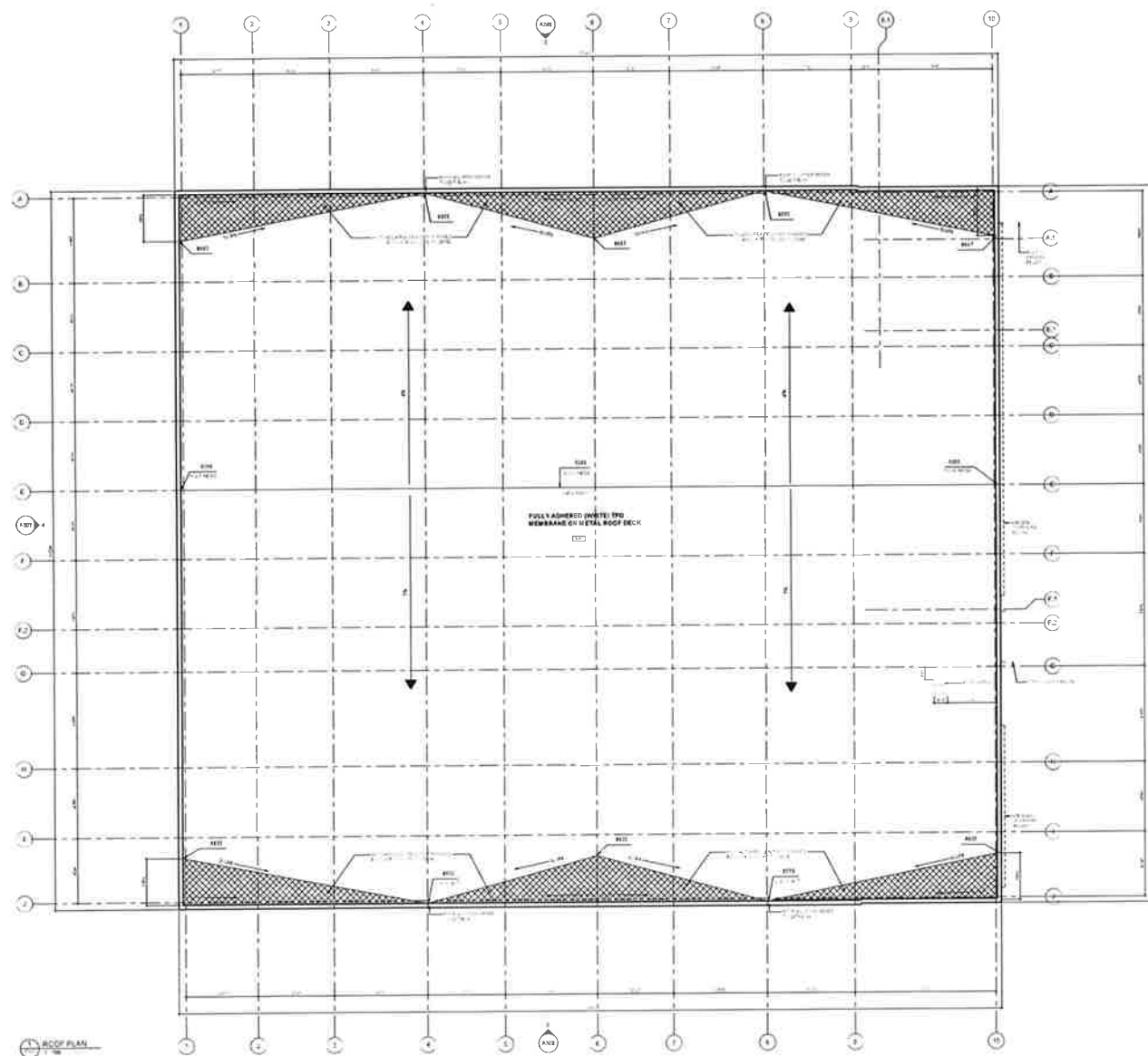
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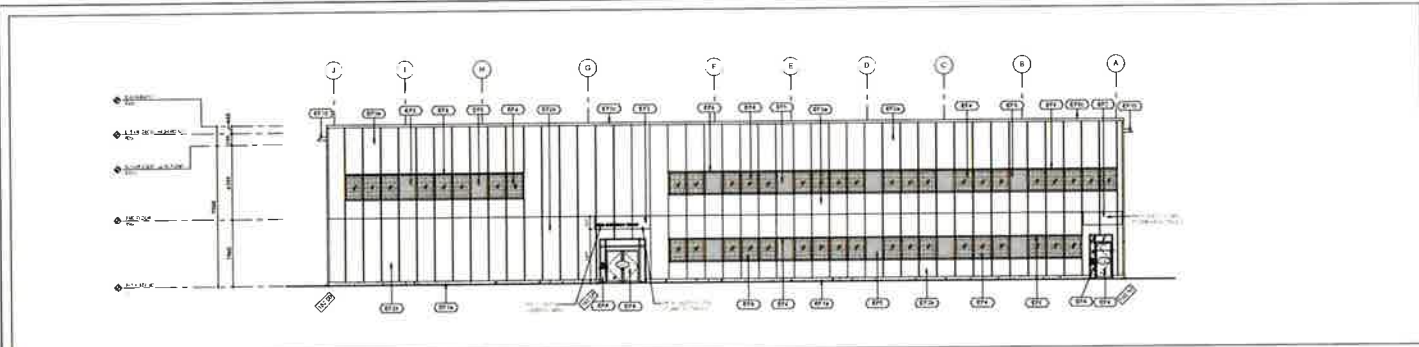
**CANADIAN TIRE TRAILER FACILITY**  
8888 COWAN AVE E. SUITE 100  
CITY OF EDMONTON, AB T6C 1A5

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	2014-01-15
2	REVISED PER CITY COMMENTS	2014-02-10
3	REVISED PER CITY COMMENTS	2014-03-10
4	REVISED PER CITY COMMENTS	2014-04-10
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94	REVISED PER CITY COMMENTS	2021-10-10
95	REVISED PER CITY COMMENTS	2021-11-10
96	REVISED PER CITY COMMENTS	2021-12-10
97	REVISED PER CITY COMMENTS	2022-01-10
98	REVISED PER CITY COMMENTS	2022-02-10
99	REVISED PER CITY COMMENTS	2022-03-10
100	REVISED PER CITY COMMENTS	2022-04-10

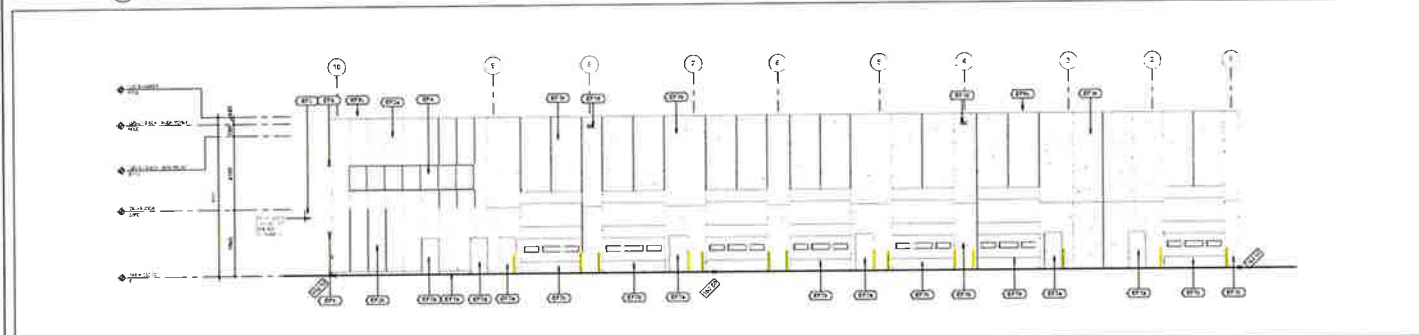




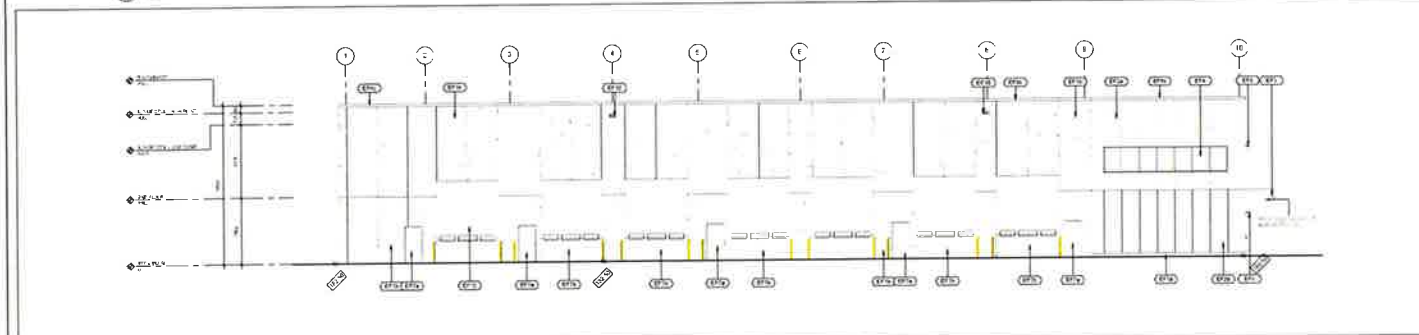




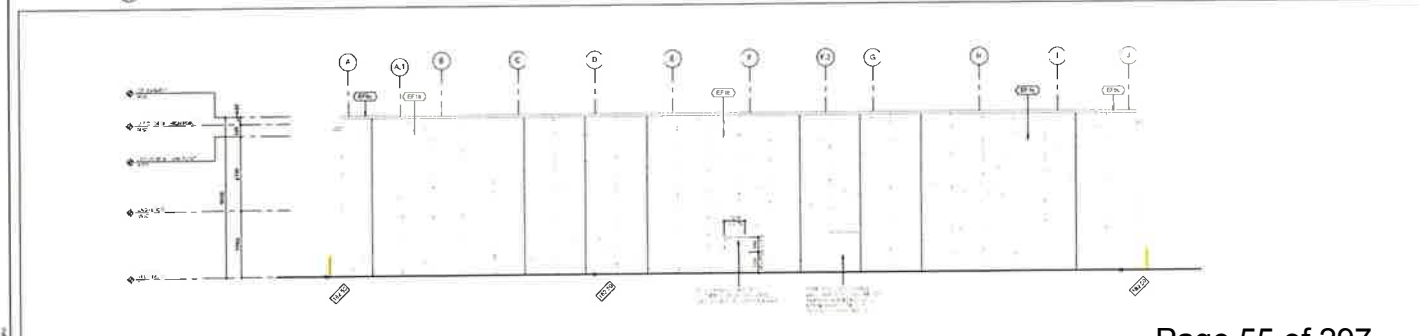
EAST ELEVATION



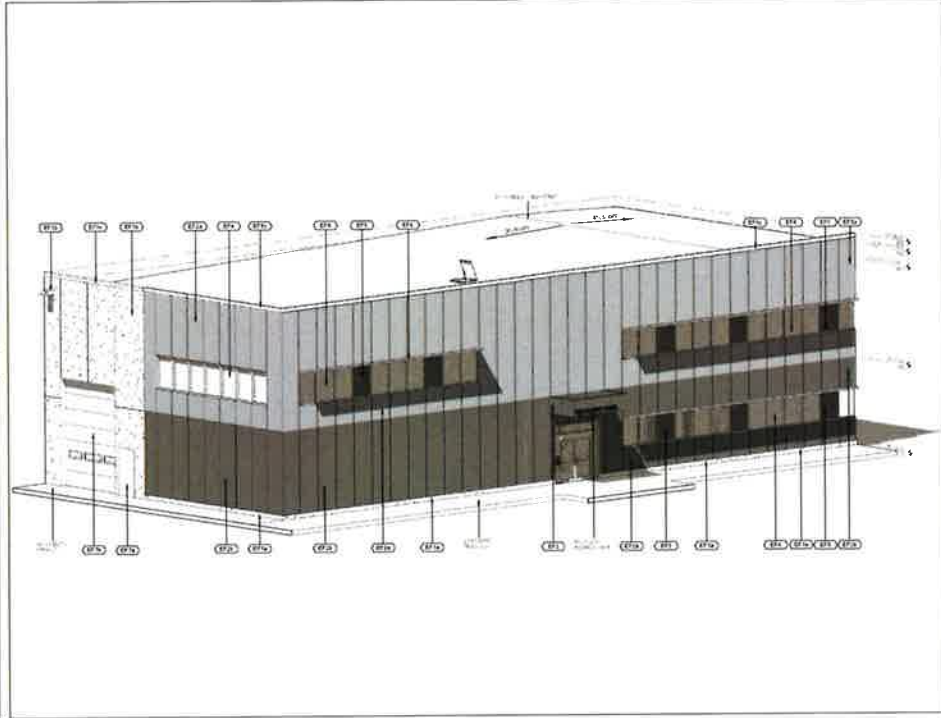
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EXTERIOR ELEVATION

EXTERIOR FINISH SCHEDULE	
<p><b>EXTERIOR WALLS</b>            EXTERIOR WALLS TO BE FINISHED WITH ALUMINUM CLADDING. MAKE SURE ALL JOINTS ARE PROPERLY SEaled. PROVIDE ANTI-CORROSION PROTECTION TO ALL METAL SURFACES. REFER TO STRUCTURAL DRAWINGS.</p> <p><b>ROOFING</b>            ROOFING TO BE FINISHED WITH ALUMINUM CLADDING. MAKE SURE ALL JOINTS ARE PROPERLY SEaled. PROVIDE ANTI-CORROSION PROTECTION TO ALL METAL SURFACES. REFER TO STRUCTURAL DRAWINGS.</p> <p><b>INTERIOR WALLS</b>            INTERIOR WALLS TO BE FINISHED WITH ALUMINUM CLADDING. MAKE SURE ALL JOINTS ARE PROPERLY SEaled. PROVIDE ANTI-CORROSION PROTECTION TO ALL METAL SURFACES. REFER TO STRUCTURAL DRAWINGS.</p> <p><b>INTERIOR FLOORS</b>            INTERIOR FLOORS TO BE FINISHED WITH ALUMINUM CLADDING. MAKE SURE ALL JOINTS ARE PROPERLY SEaled. PROVIDE ANTI-CORROSION PROTECTION TO ALL METAL SURFACES. REFER TO STRUCTURAL DRAWINGS.</p> <p><b>INTERIOR CEILING</b>            INTERIOR CEILING TO BE FINISHED WITH ALUMINUM CLADDING. MAKE SURE ALL JOINTS ARE PROPERLY SEaled. PROVIDE ANTI-CORROSION PROTECTION TO ALL METAL SURFACES. REFER TO STRUCTURAL DRAWINGS.</p>	<p><b>ALUMINUM CLADDING</b>            ALUMINUM CLADDING TO BE FINISHED WITH ALUMINUM CLADDING. MAKE SURE ALL JOINTS ARE PROPERLY SEaled. PROVIDE ANTI-CORROSION PROTECTION TO ALL METAL SURFACES. REFER TO STRUCTURAL DRAWINGS.</p> <p><b>ALUMINUM CLADDING</b>            ALUMINUM CLADDING TO BE FINISHED WITH ALUMINUM CLADDING. MAKE SURE ALL JOINTS ARE PROPERLY SEaled. PROVIDE ANTI-CORROSION PROTECTION TO ALL METAL SURFACES. REFER TO STRUCTURAL DRAWINGS.</p> <p><b>ALUMINUM CLADDING</b>            ALUMINUM CLADDING TO BE FINISHED WITH ALUMINUM CLADDING. MAKE SURE ALL JOINTS ARE PROPERLY SEaled. PROVIDE ANTI-CORROSION PROTECTION TO ALL METAL SURFACES. REFER TO STRUCTURAL DRAWINGS.</p> <p><b>ALUMINUM CLADDING</b>            ALUMINUM CLADDING TO BE FINISHED WITH ALUMINUM CLADDING. MAKE SURE ALL JOINTS ARE PROPERLY SEaled. PROVIDE ANTI-CORROSION PROTECTION TO ALL METAL SURFACES. REFER TO STRUCTURAL DRAWINGS.</p> <p><b>ALUMINUM CLADDING</b>            ALUMINUM CLADDING TO BE FINISHED WITH ALUMINUM CLADDING. MAKE SURE ALL JOINTS ARE PROPERLY SEaled. PROVIDE ANTI-CORROSION PROTECTION TO ALL METAL SURFACES. REFER TO STRUCTURAL DRAWINGS.</p>

# TURNER FLEISCHER

TURNER FLEISCHER ARCHITECTS  
 1000 WEST 10TH AVENUE, SUITE 100  
 CALGARY, ALBERTA T2P 0K1  
 TEL: (403) 243-1111  
 FAX: (403) 243-1112  
 WWW.TURNERFLEISCHER.COM



CANADIAN TIRE TRAILER FACILITY

1000 WEST 10TH AVENUE, SUITE 100  
 CALGARY, ALBERTA T2P 0K1

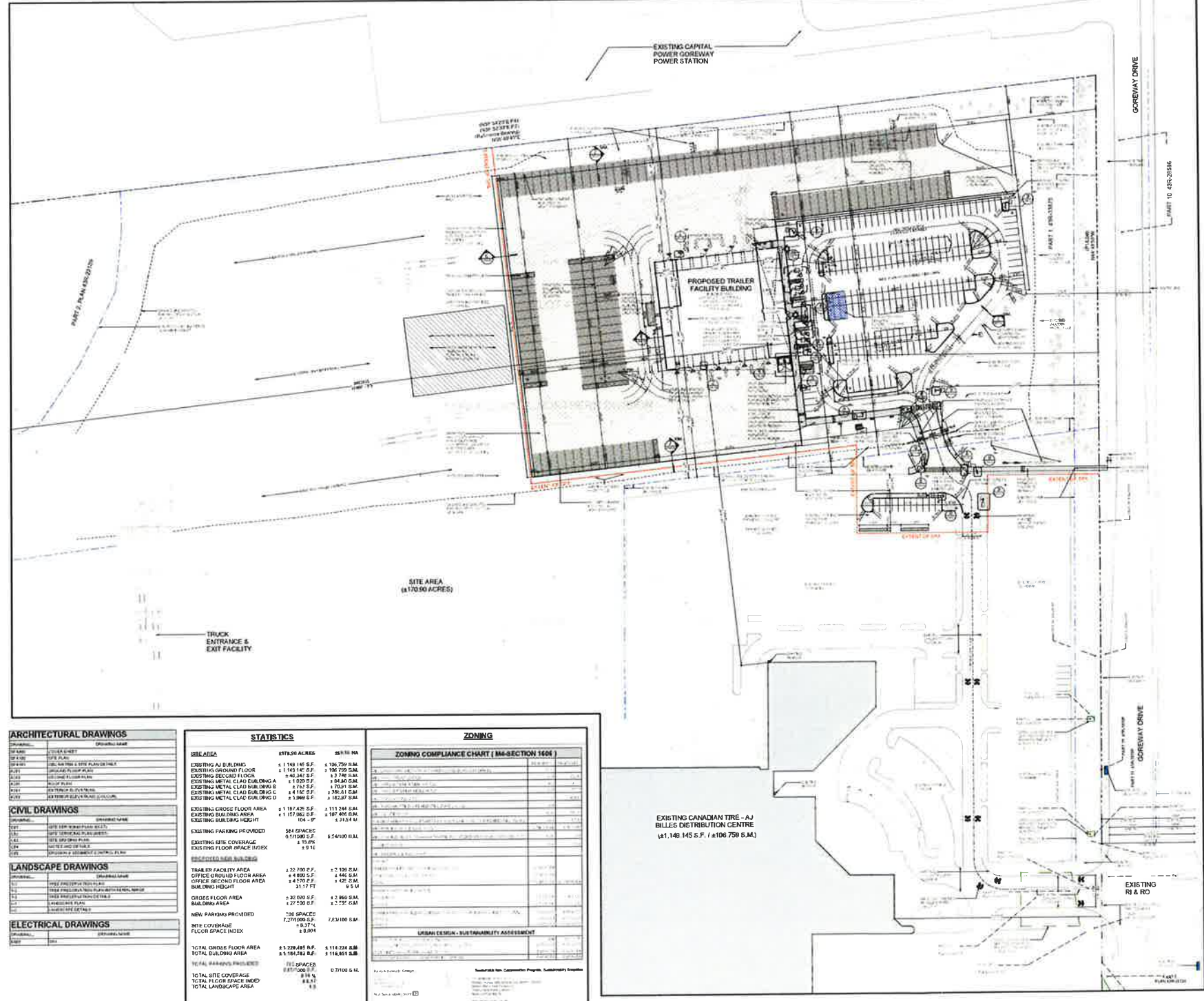
EXTERIOR ELEVATIONS

DATE: 10/10/2010  
 DRAWN BY: J. FLEISCHER  
 CHECKED BY: J. FLEISCHER  
 PROJECT NO: 1000 WEST 10TH AVENUE, SUITE 100



A302	2
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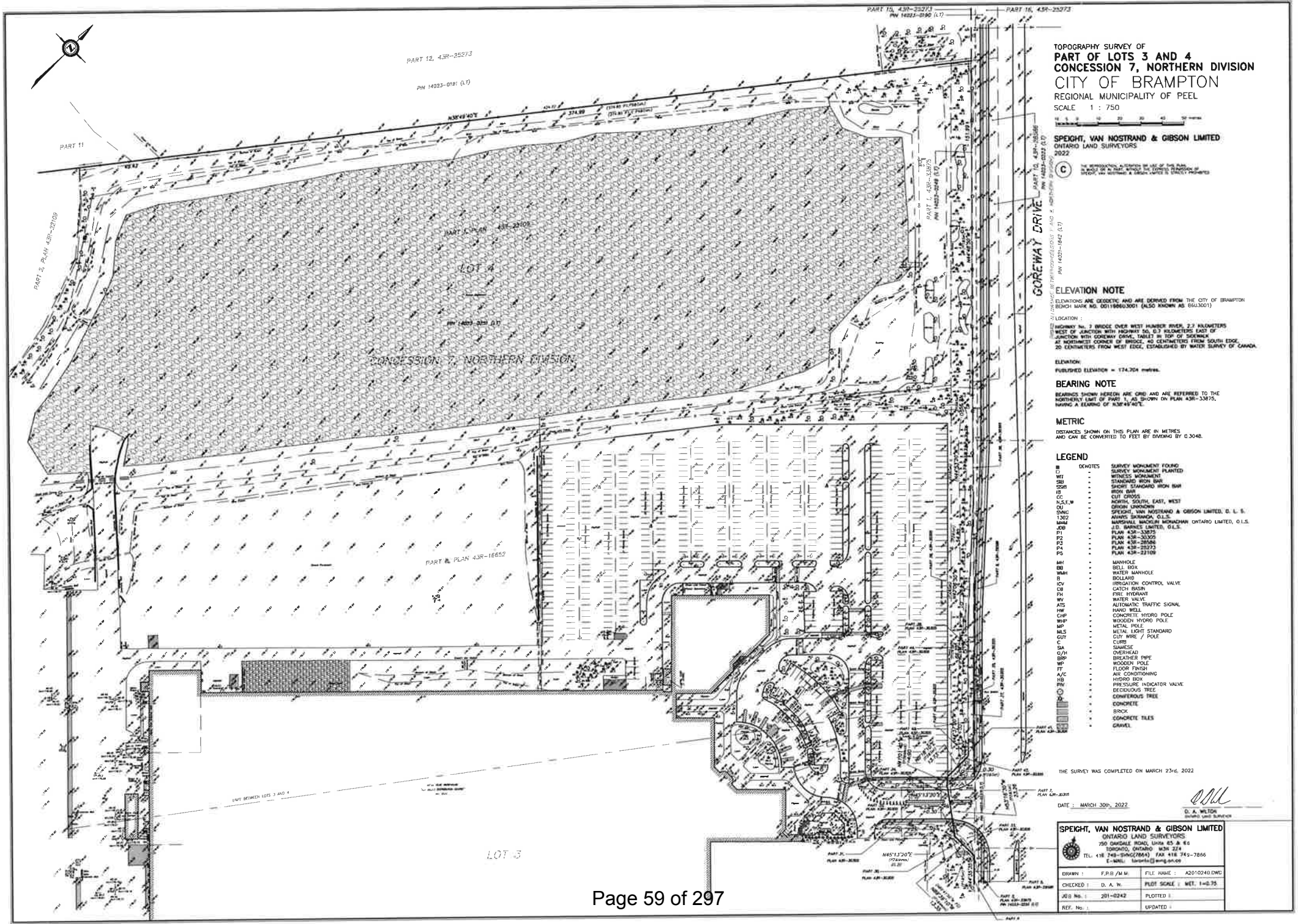
[illegible][illegible][illegible]

**Author's address:** Center for Sustainable Nanotechnology, University of California, San Diego, 9500 Gilman Drive, La Jolla, CA 92037, USA. E-mail: [nschaefer@ucsd.edu](mailto:nschaefer@ucsd.edu)

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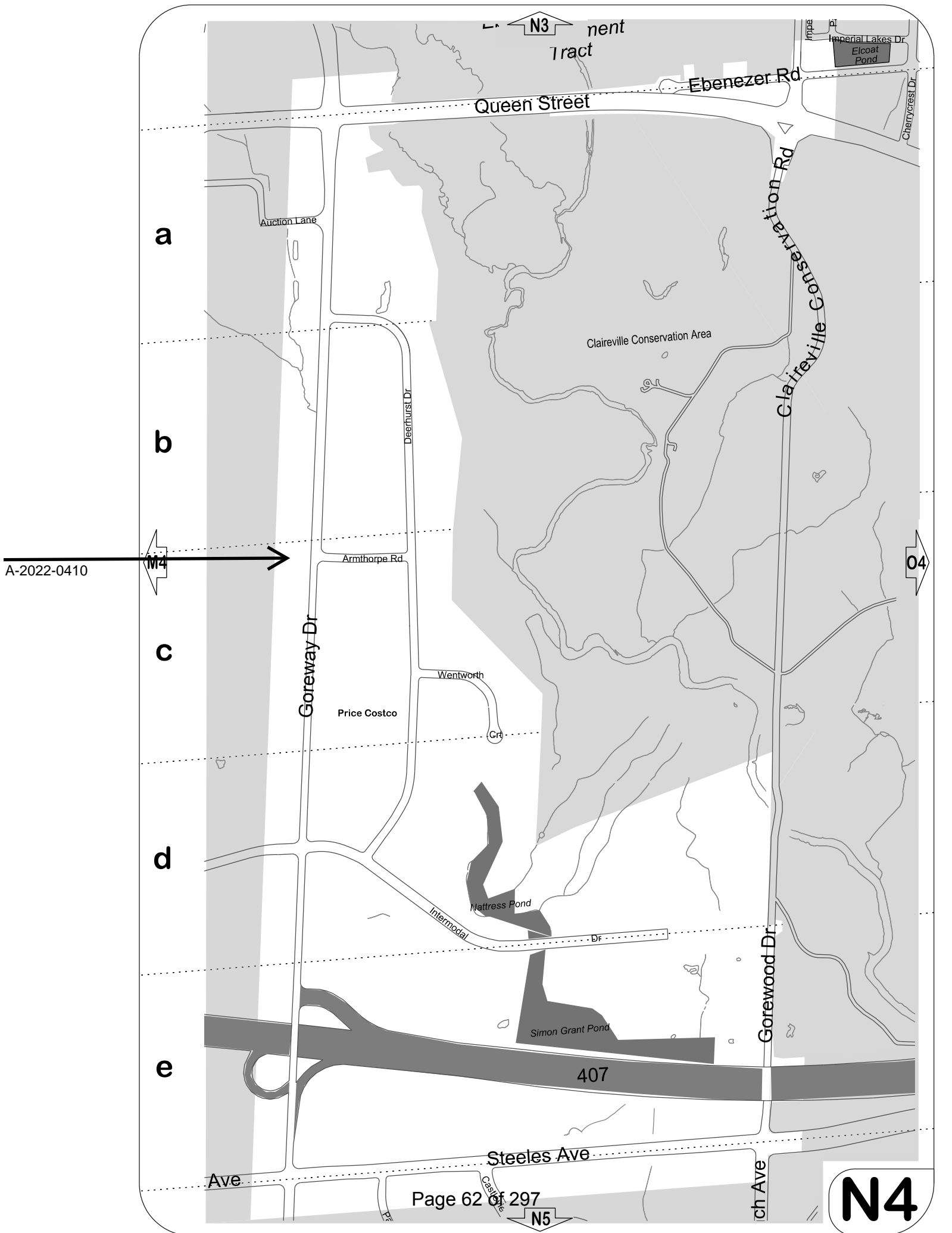












a

b

c

d

e

A-2022-0410

## APPLICATION FOR MINOR VARIANCE

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

AND WHEREAS the property involved in this application is described as Lot 6, Plan 43M-773 municipally known as **81 DELTA PARK BOULEVARD** Brampton;

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

1. To permit 50 parking spaces whereas the by-law requires at least one parking space for each 55 sq. m of gross floor area, resulting in a minimum of 75 parking spaces.

OTHER PLANNING APPLICATIONS:

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

Plan of Subdivision: NO  
Application for Consent: NO

File Number: \_\_\_\_\_  
File Number: \_\_\_\_\_

The Committee of Adjustment has appointed **TUESDAY, February 14, 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**

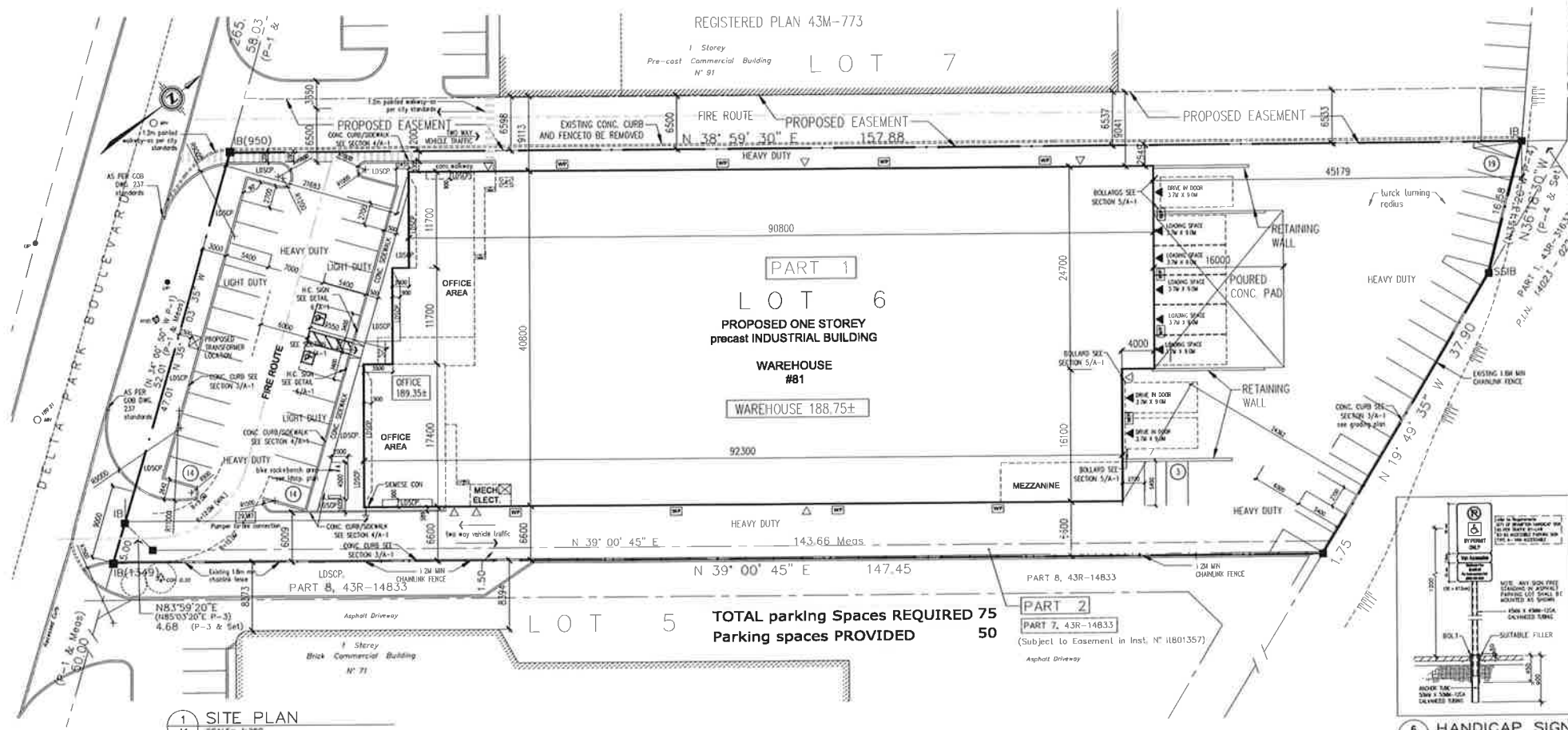
DATED at Brampton Ontario, this this 3rd Day of February, 2023.

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:

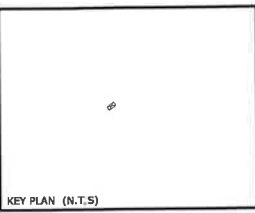
**Jeanie Myers, Secretary-Treasurer**  
Committee of Adjustment, City Clerk's Office,  
Brampton City Hall, 2 Wellington Street West,  
Brampton, Ontario L6Y 4R2  
Phone: (905)874-2117  
Fax: (905)874-2119  
[jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca)







**GENERAL NOTE:**  
This drawing, as an instrument of service, is provided by and is the property of the DESIGNER. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify the DESIGNER of any variations from the supplied information. The Designer is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work. Contractors must conform to all applicable codes and requirements of authorities having jurisdiction. This drawing is not to be scaled.



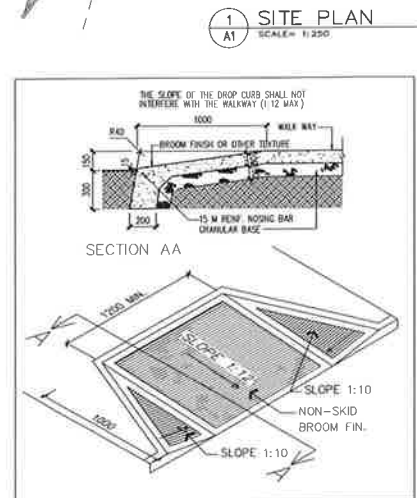
No.	ISSUED FOR	DATE
1	FOR PLANNING OF ADJ. EASEMENT	28/08/19
2	SITE PLAN APPROVAL	11/10/22
3	SITE PLAN APPROVAL	20/11/22
7	AS PER ZONING COMMENTS	24/01/23
8	AS PER S.F.A. COMMENTS	17/03/22
9	AS PER CLIENTS/GRADING COMMENTS	15/09/21
4	AS PER CLIENTS/GRADING COMMENTS	08/09/21
3	AS PER CLIENTS REQUEST ENLARGED	23/07/19
2	AS PER CLIENTS REQUEST DOCKS FRT.	10/07/19
1	AS PER CLIENTS REQUEST	06/03/19
No.	REVISIONS	DATE

**DRAWING TITLE:**  
**SITE PLAN NOTES DETAILS**

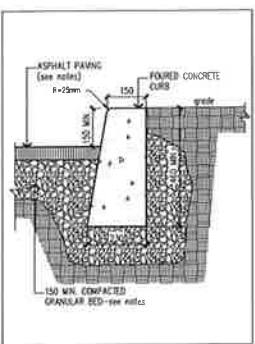
**PROJECT:**  
**PROPOSED INDUSTRIAL BLDG. WAREHOUSE**  
81 DELTA PARK BLVD.  
BRAMPTON, ONT.  
PRE-2019-0015 SPA 2022-0016

**Planning & Design**  
**ARCA**  
202-A Oakdale Road, Suite 2  
North York, Ontario, M2N 2S5  
(416) 745-2940

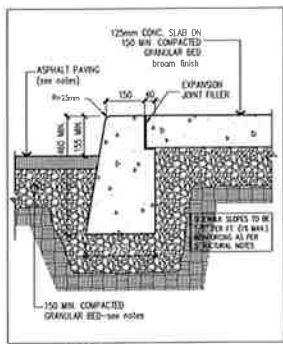
**SCALE:** AS NOTED  
**DRAWN:** F.D.  
**CHECKED BY:** F.D.  
**FILE NO:**  
**DATE:** NOV. 2018  
**DRAWING NO.**  
**A-1**



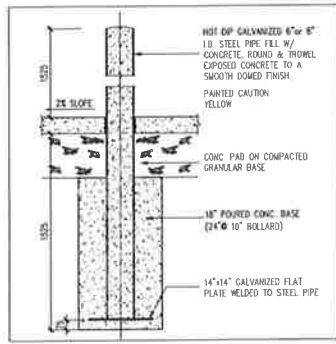
**2 DROP CURB DETAIL**  
SCALE= 1:20



**3 CONCRETE CURB**  
SCALE= 1:10



**4 CONC. CURB W/ SIDEWALK**  
SCALE= 1:10



**5 METAL BOLLARD**  
SCALE= 1:20

- SITE PLAN NOTES**
- BUILDING SHALL BE PROVIDED WITH BARRIER-FREE ACCESS TO THE REQUIREMENTS OF O.B.C. 3.2.2.
  - BUILDING(S) SHALL BE FULLY SPRINKLERED.
  - HYDRANTS SHALL BE LOCATED WITHIN 95 METERS OF ANY PORTION OF A BUILDING PERIMETER WHICH IS REQUIRED TO FACE A STREET IN CONFORMANCE WITH O.B.C. 3.2.2.
  - THE FIRE DEPARTMENT SIAMSE CONNECTIONS FOR SPRINKLER AND STANDPIPE AND HOSE SYSTEMS SHALL BE LOCATED SO THAT THE DISTANCE FROM THE CONNECTION TO THE INVOLUNT DOES NOT EXCEED 45 METERS AND IS UNOBSTRUCTED.
  - FIRE ROUTES SHALL COMPLY TO CITY OR TOWN REQUIREMENTS.
  - SPRINKLER DRAWINGS SHALL BE SUBMITTED TO THE FIRE DEPARTMENT PRIOR TO OCCUPANCY.
  - BUILDING SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF ONTARIO UNDER THE FIRE MARSHALS ACT.
  - ON SITE WASTE COLLECTION WILL BE PROVIDED THROUGH A PRIVATE WASTE HAULER-GARBAGE AREA TO LOCATED INSIDE OF THE BUILDING.
  - AUTOMATIC BATTERY-OPERATED EMERGENCY LIGHTING SHALL BE PROVIDED.
  - ALL SECONDARY MEANS OF EGRESS SHALL BE EQUIPPED WITH APPROVED EXIT LIGHTS AND SELF-CLOSERS.
  - PORTABLE FIRE EXTINGUISHERS SHALL COMPLY WITH ONTARIO REG. 483/07, SEC. 3.2 & 17.
  - SIGNS SHALL CONFORM TO O.B.C. REG. 332/12 AND CITY OF BRAMPTON SIGN BY-LAW 399-2003.

- SYMBOL LEGEND**
- MAIN DOOR LOCATIONS
  - LOADING DOOR LOCATIONS
  - DRIVE-IN OVERHEAD DOOR
  - HYDRANT & VALVE
  - CATCH BASIN
  - DOUBLE CATCH BASIN
  - STORM SEWER MANHOLE
  - SANITARY SEWER MANHOLE
  - TOP OF CURB
  - TOP OF WALL
  - DIRECTION OF TRAFFIC FLOW
  - EXISTING ELEVATION
  - PROPOSED ELEVATION
  - DIRECTION OF DRAINAGE FLOW
  - SIAMSE CONNECTION
  - UTILITY POST
  - LIGHT STANDARD
  - 6.0 m above finished grade (refer to elev. drawings)
  - WALL PACK LIGHTING
  - 6.0 m above finished grade (refer to elev. drawings)

**SITE STATISTICS**

<b>SITE AREA:</b>	7724.00 SQ. M
<b>BUILDING AREA:</b>	
GROUND FLOOR AREA	3378.00 SQ. M
WAREHOUSE	344.05 SQ. M
OFFICE	3733.95 SQ. M
<b>TOTAL</b>	
SECOND FLOOR AREA	328.88 SQ. M
FRONT OFFICE/STORAGE MEZZANINE	85.50 SQ. M
WAREHOUSE MEZZANINE (RAJA)	304.66 SQ. M
<b>TOTAL</b>	4116.93 SQ. M
<b>TOTAL GFA</b>	
PROPOSED BUILDING HEIGHT TO U/S OF DECK:	9.2 M
<b>PARKING REQUIREMENTS:</b>	
1 PER 55 SQ. M (OFFICE/WAREHOUSE)-(P-4 & 9)	75
<b>TOTAL CARS REQUIRED</b>	70
<b>CARS PROVIDED</b>	80
<b>LOADING SPACE REQUIRED</b>	5
<b>DELIVERY SPACE REQUIRED</b>	5

**SITE COVERAGE:** (48.17%) 3722.05 SQ. M  
**LANDSCAPED AREA:** (4.9%) 381.62 SQ. M  
**PAVED AREA:** (46.88%) 3621.21 SQ. M  
**ZONING:** M3 INDUSTRIAL - 15-15  
**BUILDING CLASSIFICATION, 3.2.2.70B**  
**INDUSTRIAL - GROUP F2**  
**FACING 2 STREETS**  
**SPRINKLER AS PER N.F.P.A. 13**

**SURVEY INFORMATION:**  
LEGAL SURVEY INFORMATION TAKEN FROM PLAN OF SUBDIVISION PART OF THE PART OF LOT 6, PLAN 43M-773  
CITY OF BRAMPTON  
MUNICIPALITY OF PEE  
DATED MAY 28, 1998 BY CUNNINGHAM MC CONNELL LIMITED  
ON TARIO LAND SURVEYORS  
**BENCHMARK INFORMATION:**  
GEOGRAPHIC BENCHMARK CITY OF BRAMPTON P.B. 3-148  
Having a GEOGRAPHIC ELEVATION OF METRES OF 164.66m

**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 in-person 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 **February 14, 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, February 9, 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 [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, February 9, 2023.**
  2. To participate in-person, please email the Secretary-Treasurer at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, February 9, 2023.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. 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, February 9, 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 [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca). If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

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





The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

APPLICATION

Minor Variance or Special Permission

(Please read Instructions)

**NOTE:** It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

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

1.

Name of Owner(s)SEVERINO CAPUTO-NEVETS AIRPORT HOLDING INC.

Address91 DELTA PARK BLVD. BRAMPTON, ONTARIO

Phone #416-989-6748

EmailFRANK@CASTLERIDGEHOMES.CA

Fax #
2.

Name of AgentFRANK BELLINI

Address2-202A OAKDALE ROAD  
TORONTO, ONTARIO, M3N 2S5

Phone #416-745-2940

EmailARCADESIGN@ROGERS.COM

Fax #416-745-0244
3.

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

75 PARKING SPACES ARE REQUIRED AND ONLY 50 PARKING SPACES ARE PROVIDED
4.

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

NOT REQUIRED DUE TO PROPOSED USE AND OCCUPANCY  
AND CONNECTION TO NORTH BUILDING
5.

Legal Description of the subject land:

Lot NumberLOT 6

Plan Number/Concession Number43M-773

Municipal Address81 DELTA PARK BLVD.
6.

Dimension of subject land (in metric units)

Frontage52.01

Depth157.88M

Area7724 SQ.M.
7.

Access to the subject land is by:

Provincial Highway☐

Municipal Road Maintained All Year☒

Private Right-of-Way☐

Seasonal Road☐

Other Public Road☐

Water☐
- Page 67 of 297

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.)

VACANT LAND

PROPOSED BUILDINGS/STRUCTURES on the subject land:

PROPOSED INDUSTRIAL BUILDING

4127.06 SQ.M.

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

EXISTING

Front yard setback N/A

Rear yard setback N/A

Side yard setback N/A

Side yard setback N/A

PROPOSED

Front yard setback 21.683M

Rear yard setback 24.362M

Side yard setback 6.6 M

Side yard setback 2.505

10. Date of Acquisition of subject land: 2014
11. Existing uses of subject property: OUTDOOR STORAGE
12. Proposed uses of subject property: INDUSTRIAL WAREHOUSE AND STORAGE-OFFICE
13. Existing uses of abutting properties: INDUSTRIAL WAREHOUSE AND STORAGE-OFFICE
14. Date of construction of all buildings & structures on subject land: N/A
15. Length of time the existing uses of the subject property have been continued: SINCE OCCUPIED

16. (a) What water supply is existing/proposed?

Municipal ☒

Well ☐

Other (specify) \_\_\_\_\_

- (b) What sewage disposal is/will be provided?

Municipal ☒

Septic ☐

Other (specify) \_\_\_\_\_

- (c) What storm drainage system is existing/proposed?

Sewers ☒

Ditches ☐

Swales ☐

Other (specify) \_\_\_\_\_

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes ☒ No ☐

If answer is yes, provide details: File # \_\_\_\_\_ Status \_\_\_\_\_

18. Has a pre-consultation application been filed?


Yes ☒ No ☐

19. Has the subject property ever been the subject of an application for minor variance?

Yes ☐ No ☒ Unknown ☐

If answer is yes, provide details:

File #	A2022-0180	Decision	JUNE 21/2022	Relief	SIDEYARD SETBACK/LANDSCAPING
File #		Decision		Relief	
File #		Decision		Relief	

  
\_\_\_\_\_  
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF TORONTO

THIS 14 DAY OF DECEMBER, 2022.

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, FRANK BELLINI, OF THE CITY OF TORONTO

IN THE REGION OF YORK SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE


CITY OF BRAMPTON

IN THE REGION OF

PEEL THIS 14 DAY OF  
JANUARY  
DECEMBER, 2023.

  
A Commissioner etc.

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

  
  
\_\_\_\_\_  
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

M3 - SECTION 1558

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

  
\_\_\_\_\_  
Zoning Officer

January 9, 2023  
\_\_\_\_\_  
Date

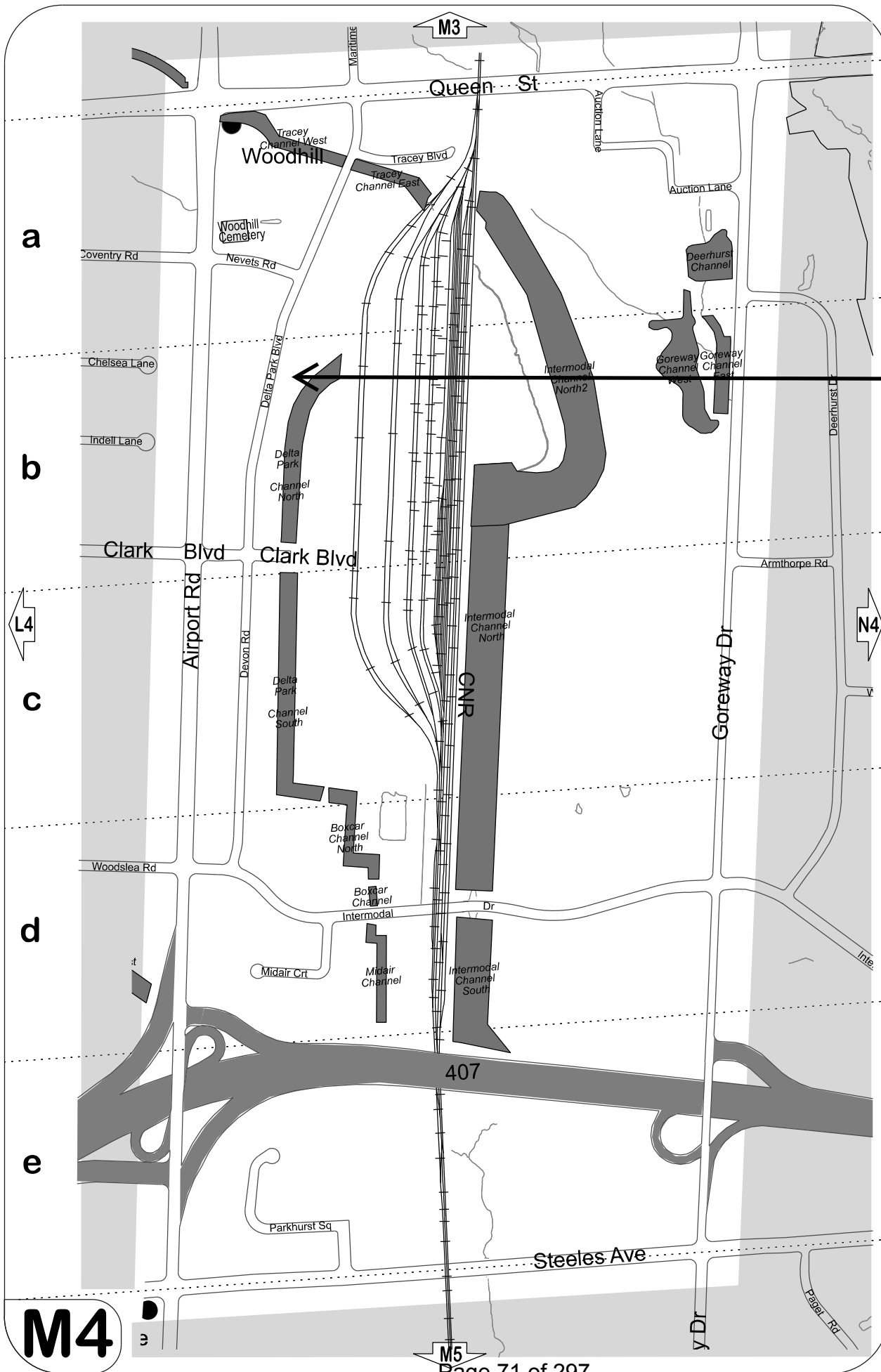
DATE RECEIVED

January 9, 2022

Revised 2020/01/07







A-2023-0001

M4

## APPLICATION FOR MINOR VARIANCE

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

AND WHEREAS the property involved in this application is described as Part of Lot 5, Concession 5 WHS municipally known as **2207 EMBLETON ROAD**, Brampton;

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

1. To permit a front yard setback of 3.53m (11.58 ft.) whereas the by-law requires a minimum front yard setback of 12.0m (40 ft.);
2. To permit an interior side yard setback of 1.85m (6.07 ft.) whereas the by-law requires a minimum interior side yard setback of 7.5m (24.60 ft.);
3. To permit a garage door opening to be 4.86m (15.94 ft.) from the front lot line whereas the by-law requires a minimum 6.0m (19.68 ft.) from the front lot line.

OTHER PLANNING APPLICATIONS:

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

Plan of Subdivision: NO  
Application for Consent: NO

File Number: \_\_\_\_\_  
File Number: \_\_\_\_\_

The Committee of Adjustment has appointed **TUESDAY, February 14, 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 this 3rd Day of February, 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:

**Jeannie 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**  
[jeannie.myers@brampton.ca](mailto:jeannie.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 in-person 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, February 9, 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 [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, February 9, 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](http://www.brampton.ca). By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.

Flower City



brampton.ca

FILE NUMBER: A-2023-0002

The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

APPLICATION  
Minor Variance or Special Permission  
(Please read Instructions)

**NOTE:** It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

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

1. Name of Owner(s) MICHAEL PINHEIRO & MARIA PINHEIRO  
Address 2207 EMBLETON ROAD, BRAMPTON, ONT. L6Y 0G2  
  
Phone # 647.308.0955 Fax #  
Email mpdrywall89@hotmail.com

2. Name of Agent TOMASZ GORAL  
Address 720 KING STREET WEST #411 TORONTO, ONT. M5V 3S5  
  
Phone # 647.505.8632 Fax #  
Email TGORAL@GORALDESIGN.CA

3. Nature and extent of relief applied for (variances requested):  
- The minimum required front yard setback is 12 m and 3.53 m is proposed  
- The minimum required interior side yard setback is 7.5 m and 1.85 m is proposed  
- The garage opening is required to be 6 m from the front or flankage lot line and 4.86 m is proposed

4. Why is it not possible to comply with the provisions of the by-law?  
CVC TOLD US TO MOVE HOUSE FORWARD DUE TO EROSION LINE

5. Legal Description of the subject land:  
Lot Number LOT 5 CONCESSION 5  
Plan Number/Concession Number  
Municipal Address 2207 EMBLETON ROAD

6. Dimension of subject land (in metric units)  
Frontage 58.8  
Depth 26.96  
Area 2,254.10

7. Access to the subject land is by:  
Provincial Highway ☐ Seasonal Road ☐  
Municipal Road Maintained All Year ☒ Other Public Road ☐  
Private Right-of-Way ☐ Water ☐

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)

SFD - 1-STOREY 92M.SQ.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

SFD - 2-STOREY

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

**EXISTING**

Front yard setback 8.79

Rear yard setback 29.89

Side yard setback 12.80

Side yard setback 13.80

**PROPOSED**

Front yard setback 3.53

Rear yard setback

Side yard setback 1.85

Side yard setback

10. Date of Acquisition of subject land: MAR 2021
11. Existing uses of subject property: SDF (RESIDENTIAL)
12. Proposed uses of subject property: SDF (RESIDENTIAL)
13. Existing uses of abutting properties: SDF (RESIDENTIAL)
14. Date of construction of all buildings & structures on subject land: 1940s
15. Length of time the existing uses of the subject property have been continued: 1940s

16. (a) What water supply is existing/proposed?

Municipal

☒

Well

☐

Other (specify) \_\_\_\_\_

- (b) What sewage disposal is/will be provided?

Municipal

☐

Septic

☒

Other (specify) \_\_\_\_\_

- (c) What storm drainage system is existing/proposed?

Sewers

☒

Ditches

☐

Swales

☐

Other (specify) \_\_\_\_\_

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes ☐ No ☒

If answer is yes, provide details: File # \_\_\_\_\_ Status \_\_\_\_\_

18. Has a pre-consultation application been filed?

Yes ☐ No ☒

19. Has the subject property ever been the subject of an application for minor variance?

Yes ☒ No ☐ Unknown ☐

If answer is yes, provide details:

File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

T. W.

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton

THIS 20<sup>th</sup> DAY OF Dec January, 2023

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, MARIA PINHEIRO OF THE City OF Brampton

IN THE Region OF Peel SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE BY ME IN PERSON.

DECLARED BEFORE ME AT THE

City OF Brampton

IN THE Region OF Peel

THIS 9<sup>th</sup> DAY OF

January, 2023

Joanne R. Gies

A Commissioner etc.

Joanne R. Gies  
a Commissioner, etc.,  
Province of Ontario  
for the Corporation of the  
City of Brampton  
Expires April 8, 2024.

T. W. Pinheiro

Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: \_\_\_\_\_

RHm1

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

J. Chau  
Zoning Officer

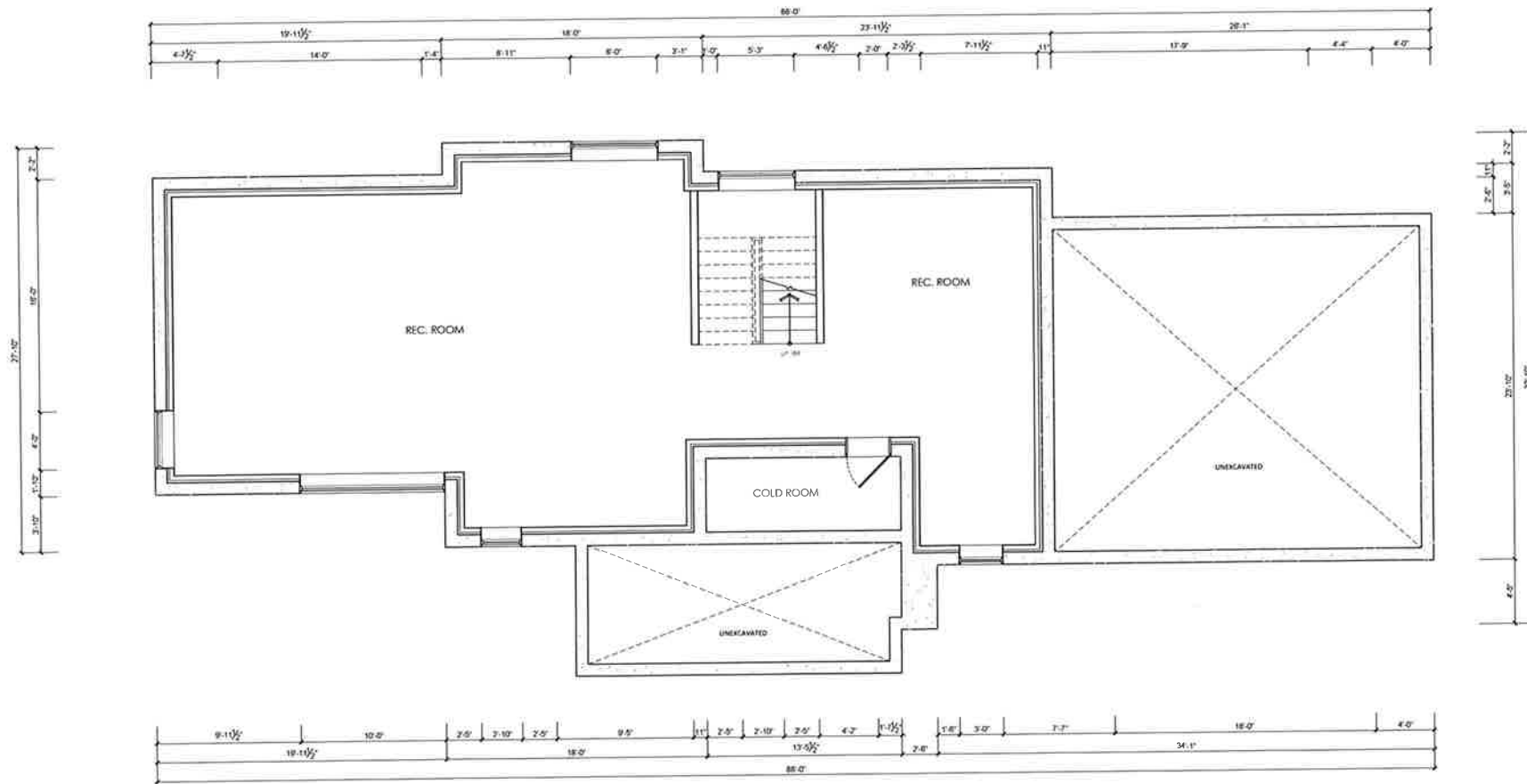
January 9, 2023  
Date

DATE RECEIVED January 9, 2023









THIS DOCUMENT IS THE PROPERTY OF GORAL & ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GORAL & ASSOCIATES, INC. THE USER OF THIS DOCUMENT AGREES TO HOLD GORAL & ASSOCIATES, INC. HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST GORAL & ASSOCIATES, INC. BY ANY THIRD PARTY AS A RESULT OF THE USER'S USE OF THIS DOCUMENT. THE USER OF THIS DOCUMENT AGREES TO INDEMNIFY AND HOLD GORAL & ASSOCIATES, INC. HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST GORAL & ASSOCIATES, INC. BY ANY THIRD PARTY AS A RESULT OF THE USER'S USE OF THIS DOCUMENT. THE USER OF THIS DOCUMENT AGREES TO INDEMNIFY AND HOLD GORAL & ASSOCIATES, INC. HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST GORAL & ASSOCIATES, INC. BY ANY THIRD PARTY AS A RESULT OF THE USER'S USE OF THIS DOCUMENT.

NO.	DATE	REVISION/DESCRIPTION	SCALE	NO.	DATE	REVISION/DESCRIPTION	SCALE
1	08/01/2022	ISSUED FOR PERMIT	1/8" = 1'-0"				



NOV 2022  
2107

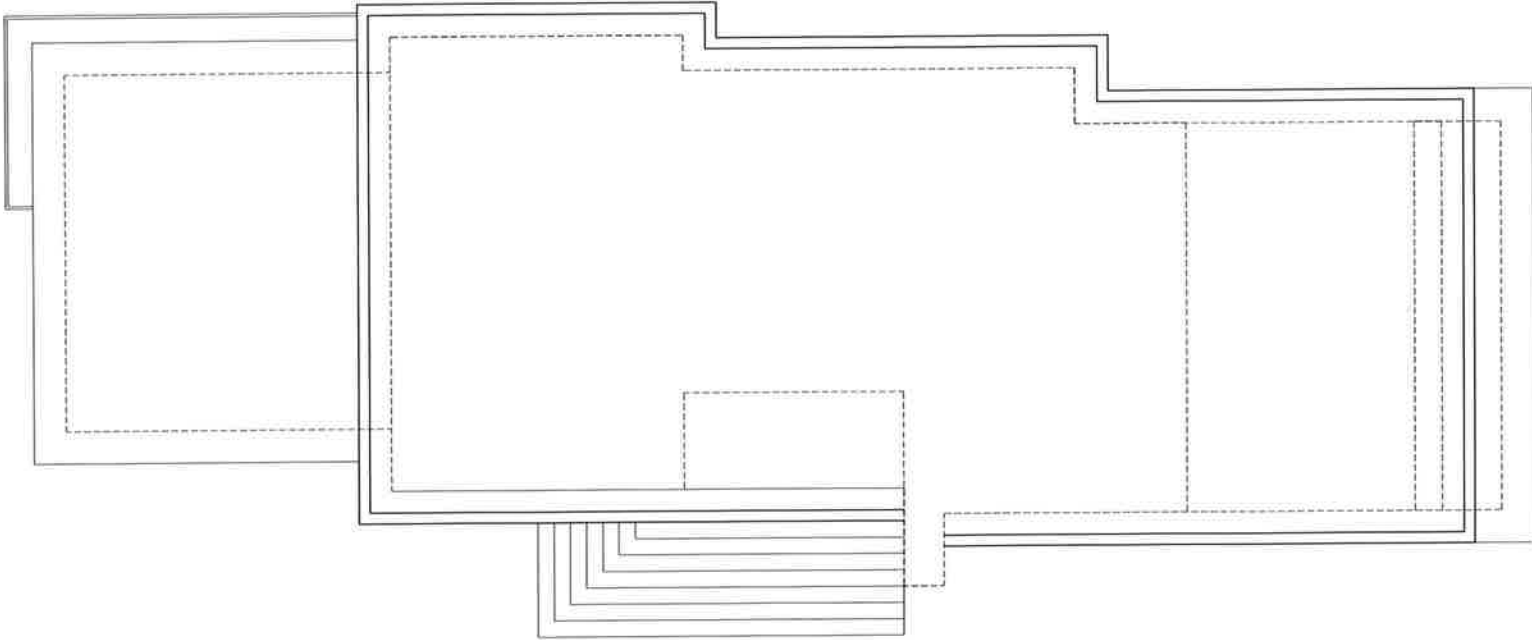
PROJECT TITLE	BASEMENT FLOOR PLAN
PROJECT NUMBER	2107
DATE	NOV 2022
PROJECT NUMBER	2107

SCALE	3/16" = 1'-0"
DATE	NOV 2022
PROJECT NUMBER	2107
SCALE	1/8" = 1'-0"
DATE	NOV 2022
PROJECT NUMBER	2107

A-3.2







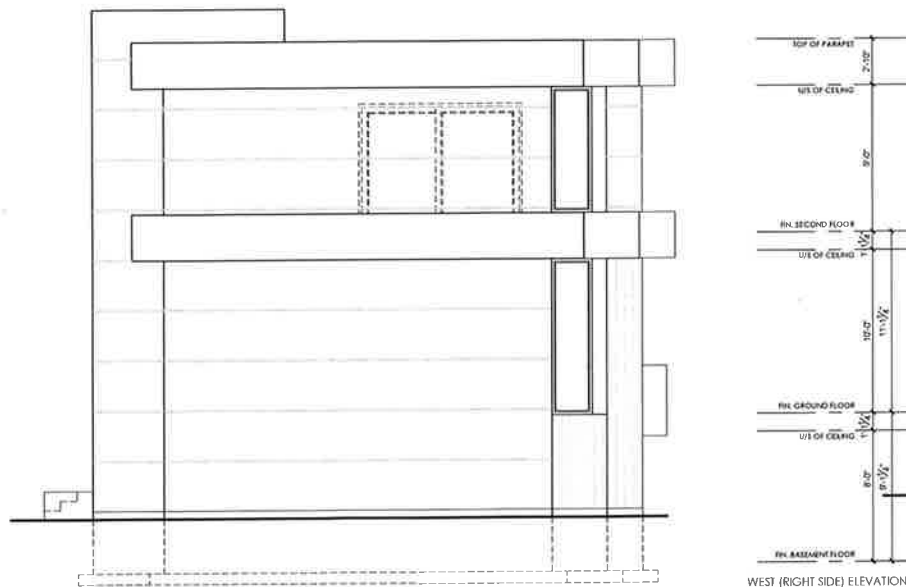
NOTES:  
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
2. ALL ROOFING SHALL BE 12 GAUGE GALVALUMED STEEL WITH 24 HOUR PROTECTIVE COATING.  
3. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.  
4. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT REQUIREMENTS.  
5. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ROOFING ASSOCIATION (NRA) REQUIREMENTS.  
6. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL ASSOCIATION OF ROOFING CONTRACTORS (IARC) REQUIREMENTS.  
7. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE ROOFING CONTRACTORS ASSOCIATION (RCA) REQUIREMENTS.  
8. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE ROOFING CONTRACTORS ASSOCIATION (RCA) REQUIREMENTS.  
9. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE ROOFING CONTRACTORS ASSOCIATION (RCA) REQUIREMENTS.  
10. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE ROOFING CONTRACTORS ASSOCIATION (RCA) REQUIREMENTS.

NO.	DATE	REVISION/SUBMISSION	REVIEWED BY	NO.	DATE	REVISION/SUBMISSION	REVIEWED BY
1	2022.11.01	REVISION 01	JD	1	2022.11.01	REVISION 01	JD
2				2			
3				3			
4				4			
5				5			
6				6			
7				7			
8				8			
9				9			
10				10			



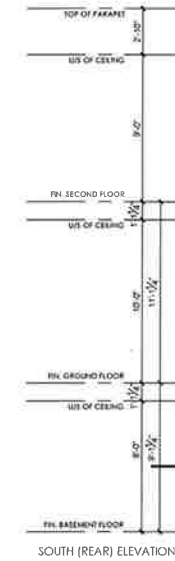
PROJECT TITLE	ROOF PLAN
PROJECT NUMBER	2107
PROJECT ADDRESS	3301 EMBLETON ROAD BRAMPTON ONT L6Y 0G3

SCALE	DRAWN BY	CHECKED BY
3/16" = 1'-0"	TD	
DATE	PROJECT NUMBER	PROJECT ADDRESS
NOV 2022	2107	3301 EMBLETON ROAD BRAMPTON ONT L6Y 0G3

[illegible][illegible]

DRAWING FILE	SHEET	DRAWN BY	CHECKED
ELEVATIONS		JTW/1-07	IG
		DATE	DRAWING NUMBER
<b>EMBLETON RESIDENCE</b>		NOV 2022	<b>A-4.1</b>
2361 EMBLETON ROAD BRAMPTON ONT L6G 0G2		PROJECT NUMBER	2107



[illegible]

no	DATE	REVISION/REMARK	REVISOR	no	DATE	REVISION/REMARK	REVISOR
1	2010/02/20	REVISION	TO				



BRAMPTON 0114:  
ELEVATIONS

**EMBLETON  
RESIDENCE**

220 F EMBLETON ROAD, BRAMPTON, ONT. L6Y 0G2

DATE	DRAWN BY	CHECKED BY
DATE	1G	
DATE	DRAWING NUMBER	
NOV 2022	<b>A-4.2</b>	
PROJECT NUMBER		
2107		



## APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **DHARMENDRA KUMAR AND AXHANA SINGH CHHETRI** 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 65, Plan M-338, Part 1, Plan 43R-10480 municipally known as **38 NEWBRIDGE CRESCENT**, Brampton;

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

1. To permit an above grade side door having an interior side yard setback of 0.83m (2.72 ft.) whereas the by-law requires a minimum setback of 1.2m (3.94 ft.) from an interior side yard to an above grade door;
2. To permit a 0.83m (2.72 ft.) path of travel leading to the primary entrance to a second unit whereas the by-law requires an unencumbered side yard with of 1.2m (3.94 ft.) to be provided as a path of travel from the front yard to the entrance to the second unit.

### OTHER PLANNING APPLICATIONS:

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

Plan of Subdivision: NO  
Application for Consent: NO

File Number: \_\_\_\_\_  
File Number: \_\_\_\_\_

The Committee of Adjustment has appointed **TUESDAY, February 14, 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.

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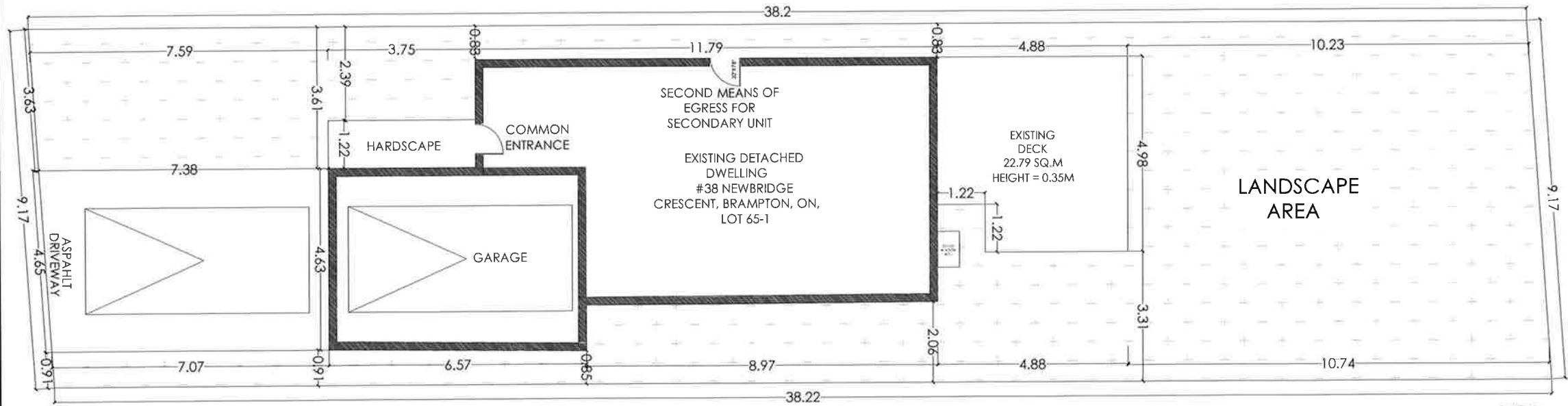
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**Jeanie Myers, Secretary-Treasurer**  
Committee of Adjustment, City Clerk's Office,  
Brampton City Hall, 2 Wellington Street West,  
Brampton, Ontario L6Y 4R2  
Phone: (905)874-2117  
Fax: (905)874-2119  
[jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca)



SITE PLAN  
SCALE (1:100)



SCOPE OF WORK

PROPOSAL TO CONSTRUCT A SECOND DWELLING UNIT

38 NEWBRIDGE CRESCENT BRAMPTON,

JND  
DESIGN STUDIO

JND DESIGN STUDIO INC.

Ph. No.: +1-647-512-5278  
E: [contact@jnddesignstudio.ca](mailto:contact@jnddesignstudio.ca)

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

QUALIFICATION REQUIREMENT REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1 OF DIVISION C OF O.B.C.

CHETAN DALAL  
NAME SIGNATURE  
124730  
BCIN

SITE PLAN

DECEMBER 2022

SCALE (1:100)

A2

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

FILE NUMBER: A-2023-0004

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APPLICATION  
Minor Variance or Special Permission  
(Please read Instructions)

**NOTE:** It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

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

1. **Name of Owner(s)** Dharmendra Kumar, Archana Singh  
**Address** 38 NEWBRIDGE CRES. BRAMPTON, ON, L6S4B3  
  
**Phone #** 4377784400 **Fax #** \_\_\_\_\_  
**Email** archanassaroha@gmail.com

2. **Name of Agent** Chetan Dalal  
**Address** 4 Lackington St. Brampton, ON L6X 0R8  
  
**Phone #** 6475125278 **Fax #** \_\_\_\_\_  
**Email** contact@jnddesignstudio.ca

3. **Nature and extent of relief applied for (variances requested):**  
1) To permit an above grade door in the side wall where a minimum side yard width of 0.83m is provided, whereas the by-law does not permit a door in the side wall unless there is a minimum side yard width of 1.2m.  
2) To permit an above grade door in the side wall to be used as second means of egress for the second unit with the side yard width of 0.83m.

4. **Why is it not possible to comply with the provisions of the by-law?**  
We are looking to built an legal second dwelling unit to afford the mortgage. We want to use the As-built side entrance as a second means of egress for second dwelling unit. The setback we have on the side of the as-built side entrance is 0.83M however according to the bylaws we require minimum setback of 1.21M to provide an separate entrance. We do not want to put an below grade entrance for the basement because of the privacy and

5. **Legal Description of the subject land:**  
**Lot Number** 65  
**Plan Number/Concession Number** M338  
**Municipal Address** 38 NEWBRIDGE CRES, BRAMPTON, ON, L6S4B3

6. **Dimension of subject land (in metric units)**  
**Frontage** 9.19 m  
**Depth** 38.23 m  
**Area** 350.54 SM

7. **Access to the subject land is by:**  
**Provincial Highway** ☐ **Seasonal Road** ☐  
**Municipal Road Maintained All Year** ☒ **Other Public Road** ☐  
**Private Right-of-Way** ☐ **Water** ☐

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

**EXISTING BUILDINGS/STRUCTURES on the subject land:** List all structures (dwelling, shed, gazebo, etc.)

Ground Floor Area: 87.08 SM, Gross Floor Area: 194.03 SM, No. of Storeys: 2, Width: 7.16M, Length:15.47M, Height: 5.94 M, Deck: 22.79 SQM; Height=0.35m

**PROPOSED BUILDINGS/STRUCTURES on the subject land:**

Secondary unit = 49.68 SQM

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	7.07M
Rear yard setback	15.09M
Side yard setback	LHS - 0.83M
Side yard setback	RHS - 0.85M

**PROPOSED**

Front yard setback	7.07M
Rear yard setback	15.09M
Side yard setback	LHS - 0.83M
Side yard setback	RHS - 0.85M

10. Date of Acquisition of subject land: 2019
11. Existing uses of subject property: Residential - Single Family Dwelling
12. Proposed uses of subject property: Residential - Two Unit Dwelling
13. Existing uses of abutting properties: Residential
14. Date of construction of all buildings & structures on subject land: 1978
15. Length of time the existing uses of the subject property have been continued: 44 Years

16. (a) What water supply is existing/proposed?
- |           |                                     |                       |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Well      | <input type="checkbox"/>            |                       |
- (b) What sewage disposal is/will be provided?
- |           |                                     |                       |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Septic    | <input type="checkbox"/>            |                       |
- (c) What storm drainage system is existing/proposed?
- |         |                                     |                       |
|---------|-------------------------------------|-----------------------|
| Sewers  | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Ditches | <input type="checkbox"/>            |                       |
| Swales  | <input type="checkbox"/>            |                       |

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes ☐ No ☒

If answer is yes, provide details: File # \_\_\_\_\_ Status \_\_\_\_\_

18. Has a pre-consultation application been filed?

Yes ☐ No ☒

19. Has the subject property ever been the subject of an application for minor variance?

Yes ☐ No ☒ Unknown ☐

If answer is yes, provide details:

File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

Dharmendra

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON  
THIS 9<sup>th</sup> DAY OF January, 20 23

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, DHARMENDRA KUMAR OF THE CITY OF BRAMPTON

IN THE REGION OF PEEL SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

City OF Brampton  
IN THE Region OF  
Peel THIS 9<sup>th</sup> DAY OF

January, 20 23

Jeanie Myers  
A Commissioner etc.

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

Dharmendra

Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: \_\_\_\_\_

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

\_\_\_\_\_  
Zoning Officer

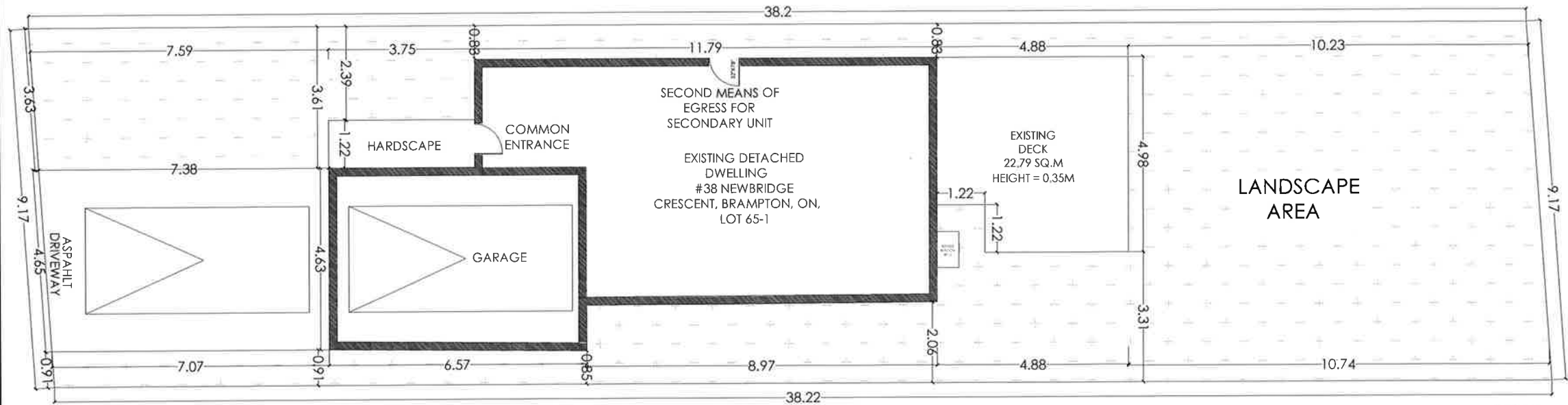
\_\_\_\_\_  
Date

DATE RECEIVED

Date Application Deemed  
Complete by the Municipality

January 9, 2023

Revised 2020/01/07



SITE PLAN  
SCALE (1:100)



SCOPE OF WORK

PROPOSAL TO CONSTRUCT A SECOND DWELLING UNIT

38 NEWBRIDGE CRESCENT BRAMPTON,

JND  
DESIGN STUDIO

JND DESIGN STUDIO INC.

Ph. No.: +1-647-512-5278  
E: contact@jnddesignstudio.ca

THE UNDERSIGNED HAS REVIEWED AND TAKES THE RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATION AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION REQUIREMENT  
REQUIRED UNLESS DESIGN IS EXEMPT UNDER  
3.2.5.1 OF DIVISION C OF O.B.C.

CHETAN DALAL  
NAME  
Signature  
124730  
BCIN

SITE PLAN

DECEMBER 2022

SCALE (1:100)

A2

A-2023-0004





**APPLICATION # A-2023-0005**  
**WARD #9**

**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **DALJIT KAUR BAL, HARJINDER SINGH BAL AND HARLEEN KAUR BAL** 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 15, Plan 43M-1298 municipally known as **30 MARINE DRIVE**, 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 a below grade entrance in the interior side yard having a setback of 0.06m (0.20 ft.) whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.);
3. To permit an accessory structure (shed) having a side and rear yard setback of 0.15m (0.50 ft.) 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 permit 0.0m permeable landscaping between the driveway and the side lot line whereas the by-law requires a minimum 0.6m (1.97 ft.) of permeable landscaping between the driveway and the side lot line.

**OTHER PLANNING APPLICATIONS:**

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

Plan of Subdivision: NO  
Application for Consent: NO

File Number: \_\_\_\_\_  
File Number: \_\_\_\_\_

The Committee of Adjustment has appointed **TUESDAY, February 14, 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 3rd Day of February, 2023.

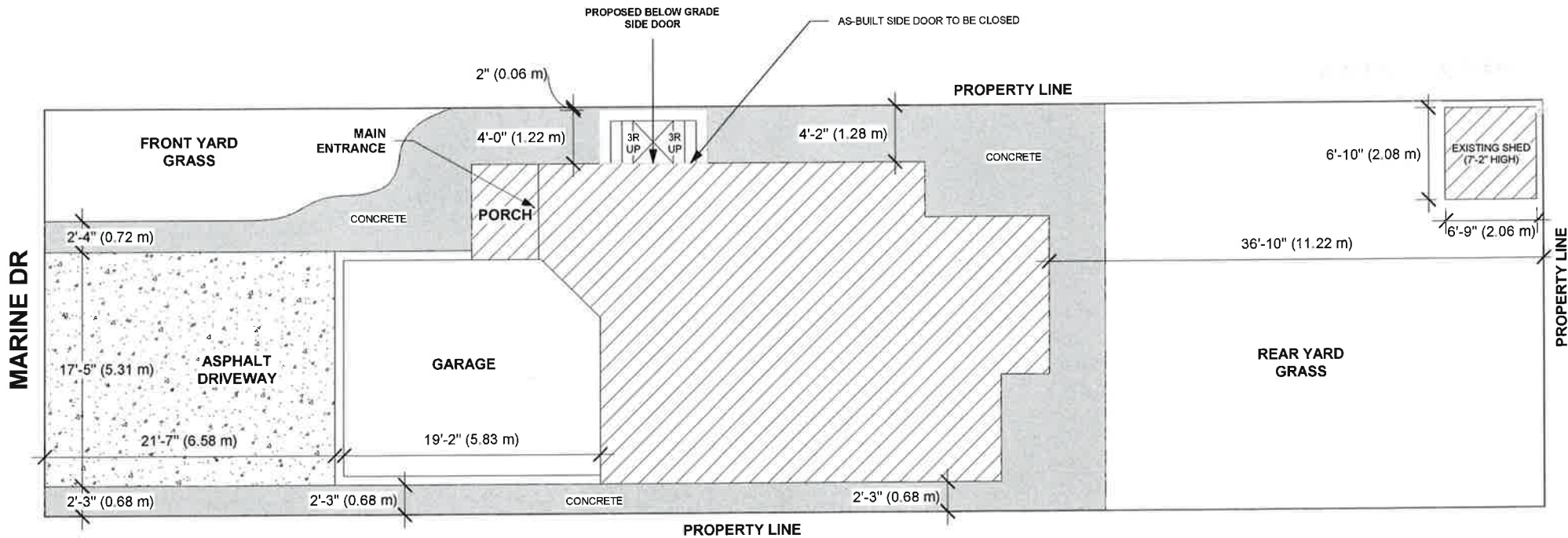
Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

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](mailto:jeanie.myers@brampton.ca)

LOT : 15  
30 MARINE DR  
2 STOREY DETACHED HOUSE

MINOR VARIANCE

- 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
- TO PERMIT A BELOW GRADE ENTRANCE IN THE INTERIOR SIDE YARD HAVING A SETBACK OF 0.06M (0.20 FT.) WHEREAS THE BY-LAW REQUIRES A MINIMUM INTERIOR SIDE YARD SETBACK OF 1.2M (3.94 FT.);
- TO PERMIT AN ACCESSORY STRUCTURE (SHED) HAVING A SIDE AND REAR YARD SETBACK OF 0.15M (0.50 FT.) WHEREAS THE BY-LAW REQUIRES A MINIMUM SETBACK OF 0.6M (1.97 FT.) TO THE NEAREST LOT LINES FOR AN ACCESSORY STRUCTURE;
- TO PERMIT 0.0M PERMEABLE LANDSCAPING BETWEEN THE DRIVEWAY AND THE SIDE LOT LINE WHEREAS THE BY-LAW REQUIRES A MINIMUM 0.6M (1.97 FT.) OF PERMEABLE LANDSCAPING BETWEEN THE DRIVEWAY AND THE SIDE LOT LINE.



SITE PLAN

01 ISSUED FOR VARIANCE		JAN 04/23
ADDRESS		
30 MARINE DR, BRAMPTON, ON		
CHECKED BY	NK	CHECKED BY
PROJECT NUMBER		22R-26950
NOBLE PRIME SOLUTIONS LTD		
2131 WILLIAMS PARKWAY BRAMPTON, ON UNIT 19 (437)-888-1800		
DATE	JAN 04/23	SCALE
SCALE		1 : 100
A-1		

**Under the authority of the Emergency Management and Civil Protection Act and the Municipal Act, 2001, City Council approved Committee Meetings to be held electronically and/or as a hybrid meeting (both in-person 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 **February 14, 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, February 9, 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 [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, February 9, 2023.**
  2. To participate in-person, please email the Secretary-Treasurer at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, February 9, 2023.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. 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, February 9, 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 [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca). If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

**NOTE** Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, [www.brampton.ca](http://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 31, 2023

To: Committee of Adjustment

RE: APPLICATION FOR MINOR VARIANCE  
DALJIT KAUR BAL, HARJINDER SINGH BAL, HARLEEN KAUR BAL  
A-2023-0005 – 30 MARINE DRIVE

---

Please **amend** application **A-2023-0005** 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 a below grade entrance in the interior side yard having a setback of 0.06m (0.20 ft.) whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.);
3. To permit an accessory structure (shed) having a side and rear yard setback of 0.15m (0.50 ft.) 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 permit 0.0m permeable landscaping between the driveway and the side lot line whereas the by-law requires a minimum 0.6m (1.97 ft.) of permeable landscaping between the driveway and the side lot line.

*Navpreet Kaur*

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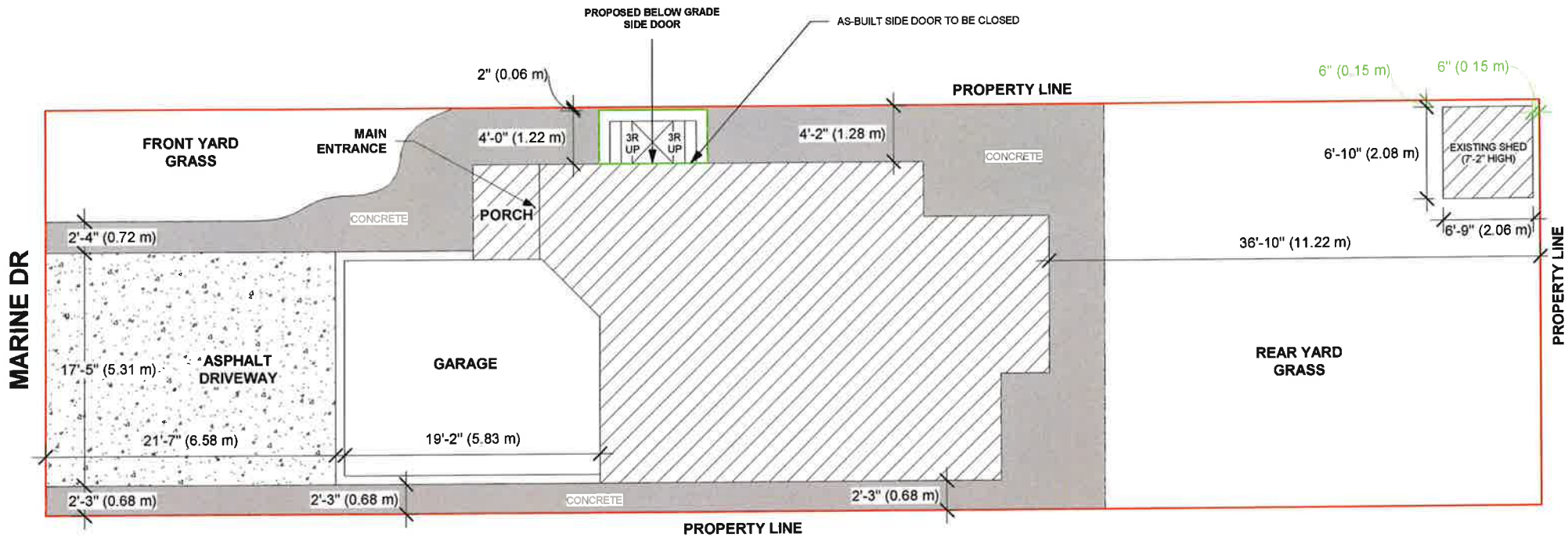
Applicant/Authorized Agent



LOT : 15  
30 MARINE DR  
2 STOREY DETACHED HOUSE

MINOR VARIANCE

- 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
- TO PERMIT A BELOW GRADE ENTRANCE IN THE INTERIOR SIDE YARD HAVING A SETBACK OF 0.06M (0.20 FT.) WHEREAS THE BY-LAW REQUIRES A MINIMUM INTERIOR SIDE YARD SETBACK OF 1.2M (3.94 FT.);
- TO PERMIT AN ACCESSORY STRUCTURE (SHED) HAVING A SIDE AND REAR YARD SETBACK OF 0.15M (0.50 FT.) WHEREAS THE BY-LAW REQUIRES A MINIMUM SETBACK OF 0.6M (1.97 FT.) TO THE NEAREST LOT LINES FOR AN ACCESSORY STRUCTURE;
- TO PERMIT 0.0M PERMEABLE LANDSCAPING BETWEEN THE DRIVEWAY AND THE SIDE LOT LINE WHEREAS THE BY-LAW REQUIRES A MINIMUM 0.6M (1.97 FT.) OF PERMEABLE LANDSCAPING BETWEEN THE DRIVEWAY AND THE SIDE LOT LINE.



SITE PLAN

STAMP

01 ISSUED FOR VARIANCE JAN 04/23

ADDRESS  
30 MARINE DR,  
BRAMPTON, ON

DRAWN BY: NK CHECKED BY: JB  
PROJECT NUMBER: 22R-26950

**NOBLE PRIME  
SOLUTIONS LTD**

2131 WILLIAMS PARKWAY  
BRAMPTON, ON  
UNIT 19  
(437)-888-1800

DATE: JAN 04/23  
SCALE: 1 : 100  
DRAWN BY: A-1





The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

APPLICATION

Minor Variance or Special Permission

(Please read Instructions)

**NOTE:** It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

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

1.

Name of Owner(s)

DALJIT KAUR BAL, HARJINDER SINGH BAL, HARLEEN KAUR BAL

Address

30 MARINE DR. BRAMPTON, ON. L6R 2H7

Phone #

DKBAL88@GMAIL.COM

Fax #

Email

647-898-4227

2.

Name of Agent

NAVPREET KAUR

Address

UNIT#19, 2131 WILLIAMS PARKWAY, BRAMPTON, ON. L6S 5Z4

Phone #

437-888-1800

Fax #

Email

applications@nobleltd.ca

3.

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

-TO PERMIT AN INTERIOR SIDE YARD SETBACK OF 0.06M TO AN EXTERIOR STAIRWAY LEADING TO A BELOW GRADE ENTRANCE WHEREAS THE BY-LAW REQUIRES A MINIMUM INTERIOR SIDE YARD SETBACK OF 1.2M;

-TO PERMIT 0.0M OF PERMEABLE LANDSCAPING ADJACENT TO THE SIDE LOT LINE WHEREAS THE BY-LAW REQUIRES 0.6M OF PERMEABLE LANDSCAPING ADJACENT TO THE SIDE LOT LINE;

-TO PERMIT A SHED IN THE REAR YARD OF A PROPERTY WITH 0.15m SETBACK FROM SIDE AND REAR LOT LINE, WHEREAS ZONING BY LAW REQUIRES ANY SHED IN REAR YARD TO BE AT MINIMUM 0.6m SETBACK FROM SIDE AND REAR LOT LINES.

4.

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

-THE BY-LAW REQUIRES A MINIMUM INTERIOR SIDE YARD SETBACK OF 1.2M WHEREAS AN INTERIOR SIDE YARD SETBACK OF 0.06M TO AN EXTERIOR STAIRWAY LEADING TO A BELOW GRADE ENTRANCE

-THE BY-LAW REQUIRES 0.6M OF PERMEABLE LANDSCAPING ADJACENT TO THE SIDE LOT LINE WHEREAS 0.0M OF PERMEABLE LANDSCAPING ADJACENT TO THE SIDE LOT LINE

-ZONING BY LAW REQUIRES ANY SHED IN REAR YARD TO BE AT MINIMUM 0.6m SETBACK FROM SIDE AND REAR LOT LINES WHEREAS A SHED IN THE REAR YARD OF A PROPERTY WITH 0.15m SETBACK FROM SIDE AND REAR LOT LINE

5.

Legal Description of the subject land:

Lot Number

15

Plan Number/Concession Number

M1298

Municipal Address

30 MARINE DR, BRAMPTON, ON, L6R 2H7

6.

Dimension of subject land (in metric units)

Frontage

9.2M

Depth

34M

Area

314.4 SQM

7.

Access to the subject land is by:

Provincial Highway

☐

Seasonal Road

☐

Municipal Road Maintained All Year

☒

Other Public Road

☐

Private Right-of-Way

☐

Water

☐

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)

2-STOREY DETACHED HOUSE WITH AREA OF 278.7 SQM

PROPOSED BUILDINGS/STRUCTURES on the subject land:

BELOW GRADE SIDE DOOR

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 6.58M

Rear yard setback 11.22M

Side yard setback 0.68M

Side yard setback 1.22M

PROPOSED

Front yard setback 6.58M

Rear yard setback 11.22M

Side yard setback 0.68M

Side yard setback 0.06M

10. Date of Acquisition of subject land: 15 AUGUST 2019
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: 1999
15. Length of time the existing uses of the subject property have been continued: 20 YEARS

16. (a) What water supply is existing/proposed?

Municipal

☒

Other (specify) \_\_\_\_\_

Well

☐

- (b) What sewage disposal is/will be provided?

Municipal

☒

Other (specify) \_\_\_\_\_

Septic

☐

- (c) What storm drainage system is existing/proposed?

Sewers

☒

Ditches

☐

Swales

☐

Other (specify) \_\_\_\_\_

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes ☐ No ☒

If answer is yes, provide details: File # \_\_\_\_\_ Status \_\_\_\_\_

18. Has a pre-consultation application been filed?

Yes ☐ No ☒

19. Has the subject property ever been the subject of an application for minor variance?

Yes ☐ No ☒ Unknown ☐

If answer is yes, provide details:

File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

*Navpreet Kaur*

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON  
THIS 9<sup>th</sup> DAY OF January, 2023.

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, JITU TESH BHAILA, OF THE CITY OF BRAMPTON  
IN THE PEEL OF REGION SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

City OF Brampton

IN THE Region OF

Peel THIS 9<sup>th</sup> DAY OF

January, 2023

*Jeanie Myers*  
A Commissioner etc.

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

Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: \_\_\_\_\_

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

\_\_\_\_\_  
Zoning Officer

\_\_\_\_\_  
Date

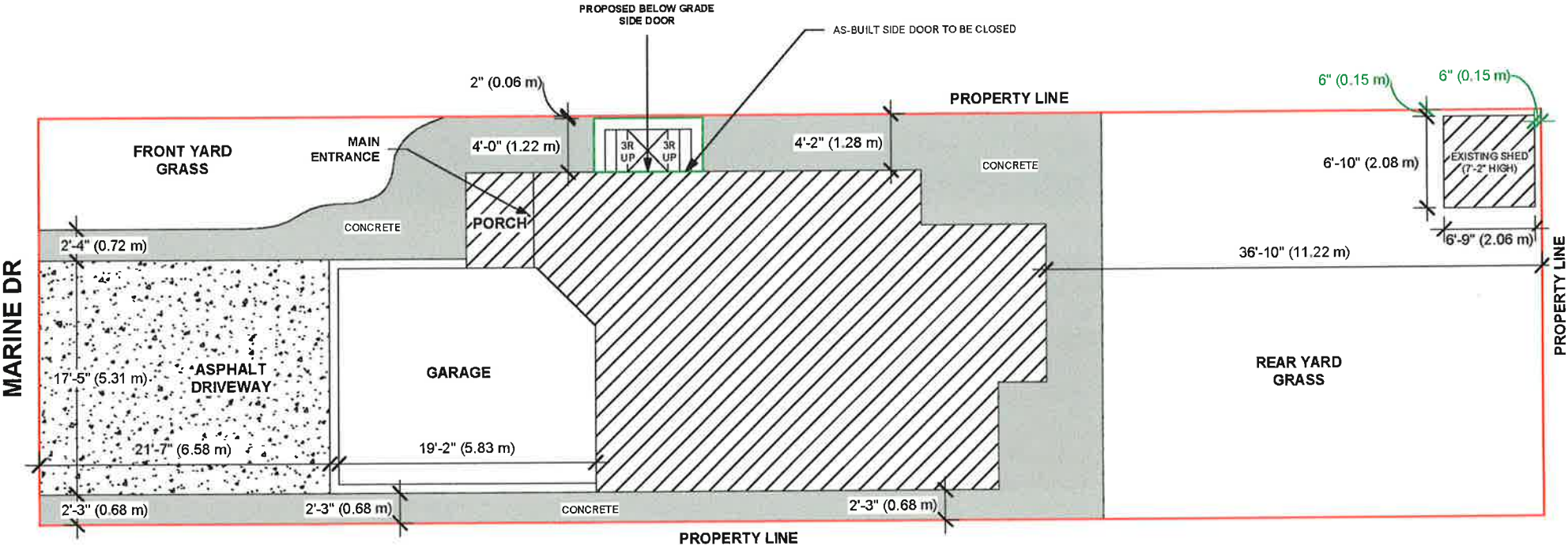
DATE RECEIVED January 9, 2023

Revised 2020/01/07

LOT : 15  
30 MARINE DR  
2 STOREY DETACHED HOUSE

MINOR VARIANCE

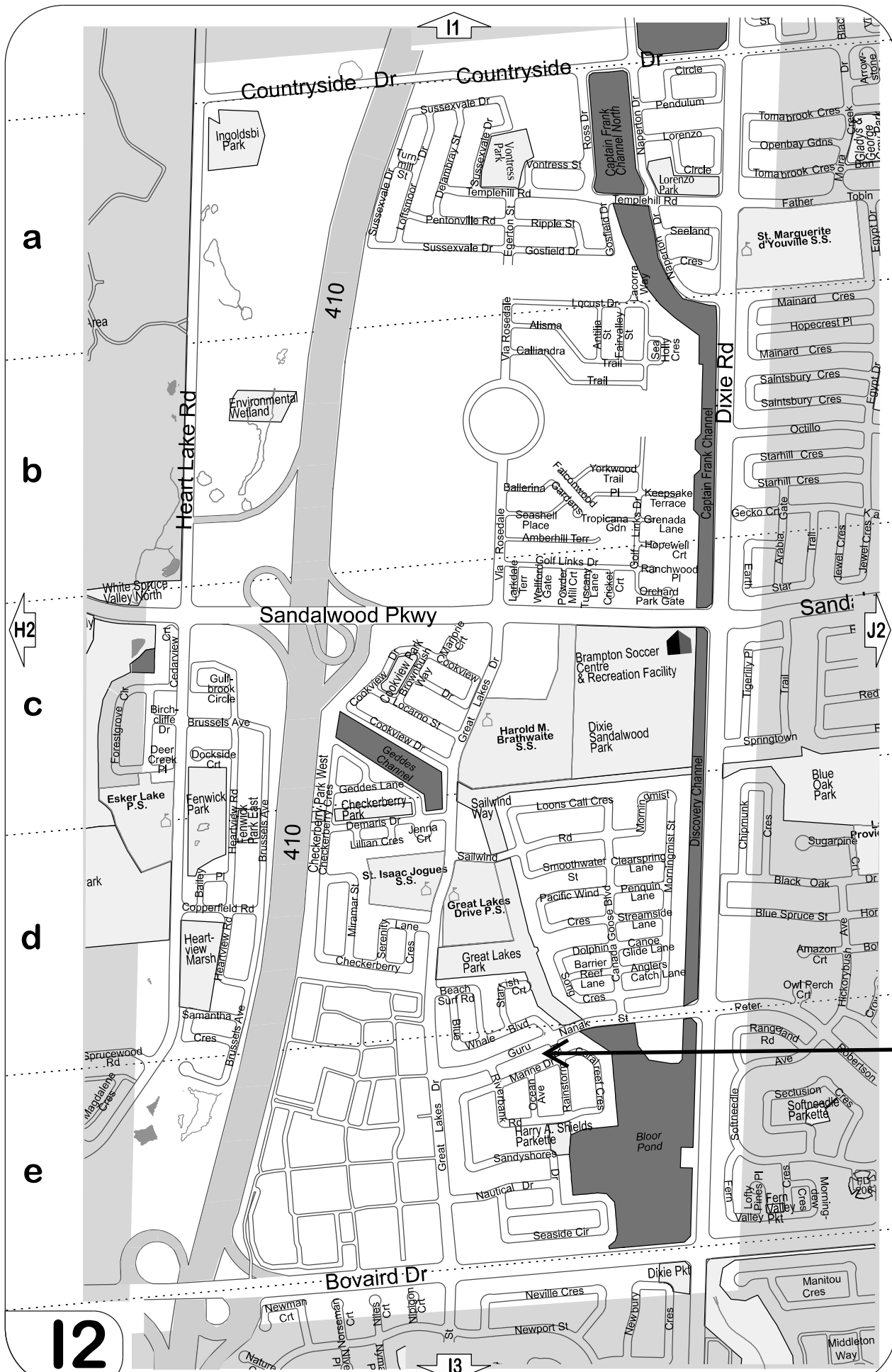
- TO PERMIT AN INTERIOR SIDE YAD SETBACK OF 0.06M TO AN EXTERIOR STAIRWAY LEADING TO A BELOW GRADE ENTRANCE WHEREAS THE BY-LAW REQUIRES A MINIMUM INTERIOR SIDE YARD SETBACK OF 1.2M;
- TO PERMIT 0.0M OF PERMEABLE LANDSCAPING ADJACENT TO THE SIDE LOT LINE WHEREAS THE BY-LAW REQUIRES 0.6M OF PERMEABLE LANDSCAPING ADJACENT TO THE SIDE LOT LINE;
- TO PERMIT A SHED IN THE REAR YARD OF A PROPERTY WITH 0.15m SETBACK FROM SIDE AND REAR LOT LINE, WHEREAS ZONING BY LAW REQUIRES ANY SHED IN REAR YARD TO BE AT MINIMUM 0.6m SETBACK FROM SIDE AND REAR LOT LINES.



SITE PLAN

01 ISSUED FOR VARIANCE		JAN 04/23
ADDRESS 30 MARINE DR, BRAMPTON, ON		
DRAWN BY: NK	CHECKED BY: JB	PROJECT NUMBER: 22R-26950
NOBLE PRIME SOLUTIONS LTD 2131 WILLIAMS PARKWAY BRAMPTON, ON UNIT 19 (437)-888-1800		
DATE: JAN 04/23	SCALE: 1 : 100	COORD. No. A-1





A-2023-0005



**APPLICATION # A-2023-0006**  
**WARD #6**

**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **VIKRAMJIT 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 89, Plan M-1496 municipally known as **23 PENBRIDGE CIRCLE**, Brampton;

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

1. To permit a below grade 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 0.0m permeable landscaping between the driveway and the side lot line whereas the by-law requires a minimum 0.6m (1.97 ft.) of permeable landscaping between the driveway and the side lot line;
3. To permit an existing driveway width of 6.96m (22.83 ft.) whereas the by-law permit a maximum driveway width of 6.71m (22 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  
Application for Consent: NO

File Number: \_\_\_\_\_  
File Number: \_\_\_\_\_

The Committee of Adjustment has appointed **TUESDAY, February 14, 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**

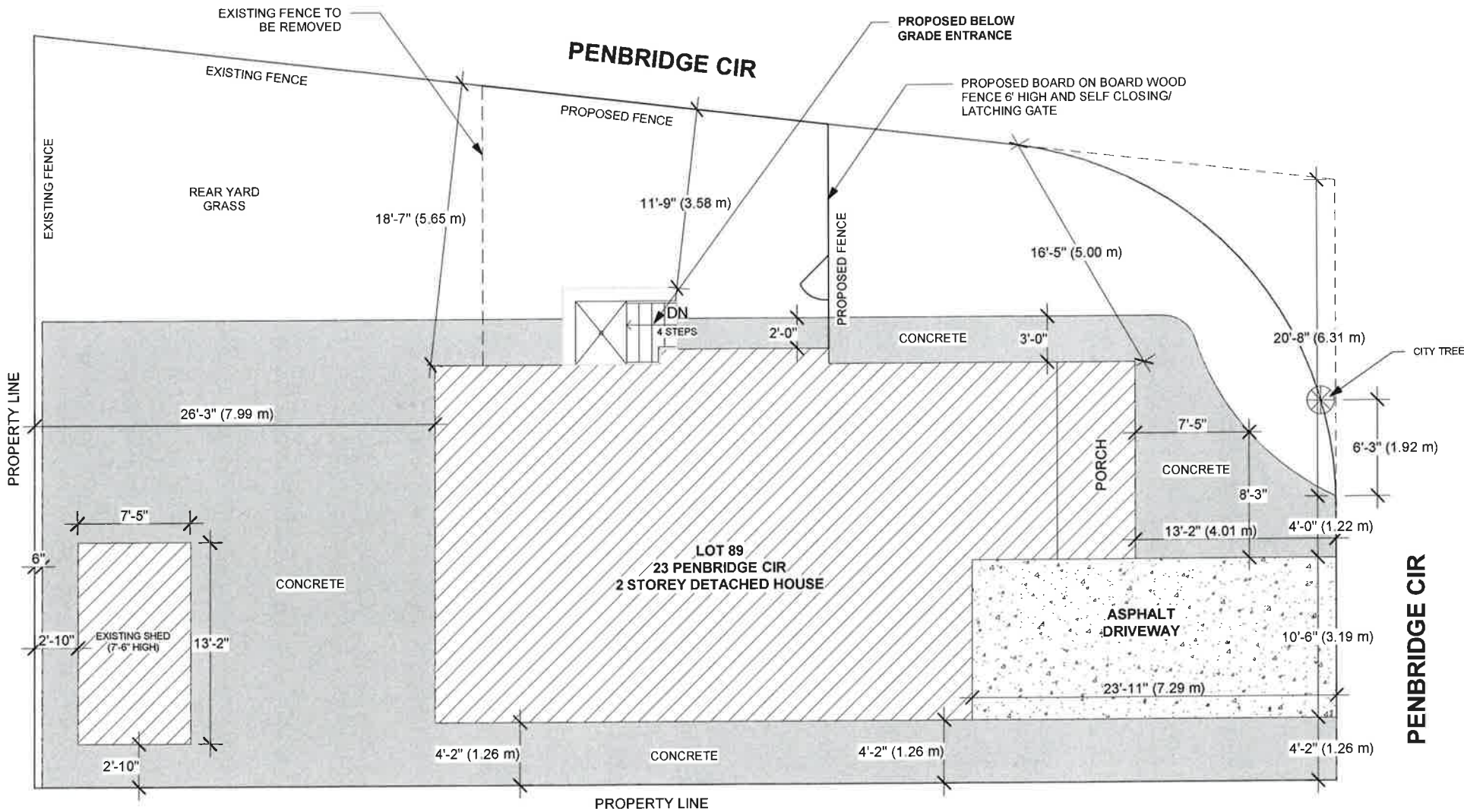
DATED at Brampton Ontario, this this 3rd Day of February, 2023.

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](mailto:jeanie.myers@brampton.ca)

**MINOR VARIANCE**

- TO PERMIT A BELOW GRADE ENTRANCE IN THE EXTERIOR SIDE YARD OF A PROPERTY WHEREAS ZONING BY LAW DOES NOT ALLOW A BELOW GRADE ENTRANCE IN THE EXTERIOR SIDE YARD OF A PROPERTY;
- TO PERMIT 0.0M OF PERMEABLE LANDSCAPING ADJACENT TO THE SIDE LOT LINE WHEREAS THE BY-LAW REQUIRES 0.6M OF PERMEABLE LANDSCAPING ADJACENT TO THE SIDE LOT LINE;
- TO ALLOW AN EXISTING DRIVEWAY WIDTH OF 6.96M, WHEREAS THE BY-LAW PERMIT A MAXIMUM DRIVEWAY WIDTH OF 6.71M.



**SITE PLAN**

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION.  
CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

STAMP

01 ISSUED FOR PERMIT		JAN 05/23
ADDRESS		
23 PENBRIDGE CIR, BRAMPTON, ON.		
DESIGNED BY	NK	CHECKED BY
		TR
PROJECT NUMBER		23R-27070
<b>NOBLE PRIME SOLUTIONS LTD</b>		
2131 WILLIAMS PARKWAY UNIT 19, BRAMPTON, ON		
info@nobleitd.ca (437) 888 1800		
DATE	JAN 05/23	CHECKED BY
SCALE	1" = 8'-4"	A-1

**Under the authority of the Emergency Management and Civil Protection Act and the Municipal Act, 2001, City Council approved Committee Meetings to be held electronically and/or as a hybrid meeting (both in-person 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, February 9, 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 [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, February 9, 2023.**
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<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 [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca). If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

**NOTE** Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, [www.brampton.ca](http://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 31, 2023

To: Committee of Adjustment

RE: APPLICATION FOR MINOR VARIANCE  
VIKRAMJIT SINGH  
A-2023-0006 – 23 PENBRIDGE CIRCLE

---

Please **amend** application **A-2023-0006** to reflect the following:

1. To allow an existing driveway width of 6.96m, whereas the by-law permit a maximum driveway width of 6.71m.
2. To permit a below grade 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
3. To permit 0.0m permeable landscaping between the driveway and the side lot line whereas the by-law requires a minimum 0.6m (1.97 ft.) of permeable landscaping between the driveway and the side lot line.

*Navpreet Kaur*

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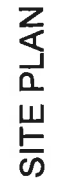
Applicant/Authorized Agent



**-TO PERMIT A BELOW GRADE ENTRANCE IN THE EXTERIOR SIDE YARD OF A PROPERTY WHEREAS ZONING BY LAW DOES NOT ALLOW A BELOW GRADE ENTRANCE IN THE EXTERIOR SIDE YARD OF A PROPERTY;**

**-TO PERMIT 0.0M OF PERMEABLE LANDSCAPING ADJACENT TO THE SIDE LOT LINE WHEREAS THE BY-LAW REQUIRES 0.6M OF PERMEABLE LANDSCAPING ADJACENT TO THE SIDE LOT LINE;**

**-TO ALLOW AN EXISTING DRIVEWAY WIDTH OF 6.96M, WHEREAS THE BY-LAW PERMIT A MAXIMUM DRIVEWAY WIDTH OF 6.71M.**



STAMP

A-1



The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

APPLICATION

Minor Variance or Special Permission

(Please read Instructions)

**NOTE:** It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

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

1. Name of Owner(s) VIKRAMJIT SINGH

Address 23 PENBRIDGE CIR, BRAMPTON, ON, L7A 2P9

Phone # 416-579-8895

Fax #

Email vjsingh\_chd@icloud.com

2. Name of Agent NAVPREET KAUR

Address UNIT#19, 2131 WILLIAMS PARKWAY, BRAMPTON, ON, L6S 5Z4

Phone # 437-888-1800

Fax #

Email applications@nobleltd.ca

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

-TO PERMIT A BELOW GRADE ENTRANCE IN THE EXTERIOR SIDE YARD OF A PROPERTY WHEREAS ZONING BY LAW DOES NOT ALLOW A BELOW GRADE ENTRANCE IN THE EXTERIOR SIDE YARD OF A PROPERTY;

-TO PERMIT 0.0M OF PERMEABLE LANDSCAPING ADJACENT TO THE SIDE LOT LINE WHEREAS THE BY-LAW REQUIRES 0.6M OF PERMEABLE LANDSCAPING ADJACENT TO THE SIDE LOT LINE.

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

-ZONING BY LAW DOES NOT ALLOW A BELOW GRADE ENTRANCE IN THE EXTERIOR SIDE YARD OF A PROPERTY WHEREAS A BELOW GRADE ENTRANCE IN THE EXTERIOR SIDE YARD OF A PROPERTY IS PROPOSED.

-THE BY-LAW REQUIRES 0.6M OF PERMEABLE LANDSCAPING ADJACENT TO THE

5. Legal Description of the subject land:

Lot Number 89

Plan Number/Concession Number M1496

Municipal Address 23 PENBRIDGE CIR, BRAMPTON, ON, L7A 2P9

6. Dimension of subject land (in metric units)

Frontage 13.73M

Depth 26M

Area 342.1 SQM

7. Access to the subject land is by:

Provincial Highway ☐

Municipal Road Maintained All Year ☒

Private Right-of-Way ☐

Seasonal Road ☐

Other Public Road ☐

Water ☐

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

**EXISTING BUILDINGS/STRUCTURES** on the subject land: List all structures (dwelling, shed, gazebo, etc.)

2 STOREY DETACHED HOUSE WITH AREA OF 167.2 SQM

**PROPOSED BUILDINGS/STRUCTURES** on the subject land:

PROPOSED BELOW GRADE ENTRANCE

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 4.01M

Rear yard setback 7.99M

Side yard setback 1.26M

Side yard setback 5.00M

**PROPOSED**

Front yard setback 4.01M

Rear yard setback 7.99M

Side yard setback 1.26M

Side yard setback 3.58M

10. Date of Acquisition of subject land: 1 AUGUST 2017
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: 2002
15. Length of time the existing uses of the subject property have been continued: 15 YEARS

16. (a) What water supply is existing/proposed?

Municipal ☒  
Well ☐

Other (specify) \_\_\_\_\_

- (b) What sewage disposal is/will be provided?

Municipal ☒  
Septic ☐

Other (specify) \_\_\_\_\_

- (c) What storm drainage system is existing/proposed?

Sewers ☒  
Ditches ☐  
Swales ☐

Other (specify) \_\_\_\_\_

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes ☐ No ☒

If answer is yes, provide details: File # \_\_\_\_\_ Status \_\_\_\_\_

18. Has a pre-consultation application been filed?

Yes ☐ No ☒

19. Has the subject property ever been the subject of an application for minor variance?

Yes ☐ No ☒ Unknown ☐

If answer is yes, provide details:

File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

Navpreet Kaur

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON  
THIS 9<sup>th</sup> DAY OF January, 20 23

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, INTESH BHAILA OF THE CITY OF BRAMPTON  
IN THE REGION OF PEEL SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

City OF Brampton

IN THE Region OF Peel  
THIS 9<sup>th</sup> DAY OF

January, 20 23

Jeanie Myers  
A Commissioner etc.

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

[Signature]  
Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: \_\_\_\_\_

R1D-1073

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

[Signature]  
Zoning Officer

Jan 17, 2023

Date

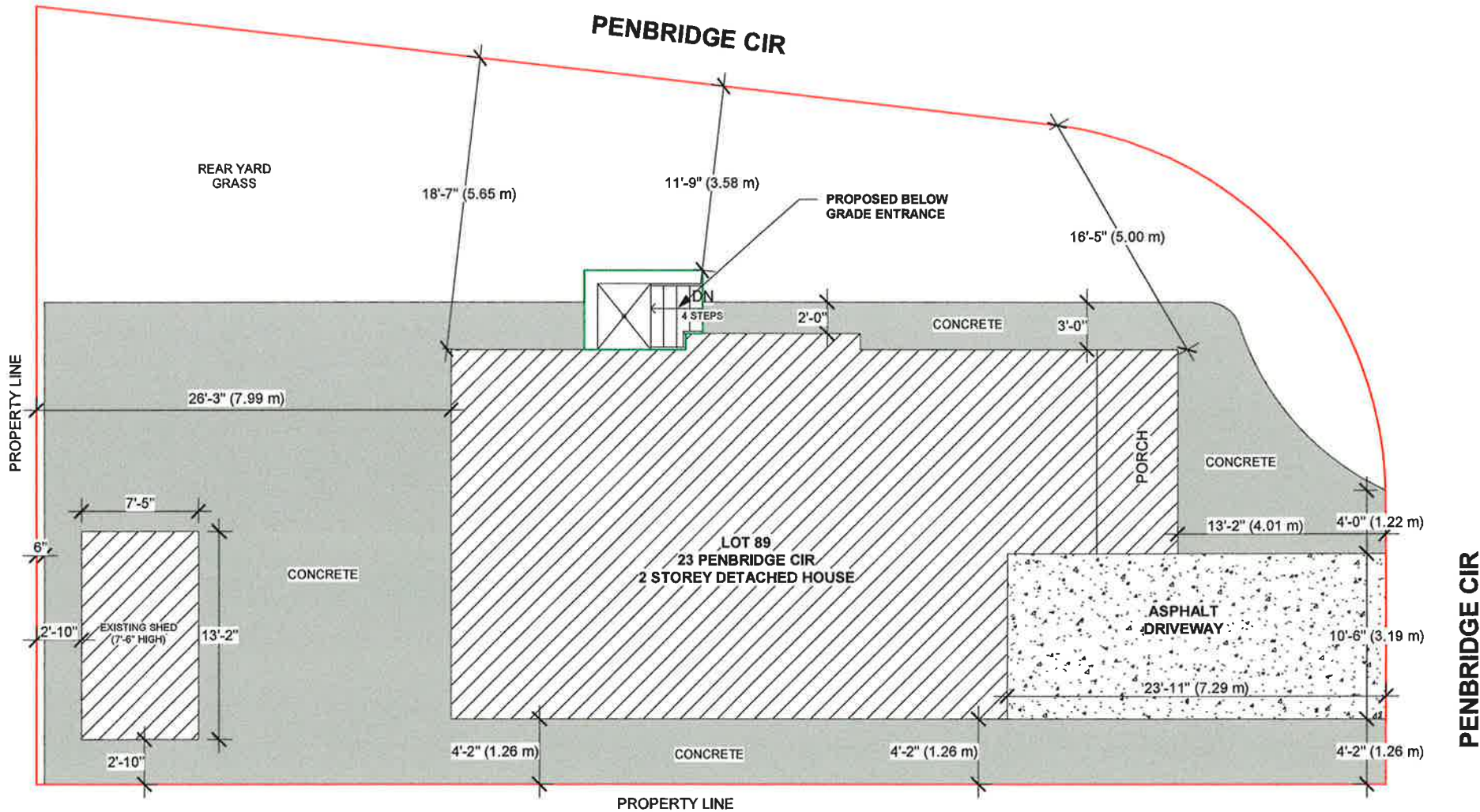
DATE RECEIVED

January 9, 2023

Revised 2020/01/07

MINOR VARIANCE

- TO PERMIT A BELOW GRADE ENTRANCE IN THE EXTERIOR SIDE YARD OF A PROPERTY WHEREAS ZONING BY LAW DOES NOT ALLOW A BELOW GRADE ENTRANCE IN THE EXTERIOR SIDE YARD OF A PROPERTY;
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STAMP

01 ISSUED FOR PERMIT JAN 05/23

ADDRESS:  
23 PENBRIDGE CIR,  
BRAMPTON, ON.

DRAWN BY: NK CHECKED BY: TR  
PROJECT NUMBER: 23R-27070

**NOBLE PRIME  
SOLUTIONS LTD**  
2131 WILLIAMS PARKWAY  
UNIT 19,  
BRAMPTON, ON  
info@nobleltd.ca  
(437) 888 1800

DATE: JAN 05/23  
SCALE: 1" = 8'-4"

A-1





A-2023-0006



**APPLICATION FOR MINOR VARIANCE**

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

AND WHEREAS the property involved in this application is described as Lot 255, Plan M-2060 municipally known as **1 WHEATBERRY CRESCENT**, Brampton;

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

1. To permit a 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;
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3. To permit 0.3m (0.98 ft.) permeable landscaping between the driveway and the side lot line whereas the by-law requires a minimum 0.6m (1.97 ft.) of permeable landscaping between the driveway and the side lot line.

**OTHER PLANNING APPLICATIONS:**

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

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Application for Consent: NO

File Number: \_\_\_\_\_  
File Number: \_\_\_\_\_

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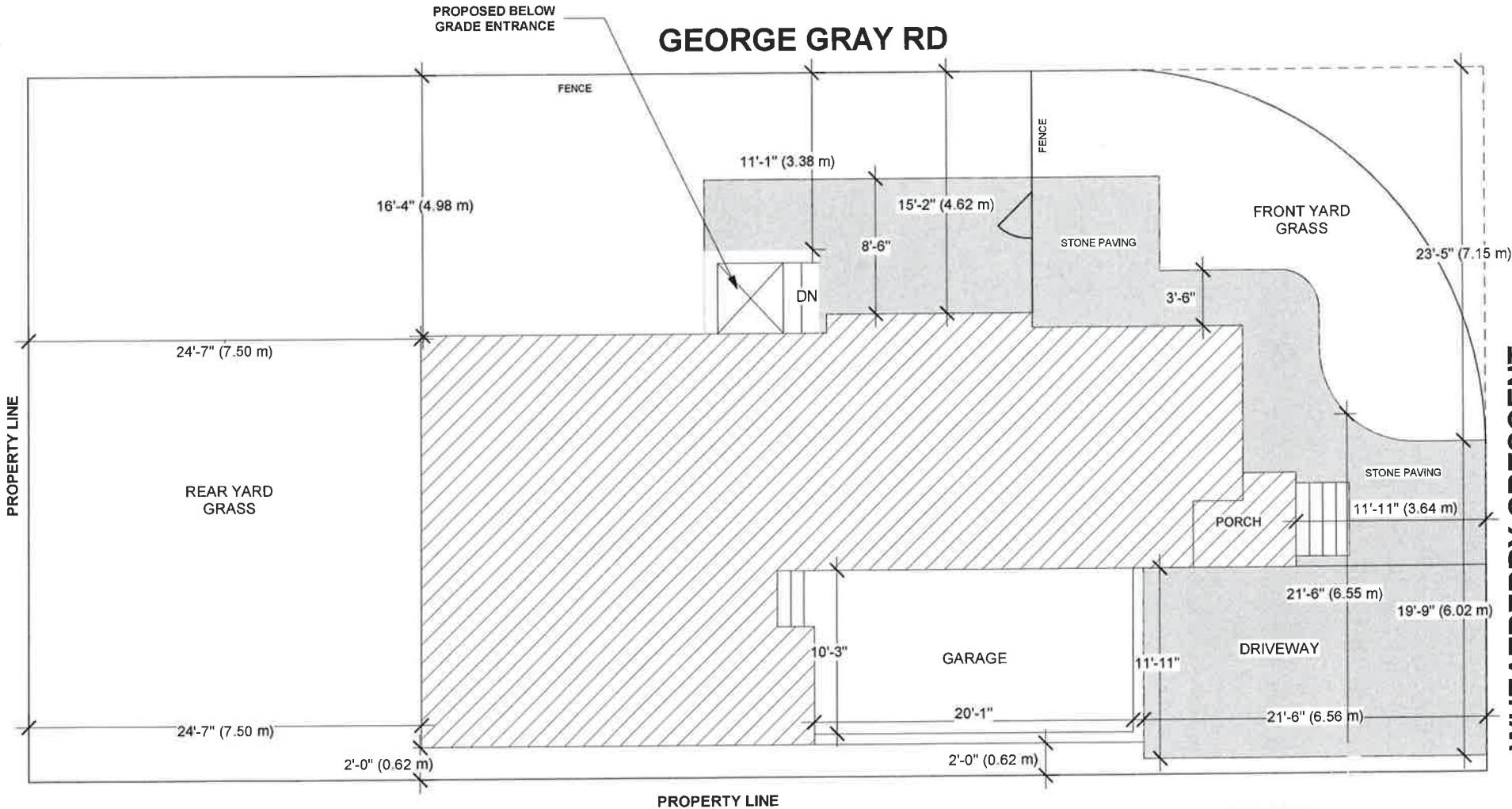
Jeanie Myers, Secretary-Treasurer  
Committee of Adjustment, City Clerk's Office,  
Brampton City Hall, 2 Wellington Street West,  
Brampton, Ontario L6Y 4R2  
Phone: (905)874-2117  
Fax: (905)874-2119  
[jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca)

MINOR VARIANCE

- TO PERMIT A 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;
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- TO PERMIT 0.3M PERMEABLE LANDSCAPING BETWEEN THE DRIVEWAY AND THE SIDE LOT LINE WHEREAS THE BY-LAW REQUIRES A MINIMUM 0.6M OF PERMEABLE LANDSCAPING BETWEEN THE DRIVEWAY AND THE SIDE LOT LINE.

1 WHEATBERRY CRESCENT  
2 STOREY DETACHED HOUSE

PROPOSED  
- BELOW GRADE ENTRANCE



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STAMP

01 ISSUED FOR PERMIT		DEC 16/22
ADDRESS		
1 WHEATBERRY CRESCENT, BRAMPTON, ON		
CHECKED BY	NS	CHECKED BY JB
PROJECT NUMBER		22R-27016
NOBLE PRIME SOLUTIONS LTD		
2131 WILLIAMS PARKWAY		
UNIT 19,		
BRAMPTON, ON		
info@nobleltd.ca		
(437) 888 1800		
DATE	DEC 16/22	DESIGNER
SCALE	1" = 7'-1"	A-1

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<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 [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca). If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

**NOTE** Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, [www.brampton.ca](http://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 31, 2023

To: Committee of Adjustment

**RE: APPLICATION FOR MINOR VARIANCE  
MANJOT GILL AND AMITIJ GILL  
A-2023-0007 – 1 WHEATBERRY**

---

Please **amend** application **A-2023-0007** to reflect the following:

1. To permit a 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;
2. To permit an exterior side yard setback of 3.38m (11.09 ft.) whereas the by-law requires a minimum exterior side yard setback of 4.5m (14.76 ft.).
3. To permit 0.3m permeable landscaping between the driveway and the side lot line whereas the by-law requires a minimum 0.6m of permeable landscaping between the driveway and the side lot line.

*Navpreet Kaur*

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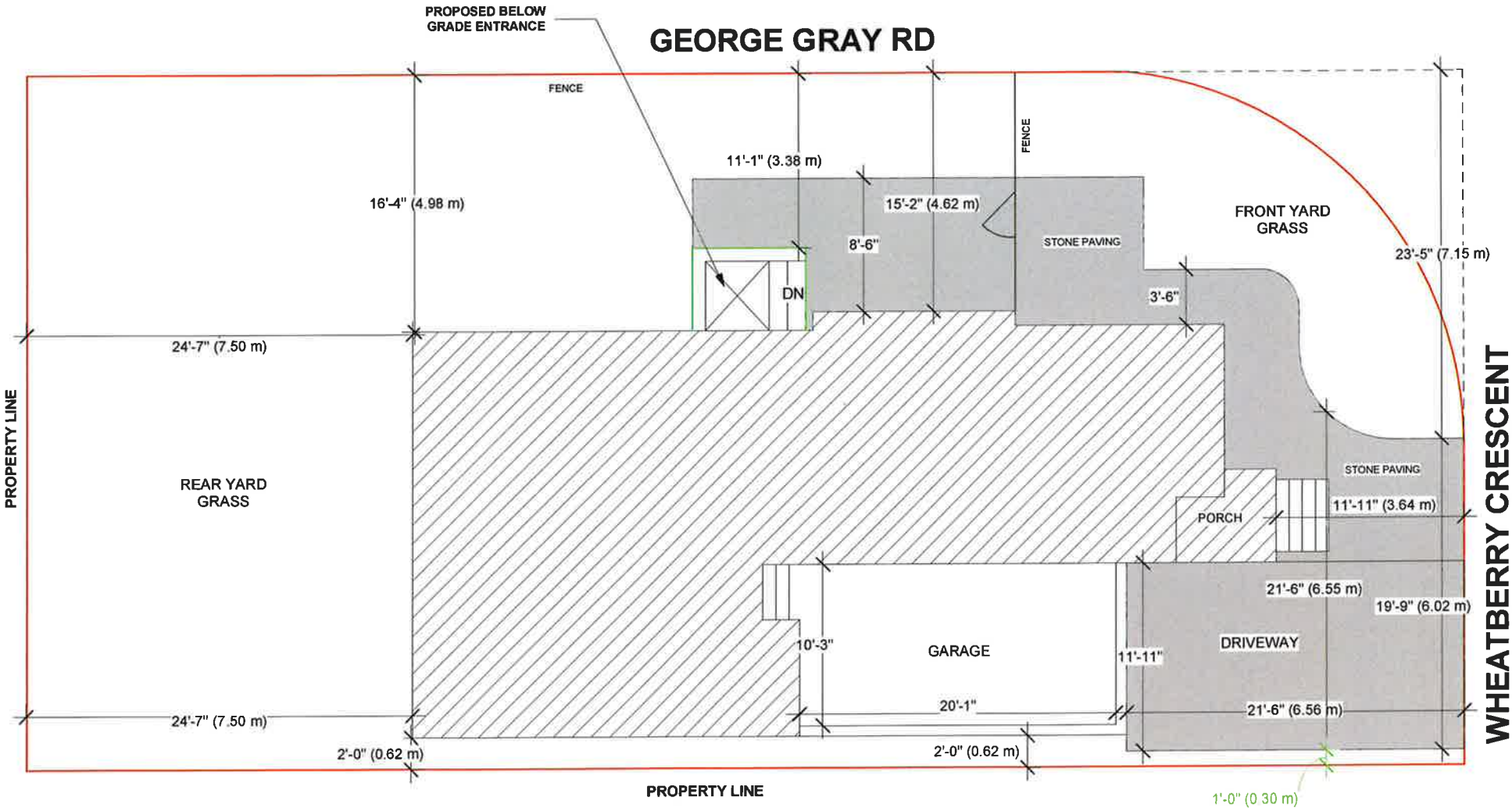
Applicant/Authorized Agent



MINOR VARIANCE

- TO PERMIT A 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;
- TO PERMIT AN EXTERIOR SIDE YARD SETBACK OF 3.38M (11.09 FT.) WHEREAS THE BY-LAW REQUIRES A MINIMUM EXTERIOR SIDE YARD SETBACK OF 4.5M (14.76 FT.).
- TO PERMIT 0.3M PERMEABLE LANDSCAPING BETWEEN THE DRIVEWAY AND THE SIDE LOT LINE WHEREAS THE BY-LAW REQUIRES A MINIMUM 0.6M OF PERMEABLE LANDSCAPING BETWEEN THE DRIVEWAY AND THE SIDE LOT LINE.

1 WHEATBERRY CRESCENT  
2 STOREY DETACHED HOUSE  
  
PROPOSED  
- BELOW GRADE ENTRANCE



SITE PLAN

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION.  
CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

STAMP

01 ISSUED FOR PERMIT DEC 18/22

ADDRESS:  
1 WHEATBERRY CRESCENT, BRAMPTON, ON

DRAWN BY: NS CHECKED BY: JB

PROJECT NUMBER: 22R-27016

**NOBLE PRIME SOLUTIONS LTD**  
2131 WILLIAMS PARKWAY  
UNIT 19,  
BRAMPTON, ON  
info@nobleltd.ca  
(437) 888 1800

DATE: DEC 18/22

SCALE: 1" = 7'-1"

A-1





The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

APPLICATION

Minor Variance or Special Permission

(Please read Instructions)

**NOTE:** It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

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

1. **Name of Owner(s)** MANJOT GILL, AMITIJ GILL  
**Address** 1 WHEATBERRY CRES. BRAMPTON, ON. L6R 4A1

**Phone #** 416-735-5699 **Fax #** \_\_\_\_\_  
**Email** manjot\_kaur@outlook.com

2. **Name of Agent** NAVPREET KAUR  
**Address** UNIT#19, 2131 WILLIAMS PARKWAY, BRAMPTON, ON. L6S 5Z4

**Phone #** 437-888-1800 **Fax #** \_\_\_\_\_  
**Email** applications@nobleltd.ca

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

-TO PERMIT A BELOW GRADE ENTRANCE IN EXTERIOR SIDE YARD OF A PROPERTY, WHEREAS ZONING BY LAW DOES NOT PERMIT A BELOW GRADE ENTRANCE IN EXTERIOR SIDE YARD OF A PROPERTY.

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

-ZONING BY LAW DOES NOT PERMIT A BELOW GRADE ENTRANCE IN EXTERIOR SIDE YARD OF A PROPERTY WHEREAS A BELOW GRADE ENTRANCE IN EXTERIOR SIDE YARD OF A PROPERTY IS PROPOSED.

5. **Legal Description of the subject land:**  
**Lot Number** 255  
**Plan Number/Concession Number** M2060  
**Municipal Address** 1 WHEATBERRY CRES, BRAMPTON, ON, L6R 4A1

6. **Dimension of subject land (in metric units)**  
**Frontage** 13.5M  
**Depth** 27.5M  
**Area** 364.7 SQM

7. **Access to the subject land is by:**  

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

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)

2 STOREY DETACHED HOUSE WITH AREA OF 136.23 SQM

PROPOSED BUILDINGS/STRUCTURES on the subject land:

- BELOW GRADE ENTRANCE

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 3.64M

Rear yard setback 7.50M

Side yard setback 0.62M

Side yard setback 4.62M

**PROPOSED**

Front yard setback 3.64M

Rear yard setback 7.50M

Side yard setback 0.62M

Side yard setback 3.38M

10. Date of Acquisition of subject land: January 26, 2020
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: July 31, 2020
15. Length of time the existing uses of the subject property have been continued: 2 YEARS

16. (a) What water supply is existing/proposed?

Municipal ☒  
Well ☐

Other (specify) \_\_\_\_\_

- (b) What sewage disposal is/will be provided?

Municipal ☒  
Septic ☐

Other (specify) \_\_\_\_\_

- (c) What storm drainage system is existing/proposed?

Sewers ☒  
Ditches ☐  
Swales ☐

Other (specify) \_\_\_\_\_

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes ☐ No ☒

If answer is yes, provide details: File # \_\_\_\_\_ Status \_\_\_\_\_

18. Has a pre-consultation application been filed?

Yes ☐ No ☒

19. Has the subject property ever been the subject of an application for minor variance?

Yes ☐ No ☒ Unknown ☐

If answer is yes, provide details:

File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

Navpreet Kaur

Signature of Applicant(s) or Authorized Agent

DATED AT THE 9<sup>th</sup> CITY OF BRAMPTON

THIS 9<sup>th</sup> DAY OF January, 2023

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, JIVTESH BHALLA OF THE CITY OF BRAMPTON  
IN THE REGION OF PEEL SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

City OF Brampton

IN THE Region OF Peel  
THIS 9<sup>th</sup> DAY OF

January, 2023

Jeanie Myers  
A Commissioner etc.

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

[Signature]  
Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: \_\_\_\_\_

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

\_\_\_\_\_  
Zoning Officer

\_\_\_\_\_  
Date

DATE RECEIVED January 9, 2023

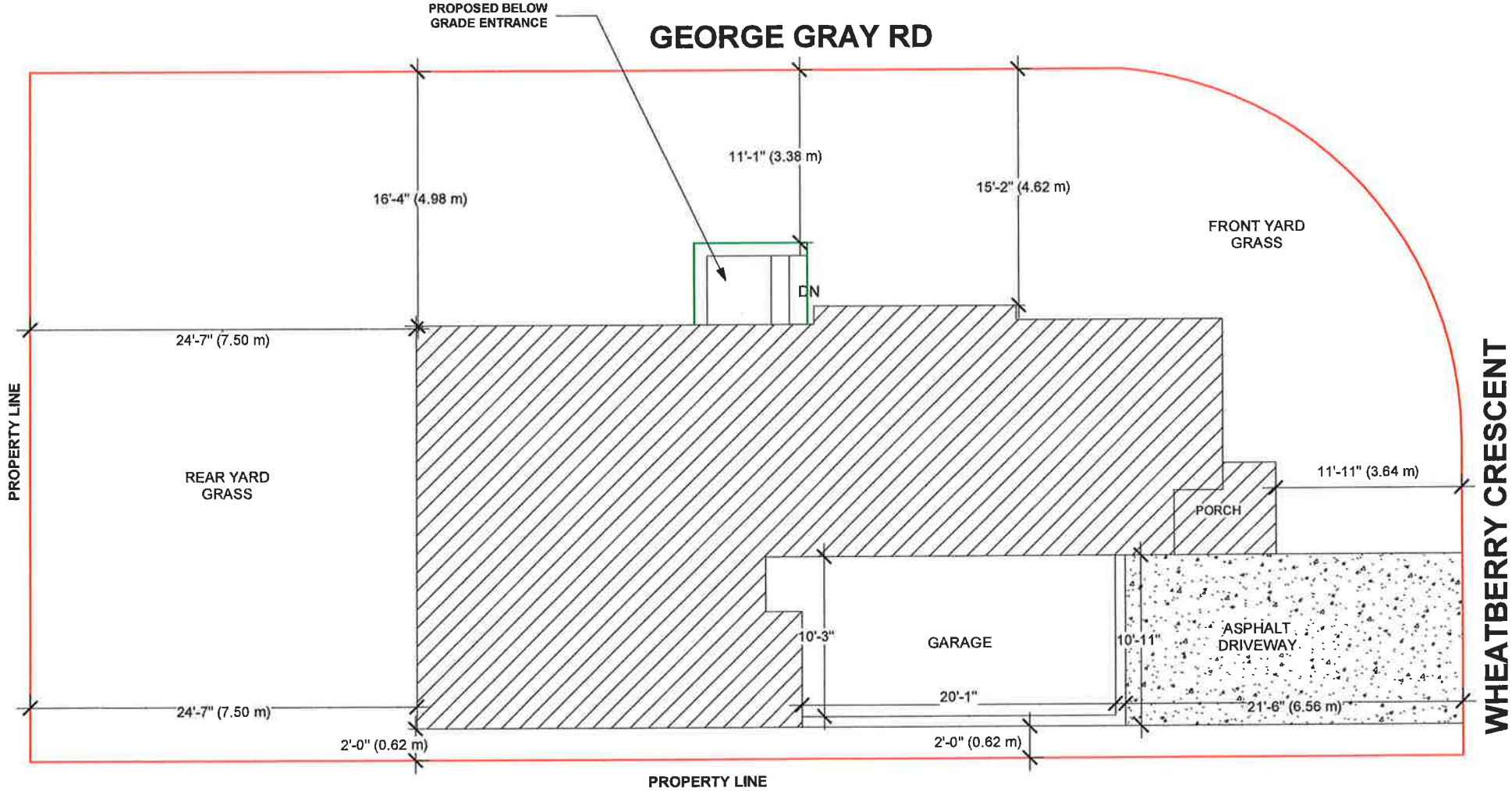
Revised 2020/01/07

**MINOR VARIANCE**

-TO PERMIT A BELOW GRADE ENTRANCE IN EXTERIOR SIDE YARD OF A PROPERTY, WHEREAS ZONING BY LAW DOES NOT PERMIT A BELOW GRADE ENTRANCE IN EXTERIOR SIDE YARD OF A PROPERTY.

1 WHEATBERRY CRESCENT  
2 STOREY DETACHED HOUSE

PROPOSED  
- BELOW GRADE ENTRANCE



**SITE PLAN**

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION.  
CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

STAMP

01 ISSUED FOR PERMIT DEC 16/22

ADDRESS:  
1 WHEATBERRY CRESCENT, BRAMPTON, ON

DRAWN BY: NS CHECKED BY: JB  
PROJECT NUMBER: 22R-27016

**NOBLE PRIME SOLUTIONS LTD**  
2131 WILLIAMS PARKWAY  
UNIT 19,  
BRAMPTON, ON  
info@nobleltd.ca  
(437) 888 1800

DATE: DEC 16/22  
SCALE: 1" = 7'-1" A-1





A-2023-0007



**APPLICATION # A-2023-0008**  
**WARD #3**

**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **UMAIR ZAHID** 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 217, Plan 695 municipally known as **50 CALEDON CRECENT**, Brampton;

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

1. To permit a side yard setback of 1.3m (4.27 ft.) to the second storey whereas the by-law requires a minimum side yard setback of 1.8m (5.91 ft.);
2. To permit a balcony encroachment in the side yard having a setback of 1.52m (5.0 ft.) whereas the by-law does not permit a balcony in the side yard;
3. To permit a driveway width of 7.37m (24.18 ft.) whereas the by-law permits a maximum driveway width of 7.32m (24 ft.);
4. To permit 0.3m (0.98 ft.) permeable landscape strip whereas the by-law requires a minimum 0.6m (1.97 ft.) permeable landscape strip.

**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, February 14, 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 this 3rd Day of February, 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:

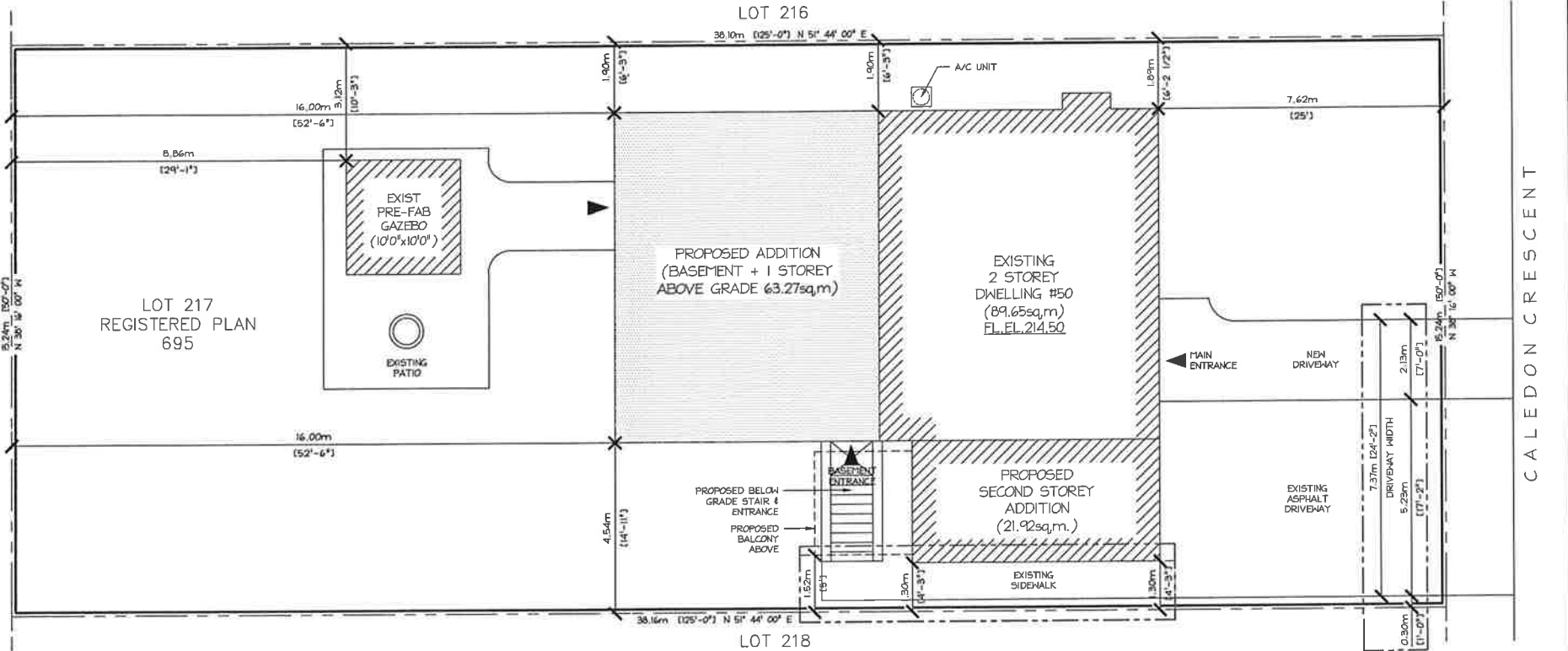
Jeanie Myers, Secretary-Treasurer  
Committee of Adjustment, City Clerk's Office,  
Brampton City Hall, 2 Wellington Street West,  
Brampton, Ontario L6Y 4R2  
Phone: (905)874-2117  
Fax: (905)874-2119  
[jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca)

PLAN OF SURVEY OF:  
LOT 217, REGISTERED PLAN 695  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL

INFORMATION FOR THIS PLAN TAKEN FROM SURVEY  
AS PROVIDED BY: LLOYD THOMSON O.L.S.  
DATED: NOVEMBER 19, 1965

SITE STATISTICS:	AREA (m) <sup>2</sup>
LOT GROSS AREA:	580.64
EXISTING:	
EXISTING HOUSE FOOTPRINT:	88.66
EXISTING MAIN FLOOR AREA:	65.98
EXISTING SECOND FLOOR AREA:	66.46
EXISTING GROSS FLOOR AREA:	132.44
EXISTING BASEMENT FLOOR AREA:	66.31
EXISTING GARAGE FLOOR AREA:	22.68
EXISTING BUILDING HEIGHT:	7.49m
EXISTING LOT COVERAGE:	15.26%

PROPOSED:	
PROPOSED MAIN FLOOR ADDITION AREA:	62.10
PROPOSED SECOND FLOOR ADDITION AREA:	21.92
PROPOSED BASEMENT ADDITION FLOOR AREA:	62.10
PROPOSED HOUSE FOOTPRINT:	150.76
PROPOSED MAIN FLOOR AREA:	128.07
PROPOSED SECOND FLOOR AREA:	88.38
PROPOSED GROSS FLOOR AREA:	216.45
PROPOSED BASEMENT FLOOR AREA:	128.40
EXISTING GARAGE FLOOR AREA:	8.58
PROPOSED ADDITION BUILDING HEIGHT:	7.49m
PROPOSED LOT COVERAGE:	25.96%



1 PROPOSED SITE PLAN  
A02 SCALE: 3/32" = 1'-0"

City Site Plan File  
No: SPA-2021-0061

REV	DESCRIPTION	DATE	BY
1	Submitted for SPA-2021-0061 Revisions-R2	July 15 22	

**MIDTOWN Technical Services**  
DESIGN, PERMITS & PROJECT MANAGEMENT  
(C) 416-315-4384 (T) 705-955-8184  
rjabonski@bellnet.ca

CLIENT:  
ZAHID RESIDENCE  
50 CALEDON CRESCENT  
BRAMPTON ONTARIO  
DRAWING TITLE:  
PROPOSED SITE PLAN  
PROPOSED ADDITION & SECOND UNIT

DRAWN BY: MIDTOWN	PROJECT NO:
DATE: Jun 10 22	REFERENCE:
SCALE: AS NOTED	DRAWING NO: <b>A02</b>
CHECKED:	

**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 in-person 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 **February 14, 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, February 9, 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 [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, February 9, 2023.**
  2. To participate in-person, please email the Secretary-Treasurer at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, February 9, 2023.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. 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, February 9, 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  
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December 13, 2022

A-2023-0008

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

**Applicant:** Umair Zahid  
**Address:** 50 Caledon Crescent  
Brampton, ON, L6W 1C5

Dear Committee Members:

We are requesting minor variances for the proposed second storey addition to be located in the side yard of the Zahid residence at 50 Caledon Crescent in Brampton.

**Reason for Application**

The property owner would like to construct a side yard second storey addition, but unfortunately it doesn't meet the City of Brampton Zoning By-Law (204-2010) (253-2021) Section 12.5.2., R1B Zone requirements and restrictions. The proposed addition would be encroaching in the side yard setback and we are also seeking relief to increase the driveway width and allowance for a minimum landscaping strip.

We require relief from the City of Brampton Zoning By-Law (204-2010) (253-2021), R1B Zone designation;

*The lands zoned R1B on Schedule A to the noted by-laws; 12.5.2. shall be subject to the following requirements and restrictions; (e) minimum side yard width is 1.20 m or 0.6m for each additional storey.*

**Proposed Variances**

We are requesting the minor variance(s) for this property as described below;

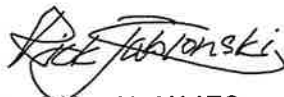
1. To permit a second storey addition in the side yard with a setback of 1.30m (4'-3").
2. To permit a second storey setback to the balcony of 1.52m. (5'-0").
3. To allow for a driveway width of 7.36m (24'-2").
4. To allow for a minimum landscaping strip of 0.30m (1'-0").

For more detailed information regarding the requested variances please refer to the attached Site Plan drawing A02, Property Survey and the Plans & Elevations drawings A06 to A12, as submitted to accompany the COA Minor Variance Application.

Please contact me at 416-315-4184, if there are any questions or discrepancies.

Regards,

**MIDTOWN Technical Services**



Rick Jablonski, MAATO  
[rjablonski@bellnet.ca](mailto:rjablonski@bellnet.ca)

The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

APPLICATION

Minor Variance or Special Permission

(Please read Instructions)

**NOTE:** It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

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

1. Name of Owner(s) Umair Zahid

Address 50 Caledon Crescent, Brampton, ON, L6W 1C5

Phone # 905-781-0116 Fax # \_\_\_\_\_

Email hvhhomebuilders@gmail.com

2. Name of Agent Rick Jablonski

Address 1045 Tower Crescent, Kilworthy, ON, P0E 1G0

MIDTOWN Technical Services

Phone # 416-315-4184 Fax # \_\_\_\_\_

Email rjablonski@bellnet.ca

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

1. To permit a second storey addition in the side yard with a setback of 1.30m (4'-3").

2. To permit a second storey setback to the balcony of 1.52m. (5'-0").

3. To allow for a driveway width of 7.36m (24'-2").

4. To allow for a minimum landscaping strip of 0.30m (1'-0").

See the attached site plan, plans and building elevations.

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

As per Zoning By-Law (204-2010) (253-2021), R1B Zone designation;

The lands zoned R1B on Schedule A to this by-law; 12.5.2. shall be subject to the following requirements and restrictions; (e) minimum side yard width is 1.20 m or 0.6m for each additional storey.

The proposed second floor addition and balcony encroach upon the side yard setback.

5. Legal Description of the subject land:

Lot Number LOT 217

Plan Number/Concession Number PLAN 695

Municipal Address 50 Caledon Crescent

6. Dimension of subject land (in metric units)

Frontage 7.62 m

Depth 38.16 m

Area 580.64 sq.m

7. Access to the subject land is by:

Provincial Highway ☐

Municipal Road Maintained All Year ☒

Private Right-of-Way ☐

Seasonal Road ☐

Other Public Road ☐

Water ☐



8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

**EXISTING BUILDINGS/STRUCTURES** on the subject land: List all structures (dwelling, shed, gazebo, etc.)

House - ground floor area - 65.98 sq.m., GFA - 132.44 sq.m., 2 storeys, width -7.50 m x length -12.14 m x height - 7.49 m.

**PROPOSED BUILDINGS/STRUCTURES** on the subject land:

Proposed Main Floor Addition - 62.10 sq.m., width - 8.84 m x length - 7.03 m x height - 4.30 m  
Proposed Second Floor Garage Addition - 21.92 sq.m., width - 3.30 m x length - 6.64 m x height - 7.49 m

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

**EXISTING**

Front yard setback 7.62 m  
Rear yard setback 23.01 m  
Side yard setback 1.30 m  
Side yard setback 1.89 m to 1.90 m

**PROPOSED**

Front yard setback 7.62 m  
Rear yard setback 16.00 m  
Side yard setback 1.30 m  
Side yard setback 1.90 m

10. Date of Acquisition of subject land: 2014
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: 1965
15. Length of time the existing uses of the subject property have been continued: 57

16. (a) What water supply is existing/proposed?  
Municipal ☒ Other (specify) \_\_\_\_\_  
Well ☐
- (b) What sewage disposal is/will be provided?  
Municipal ☒ Other (specify) \_\_\_\_\_  
Septic ☐
- (c) What storm drainage system is existing/proposed?  
Sewers ☒ Other (specify) \_\_\_\_\_  
Ditches ☐  
Swales ☐

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes ☐ No ☒

If answer is yes, provide details: File # \_\_\_\_\_ Status \_\_\_\_\_

18. Has a pre-consultation application been filed?


Yes ☐ No ☒

19. Has the subject property ever been the subject of an application for minor variance?

Yes ☐ No ☒ Unknown ☐

If answer is yes, provide details:

File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

  
Signature of Applicant(s) or Authorized Agent

DATED AT THE City \_\_\_\_\_ OF \_\_\_\_\_ Brampton  
THIS 10<sup>th</sup> DAY OF January, 2023

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, Rick Jablonski, OF THE Town \_\_\_\_\_ OF Kilworthy  
IN THE City Region OF Muskoka Brampton SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

City OF Brampton  
IN THE Region OF Peel  
THIS 10<sup>th</sup> DAY OF

January, 2023

A Commissioner etc.

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

  
Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: \_\_\_\_\_

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

\_\_\_\_\_  
Zoning Officer

\_\_\_\_\_  
Date

DATE RECEIVED

Date Application Deemed  
Complete by the Municipality

January 10, 2023

Revised 2020/01/07

LOT 217, REGISTERED PLAN 695  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL

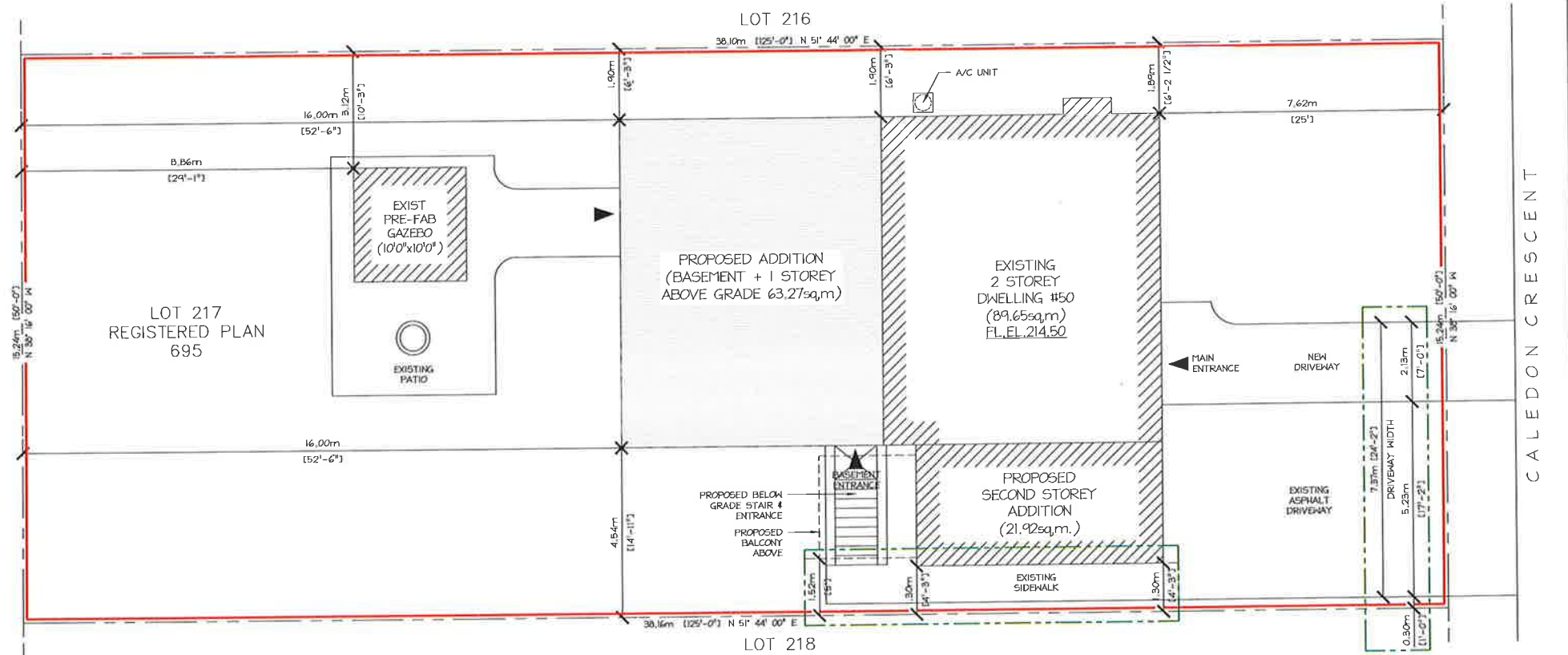
SITE STATISTICS:

AREA (m)<sup>2</sup>

LOT GROSS AREA: 580.64

EXISTING HOUSE FOOTPRINT:	88.66
EXISTING MAIN FLOOR AREA:	65.98
EXISTING SECOND FLOOR AREA:	66.46
EXISTING GROSS FLOOR AREA:	132.44
EXISTING BASEMENT FLOOR AREA:	66.31
EXISTING GARAGE FLOOR AREA:	22.68
EXISTING BUILDING HEIGHT:	7.49m
EXISTING LOT COVERAGE:	15.26%

PROPOSED MAIN FLOOR ADDITION AREA:	62.10
PROPOSED SECOND FLOOR ADDITION AREA:	21.92
PROPOSED BASEMENT ADDITION FLOOR AREA:	62.10
PROPOSED HOUSE FOOTPRINT:	150.76
PROPOSED MAIN FLOOR AREA:	128.07
PROPOSED SECOND FLOOR AREA:	88.38
PROPOSED GROSS FLOOR AREA:	216.45
PROPOSED BASEMENT FLOOR AREA:	128.40
EXISTING GARAGE FLOOR AREA:	8.58
PROPOSED ADDITION BUILDING HEIGHT:	7.49m
PROPOSED LOT COVERAGE:	25.96%



1  
A02

PROPOSED SITE PLAN

SCALE:  $\frac{3}{32}" = 1' - 0"$

City Site Plan File  
No: SPA-2021-0061

1	Submitted for 5P'A-2021-0061 Revisions-R2	July 15 22	
REV	DESCRIPTION	DATE	

Page 131 of 297



**MIDTOWN Technical Services**  
DESIGN, PERMITS & PROJECT MANAGEMENT

(C) 416-315-4184 (T) 705-955-8184  
rjablonski@bellnet.ca

CUSTOMER:  
ZAHID RESIDENCE  
50 CALEDON CRESCENT  
BRAMPTON ONTARIO

DRAWING TITLE:  
PROPOSED SITE PLAN  
PROPOSED ADDITION & SECOND UNIT

DRAWN BY:	MIDTOWN	PROJECT No:
DATE:	Jun 10 22	REFERENCE:
SCALE:	AS NOTED	DRAWING No.
CHECKED:		A02



- NOTE:
1. MIDTOWN TECHNICAL SERVICES ARE NOT RESPONSIBLE FOR ANY LIABILITY DUE TO THE USE OF THESE DRAWINGS. WHILE EVERY EFFORT HAS BEEN MADE TO ENSURE THEIR INTEGRITY AND ACCURACY, THEY SHOULD BE EXAMINED BY A STRUCTURAL ENGINEER IF THERE IS ANY DOUBT BEFORE CONSTRUCTION.
  2. ALL CONSTRUCTION MUST CONFORM TO THE (CBC) ONTARIO BUILDING CODE, ALL LOCAL CODES AND GOOD CONSTRUCTION PRACTICES.
  3. DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL JOB SITE DIMENSIONS, DETAILS AND SPECIFICATIONS. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES, IN WRITING TO MIDTOWN TECHNICAL SERVICES PRIOR TO COMMENCING ANY WORK ON-SITE.

LEGEND

NEW PARTITIONS

SPRINKLER HEAD

EXIT DOOR

EXIST SMOKE ALARM/  
CARBON MONOXIDE

NEW SMOKE ALARM/  
CARBON MONOXIDE

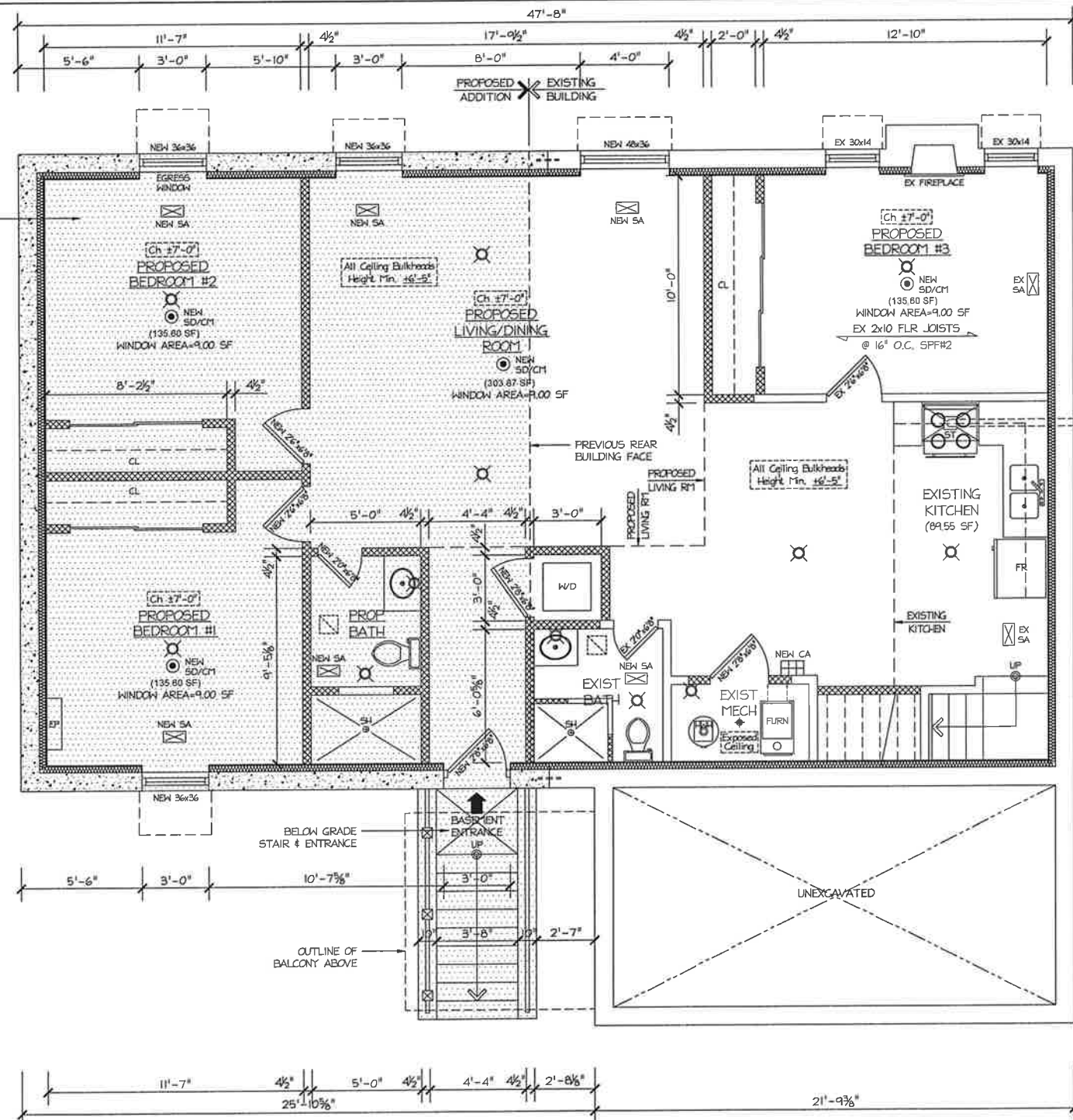
LIGHT FIXTURES

EMERGENCY LIGHTING

SUPPLY AIR DIFFUSER

COLD AIR DIFFUSER

DOTTED AREA DENOTES  
EXTENT OF THE  
PROPOSED ADDITION



1 PROPOSED BASEMENT FLOOR PLAN  
A06 SCALE: 3/8"=1'-0"

City Site Plan File  
No: SPA-2021-0061

(PROPOSED BASEMENT FLOOR AREA=128.40 SQ.M.)

2	Submitted COA Minor Variances	Dec 15 22	
1	Submitted for SPA-2021-0061 Revisions-R2	July 15 22	
REV	DESCRIPTION	DATE	BY
DESIGNER:			
MIDTOWN Technical Services DESIGN, PERMITS & PROJECT MANAGEMENT (T) 705-955-8184 (C) 416-315-4184 rfablonski@bellnet.ca			
CLIENT:			
ZAHID RESIDENCE 50 CALEDON CRESCENT BRAMPTON ONTARIO			
DRAWING TITLE:			
PROPOSED BASEMENT FLOOR PLAN PROPOSED ADDITION & SECOND UNIT			
DRAWN BY:		PROJECT No:	
MIDTOWN			
DATE:		REFERENCE:	
Jun 10 22			
SCALE:		DRAWING No:	
As Noted			
CHECKED:		A06	



NOTE:  
1. MIDTOWN TECHNICAL SERVICES ARE NOT RESPONSIBLE FOR ANY LIABILITY DUE TO THE USE OF THESE DRAWINGS. WHILE EVERY EFFORT HAS BEEN MADE TO ENSURE THEIR INTEGRITY AND ACCURACY, THEY SHOULD BE EXAMINED BY A STRUCTURAL ENGINEER IF THERE IS ANY DOUBT BEFORE CONSTRUCTION.  
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LEGEND

NEW PARTITIONS

SPRINKLER HEAD

EXIT DOOR

EXIST SMOKE ALARM/  
CARBON MONOXIDE

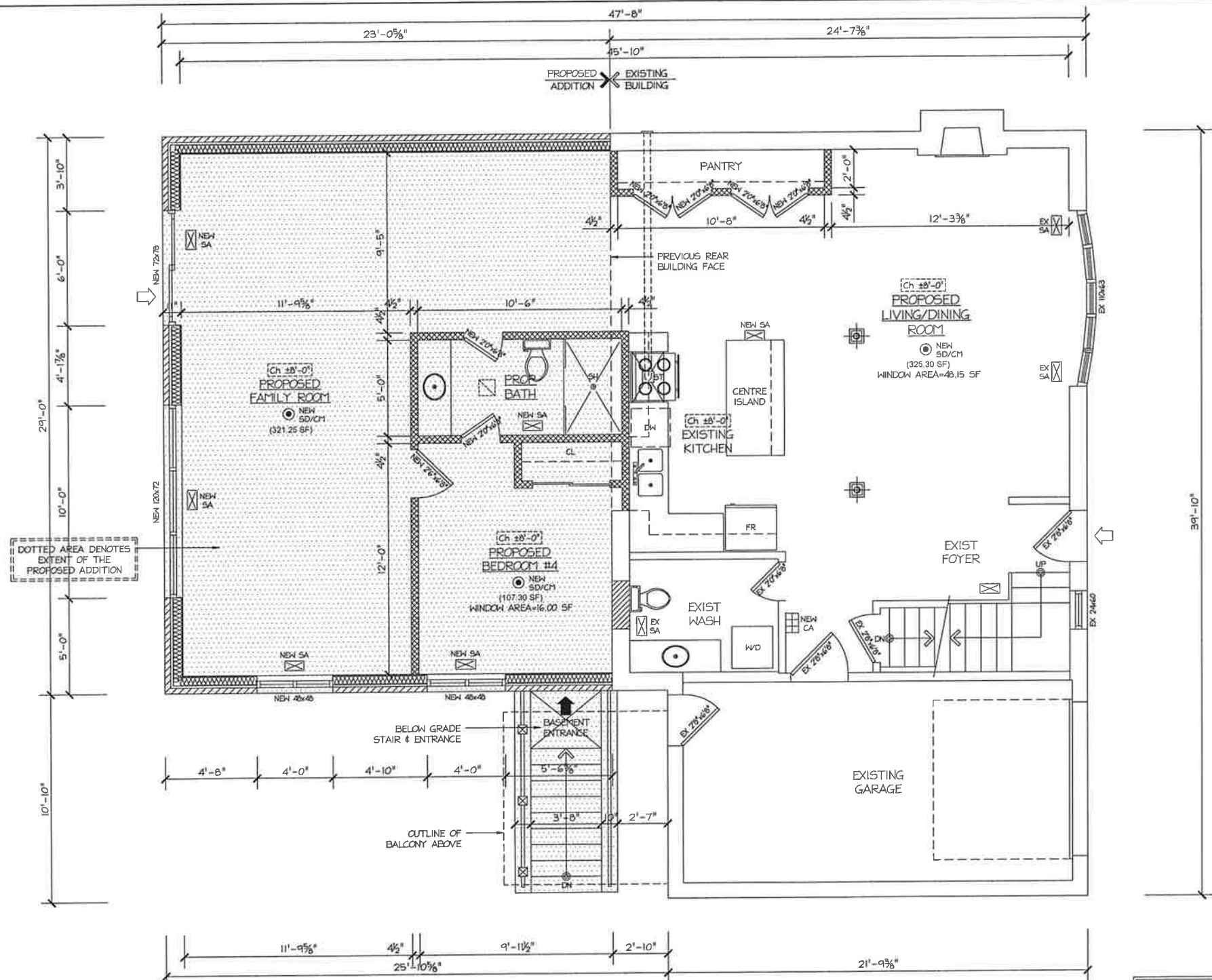
NEW SMOKE ALARM/  
CARBON MONOXIDE

LIGHT FIXTURES

EMERGENCY LIGHTING

SUPPLY AIR DIFFUSER

COLD AIR DIFFUSER



1  
A07

PROPOSED MAIN FLOOR PLAN  
SCALE: 3/16"=1'-0"

City Site Plan File  
No: SPA-2021-0061

(PROPOSED MAIN FLOOR AREA=128.07 SQ.M.)

REV	DESCRIPTION	DATE	BY
2	Submitted COA Minor Variances	Dec 15 22	
1	Submitted for SPA-2021-0061 Revisions-R2	July 15 22	

DESIGNER:  
  
MIDTOWN Technical Services  
DESIGN, PERMITS & PROJECT MANAGEMENT  
(T) 705-955-8184 (C) 416-315-4184  
rjablonski@bellnet.ca

CLIENT:  
ZAHID RESIDENCE  
50 CALEDON CRESCENT  
BRAMPTON ONTARIO

DRAWING TITLE:  
PROPOSED MAIN FLOOR PLAN  
PROPOSED ADDITION & SECOND UNIT

DRAWN BY:  
MIDTOWN

DATE:  
Jun 10 22

SCALE:  
As Noted

CHECKED:

PROJECT No:

REFERENCE:

DRAWING No:

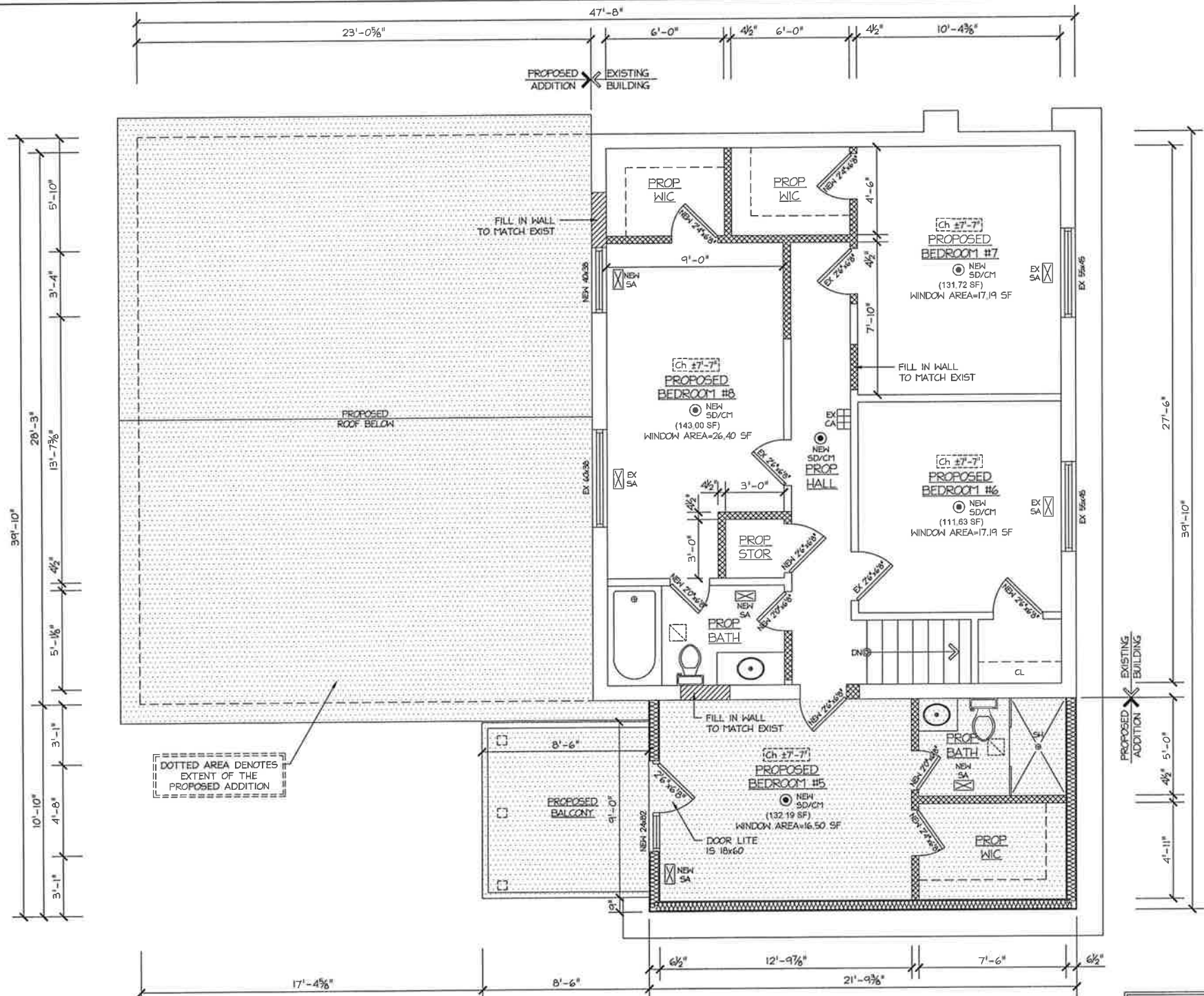
A07





NOTE:  
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LEGEND	
	NEW PARTITIONS
	SPRINKLER HEAD
	EXIT DOOR
	EXIST SMOKE ALARM/ CARBON MONOXIDE
	NEW SMOKE ALARM/ CARBON MONOXIDE
	LIGHT FIXTURES
	EMERGENCY LIGHTING
	SUPPLY AIR DIFFUSER
	COLD AIR DIFFUSER



1  
A08  
PROPOSED SECOND FLOOR PLAN  
SCALE: 3/8"=1'-0"

City Site Plan File  
No: SPA-2021-0061

(PROPOSED SECOND FLOOR AREA=88.38 SQ.M.)

2	Submitted COA Minor Variances	Dec 15 22	
1	Submitted for SPA-2021-0061 Revisions-R2	July 15 22	
REV	DESCRIPTION	DATE	BY
DESIGNER:			
MIDTOWN Technical Services			
DESIGN, PERMITS & PROJECT MANAGEMENT			
(T) 705-955-8184 (C) 416-315-4184			
rjablonski@bellnet.ca			
CLIENT:			
ZAHID RESIDENCE			
50 CALEDON CRESCENT			
BRAMPTON ONTARIO			
DRAWING TITLE:			
PROPOSED SECOND FLOOR PLAN			
PROPOSED ADDITION & SECOND UNIT			
DRAWN BY:		PROJECT No:	
MIDTOWN			
DATE:		REFERENCE:	
Jun 10 22			
SCALE:		DRAWING No:	
As Noted			
CHECKED:		A08	

NOTE:

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1 PROPOSED EAST ELEVATION  
A09 SCALE: 3/8"=1'-0"

REV	DESCRIPTION	DATE	BY
2	Submitted COA Minor Variances	Dec 15 22	
1	Submitted for SPA-2021-0061 Revisions-R2	July 15 22	

DESIGNER:  
  
**MIDTOWN Technical Services**  
 DESIGN, PERMITS & PROJECT MANAGEMENT  
 (T) 705-955-8184 (C) 416-315-4184  
 rjablonski@bellnet.ca

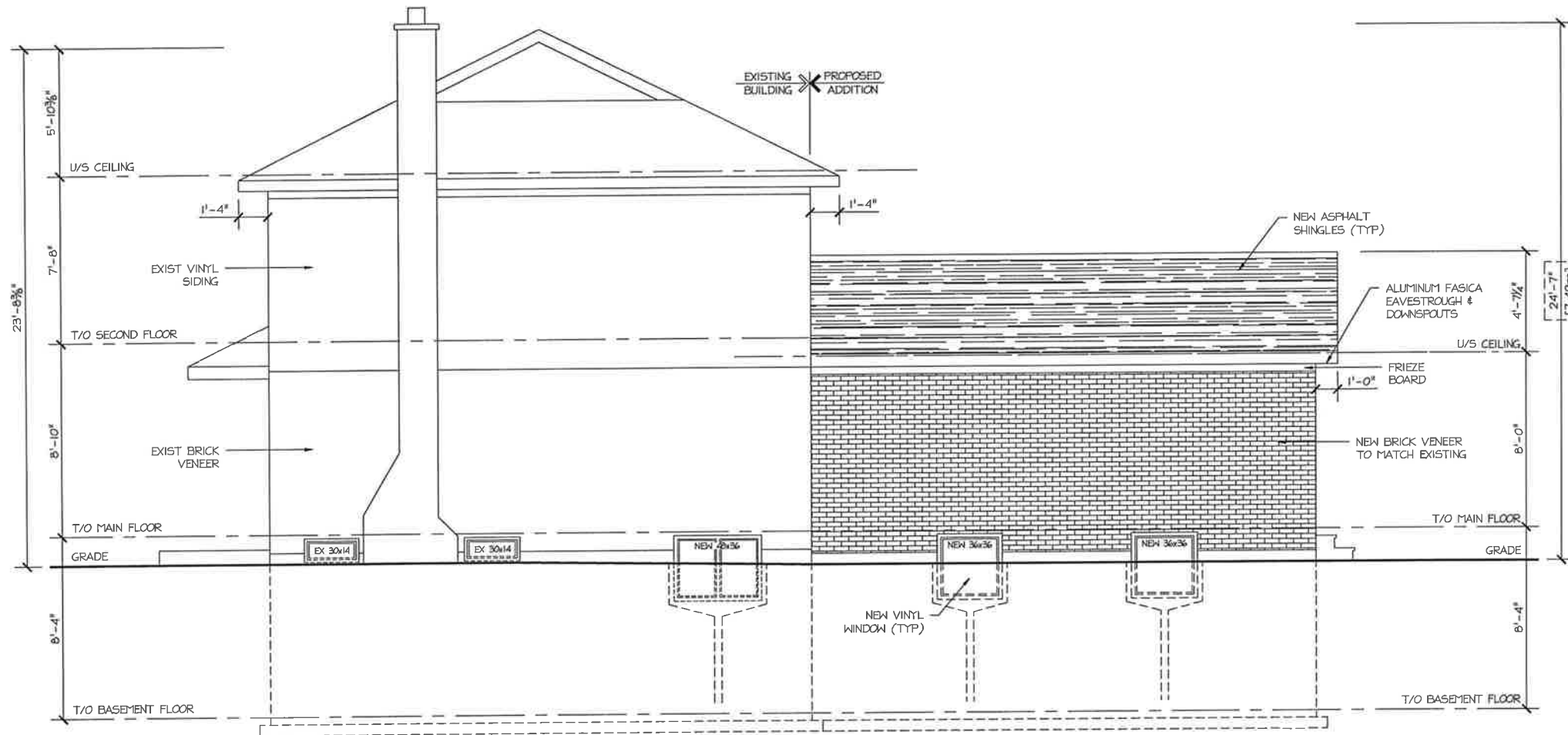
CLIENT:  
**ZAHID RESIDENCE**  
 50 CALEDON CRESCENT  
 BRAMPTON ONTARIO

DRAWING TITLE:  
 PROPOSED EAST ELEVATION  
 PROPOSED ADDITION & SECOND UNIT

DRAWN BY: MIDTOWN	PROJECT No.:
DATE: Jun 10 22	REFERENCE:
SCALE: As Noted	DRAWING No.:
CHECKED:	<b>A09</b>

City Site Plan File  
No: SPA-2021-0061

NOTE:  
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1 PROPOSED NORTH ELEVATION  
 A10 SCALE: 3/16"=1'-0"

REV	DESCRIPTION	DATE	BY
2	Submitted COA Minor Variances	Dec 15 22	
1	Submitted for SPA-2021-0061 Revisions-R2	July 15 22	

DESIGNER:  
  
**MIDTOWN** Technical Services  
 DESIGN, PERMITS & PROJECT MANAGEMENT  
 (T) 705-955-8184 (C) 416-315-4194  
 rjablonski@bellnet.ca

CLIENT:  
 ZAHID RESIDENCE  
 50 CALEDON CRESCENT  
 BRAMPTON ONTARIO

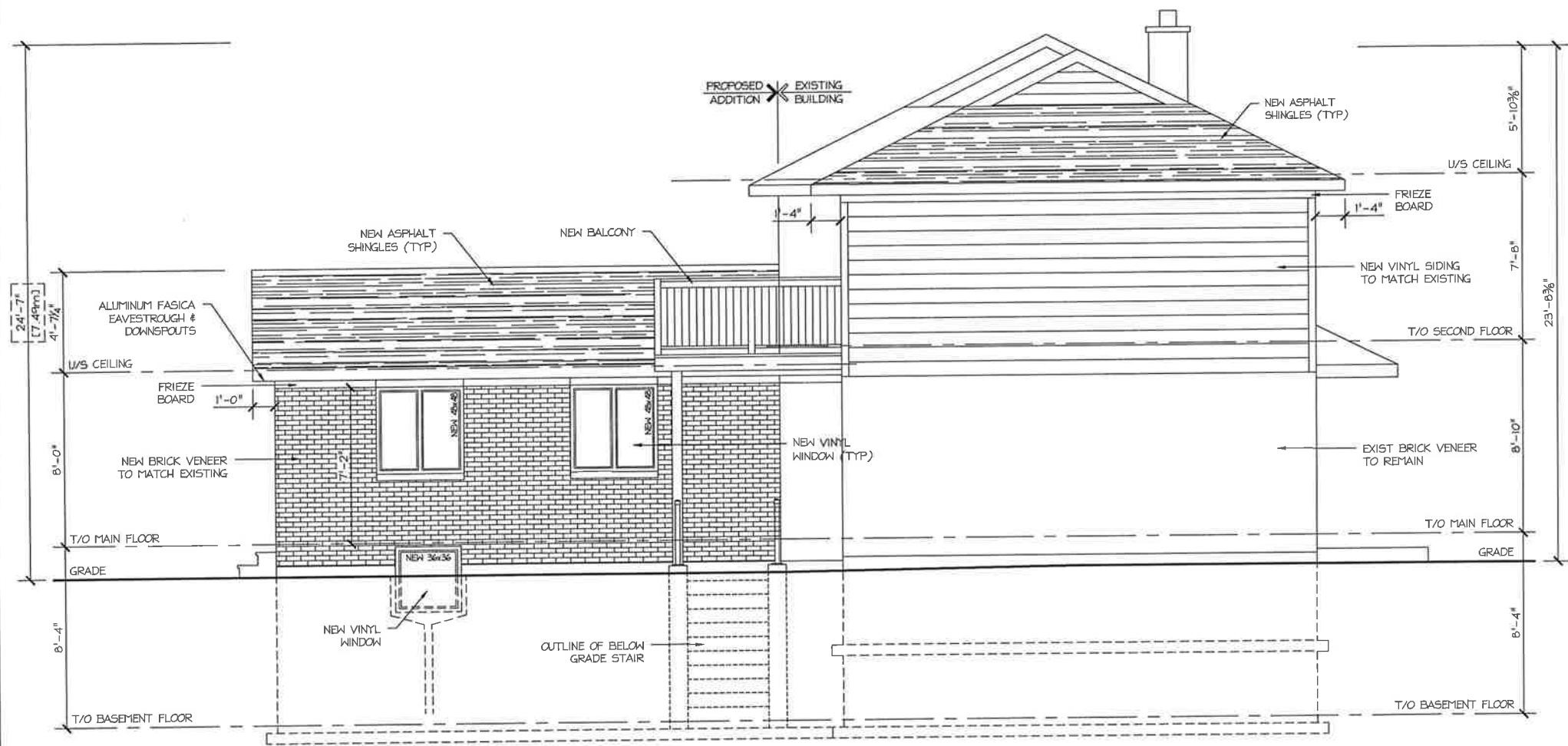
DRAWING TITLE:  
 PROPOSED NORTH ELEVATION  
 PROPOSED ADDITION & SECOND UNIT

DRAWN BY: MIDTOWN	PROJECT No:
DATE: Jun 10 22	REFERENCE:
SCALE: As Noted	DRAWING No.
CHECKED:	<b>A10</b>

City Site Plan File  
 No: SPA-2021-0061


NOTE:

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1  
A11 PROPOSED SOUTH ELEVATION  
SCALE: 3/16"=1'-0"

REV	DESCRIPTION	DATE	BY
2	Submitted OOA Minor Variances	Dec 15 22	
1	Submitted for SPA-2021-0061 Revisions-R2	July 15 22	

DESIGNER:  <b>MIDTOWN Technical Services</b> DESIGN, PERMITS & PROJECT MANAGEMENT (1) 705-965-8184 (C) 416-315-4184 djablonski@bellnet.ca	
CLIENT: <b>ZAHID RESIDENCE</b> 50 CALEDON CRESCENT BRAMPTON ONTARIO	
DRAWING TITLE: PROPOSED SOUTH ELEVATION PROPOSED ADDITION & SECOND UNIT	
DRAWN BY: MIDTOWN	PROJECT No: REFERENCE:
DATE: Jun 10 22	DRAWING No.: <b>A11</b>
SCALE: As Noted	
CHECKED:	


City Site Plan File  
No: SPA-2021-0061

NOTE:  
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1  
A12  
PROPOSED WEST ELEVATION  
SCALE: 3/16"=1'-0"

REV	DESCRIPTION	DATE	BY
2	Submitted COA Minor Variances	Dec 15 22	
1	Submitted for SPA-2021-0061 Revisions-R2	July 15 22	

DESIGNER:  
  
**MIDTOWN Technical Services**  
 DESIGN, PERMITS & PROJECT MANAGEMENT  
 (T) 705-955-6184 (C) 416-315-4184  
 rjablonski@bellnet.ca

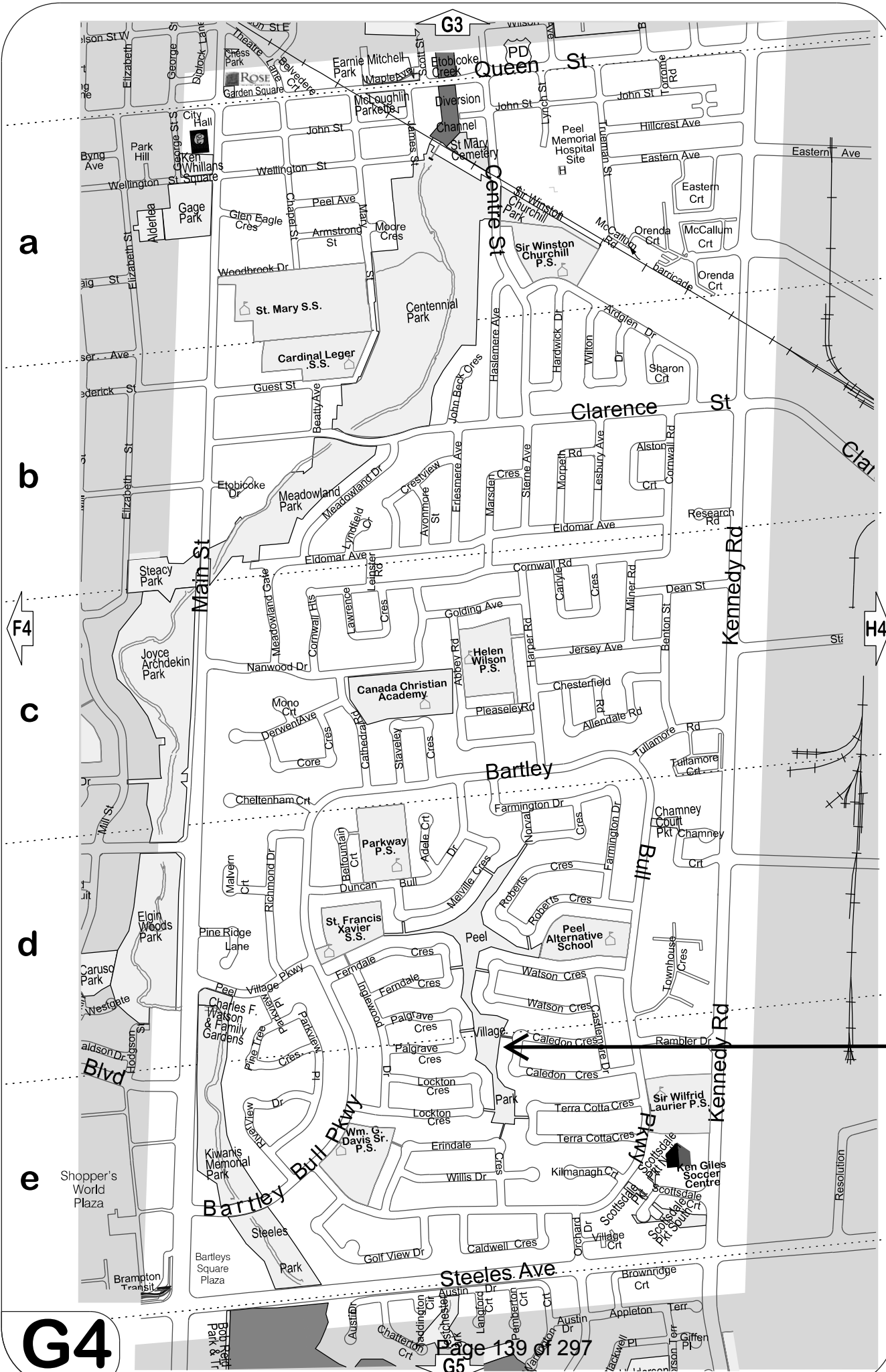
CLIENT:  
**ZAHID RESIDENCE**  
 50 CALEDON CRESCENT  
 BRAMPTON ONTARIO

DRAWING TITLE:  
 PROPOSED WEST ELEVATION  
 PROPOSED ADDITION & SECOND UNIT

DRAWN BY: MIDTOWN	PROJECT No:
DATE: Jun 10 22	REFERENCE:
SCALE: As Noted	DRAWING No:
CHECKED:	<b>A12</b>

City Site Plan File  
 No: SPA-2021-0061





A-2023-0008

**APPLICATION # A-2023-0009**  
**WARD #8**

**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **LESZEK WOJCICKI** 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 12, Plan 862 municipally known as **45 JUNIPER CRESCENT**, Brampton;

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

1. To permit an interior side yard setback of 0.76m (2.50 ft.) to an as-built attached carport whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.) to an attached carport.

**OTHER PLANNING APPLICATIONS:**

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

Plan of Subdivision: NO  
Application for Consent: NO

File Number: \_\_\_\_\_  
File Number: \_\_\_\_\_

The Committee of Adjustment has appointed **TUESDAY, February 14, 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.

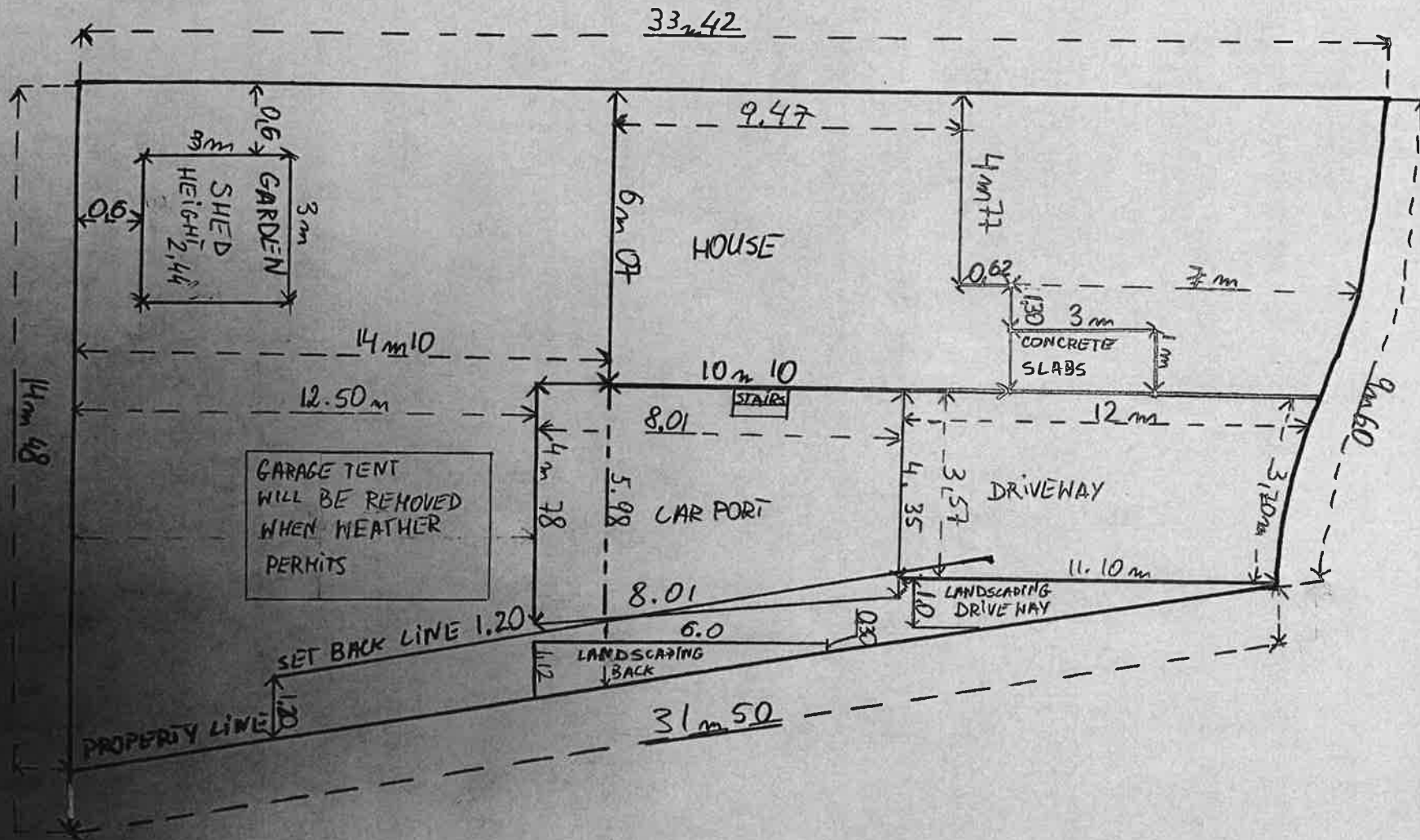
**RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.**

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

DATED at Brampton Ontario, this this 3rd Day of February, 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](mailto:jeanie.myers@brampton.ca)



45 JUNIPER CB

318° NW  
W  
N  
S  
E

**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 in-person 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 **February 14, 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, February 9, 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 [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, February 9, 2023.**
  2. To participate in-person, please email the Secretary-Treasurer at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, February 9, 2023.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. 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, February 9, 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 [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca). If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

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



Flower City



brampton.ca

FILE NUMBER: A-2023-0009

The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

**APPLICATION**

**Minor Variance or Special Permission**

(Please read Instructions)

**NOTE:** It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

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

1. Name of Owner(s) Leszek Wojcik  
Address 45 Juniper Crescent  
Brampton, ON  
L6S 1Y9  
Phone # 416-356-1403 Fax # \_\_\_\_\_  
Email k.wojciuk@hotmail.com

2. Name of Agent \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_ Fax # \_\_\_\_\_  
Email \_\_\_\_\_

3. Nature and extent of relief applied for (variances requested):  
To permit an interior side yard  
setback of 0.96 metres to an existing  
carport whereas the by-law requires a  
minimum side yard setback of 1.2 metres

4. Why is it not possible to comply with the provisions of the by-law?  
because of the angled property line as shown  
in my drawing the distance between the  
exterior wall of building and the outer  
part of the carport would not be wide enough  
to the safety of a vehicle as there is also  
a concrete step leading from the exterior door.

5. Legal Description of the subject land:  
Lot Number P1LT 12, PL 862  
Plan Number/Concession Number As in RO 901115  
Municipal Address 45 Juniper Crescent, Brampton

6. Dimension of subject land (in metric units)  
Frontage 9.60  
Depth 32.50  
Area 103.82

7. Access to the subject land is by:  
Provincial Highway ☐ Seasonal Road ☐  
Municipal Road Maintained All Year ☒ Other Public Road ☐  
Private Right-of-Way ☐ Water ☐



8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)

Two storey semi-detached 9.43 x 6.07  
x 10.10 x 6.10 AREA 57.48  
garden shed 3m x 3m area 9m<sup>2</sup>

PROPOSED BUILDINGS/STRUCTURES on the subject land:

carport 8.01 x 4.78 8.01 x 4.35

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

EXISTING

Front yard setback	Dwelling 7m	Garden shed
Rear yard setback	14.72	0.6
Side yard setback	5.98	
Side yard setback		

PROPOSED

Front yard setback	Carport 11.10
Rear yard setback	12.50
Side yard setback	1.20
Side yard setback	

10. Date of Acquisition of subject land: April 26 / 2013
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: Dwelling 1972 or 1974
15. Length of time the existing uses of the subject property have been continued: 9 years
16. (a) What water supply is existing/proposed?  
Municipal ☒ Other (specify) \_\_\_\_\_  
Well ☐
- (b) What sewage disposal is/will be provided?  
Municipal ☒ Other (specify) \_\_\_\_\_  
Septic ☐
- (c) What storm drainage system is existing/proposed?  
Sewers ☒ Other (specify) \_\_\_\_\_  
Ditches ☐  
Swales ☐

17 Is the subject property the subject of an application under the Planning Act for approval of a plan of subdivision or consent?

Yes ☐ No ☒

If answer is yes, provide details: File # \_\_\_\_\_ Status \_\_\_\_\_

18 Has a pre-consultation application been filed?

Yes ☐ No ☒

19 Has the subject property ever been the subject of an application for minor variance?

Yes ☐ No ☒ Unknown ☐

If answer is yes, provide details:

File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

Wojcicki  
Signature of Applicant(s) or Authorized Agent

DATED AT THE City JANUARY OF Brampton  
THIS 2010 DAY OF December 2022

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, LESZEK WOJCICKI OF THE CITY OF BRAMPTON  
IN THE REGION OF PEEL SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH

DECLARED BEFORE ME AT THE  
City OF Brampton  
IN THE Region OF  
Peel THIS 10<sup>th</sup> DAY OF  
January 2023.

Jeanie Myers  
A Commissioner etc.

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

Wojcicki  
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

R2A(1)-100

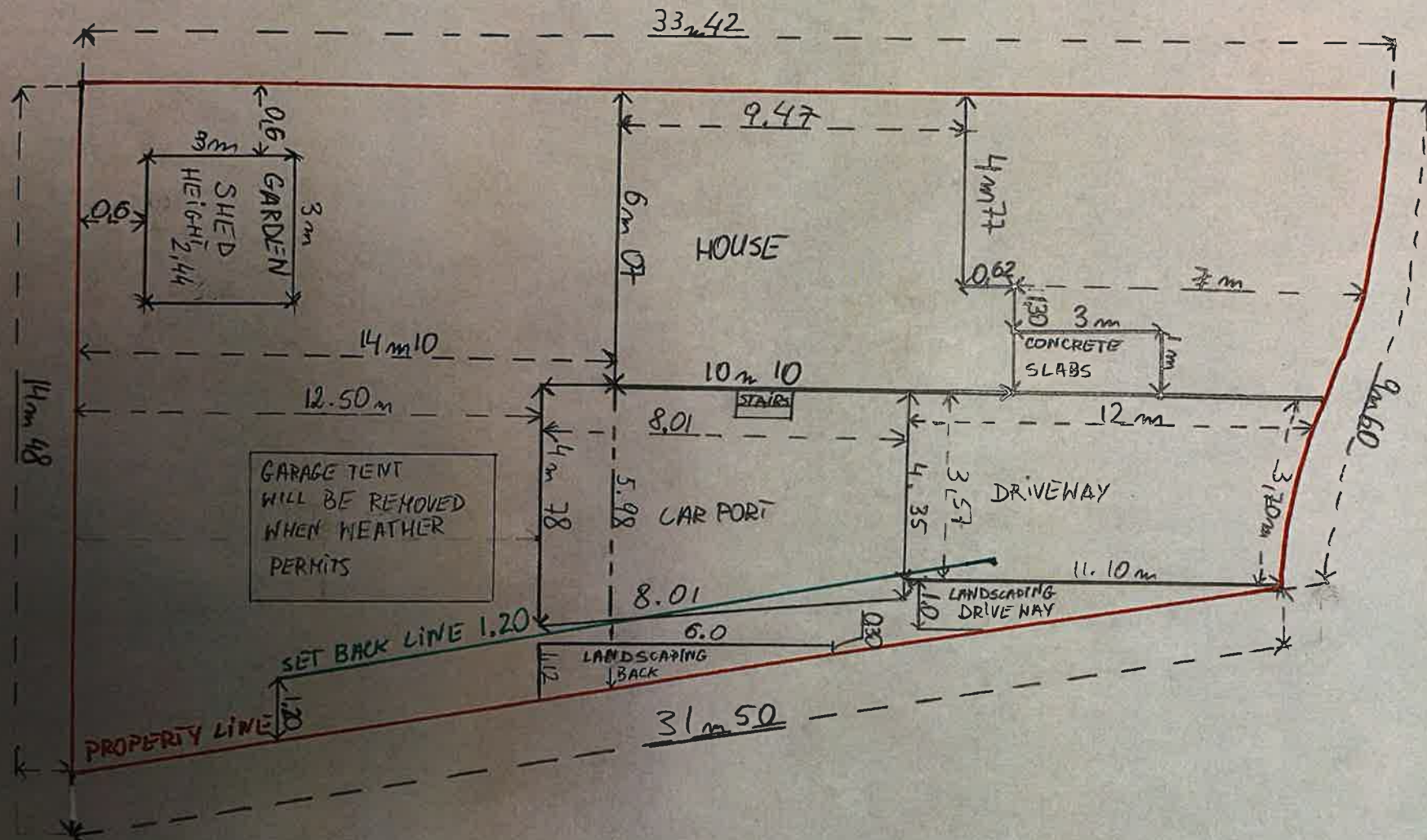
This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist

J. Chau  
Zoning Officer

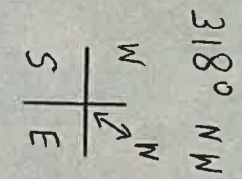
January 12, 2023  
Date

DATE RECEIVED January 10, 2023

Revised 2022/02/17



45 JUNIPER CR







**APPLICATION # A-2023-0011**  
**WARD #4**

## APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **JAYANT PATEL AND HIRAL PATEL** 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 3, Concession 3 WHS municipally known as **8414 CREDITVIEW ROAD**, Brampton;

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

1. To permit an existing lot area of 0.1621 hectares for non-agricultural purposes whereas the by-law requires a minimum lot area of 0.4 hectares for non-agricultural purposes;
2. To permit an existing lot width of 30.5 metres whereas the by-law requires a minimum lot width of 45 metres;
3. To permit an easterly interior side yard setback of 4.51m (14.80 ft.) whereas the by-law requires a minimum interior side yard setback of 7.5m (24.60 ft.);
4. To permit a westerly interior side yard setback of 4.05m (13.25 ft.) whereas the by-law requires a minimum interior side yard setback of 7.5m (24.60 ft.);
5. To permit a rear yard setback of 1.28m to a Floodplain Zone whereas the by-law requires a rear yard setback of 15m;
6. To permit a balcony and deck encroachment of 15m into the required rear yard setback, resulting in a rear yard setback of 0.0m to the Floodplain Zone whereas the by-law permits a maximum balcony and deck encroachment of 3m into the required rear yard, resulting in a rear yard setback of 12m.
7. To permit a portion of the balcony (cantilevered) to be located within a Floodplain Zone whereas the by-law does not permit the balcony to be located within the Floodplain Zone;
8. To permit two existing accessory structures (sheds) to be located within a Floodplain Zone whereas the by-law does not permit accessory structures within a Floodplain
9. To permit 62% of the required front yard to be landscaped whereas the by-law requires a minimum required front yard landscaping of 70%.

**OTHER PLANNING APPLICATIONS:**

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

Plan of Subdivision: NO  
Application for Consent: NO

File Number: \_\_\_\_\_  
File Number: \_\_\_\_\_

The Committee of Adjustment has appointed **TUESDAY, February 14, 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 3rd Day of February, 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**

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

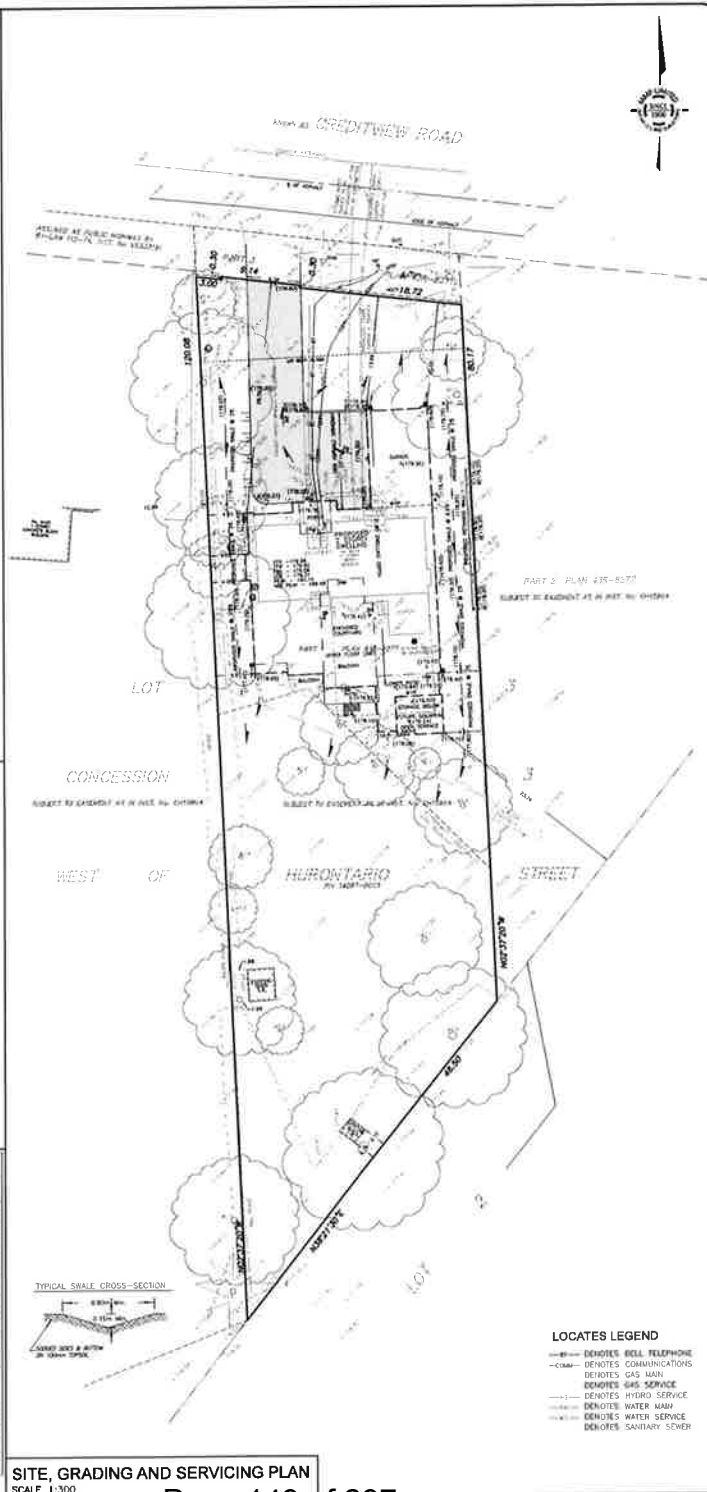


ZONE	REQUIRED	PROVIDED	
LOT WIDTH	45.0m (min)	30.50m	
LOT AREA	0.4ha (min)	0.3055ha	FINAL PROPERTY
		0.1821ha	MINIMUM ZONE
		0.1434ha	FLOODPLAIN ZONE
FRONT YARD	12.0m (min)	12.0m	
REAR YARD	15.0m (min)	13.7m	
SIDE YARD	7.5m (min)	4.51m	ENF
		4.51m	DEET
BUILDING AREA		14.633 sq.m	EXISTING BUILT STRUCTURES
		15.65 sq.m	(EXISTING STRUCTURES REMAINING)
		403.23 sq.m	(PROPOSED STRUCTURES)
		408.08 sq.m	
LOT COVERAGE		29.8%	MINIMUM ZONE
		1.10%	FLOODPLAIN ZONE
BUILDING HEIGHT	10.0m (max)	9.14m	
PROPOSED FLOOR AREA	715.0sq.m (max)	377.85sq.m	
MAXIMUM DEPTH		31.87m	
LANDSCAPED AREA	10% OF FRONT YARD	24.14sq.m	3.8% UNIMPROVED
	6.5% OF REAR YARD	4.14sq.m	3.8% UNIMPROVED

FLOODPLAIN ZONE BOUNDARY TAKEN FROM ONLINE MUNICIPAL ZONE MAPPING  
AREAS CALCULATED ARE BASED ON FLOODPLAIN ZONE BOUNDARY

[illegible]

Formula: Established GRADE = SUM  
[(ELEV\_1+ELEV\_2)\*0.5xDIST] / SUM DIST

[illegible]

KEY PLAN

NOT TO SCALE

## GEOGRAPHIC LOCATION NOTE

## GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY

0 5 10 20 metres  
MacKAY, MacKAY & PETERS LIMITED-ONTARIO LAND SURVEYORS  
© 2022

<b>METRIC</b>	DISTANCES SHOWN ABOVE ARE IN METRES AND FAS BY ROUTE 101 TO 1015 ON SHANGAI IS 2.304	<b>COLOUR</b>	THE ORIGINAL BROWN PRINT OF THE SITE PLAN CONTRASTS COLO
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## CITY OF BURLINGTON BOY-SHARP No. 042050294

MONUMENT IS LOCATED 24.30 METRES SOUTH OF CENTRELINE OF STEELES AVENUE AND 13.70 METRES EAST OF CENTRELINE OF CHURCHVILLE ROAD

FTF	DENOTES FINISHED FLOOR ELEVATION	R	DENOTES TO REMAIN
TPF	DENOTES TOP OF FOUNDATION WALL	UP	DENOTES UTILITY POLE
TBP	DENOTES TOP OF BASEMENT SLAB	AC	DENOTES AIR CONDITIONER
USF	DENOTES UNDERSIDE OF FOOTING	WE	DENOTES TREE PROTECTION BARRIER
SP	DENOTES SUMP PUMP	WT	DENOTES SALT PILE
R	DENOTES RISE	TR	DENOTES TRAIL PROTECTION BARRIER
↓	DENOTES DOWNSPOUT		
→	DENOTES DIRECTION OF DRAINAGE		
XXX	DENOTES EXISTING ELEVATION		
(XXX)	DENOTES PROPOSED ELEVATIONS		
SM	DENOTES STORM MANHOLE		
PM	DENOTES PROPERTY IDENTIFICATION NUMBER		
○	DENOTES DECIDUOUS TREE SCALED TO CANOPY, TRUNK SIZE SHOWN IN METRES		
○	DENOTES CONIFEROUS TREE SCALED TO CANOPY, TRUNK SIZE SHOWN IN METRES		

[illegible]

- THIS IS NOT AN ORIGINAL COPY. ~~UNLESS~~ EMBOSSED
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BOUNDARY DIMENSIONS SHOWN HEREON ARE DERIVED FROM LAND REGISTRY OFFICE RECORDS AND SURVEY RECORDS OF MMP LIMITED.

WE HAVE REVIEWED THE PLANS FOR CONSTRUCTION OF A 2 STOREY DWELLING LOCATED AT 8414 CRENSHAW ROAD AND CERTIFY THAT THE CARPOUS SHOWN HEREON IS COMPATIBLE WITH THE ADJACENT PROPERTIES AND EXISTING MUNICIPAL SERVICES PROPOSED BUILDING SETBACKS AS SHOWN.

PROPOSED BUILDING HEIGHT AS SHOWN  
PROPOSED LOT COVERAGE AS SHOWN  
PROPOSED BUILDING SITE STATISTICS AS SHOWN

FEBRUARY 1, 2023  
DATE

FOR MACKAY, MACKAY & PETERS LIMITED

[illegible][illegible][illegible][illegible][illegible]

2	FEBRUARY 1, 2020	FLOODPLAIN ZONE ADDED TO PLAN
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1	January 11, 2021	DTN PLAN COMPLETED
2		

Page	DATE	REVISIONS

**MMD**  3380 South Service Road  
Unit 101

Burlington, ON  
L7M 3J3

(905) 638-2375

Mackay, Mackay & Peters Limited [halton@mmp-ltd.com](mailto:halton@mmp-ltd.com)

LAND SURVEYORS & MAPPERS  
SINCE 1906

E(1A) : Fuel (GHP) Consumption / SEC = WPAJ20-FC20+ETN13F120+OTB17F60

DRAWN BY:	CHECKED BY:	PROJECT NO:	DWG NO:
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22-076-SP	1
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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 in-person 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 **February 14, 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, February 9, 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 [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, February 9, 2023.**
  2. To participate in-person, please email the Secretary–Treasurer at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, February 9, 2023.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. 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, February 9, 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 [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca). If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

**NOTE** Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, [www.brampton.ca](http://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

February 1, 2023

To: Committee of Adjustment

RE: APPLICATION FOR MINOR VARIANCE  
JAYANT & HIRAL PATEL  
A-2023-0011 – 8414 CREDITVIEW ROAD

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Please **amend** application **A-2023-0011** to reflect the following:

1. To permit an existing lot area of 0.1621 hectares for non-agricultural purposes, whereas the by-law requires a minimum lot area of 0.4 hectares for non-agricultural purposes;
2. To permit an existing lot width of 30.5 metres whereas the by-law requires a minimum lot width of 45 metres;
3. To permit an easterly interior side yard setback of 4.51m whereas the by-law requires a minimum interior side yard setback of 7.5m;
4. To permit an westerly interior side yard setback of 4.05m whereas the by-law requires a minimum interior side yard setback of 7.5m;
5. To permit a rear yard setback 1.28m to a Floodplain Zone, whereas the by-law requires a rear yard setback of 15m;
6. To permit a balcony and deck encroachment of 15m into the required rear yard setback, resulting in a rear yard setback of 0.0m to the Floodplain Zone, whereas the by-law permits a maximum balcony and deck encroachment of 3m into the required rear yard, resulting in a rear yard setback of 12m.
7. To permit a portion of the balcony (cantilevered) to be located within a Floodplain Zone, whereas the by-law does not permit the balcony to be located within the Floodplain Zone;
8. To permit two existing accessory structures (sheds) to be located within a Floodplain Zone, whereas the by-law does not permit accessory structures within a Floodplain
9. To permit 62% of the required front yard to be landscaped whereas the by-law requires a minimum required front yard landscaping of 70%.

  
Applicant/Authorized Agent

Peter Vozikas



CITY OF BRAMPTON ZONING BY-LAW 270-2004 ZONING REGULATION - AGRICULTURAL

ZONE	REQUIRED	PROVIDED
LOT WIDTH	45.0m (min)	33.50m
LOT AREA	0.45ha (min)	0.2055ha
FRONT YARD	12.0m (min)	12.0m
REAR YARD	15.0m (min)	23.73m
SIDE YARD	7.5m (min)	4.51m
BUILDING AREA		182.03 sq m (EXISTING REMOVED STRUCTURE)
		15.65 sq m (EXISTING REMOVED STRUCTURE)
		482.23 sq m (PROPOSED STRUCTURE)
		438.88 sq m (TOTAL AREA)
LOT COVERAGE		29.88% AGRICULTURAL ZONE
		1.10% FLOODPLAIN ZONE
BUILDING HEIGHT	10.0m (max)	9.54m
GROUND FLOOR AREA	418.06sq.m (max)	51.85sq.m
DWELLING UNIT		1
LANDSCAPED AREA	70% OF FRONT YARD	241.41sq.m
	4.0m (max) FRONT YARD AREA	294.74sq.m
		38% LANDSCAPED
		63% LANDSCAPED

PROPOSED DWELLING = 2 STOREYS

FLOODPLAIN ZONE BOUNDARY TAKEN FROM CHURCH MURDOCH ZONE MAPPING AREAS CALCULATED ARE BASED ON FLOODPLAIN ZONE BOUNDARY

**CVC NOTES**

1. BE ADVISED THAT THE CREDIT VALLEY CONSERVATION AUTHORITY MAY, AT ANY TIME, WITHDRAW THIS PERMISSION IF, IN THE OPINION OF THE AUTHORITY, THE CONDITIONS OF THE PERMIT ARE NOT BEING COMPLIED WITH. THIS APPROVAL DOES NOT EXEMPT THE PROPERTY OWNERSHIP/CONSTRUCTION FROM THE PROVISIONS OF ANY OTHER FEDERAL, PROVINCIAL OR MUNICIPAL STATUTES, REGULATIONS OR BY-LAWS, OR ANY RIGHTS UNDER COMMON LAW.

2. FOLLOWING INSTALLATION OF THE PROPOSED ESC MEASURES, A QUALIFIED AGENT OF THE PROPONENT, PREFERABLY AN ENVIRONMENTAL MONITOR, WILL CONDUCT REGULAR SITE VISITS TO MONITOR ALL WORKS, PARTICULARLY THE CONDITION OF THE ESC MEASURES, DEVIATIONS AND IN OR NEAR WATER WORKS. SHOULD CONCERNS ARISE, THE ENVIRONMENTAL MONITOR WILL CONTACT THE PROPONENT, CVC, AND ANY OTHER APPROPRIATE PARTIES.

3. ALL CONSTRUCTION ACTIVITIES INCLUDING MAINTENANCE PROCEDURES, WILL BE CONTROLLED TO PREVENT THE ENTRY OF DEBRIS, SEDIMENTS, OR OTHER DELETERIOUS PRODUCTS TO THE WATERCOURSE OR WETLAND. EQUIPMENT MAINTENANCE WILL BE CONDUCTED AT A MINIMUM OF 30 METRES FROM THE WATERCOURSE/WETLAND.

4. SEDIMENT LOGS MUST BE MAINTAINED FROM DISTURBED AREAS TO THE WATERCOURSE OR NATURAL FEATURE IS NOT ALLOWED. ALL DEBRIS SHALL BE TREATED AND THEN RELEASED IN METRES FROM WATERCOURSE OR WETLAND. DISCHARGE IS TO BE RELEASED TO AN UNDISTURBED NATURAL AREA. THESE CONTROL MEASURES SHALL BE MONITORED AND MAINTAINED TO ENSURE WATER QUALITY TARGETS ARE BEING ACHIEVED.

5. PLEASE REFER TO THE ESC GUIDE FOR URBAN CONSTRUCTION (2018) FOR THE DESIGN AND DESIGN ALTERNATION OF ESC MEASURES.

6. ESC MEASURES WILL BE IMPLEMENTED PRIOR TO AND MAINTAINED DURING THE CONSTRUCTION PHASES TO PREVENT ENTRY OF SEDIMENT INTO THE WATERCOURSE/WETLAND. ESC MEASURES ARE TO BE EVALUATED ON A WEEKLY BASIS AND AT THE END OF ANY STORM EVENT ANY REPAIRS REQUIRED ARE TO BE RECTIFIED IMMEDIATELY.

7. THE PROPONENT AND ENVIRONMENTAL MONITOR, ESC PLAN IS A DYNAMIC DOCUMENT, WHICH MAY BE SUBJECT TO CHANGE OR MODIFICATIONS AS A RESULT OF SITE DEVELOPMENTS OR CHANGES ON SITE. ANY DEVIATION FROM APPROVED PLANS MUST BE DESIGNED BY A QUALIFIED PROFESSIONAL.

8. ADDITIONAL ESC MATERIALS (E.G. SALT FENCE, FILTER SOCKS, STRAW BALES, CLEAN STONES, ETC.) ARE TO BE KEPT ON SITE FOR EMERGENCIES AND REPAIRS.

9. THE PROPONENT OR THEIR REPRESENTATIVE IS ULTIMATELY RESPONSIBLE FOR CONTROLLING SEDIMENT AND EROSION WITHIN THE CONSTRUCTION SITE FOR THE TOTAL PERIOD OF THE CONSTRUCTION.

10. DISTURBED AREAS WILL BE MINIMIZED TO THE EXTENT POSSIBLE, AND TEMPORARILY OR PERMANENTLY STABILIZED OR RESTORED AS THE WORK PROGRESSES. ALL DISTURBED GROUND LEFT INACTIVE FOR MORE THAN 30 DAYS SHALL BE STABILIZED USING APPROPRIATE EROSION CONTROL MEASURES AND AN APPROPRIATE NATIVE NON-INVASIVE SEED MIX OR WITH THE FINAL APPROVED RESTORATION PLAN.

11. ANY SEDIMENT SPILL FROM THE SITE SHOULD BE REPORTED TO MINISTRY OF ENVIRONMENT (SPILL ACTION CENTRE) AT 1-800-268-8888.

12. IF EXCESSIVE SEDIMENT RESULTS FROM THE CONSTRUCTION ACTIVITIES, THE ONSITE SUPERVISOR/INSPECTOR AND/OR CVC RESERVE THE RIGHT TO REQUEST ADDITIONAL ESC MEASURES WHICH WOULD BE DETAILLED PRIOR TO FURTHER CONSTRUCTION ACTIVITIES. SITE-SPECIFIC NOTES.

13. THE CONTRACTOR SHALL MONITOR WEATHER FORECASTS TO ENSURE THAT THE WORK WILL BE CONDUCTED IN FAVOURABLE WEATHER. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL CONSTRUCTION EQUIPMENT AND MATERIALS THAT WOULD HAVE POTENTIAL TO CAUSE A SPILL OR CONTAMINATION (E.G. FUEL TANKS, PORTABLE TOILETS, MACHINERY, ETC.) FROM THE 100 YEAR FLOODPLAIN IN THE CASE OF A LARGE STORM EVENT, 1 OR SITE SPECIFIC STORM EVENT.

14. CROSSING AN ACTIVE WATERCOURSE OR WETLAND BY EQUIPMENT, VEHICLES, PERSONNEL, ETC. IS NOT PERMITTED UNLESS APPROVED BY CVC. ALL ACCESS TO WORK SITES SHALL BE FROM EITHER SIDE OF THE WATERCOURSE OR WETLAND.

15. ALL IN-WINTER AND WINTER WORKS SHALL BE CONDUCTED IN THE DRY AND MUST BE FINISHED WITH APPROPRIATE EROSION AND SEDIMENT CONTROL. PLAN THE WORK ACCORDINGLY WITH THE WEATHER FORECAST.

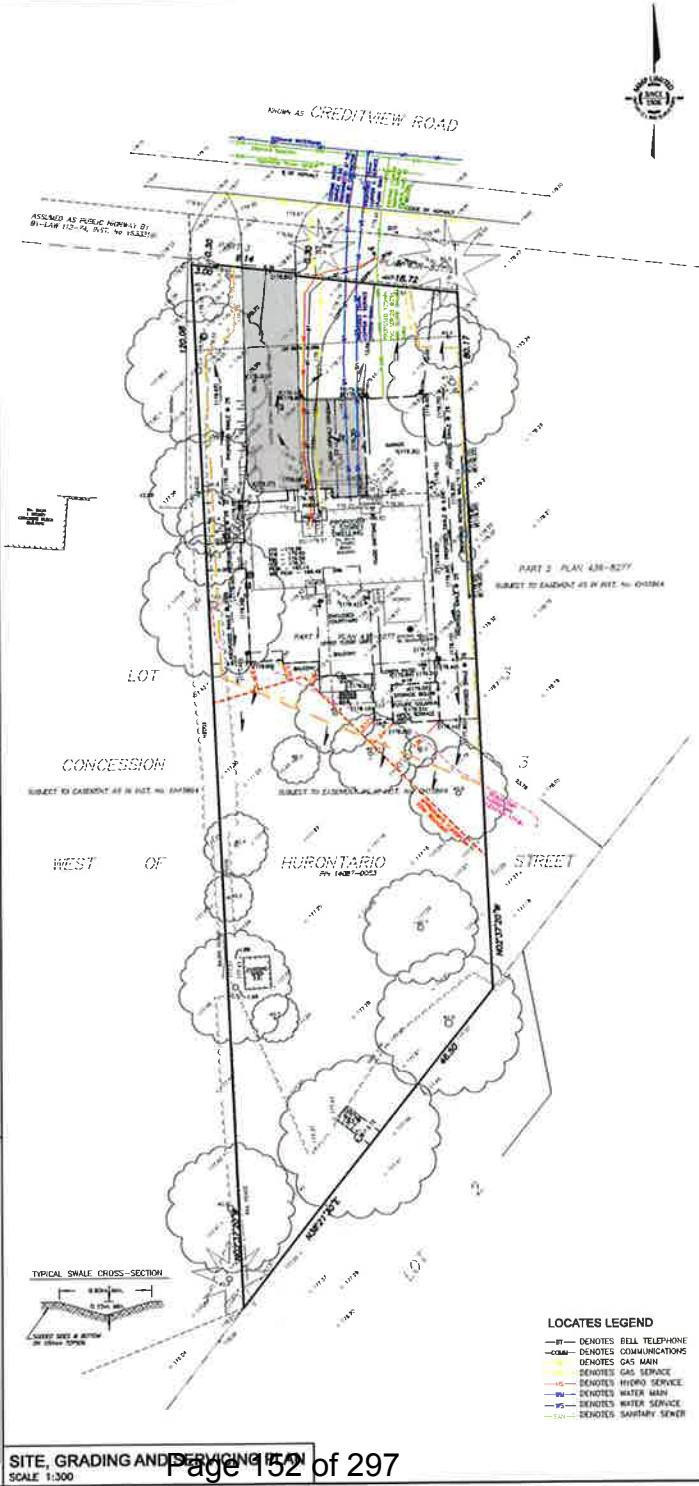
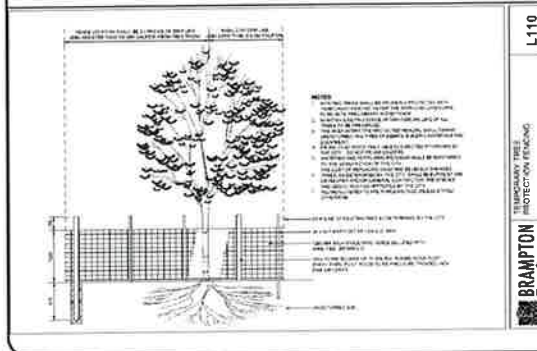
16. AN AFTER-HOURS CONTACT NUMBER IS TO BE KEPT POSTED ON-SITE FOR EMERGENCIES. ALL PLANS SHOULD HAVE NAME AND CONTACT INFO OF THE PERSON RESPONSIBLE FOR ESC MEASURES.

**Established grade calculations**

Formula: Established GRADE = SUM  
(ELEV\_1+ELEV\_2)/2 AND DIST

ELEV 1	ELEV 2	Average	DIST	(ELEV 1+ELEV 2) / 2
178.05	178.90	178.93	6.9	1241.74
178.50	178.40	178.65	30.7	5482.77
178.40	178.10	178.25	6.9	1235.27
178.10	178.00	178.05	5.2	949.01
178.00	178.10	178.05	7.5	1331.81
178.10	178.00	178.05	14.0	2492.70
178.00	178.65	178.33	18.5	3209.01
178.65	178.35	179.00	14.5	2602.66
179.35	178.95	179.15	11.4	2038.73
		0.00	0.00	
SUM		115.8		20673.70

Established GRADE (metres) = 178.54



**8414 CREDITVIEW ROAD**  
SITE, GRADING & SERVICING PLAN FOR BUILDING PERMIT

**KEYPLAN**  
GEOGRAPHIC LOCATION NOTE  
**PART OF LOT 3 CONCESSION 3 WEST OF HURONTARIO STREET**  
GEOGRAPHIC TOWNSHIP OF CHINGACOUSY  
IN THE  
**CITY OF BRAMPTON**  
REGIONAL MUNICIPALITY OF PEELE  
SCALE: 1 : 300

**MacKay, MacKay & Peters Limited-ONTARIO LAND SURVEYORS**  
© 2022

**METRIC** (SHOWS SHOWN HEREIN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048) **COLOUR** (THIS SITE PLAN CONTAINS COLOUR)

**BENCHMARK NOTE**  
CITY OF BURLINGTON BENCHMARK NO. 04700078  
ELEVATION = 112.703 METRES (COORD 1983/1978 ADJUSTMENT)  
MONUMENT IS LOCATED 24.30 METRES SOUTH OF CENTRELINE OF STEELES AVENUE AND 13.70 METRES EAST OF CENTRELINE OF CHURCHVILLE ROAD

**LEGEND**  
FTE DENOTES FINISHED FLOOR ELEVATION  
TYP DENOTES TOP OF FOUNDATION WALL  
TIS DENOTES TOP OF INCREMENT SLAB  
USF DENOTES UNDERSIDE OF FOOTING  
SP DENOTES SLUMP PUMP  
R DENOTES RISER  
D DENOTES DRAINAGE  
XXX DENOTES EXISTING ELEVATIONS  
XXX DENOTES PROPOSED ELEVATIONS  
STM DENOTES STORM MANHOLE  
PIN DENOTES PROPERTY IDENTIFICATION NUMBER  
C DENOTES DECIDUOUS TREE SCALED TO CANOPY, TRUNK SIZE SHOWN IN METRES  
E DENOTES CONIFEROUS TREE SCALED TO CANOPY, TRUNK SIZE SHOWN IN METRES

**NOTES**  
- PROPOSED TIES SHOWN HEREIN ARE TO FOUNDATION ONLY  
- BUILDING DIMENSIONS WERE TAKEN FROM PLANS SUPPLIED BY THE CLIENT  
- EXISTING ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE VERTICAL BENCHMARK NOTED ABOVE  
- LOT GRADING SHALL MATCH WITH THE EXISTING DRAINAGE PATTERNS NOTED ABOVE  
- SANITARY SEWER SERVICE CONNECTION MUST BE INSTALLED BEFORE BASEMENT EXCAVATION TO ENSURE SERVING AT BASEMENT LEVEL  
- BUILDER TO VERIFY ALL EXISTING GRADES PRIOR TO CONSTRUCTION INCLUDING ROAD AND LOT LINE GRADES  
- SLUMP PUMP AND DOWNPOUTS TO DRAIN TO PERMEABLE SURFACE (AS SPLASH PADS ALL UNDERGROUND SERVICES MUST BE LOCATED BY CONTRACTOR PRIOR TO ANY CONSTRUCTION  
- CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK  
- LOT DIMENSIONS ARE AS SHOWN ON SURVEYOR'S REAL PROPERTY REPORT BY: MMP LIMITED, DATED JUNE 8, 2022 (22-078)  
- PROPOSED BUILDING IS POSITIONED BY CALCULATION, NOT BY AN ACTUAL SURVEY  
- THIS PROPOSED PLAN IS PRELIMINARY UNTIL THE APPROPRIATE BUILDING DEPARTMENT'S SAGHS APPROVAL HAS BEEN OBTAINED  
- ANY AMENDMENT OR ALTERATION OF THIS PLAN MUST BE REPORTED TO MMP LIMITED PRIOR TO LAYOUT OF BUILDING IN THE FIELD  
- UTILITIES AND SERVICES SHOWN ON THIS SKETCH ARE APPROXIMATE AND MUST BE VERIFIED BEFORE CONSTRUCTION  
- ALL UTILITIES TO BE COORDINATED ON SITE DURING CONSTRUCTION THE INSTALLATION OF UTILITIES SHALL NOT DISRUPT TREE PROTECTION ZONES. THE BUILDER SHALL COORDINATE INSTALLATION WITH INDIVIDUAL UTILITY PROVIDERS ACCORDINGLY

**CAUTION**  
- THIS IS NOT AN ORIGINAL COPY UNLESS EMBOSSED  
- THIS PROJECT SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED BY THE TITLE BLOCK  
- THIS PROJECT IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTIONS OR MORTGAGE PURPOSES  
- THIS PLAN IS PROTECTED BY COPYRIGHT INCLUDING ALL RELATED DIGITAL PRODUCTS

**CERTIFICATION NOTE**  
BOUNDARY QUERIES SHOWN HEREIN ARE DERIVED FROM LAND REGISTRY OFFICE RECORDS AND SURVEY RECORDS OF MMP LIMITED  
WE HAVE REVIEWED THE PLANS FOR CONSTRUCTION OF A 2 STOREY DWELLING LOCATED AT 8414 CREDITVIEW ROAD AND CERTIFY THAT THE GRADING SHOWN HEREIN IS COMPARABLE WITH THE ADJACENT PROPERTIES AND EXISTING MUNICIPAL SERVICES  
PROPOSED BUILDING SETBACKS AS SHOWN  
PROPOSED BUILDING HEIGHT AS SHOWN  
PROPOSED LOT COVERAGE AS SHOWN  
PROPOSED BUILDING SITE STATISTICS AS SHOWN  
FEBRUARY 1, 2023  
DATE

**ASAR BHERI**  
ONTOARIO LAND SURVEYOR  
FOR: MACKAY, MACKAY & PETERS LIMITED

**MMP**  
MacKay, MacKay & Peters Limited  
LAND SURVEYORS & MAPPERS  
SINCE 1906  
3380 South Service Road  
Unit 101  
Burlington, ON  
L7R 3J5  
(905) 639-1375  
burlington@mmpm.com  
mmpm.com

**REVISIONS**  
1. FEBRUARY 1, 2023 FLOODPLAIN ZONE ADDED TO PLAN  
2. JANUARY 23, 2023 SITE PLAN COMPLETED

**DATE** **REVISIONS**

**22-076-SP**

## Planning Justification Report

Committee of Adjustment Minor Variance for

Jayant and Hiral Patel

8414 Creditview Road, Brampton Ontario

A-2023-0011

Attention: Committee of Adjustment

Date: December 21, 2022

### INTRODUCTION

Empire Design Company has been retained by the owners of 8414 Creditview Road to provide a planning justification report for the proposal of a single detached dwelling on a parcel of land currently zoned as an agricultural use under section 46.1 depicted as 'A'.

Our proposal is for a new single detached dwelling which requires variances for the following:

- Insufficient lot area
- Insufficient lot frontage
- Insufficient side yard setback
- Insufficient side yard setback

The requested variances are close in comparison with the neighboring properties from a streetscape view and in comparison to the neighboring properties adjacent to ours. The existing properties at 8442 and 8450 Creditview Road have similar side yard setbacks compared to ours if not more extremely deficient than our proposal under the same zoning requirements.

The existing lot area and existing lot frontage are not something we can control. These variances should be considered for approval. The existing dwelling proposed for demolition currently exists with a 5.46M side yard setback and a 5.32M side yard setback. These distances are not that much more than what we are proposing.

Considering this land will never be farmed, we feel that the allowed use of a residential dwelling is more appropriate when comparing to the subdivision to the north on Porter Creek Hollow, Hickory Ridge Court, Lloyd Sanderson Drive and Vernosa Drive. The proposed lands along Creditview Road are typically considered as Estate Lots.

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Empire Design Company – 5 North Ridge Crescent, Georgetown ON L7G 6E7 :416-500-8989 Page 1



Based on the four tests of the Planning Act s45, testing for a minor variance, we have evaluated the requested variances against these tests, as follows:

1. Is the variance minor in nature?

The proposed variances will not increase the massing on the property where it is considered as over-development within the planning and zoning requirements on this lot. The proposed side yard setbacks have similarities to other neighboring structures within the vicinity as well as the existing dwelling currently existing on the property.

Based on this, we feel these variances can be considered minor in nature.

2. Does the variance maintain the intent and purpose of the Official Plan?

Our proposal will be compatible and complimentary with respect to size, width and length in relation to the lot size and will not adversely affect the designation of the official plan. This proposal in scale, height, massing and architectural character will resemble similar homes within the district. We feel that our proposal does not impact the streetscape but blends into the character of the neighborhood.

We are in the opinion that this variance meets the intent and purpose of the Official Plan.

3. Does the variance meet the intent and purpose of the Zoning Bylaw?

The side yard setbacks closely meet the requirements of the zoning bylaw. The side yard setbacks proposed are similar to the surrounding district.

Based on this, we feel that our proposal still maintains the general intent and purpose of the Zoning Bylaw.

4. Is the variance desirable for the appropriate development of the lands?

Our proposal of a two-storey detached dwelling will have a low pitched roof slope whereas it will not deter any natural light upon the neighboring properties. The two-storey portion is set further back from the street line whereas it does not depict itself as over-massing or over development. The current status of this portion of Creditview Road are mostly custom built two-storey homes ranging between 4000 sq.ft. to 8000 sq.ft.

Therefore, we believe this variance is currently desirable for the appropriate development of the lands.

### PROPERTY LOCATION

The subject land is located within the districts of Eldorado Park, Springbrook, Huttonville and Lion's Head Golf course.

### SURROUNDING LAND USES

All the lands within this property district are all urban and rural residential with single family residential dwellings and Credit Valley Conservation lands.

### PROPOSAL

New single detached dwelling.

### TECHNICAL DATA

The subject property is zoned [A] under section 46.1 and [F] under section 44.2 under the current zoning bylaw 253-2021.

### CONCLUSIONS

The proposal of this two-storey dwelling is in keeping with the official plan with respect to the existing neighborhood and context. Therefore, we feel that we have met the four tests of the Planning Act RSO 1990.

### PHOTOS

None

### SUMMARY

We feel that all efforts have been taken into account to allow our proposal to proceed without adversely affecting the neighboring properties and also meeting similar characteristics within the neighborhood.

We are hoping the committee finds this application minor and favorable and grants permission for approval to proceed with this development.

Peter Vozikas  
Empire Design Company  
416-500-8989

(Agent for owner's)

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Empire Design Company – 5 North Ridge Crescent, Georgetown ON L7G 6E7 :416-500-8989 Page 3

A-2023-0011

**Arborist Report** For  
**8414 Creditview Road**  
 Brampton, Ontario  
 (January 4, 2023)



[DAWhiteTreeCare.com](http://DAWhiteTreeCare.com) Tel: 416 431 2453, e-mail: [DAWhiteTreeCare@gmail.com](mailto:DAWhiteTreeCare@gmail.com)

**D. Andrew White M. Sc.** ISA Certified Arborist ON-0734. 78 Marcella St. Toronto, ON, M1G 1L2.

## 1. Introduction

The following is an preliminary arborist report for the property at 8414 Creditview Road, in Brampton Ontario. The purpose of this report was to inventory the trees on the site and ascertain the potential impacts of the proposed development on the trees on, and near, the subject site.

This report was prepared for

Peter Vozikas

***Empire Design Company***

416-500-8989

[www.empiredesignhomes.com](http://www.empiredesignhomes.com)

## 2. Methods

An on-site inspection was made on September 28, 2022. The sizes of individual trees were measured as diameter at breast height (DBH), breast height being 140 cm from ground level. From the data collected plant Condition Rating (CR), Location Rating (LR), Species Rating (SR), and minimum Tree Protection Zones (TPZ), were estimated.<sup>1,2</sup>

## 3. Discussion

There are plans to develop the property at 8414 Creditview Road. At least seven (7) non-exempt trees would need to be injured or removed, in order to allow for the proposed development (Table 1, Fig. 1, Photos 1-12).

### **Road Allowance Trees:**

Two (2) road allowance trees would be at some risk of injury. The tree, #1, closest to the driveway would have infringements of its 2.4 metre TPZ radius on the side facing the driveway and on the side near the several underground utility lines. The over-digs of the utility lines would be about 1.5 metres from the closest line. Another roadside tree, #2, would be less than its 4.8 metre TPZ from the sanitation line. Both infringements would be in the outer third or forth of the trees' TPZ radii. The tree could be retained with acceptable risk of injury (Table 1, Fig. 1).

### **Private Trees:**

Five (5) privately owned trees near the main worksite area would be removed. The trees would be too close to the worksite to be retained without undue risk of injury. Two other side-yard trees over 15 cm DBH should be removed. The worksite access gap would overlap into the TPZ radii of the trees by almost one-third (Table 1, Fig. 1).

One (1) tree, #17, in the Regulatory Flood Plain boundary would be very close to the excavation over-dig and workspace access gap around the proposed foundation. The workspace would overlap of about one-quarter to a third of the TPZ radius of the tree. This would likely necessitate significant crown trimming, if the tree is retained. The tree would therefore best be removed (Table 1, Fig. 1).

In addition, there are several ash trees that have died due to emerald ash borer (EAB) larvae. Trees are little more than coppice growth (Table 1, Fig. 1).

The remaining trees in the wooded area to the south would be retained, with virtual no risk of injury (Table 1, Fig. 1).

### **Neighbours' Trees:**

No trees on neighbouring properties could be retained without risk of injury. The trees to be retained would be more than their TPZ radii from the worksite (Table 1, Fig. 1).

## **3.2 Tree Protection:**

It is necessary to protect all trees designated for preservation during both demolition and construction. This tree protection can be accomplished by protecting the said trees with *tree protection barriers*. The minimum tree protection zone (TPZ) radius is based on the diameter of the tree ( $TPZ \approx 0.06_{m/cm} \times DBH_{cm}$ ). Tree barriers for road allowance areas would be composed of a 1.2 metres (4 ft) high orange plastic web snow fencing secured on 2"x4" wood frames. Usually, tree protection barriers, not on road allowance, are to be 1.2 metres (4 ft) high, and composed of plywood.<sup>3,4</sup>

**Roadside Barriers:**

The road allowance tree, #1, would be protected by a web-fence barrier. The barrier would extend out to the 2.4 metre TPZ radius of the tree, except where the barrier would overlap into the roadside or overlap into the over-dig of the proposed underground utility lines (Fig. 1, Table 1).

The road allowance tree, #2, would be protected by a web-fence barrier. The barrier would extend out to the 4.8 metre TPZ radius of the tree, except where the barrier would overlap into the roadside or overlap into the over-dig of the proposed underground sanitation line (Fig. 1, Table 1).

**Backyard Barriers:**

A wooded area to the south would be blocked-off with a plywood tree protection barrier, with a sediment control barrier (silt-fence) on its up-slope side. The barrier would extend out to the three to five metre drip-lines of the trees to be retained. The barrier would be placed as close to the Regulatory Flood Plain Boundary as feasible. It would be up-slope of the boundary wherever possible (Fig. 1, Table 1).

**3.3 Replacement Trees:**

A detailed Tree Planting Plan is to be developed for the 8414 Creditview Road development proposal (Ref. 4 & 5).

At least seventeen (17) new trees need to be accounted for, as replacements for the trees that would be removed. The City of Brampton Council may impose additional conditions as it deems appropriate for the species, size, number and location of replacement trees to be planted on the site (Ref. 4 & 5, Fig. 1).

Note: Ash tree #4 should be considered “exempt” because it is moribund

Guidelines. City Standard	
Boulevards	8.0 - 10.0 m spacing
Parks	120 trees per hectare (50 trees per acre)
Valley Buffers	# trees = square area of buffer divided by 36.0 sq. m.
Woodland Buffers	1000 stems per hectare (includes whips, calliper trees, and does not include shrubs, flowers, and grasses)
SWM Ponds	# trees = square area of dry pond divided by 36.0 sq. m.



DBH (cm)	Ratio	Trees Removed	Replacements
15-20	1:1	#8	1x1 = 1 trees
21-35	2:1	#11	2x1 = 2 trees
36-50	3:1	#10 & #17	2x2 = 4 trees
51-65	4:1		4x0 = 0 trees
>65	5:1	#9 & #12	5x2 = 10 trees

Allowing for canopy gaps and proper spacing of new trees (30 m<sup>2</sup>/tree), distance from underground utility lines (>1.5 m), and available canopy gaps, there would be space for at most one or two replacement trees in the front lawn. The complement of replacement trees would be compensated cash-in-lieu, i.e. \$500 per tree (Fig. 1).

- (1) Minimum 70 mm calliper (3-inch wide stem) for deciduous & coniferous trees
- (2) Minimum growing spacing equivalent to 5.5 m by 5.5 m, i.e. 30 m<sup>2</sup>

Any new tree(s) would be of large calliper nursery grown stock. The trees would be transplanted as according to municipal codes and bylaws. New trees would best be transplanted during the spring or autumn. Mid-summer transplanting should be avoided. These trees are to be maintained in good condition. Supplemental watering may be required during the drier periods of the year, especially during the first two or three years after their transplantation.<sup>4,5</sup>

Species appropriate for the site conditions, and as replacements for species removed, could include: Hackberry (*Celtis occidentalis*); Honey Locust (*Gleditsia pseudoacacia*); Kentucky-Coffee (*Gymnocladus dioicus*); and Bur Oak (*Quercus macrocarpa*).

Any new tree(s) would best be transplanted during the spring or autumn. Mid-summer transplanting should be avoided. These trees are to be maintained in good condition. Supplemental watering may be required during the drier periods of the year, especially during the first two or three years after their transplantation.<sup>4,5</sup>

The City of Brampton Council may impose additional conditions as it deems appropriate for the species, size, number and location of replacement trees to be planted on the site (Ref. 4 & 5, Fig. 1).

## 4. Conclusions

In order to allow for the development of the property at 8414 Creditview Road, several non-exempt trees need to be injured or removed. Several dead or moribund ash trees would also be removed.

Two (2) road allowance trees would be at risk of injury. They would be less than their TPZ radii from the underground utility line over-digs (Table 1, Fig. 1).

Six (6) privately owned trees would be removed. The trees would be too close to the worksite to be retained without undue risk of injury. One (1) of these trees is inside of the Flood Plain Boundary (Table 1, Fig. 1).

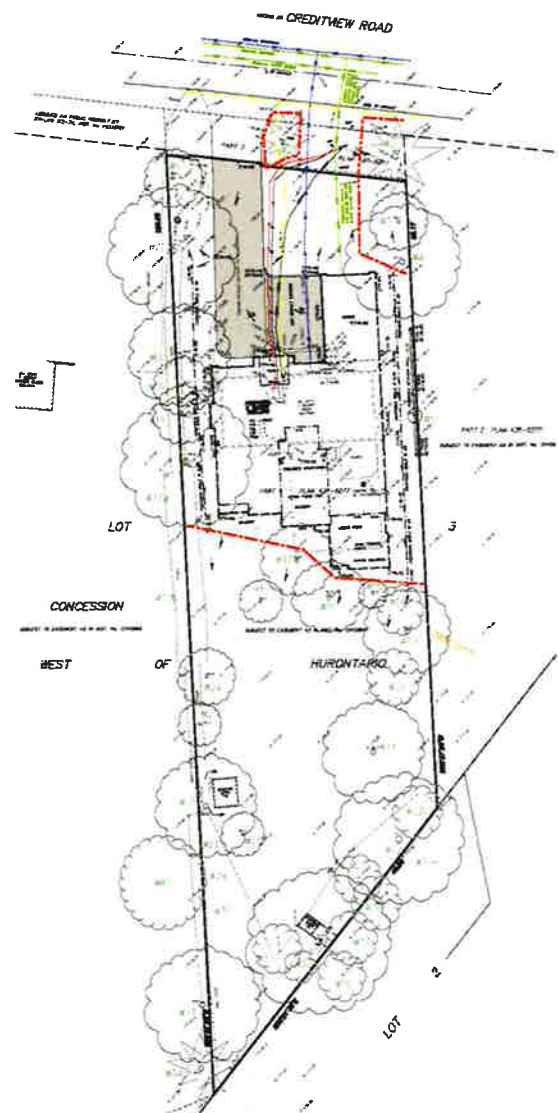
At least seventeen (17) new trees need to be accounted for, as replacements for the non-exempt trees that would be removed. Allowing for canopy gaps and proper spacing of new trees (30 m<sup>2</sup>/tree), distance from underground utility lines (>1.5 m), and available canopy gaps, there would be space for at most one or two replacement trees in the front lawn. The complement of replacement trees would be compensated cash-in-lieu, i.e. \$500 per tree (Ref. 4 & 5, Fig. 1).

D. Andrew White M. Sc.

A handwritten signature in blue ink that reads "D. Andrew White". The signature is written in a cursive, flowing style.

January 4, 2023

5. Tree Data:



**Figure #1:** Arborist’s Plan and layout of the 8414 Creditview Road property. Trees are numbered (green), drip-lines indicated (grey), and tree protection barriers (red) are indicated.



**Photograph #1:** Front yard trees #1, and #6 to #9, bear the driveway of the 8414 Creditview Road property.



**Photograph #2:** Trees #1 and #2, and #3 and #4, on the front yard of the 8414 Creditview Road property.





**Photograph #3:** Tree #1 on the roadside of the 8414 Creditview Road property.



**Photograph #4:** Trees #1, #2 and #6 on the front yard of 8414 Creditview Road property.



**Photograph #5:** Trees #7 to #9 near the driveway of the 8414 Creditview Road property.





**Photograph #6:** Side-yard trees #11 and #12 on the 8414 Creditview Road property.



**Photograph #7:** Backyard trees on the 8414 Creditview Road property.



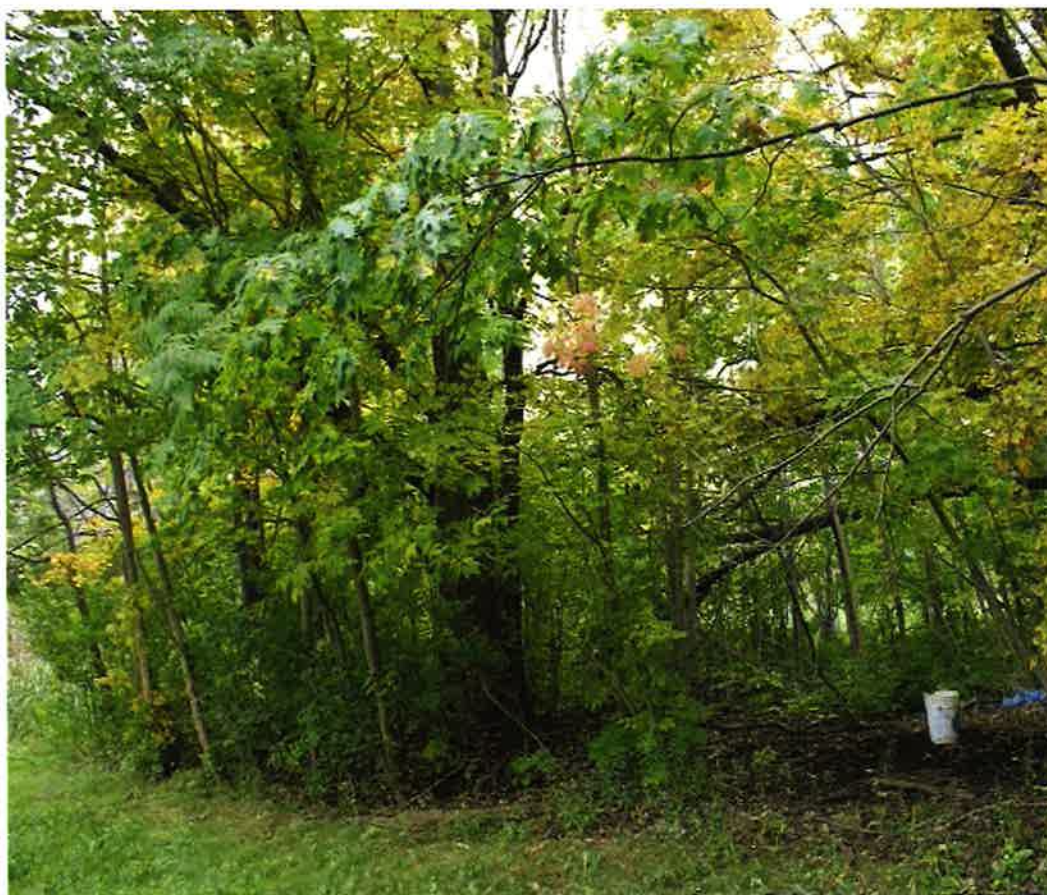


**Photograph #8:** Backyard trees#14 to #18 on the 8414 Creditview Road property.



**Photograph #9:** Backyard trees #21 and #22 on the 8414 Creditview Road property.



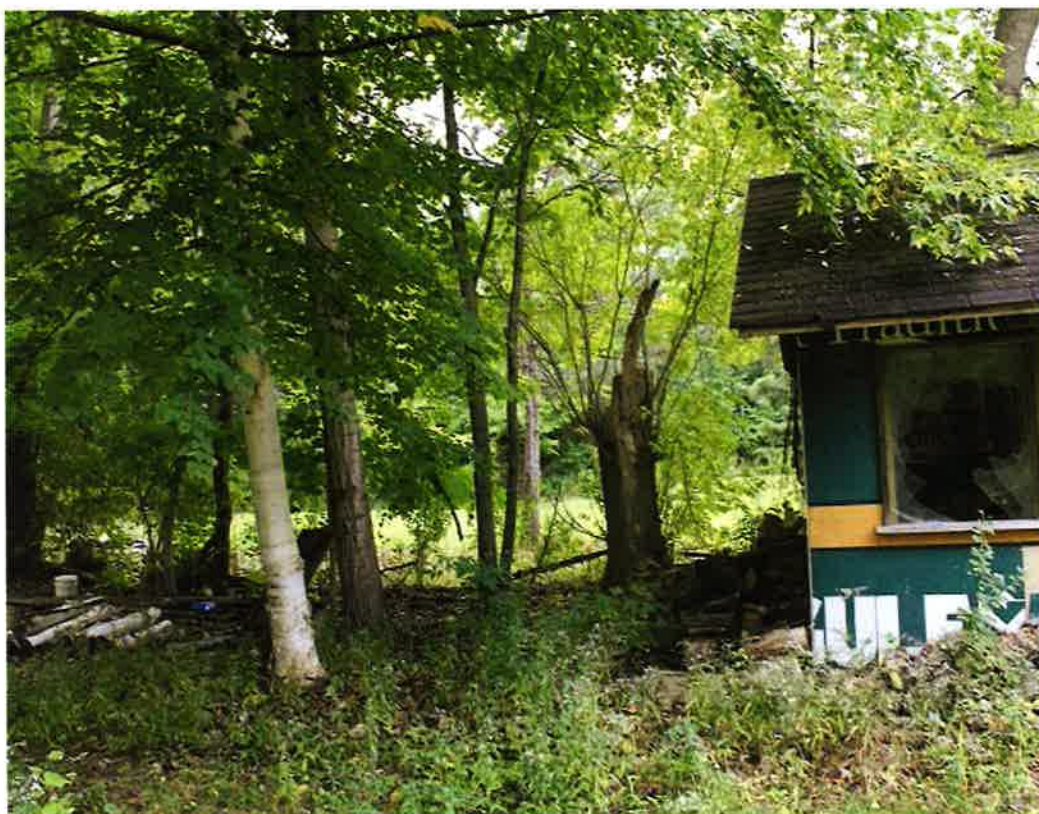


**Photograph #10:** Backyard trees #22, #23, and #35 to #37, to on the 8414 Creditview Road property.



**Photograph #11:** Backyard trees #31 to #34 on the 8414 Creditview Road property.





**Photograph #12:** Side-yard trees #26 to #29 on the 8414 Creditview Road property.



**Table #1.** Tree number (No.), species, diameter at breast height (DBH), comments, Condition Rating (CR) and Tree Category.

No.	Tree Species	DBH	Comments	CR	TC
#1	White Pine <i>Pinus strobus</i>	34 cm	<b>Injure:</b> Tree with crown base at 2.4 m TPZ: 2.4 m AV: \$2500	65% fair	City
#2	Norway Spruce	74	<b>Injure:</b> Tree bifurcate at 1.6 m TPZ: 4.8 m AV: \$12,000	70% good	City
#3	Amur Maple <i>Acer ginnala</i>	24-26 cm	Retain small tree bifurcate at 1.3 m TPZ: 1.8 m	75% good	Private
#4	Green Ash <i>Fraxinus pennsylvanica</i>	38-49 cm	<b>Remove</b> exempt: Moribund tree with EAB & live coppice & bare crown TPZ: 3.0 m	30% poor	Private
#5	Plum tree <i>Prunus</i> sp	2-3 cm	Tree with severe black-knot fungus TPZ: 1.2 m	50% poor	Private Border
#6	Green Ash <i>Fraxinus pennsylvanica</i>	38 cm	Exempt: Dead crown from EAB, with some coppice growth TPZ: 2.4 m	20% very poor	Private
#7	Green Ash <i>Fraxinus pennsylvanica</i>	9 cm	Small trees with several stems, possibly coppice TPZ: 1.2 m	65% fair	Private
#8	Green Ash <i>Fraxinus pennsylvanica</i>	16 cm	<b>Remove</b> tree with crown base near 0 m, no EAB TPZ: 1.8 m	62.5% fair	Private Border
#9	Manitoba Maple <i>Acer negundo</i>	78 cm	<b>Remove:</b> Large tree with trunk bifurcate at 3.8 m TPZ: 4.8 m	62.5% fair	Private Border
#10	Black Cherry <i>Prunus serotina</i>	44 cm	<b>Remove:</b> Tree with small crown, base at 5 m TPZ: 3.0 m	52.5% low fair	Private

No.	Tree Species	DBH	Comments	CR	TC
#11	Green Ash <i>Fraxinus pennsylvanica</i>	27 cm	<b>Remove:</b> Small tree with crown base at 2.8 m	65% fair	Private
#12	Manitoba Maple <i>Acer negundo</i>	96 cm	<b>Remove:</b> Large tree with crown base at 2.4 m TPZ: 6.0 m	57.5% low-fair	Private
#13a+	Buckthorns <i>Rhamnus cathartica</i>	1-3 cm	Exempt invasive shrubs in fair to good condition TPZ: 1.8 m	65-75% fair-good	Private Border
#13b+	White Cedars <i>Thuja occidentalis</i>	2-8 cm	Hedge of exempt trees in fair to good condition TPZ: 1.2 m	65-80% fair-good	Private Border
#14	Plum <i>Prunus</i> sp	10-11 cm	Small tree with black-knot fungus TPZ: 1.8 m	40% poor	Private
#15	Apple <i>Malus domestica</i>	22 cm	Moribund tree with few leaves TPZ: 1.8 m	40% poor	Private
#16	Green Ash <i>Acer negundo</i>	4-10 cm	Exempt: Coppice, likely from stump TPZ: 1.8 m	30% poor	Private
#17	Black Walnut <i>Juglans nigra</i>	36 cm	<b>Remove:</b> Tree with high crown base at 4 m TPZ: 2.4 cm	65% fair	Private
#18	Amur Maple <i>Acer ginnala</i>	21-23 cm	Tree with 2 stems at 0 m TPZ: 1.8 m	72.5% good	Private
#19	Red Oak <i>Quercus rubra</i>	71 cm	Large tree with bifurcate trunk at 1.7 m TPZ: 4.8 m	62.5% fair	Private
#20	Hawthorn <i>Crataegus</i> sp	2-3 cm	Small shrub in good condition TPZ: 1.8 m	70% good	Private

No.	Tree Species	DBH	Comments	CR	TC
#21	Weeping Willow <i>Salix alba var. babylonica</i>	63 cm	Large tree with crown base at 3 m TPZ: 4.2 m	62.5% fair	Private
#22	Red Oak <i>Quercus rubra</i>	83 cm	Large tree near woods with trunk bifurcate at 5 m TPZ: 5.4 m	62.5% fair	Private
#22b	Norway Maple <i>Acer platanoides</i>	11-12 cm	Small trees near woods in good condition TPZ: 1.8 m	70-80% good	Private
#23	Black Cherry <i>Prunus serotina</i>	31 cm	Moribund small tree in woods TPZ: 2.4 m	50% poor	Private
#24	Sugar Maple <i>Acer saccharum</i>	36 cm	Tree with bifurcate trunk at 2 m TPZ: 2.4 m	62.5% fair	Private
#25	Green Ash <i>Acer negundo</i>	14-19 cm	Tree with trunk bifurcate at 0.5 m TPZ: 1.8 m	60% fair	Private
#26	Manitoba Maple <i>Acer negundo</i>	64 cm	Large tree with crown base at 2 m TPZ: 4.2 m	62.5% fair	Private
#27	Manitoba Maple, stump	65 cm	Stump without coppice TPZ: NA	0% dead	Private
#28	White Birch <i>Betula sp</i>	27 cm	Leaning tree with crown base at 3 m TPZ: 1.8 m	70% good	Private
#29	Cottonwood <i>Populus deltoides</i>	35 cm	Tree with high crown base at 4 m TPZ: 2.4 m	62.5% fair	Private
#30	Cherry <i>Prunus avium</i>	12 cm	Tree in fair condition TPZ: 1.8 m	65% fair	Private
#31	Red Oak <i>Quercus rubra</i>	16-64 cm	large tree with small bifurcation at 1.6 m TPZ: 4.2 m	60% fair	Private

No.	Tree Species	DBH	Comments	CR	TC
#32	Red Oak <i>Quercus rubra</i>	106 cm	Tree with large broken scaffold branch at 1.8 m TPZ: 6.6 m	45% poor	Private
#33	Cherry tree <i>Prunus avium</i>	19 cm	Tree in very poor condition TPZ: 1.8 m	50% poor	Private
#34	Red Oak <i>Quercus rubra</i>	76 cm	Large tree in woods with very high crown base at 7 m TPZ: 4.8 m	62.5% fair	Private
#35	Basswood <i>Tilia americana</i>	48 cm	Tree with high crown base at 7 m TPZ: 3.0 m	65% fair	Private
#36	Black Cherry <i>Prunus serotina</i>	46 cm	Tree with bifurcate trunk at 2 m TPZ: 3.0 m	60% fair	Private
#37	Sugar Maple <i>Acer saccharum</i>	31 cm	Tree with declining crown TPZ: 2.4 m	50% poor	Private
#38	Green Ash <i>Fraxinus pennsylvanica</i>	11 cm	Small tree in good condition TPZ: 1.8 m	75% good	Private
#39+	Green Ash trees <i>Fraxinus pennsylvanica</i>	10-16 cm	Trees in fair to good condition TPZ: 1.2-1.8 m	65-75% fair-good	Private
#40	Scots Pine <i>Pinus sylvestris</i>	18-29 cm	Weakly foliated tree with bifurcate trunk at 1.4 m TPZ: 1.8 m	52.5% poor	Neigh.

## 6. References

- 1- Council of Tree Landscape Appraisers. 2019. Guide for Plant Appraisal. 10<sup>th</sup> Edition. International Society of Arboriculture.
- 2- International Society of Arboriculture of Ontario. 2022. Ontario Supplement to Guide for Plant Appraisal 10<sup>th</sup> Edition. Ontario Chapter, International Society of Arboriculture.
- 3- City of Brampton. 2007. Office Consolidation: Tree Preservation By-law 38-2006. The Corporation of the City of Brampton Ontario.
- 4- City of Brampton Tree Preservation By-law 317-2012: A by-law to conserve and protect trees on private land within the City of Brampton and to repeal By-law 38-2006. The Corporation of the City of Brampton Ontario.
- 5- City of Brampton. 2019. Tableland Tree Assessment Guidelines (updated April 2019). The Corporation of the City of Brampton Ontario.





The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

APPLICATION  
Minor Variance or Special Permission  
(Please read Instructions)

**NOTE:** It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

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

1. Name of Owner(s) JAYANT & HIRAL PATEL  
Address 24 YOUNG GARDEN CRESCENT  
BRAMPTON ONTARIO L6Y 6A4  
Phone # 416-500-1373 Fax # \_\_\_\_\_  
Email JAYANTPATEL9@ME.COM

2. Name of Agent PETER VOZIKAS  
Address 5 NORTH RIDGE CRESCENT, GEORGETOWN ON L7G 6E7  
Phone # 416-500-8989 Fax # \_\_\_\_\_  
Email VOZKKASS@HOTMAIL.COM

3. Nature and extent of relief applied for (variances requested):  
TO ALLOW THE PROPOSED DWELLING TO MAINTAIN AN EXIST. LOT AREA OF 0.305Ha & AN EXIST. LOT FRONTAGE OF 30.88M.  
TO ALLOW THE PROPOSED DWELLING TO MAINTAIN A PROPOSED SIDE YARD SETBACK OF 4.51M ON THE ONE SIDE.  
TO ALLOW THE PROPOSED DWELLING TO MAINTAIN A PROPOSED SIDE YARD SETBACK OF 4.04M ON THE OTHER SIDE.  
TO ALLOW OUR PROPOSAL TO MAINTAIN A FRONT YARD LANDSCAPED AREA OF 62%.

4. Why is it not possible to comply with the provisions of the by-law?  
THE CURENT AGRICULTURAL ZONING BYLAW REQUIRES A MINIMUM OF 7.50M SIDE YARD SETBACKS.  
THE CURRENT AGRICULTURAL ZONING BYLAW REQUIRES A MINIMUM OF 0.4Ha OF LAND FOR NON-AGRICULTURAL USES.  
THE CURRENT AGRICULTURAL ZONING BYLAW REQUIRES A MINIMUM OF 45M FRONTAGE.  
THE CUURENT AGRICULTURAL ZONING BYLAW REQUIRES A MINIMUM OF 70% FRONT YARD LANDSCAPED AREA.

5. Legal Description of the subject land:  
Lot Number 3  
Plan Number/Concession Number 3 W.H.S.  
Municipal Address 8414 CREDITVIEW ROAD

6. Dimension of subject land (in metric units)  
Frontage 30.88 M  
Depth 120.08 M  
Area 3055.93 M2

7. Access to the subject land is by:  
Provincial Highway ☐ Seasonal Road ☐  
Municipal Road Maintained All Year ☒ Other Public Road ☐  
Private Right-of-Way ☐ Water ☐

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

**EXISTING BUILDINGS/STRUCTURES** on the subject land: List all structures (dwelling, shed, gazebo, etc.)

EXISTING 2-STOREY BRICK DWELLING 19.6Mx8.7M AT 287.50M2 TO BE DEMOLISHED

EXISTING 1-STOREY SHED 3.09Mx3.68M TO REMAIN

EXISTING 1-STOREY SHED 2.15Mx1.95M TO REMAIN

**PROPOSED BUILDINGS/STRUCTURES** on the subject land:

PROPOSED NEW 2-STOREY BRICK DWELLING REPLACEMENT 37.43Mx27.49M AT 673.73M2  
WITH AN ATTACHED 3-CAR GARAGE AND AN INDOOR POOL AREA

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 24.74 M

Rear yard setback 47.60 M

Side yard setback 5.46 M

Side yard setback 5.38 M

**PROPOSED**

Front yard setback 12.00 M

Rear yard setback 31.40 M

Side yard setback 4.51 M

Side yard setback 4.04 M

10. Date of Acquisition of subject land: MARCH 18 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: 1987
15. Length of time the existing uses of the subject property have been continued: 36 YEARS

16. (a) What water supply is existing/proposed?

Municipal ☒

Well ☐

Other (specify) \_\_\_\_\_

- (b) What sewage disposal is/will be provided?

Municipal ☒

Septic ☐

Other (specify) \_\_\_\_\_

- (c) What storm drainage system is existing/proposed?

Sewers ☒

Ditches ☒

Swales ☒

Other (specify) \_\_\_\_\_

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes ☐ No ☒

If answer is yes, provide details: File # \_\_\_\_\_ Status \_\_\_\_\_

18. Has a pre-consultation application been filed?

Yes ☐ No ☒

19. Has the subject property ever been the subject of an application for minor variance?

Yes ☐ No ☒ Unknown ☐

If answer is yes, provide details:

File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____



Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton  
THIS 10<sup>th</sup> DAY OF January, 20 23.

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, Peter Vozikas, OF THE Town OF Haltom Hills  
IN THE Region OF Haltom SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

City OF Brampton  
IN THE Region OF  Peel   
THIS 10<sup>th</sup> DAY OF January, 20 23

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

  
Signature of Applicant or Authorized Agent

  
A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: Agricultural

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

  
\_\_\_\_\_  
Zoning Officer

January 10.23

\_\_\_\_\_  
Date

DATE RECEIVED January 10, 2023

Revised 2022/02/17

CITY OF BRAMPTON ZONING BY-LAW 270-2004 ZONING REGULATION - AGRICULTURAL		
ZONE	REQUIRED	PROVIDED
LOT WIDTH	45.0m (min)	55.0m
LOT AREA	15.49m (min)	6.33ha
FRONT YARD	12.0m (min)	12.0m
REAR YARD	15.0m (min)	23.7m
SIDE YARD	7.5m (min)	4.57m
BUILDING AREA	137.40 sq m	482.23 sq m
LOT COVERAGE	18.1%	8.6%
BUILDING HEIGHT	10.6m (max)	9.8m
GROSS FLOOR AREA	115.0m (min)	327.85m
CHILLER UNIT	241.41sq m	31.85sq m
LANDSCAPED AREA	241.41sq m	284.74sq m

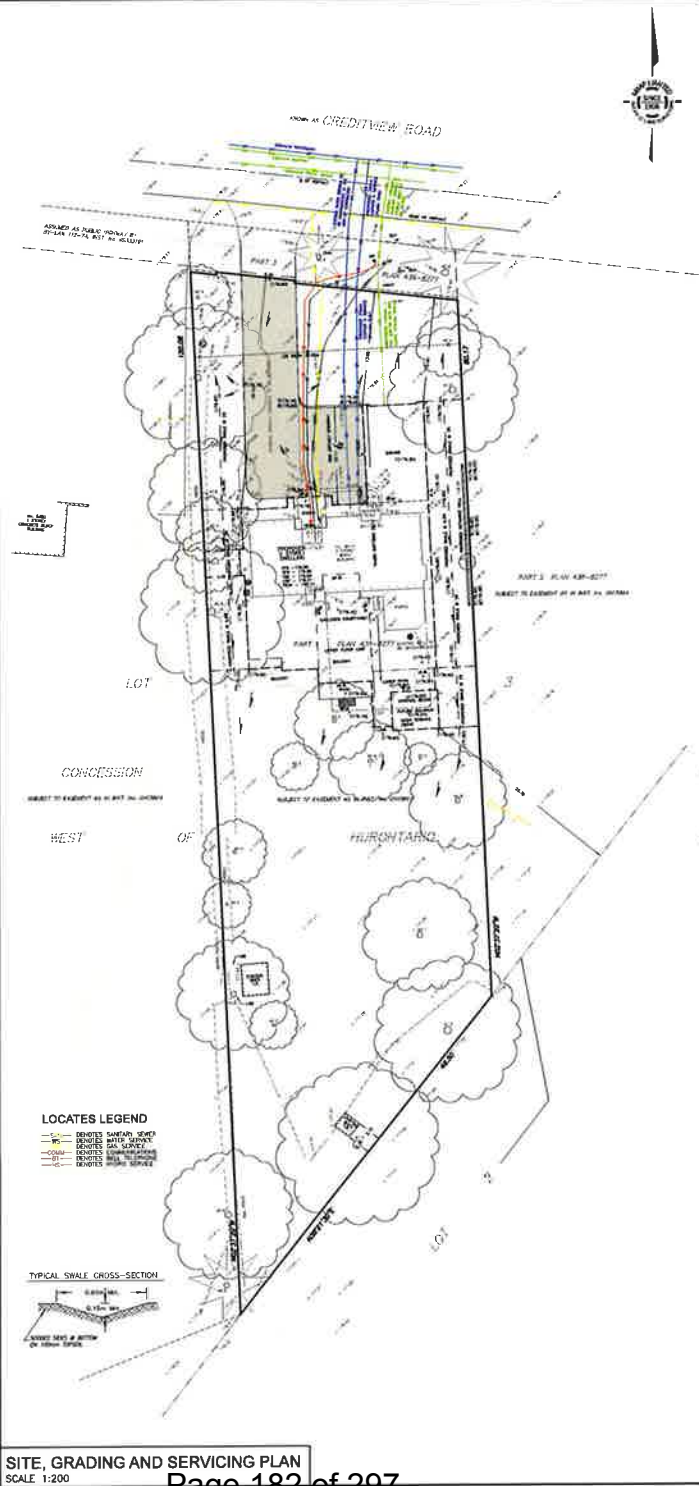
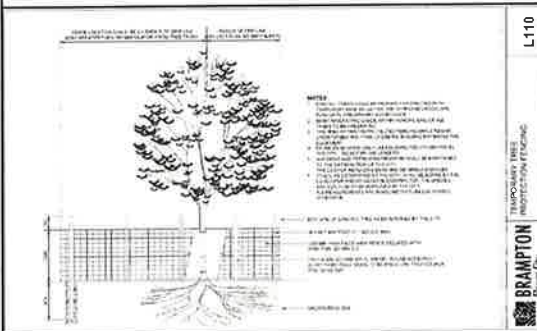
PROPOSED DWELLING = 2 STOREYS

#### Established grade calculations

Formula: Established GRADE = SUM  
[(ELEV 1 + ELEV 2 + DIST) / SUM DIST]

ELEV 1	ELEV 2	Average	DIST	HELY 1 HEV 2 10 SACS
178.95	178.90	178.93	0.9	1241.74
178.90	178.40	178.65	30.7	5482.77
178.40	178.10	178.25	6.9	1235.27
178.10	178.00	178.05	5.3	949.01
178.00	178.10	178.05	7.5	1331.61
178.10	178.00	178.05	14.0	2492.70
178.00	178.65	178.33	18.5	3299.01
178.65	179.35	179.00	14.5	2602.66
179.35	178.95	179.15	11.4	2038.73
		0.00	0.00	
SUM:		115.8	20073.70	

Established GRADE (metres) = 178.54



8414 CREDITVIEW ROAD  
SITE, GRADING & SERVICING PLAN FOR BUILDING PERMIT

KEYPLAN  
NOT TO SCALE

GEOGRAPHIC LOCATION NOTE  
**LOT 3 CONCESSION 3**  
**WEST OF HURONTARIO STREET**  
GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY  
IN THE  
**CITY OF BRAMPTON**  
REGIONAL MUNICIPALITY OF PEELE  
SCALE 1 : 200

**McKAY, MacKAY & PETERS LIMITED-ONTARIO LAND SURVEYORS**  
© 2022

**METRIC** ALL DIMENSIONS SHOWN HEREON ARE IN METRES AND CAN BE CONSIDERED TO FEET BY DIVIDING BY 3.048  
**COLOUR** THE ORIGINAL SIGNED PRINT OF THE SITE PLAN CONTAINS COLOUR

**BENCHMARK NOTE**  
CITY OF BURLINGTON BENCHMARK No. 292  
ELEVATION = 83.706 METRES (C.O.D. 1928/1978 ADJUSTMENT)  
BRASS CAP IN SIDEWALK LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF NORTH SHORE BOULEVARD AND FRANKS ROAD, MONUMENT LOCATED 15.25 METRES SOUTHWESTERLY FROM THE 1007 NORTH SHORE BOULEVARD, 6 METRES SOUTHEAST FROM

**LEGEND**  
FFE DENOTES FINISHED FLOOR ELEVATION  
TFE DENOTES TOP OF FOUNDATION WALL  
TBE DENOTES TOP OF BASEMENT SLAB  
UDS DENOTES UNDERSIDE OF FOOTING  
SPF DENOTES SUMP PUMP  
R DENOTES RISER  
D DENOTES DOWNSPOUT  
D.DENOTES DIRECTION OF DRAINAGE  
XXX.XX DENOTES EXISTING ELEVATIONS  
ELEV.XX DENOTES PROPOSED ELEVATIONS  
STM MM DENOTES STORM MANHOLE  
PMM DENOTES PROPERTY IDENTIFICATION NUMBER  
D DENOTES DECIDUOUS TREE SCALED TO CANOPY, TRUNK SIZE SHOWN IN METRES  
C DENOTES CONIFEROUS TREE SCALED TO CANOPY, TRUNK SIZE SHOWN IN METRES  
UP DENOTES UTILITY POLE  
AC DENOTES AIR CONDITIONER  
DENOTES  
DENOTES  
TYP DENOTES TREE PROTECTION ZONE  
TYP DENOTES TREE PROTECTION BARRIER  
DENOTES TREE PROTECTION BARRIER  
DENOTES TREE PROTECTION BARRIER  
DENOTES TREE PROTECTION BARRIER

**NOTES**  
- PROPOSED TIES SHOWN HEREON ARE TO FOUNDATION ONLY  
- BUILDING DIMENSIONS WERE TAKEN FROM PLANS SUPPLIED BY THE CLIENT  
- EXISTING ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE VERTICAL BENCHMARK NOTED ABOVE  
- LOT GRADING SHALL MATCH WITH THE EXISTING DRAINAGE PATTERNS  
- SANITARY SEWER SERVICE CONNECTION MUST BE INSTALLED BEFORE BASEMENT EXCAVATION TO ENSURE SERVICING AT BASEMENT LEVEL  
- BUILDER TO VERIFY ALL EXISTING GRADES PRIOR TO CONSTRUCTION INCLUDING ROAD AND LOT LINE GRADES  
- SUMP PUMP AND DOWNSPOUTS TO DRAIN TO PERMEABLE SURFACE VIA SPLASH PADS  
- ALL UNDERGROUND SERVICES MUST BE LOCATED BY CONTRACTOR PRIOR TO ANY CONSTRUCTION  
- CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK  
- LOT DIMENSIONS ARE AS SHOWN ON SURVEYOR'S REAL PROPERTY REPORT BY MMP LIMITED, DATED JUNE 8, 2022 (22-076)  
- PROPOSED BUILDING IS POSITIONED BY CALCULATION, NOT BY AN ACTUAL SURVEY  
- THIS PROPOSED PLAN IS PRELIMINARY UNTIL THE APPROPRIATE BUILDING DEPARTMENT'S SHOWN APPROVAL HAS BEEN OBTAINED  
- ANY AMENDMENT OR ALTERATION OF THIS PLAN MUST BE REPORTED TO MMP LIMITED PRIOR TO LAYOUT OF BUILDING IN THE FIELD  
- UTILITIES AND SERVICES SHOWN ON THIS SKETCH ARE APPROXIMATE AND MUST BE VERIFIED BEFORE CONSTRUCTION  
- ALL UTILITIES TO BE DISRUPTED ON SITE DURING CONSTRUCTION THE INSTALLATION OF UTILITIES SHALL NOT DISRUPT TREE PROTECTION ZONES. THE BUILDER SHALL COORDINATE INSTALLATION WITH INDIVIDUAL UTILITY PROVIDERS ACCORDINGLY

**CAUTION**  
- THIS IS NOT AN ORIGINAL COPY UNLESS EMBOSSED  
- THIS PRODUCT SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE BLOCK  
- THIS PRODUCT IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES  
- THIS PLAN IS PROTECTED BY COPYRIGHT INCLUDING ALL RELATED DIGITAL PRODUCTS

**CERTIFICATION NOTE**  
BOUNDARY DIMENSIONS SHOWN HEREON ARE DERIVED FROM LAND REGISTRY OFFICE RECORDS AND SURVEY RECORDS OF MMP LIMITED  
WE HAVE REVIEWED THE PLANS FOR CONSTRUCTION OF A 2 STOREY DWELLING LOCATED AT 8414 CREDITVIEW ROAD AND CERTIFY THAT THE CONSTRUCTION HEREON IS COMPATIBLE WITH THE ADJACENT PROPERTIES AND EXISTING UTILITIES SERVICES  
PROPOSED BUILDING SETBACKS AS SHOWN  
PROPOSED BUILDING HEIGHT AS SHOWN  
PROPOSED LOT COVERAGE AS SHOWN  
PROPOSED BUILDING SITE STATISTICS AS SHOWN  
JANUARY 5, 2023  
DATE  
RDU C. MARY  
CHARTERED LAND SURVEYOR  
FOR: MACKAY, MACKAY & PETERS LIMITED

**REVISIONS**  
1. JANUARY 5, 2023 SITE PLAN COMPLETED

**MMP**  
Mackay, MacKay & Peters Limited  
LAND SURVEYORS & MAPPERS  
SINCE 1906  
3380 South Service Road  
Unit 101  
Burlington, ON  
L7R 3E5  
(905) 639-1575  
info@mmplimited.com  
mmplimited.com

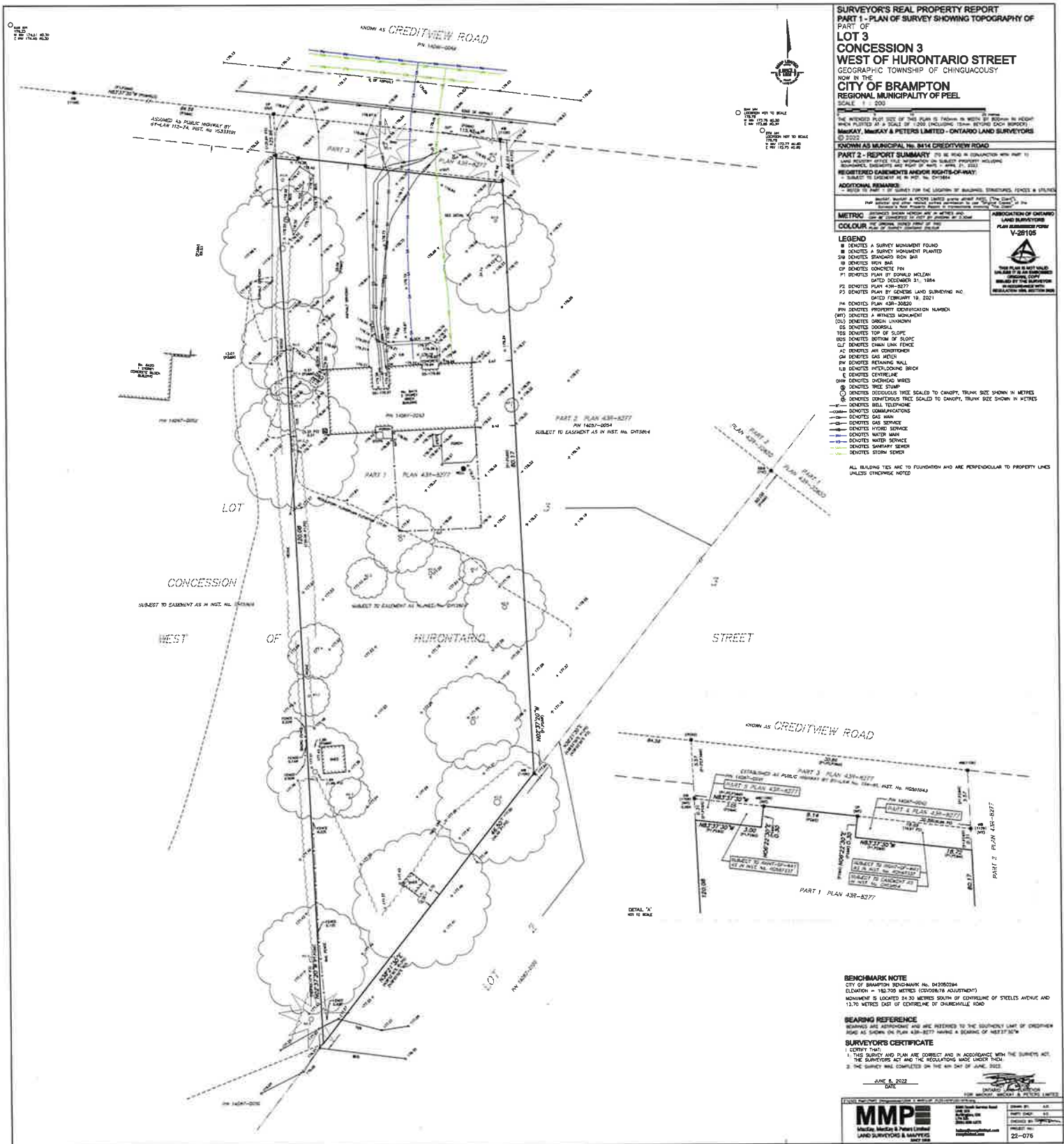
ENR BY: A.B. CHECKED BY: PROJECT NO: 22-076-SP DRC NO: 1







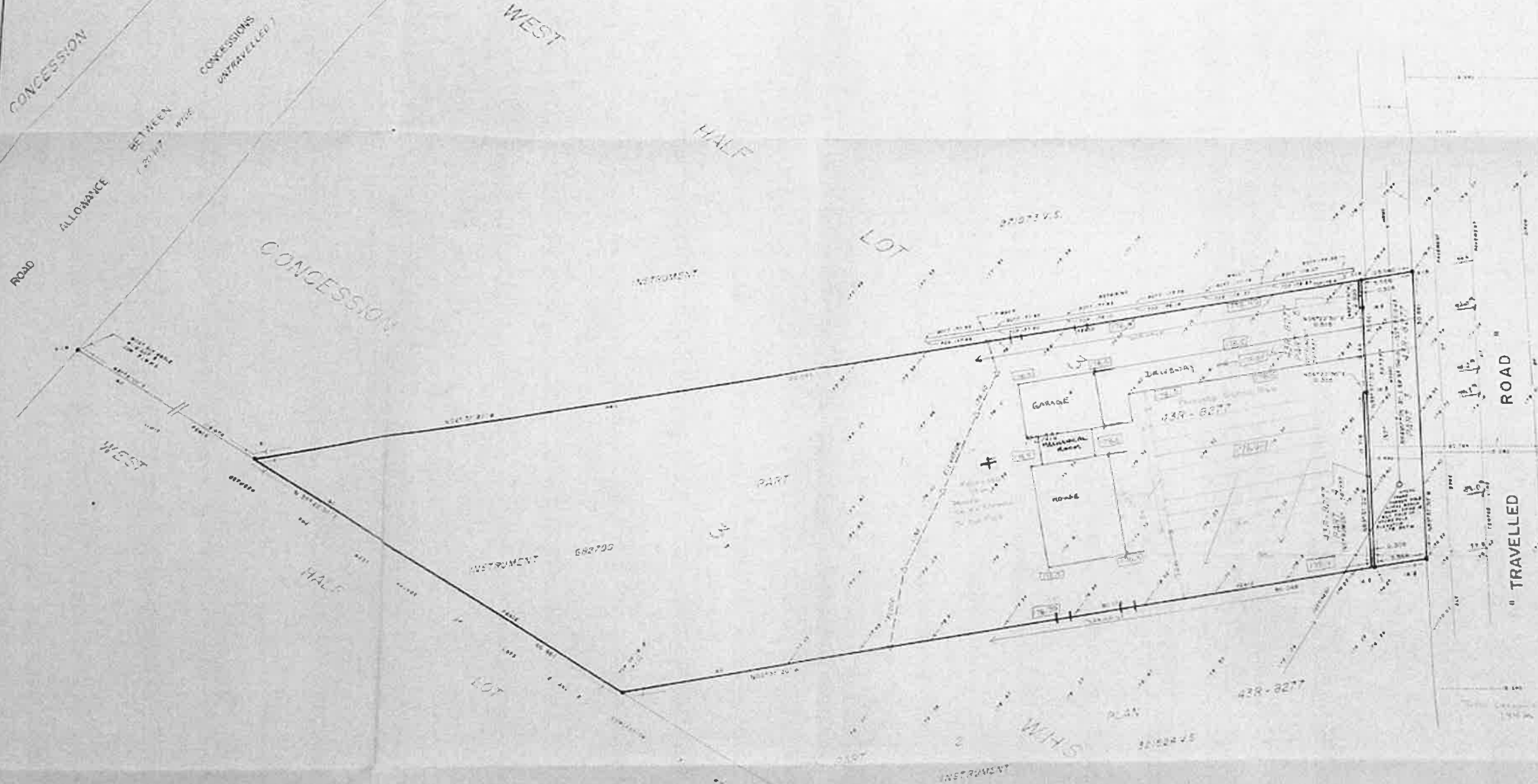
[illegible]



# REGIONAL MUNICIPALITY OF PEEL

SCALE 1:200

1994  
DONALD P. McLEAN



DONALD P. McLEAN  
ONARIO LAND SURVEYOR  
115 DUNDAS AVENUE  
BRAMPTON, ONTARIO  
L6Y 1M5 PHONE 651-0490

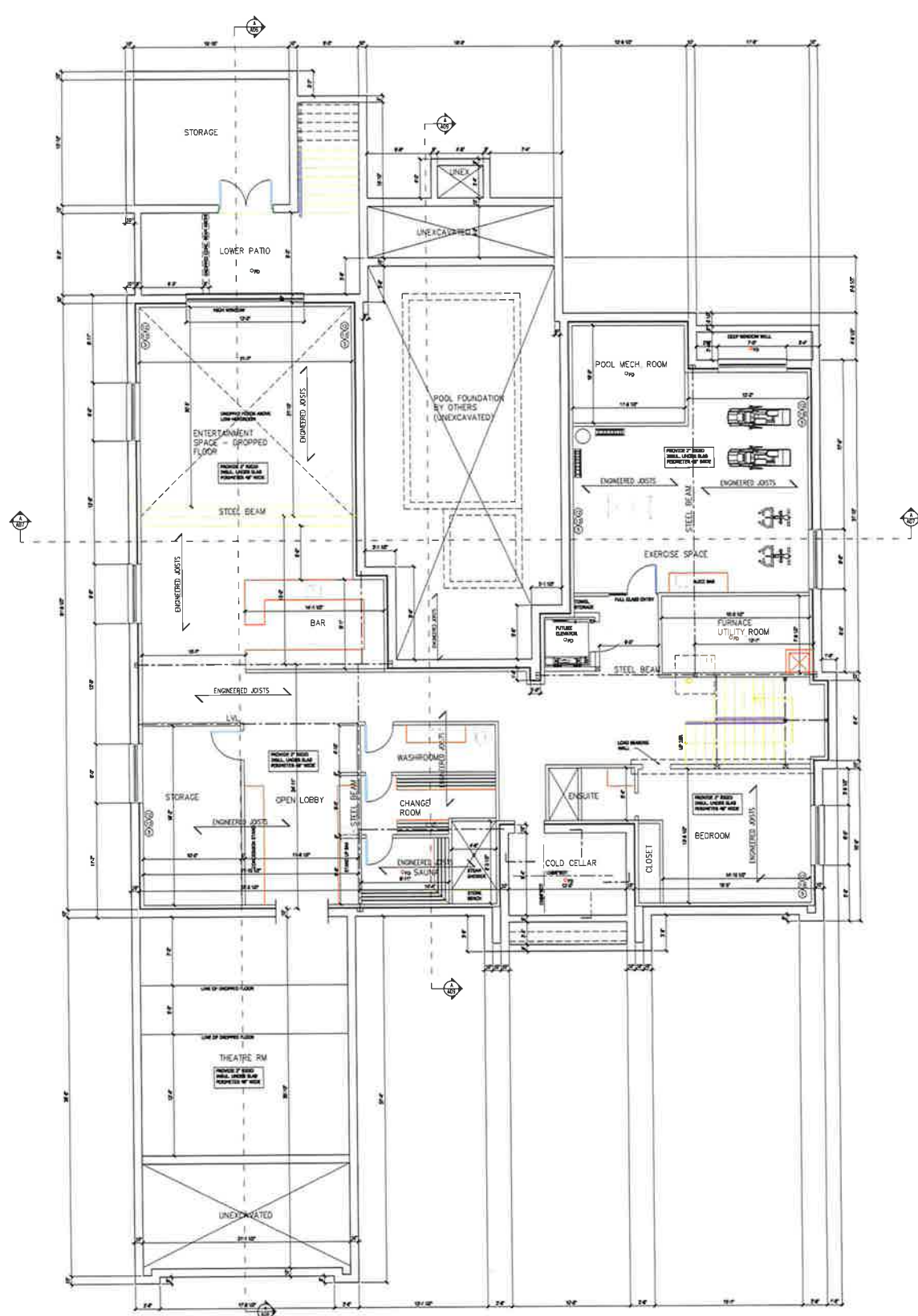
DATE 7/94  
(after 1994)

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

NOTES:  
1. - 10' LONGEST CURVED MONUMENT FOUND  
2. - 10' LONGEST STANDARD MONUMENT FOUND  
3. - 10' LONGEST 10' SQUARE MONUMENT FOUND  
4. - 10' LONGEST 10' SQUARE MONUMENT FOUND  
5. - 10' LONGEST 10' SQUARE MONUMENT FOUND  
6. - 10' LONGEST 10' SQUARE MONUMENT FOUND  
7. - 10' LONGEST 10' SQUARE MONUMENT FOUND  
8. - 10' LONGEST 10' SQUARE MONUMENT FOUND  
9. - 10' LONGEST 10' SQUARE MONUMENT FOUND  
10. - 10' LONGEST 10' SQUARE MONUMENT FOUND

**SURVEYOR'S CERTIFICATE**  
I, DONALD P. McLEAN, being a duly qualified and licensed Surveyor under the Survey Act, do hereby certify that the field work appearing on this plan was completed on the 21st day of October 1994.





Revised: 11/2/2022

Drawn By: J.P.

Checked By: J.P.

Project No: 2022-001

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND BE RESPONSIBLE TO THE DESIGNER PRIOR TO COMMENCEMENT OF WORK. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR OR SUBCONTRACTOR PROCEED OR UNLESS ADVISED BY THE DESIGNER. REVISIONS UNDER THE 2012 C.S.C. AS AMENDED.

BCIN

The undersigned is a member of the Institute of Building Consultants of Ontario (IBCO) and is a duly qualified and licensed professional engineer or architect under the Professional Engineers Act, R.S.O. 1990, Chapter 190, and the Architects Act, R.S.O. 1990, Chapter 191.

Notarized under my hand and seal this 11th day of November, 2022.

Praveen Vaidya

Signature

10/20/22



Empire

Project:  
**Patel Residence**  
8414 Creditview Road  
Brampton, ON  
jayanyipatel9@gmail.com  
416-500-1373

PROJECT: PROPOSED SINGLE FAMILY DWELLING

SHEET TITLE: BASEMENT PLAN

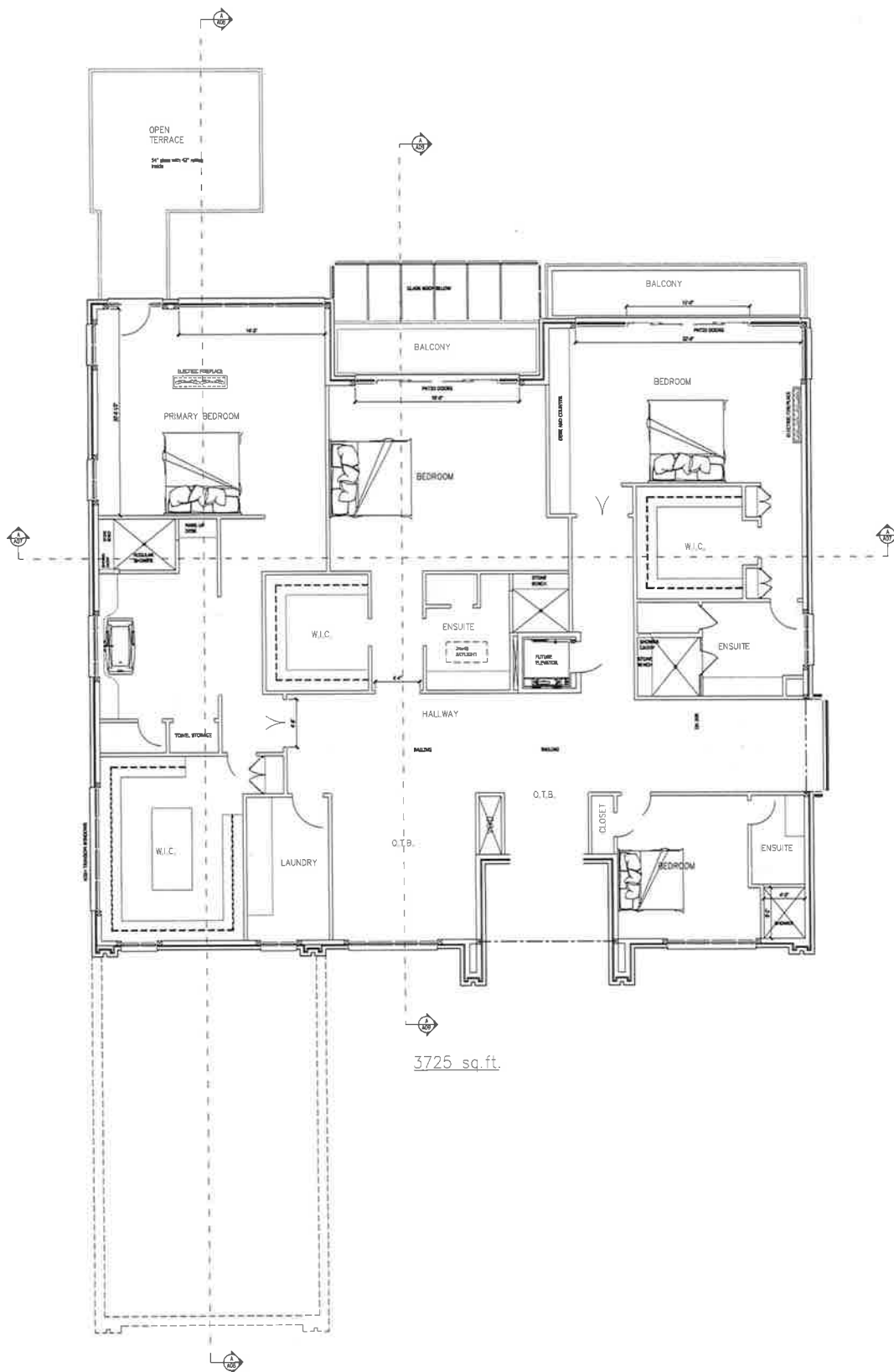
SCALE: 3/16" = 1'-0" DATE: NOV/2022

DRAWN BY: J.P. CHECKED BY: J.P.

PROJECT NO: SHEET NO: A01







3725 sq. ft.

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF WORK. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR OR SUBCONTRACTOR PROCEED IN UNDERTAKING ANY WORK WITHOUT THE DESIGNER'S REVIEW UNDER THE 2012 O.B.C. AS AMENDED.

BCIN  
The undersigned hereby certifies that they are responsible for the design and that the construction of the proposed work is in accordance with the requirements set out in the Ontario Building Code to the extent required.

Signature: Peter Vukobratovic  
Name: Peter Vukobratovic  
Title: Architect  
Date: 11/01/2022



Project: **Patel Residence**  
8414 Creditview Road  
Brampton, ONT.  
joanypatel9@me.com  
416-500-1373

Project: **PROPOSED SINGLE FAMILY DWELLING**

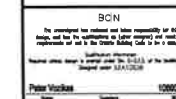
Sheet Title: **SECOND FLOOR PLAN**

Scale: 3/16" = 1'-0" Date: NOV/2022

Drawn By: P.V. Checked By: PV

Project No. Sheet No. **A03**

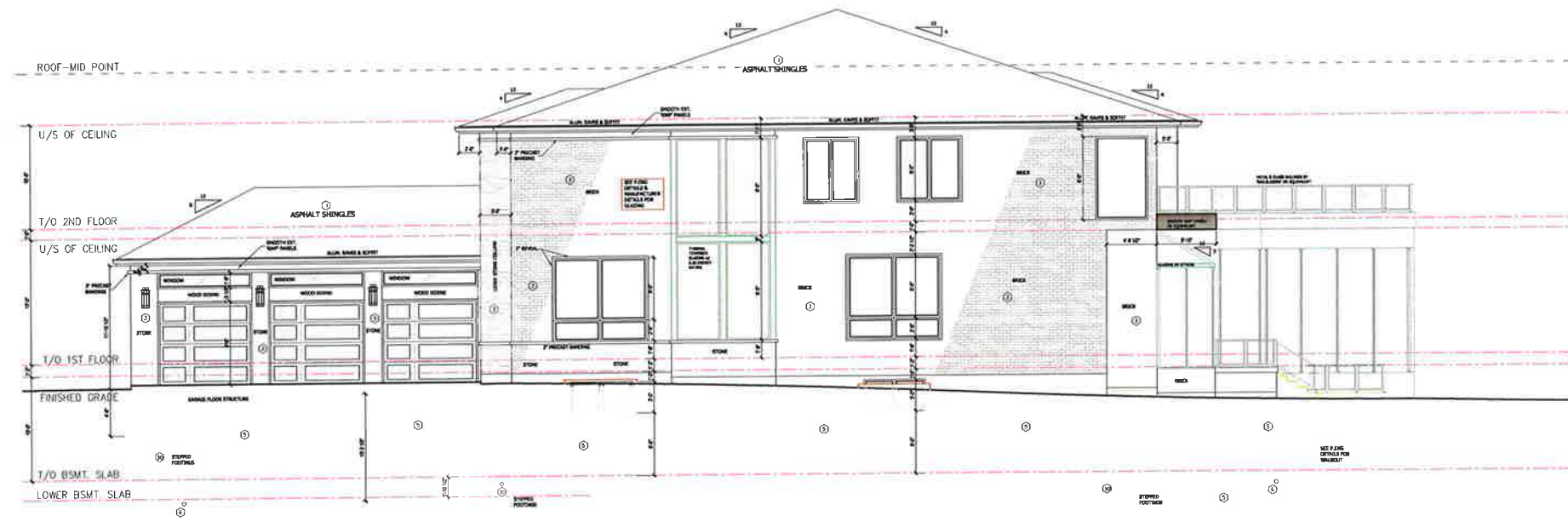
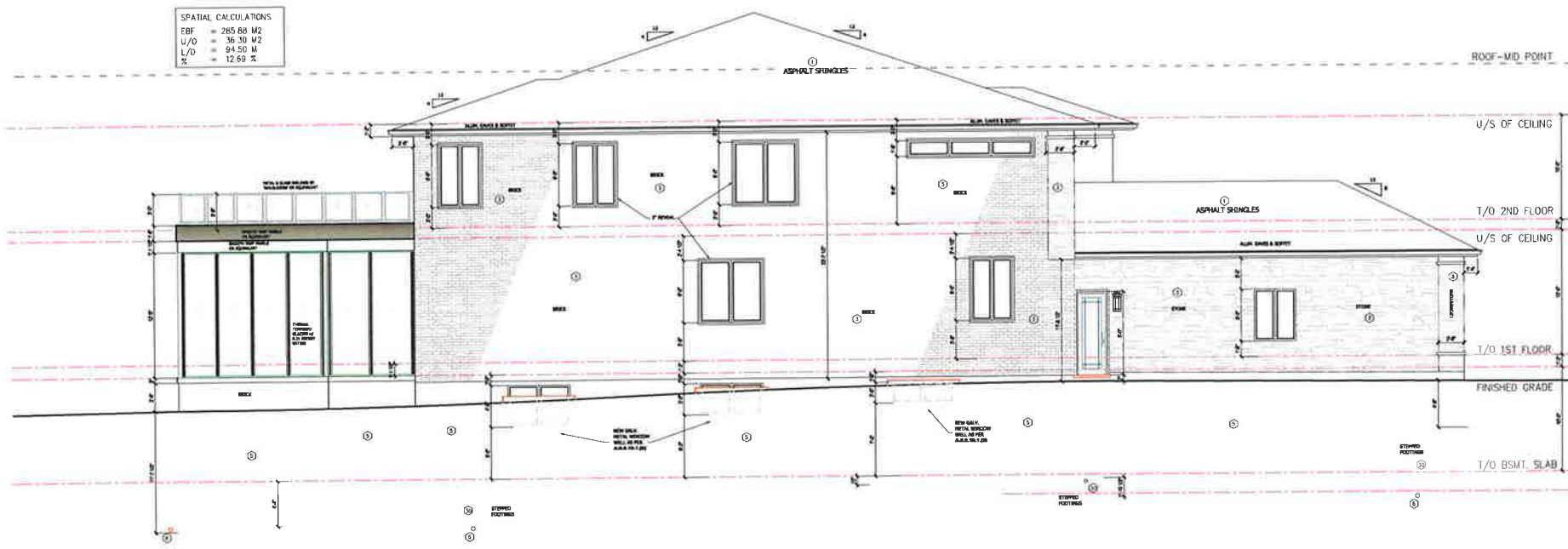
Revision	No.	By	DL/MS/Y
<p>CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS.</p> <p>ANY DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF WORK. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR OR SUBCONTRACTOR PROCEED TO ANY EXTENT WITHOUT THE WRITTEN APPROVAL OF THE DESIGNER.</p> <p>REVIEWED UNDER THE 2012 E.C. AS AMENDED</p>			



AC



SPATIAL CALCULATIONS	
EBF	= 285.68 M2
U/O	= 36.30 M2
L/O	= 94.50 M
%	= 12.69 %



<p>CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF WORK. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR OR SUBCONTRACTOR PROCEED IN ANY MANNER WITHOUT THE DESIGNER'S WRITTEN APPROVAL. REVIEWED UNDER THE 2017 O.R.C. AS APPLICABLE.</p>	
<p><b>BON</b></p> <p>The undersigned has assumed full responsibility for the design and for the completion of the project and shall be responsible for all work done in the design studio, both in the design and in the construction phase.</p> <p><b>Patel Residence</b></p> <p>8414 Creditview Road Brampton, ONT. 416-500-1373</p>	
<p><b>EMPIRE</b></p> <p>Architectural &amp; Engineering</p> <p>120005</p>	
<p><b>PROPOSED SINGLE FAMILY DWELLING</b></p>	
<p><b>SIDE ELEVATIONS</b></p>	
<p>SCALE: 3/16" = 1'-0"</p>	<p>DATE: NOV/2022</p>
<p>DRAWN BY: JIV</p>	<p>CHECKED BY: JIV</p>
<p>PROJECT NO:</p>	<p>SHEET NO: <b>A06</b></p>





**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **CATHERINE MCCALLUM** 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 Lots 7 and 8, Plan BR-27 municipally known as **132 ELIZABETH STREET SOUTH**, Brampton;

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

1. To permit an accessory structure (proposed shed) having a gross floor area of 23.8 sq. m (256.20 sq. ft.) whereas the by-law permits a maximum gross floor area of 15 sq. m (161.46 sq. ft.) for an accessory structure;
2. To permit an accessory structure (proposed shed) having a maximum height of 3.2m (10.50 ft.) whereas the by-law permits a maximum height of 3.0m (9.84 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  
Application for Consent: NO

File Number: \_\_\_\_\_  
File Number: \_\_\_\_\_

The Committee of Adjustment has appointed **TUESDAY, February 14, 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 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 3rd Day of February, 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:

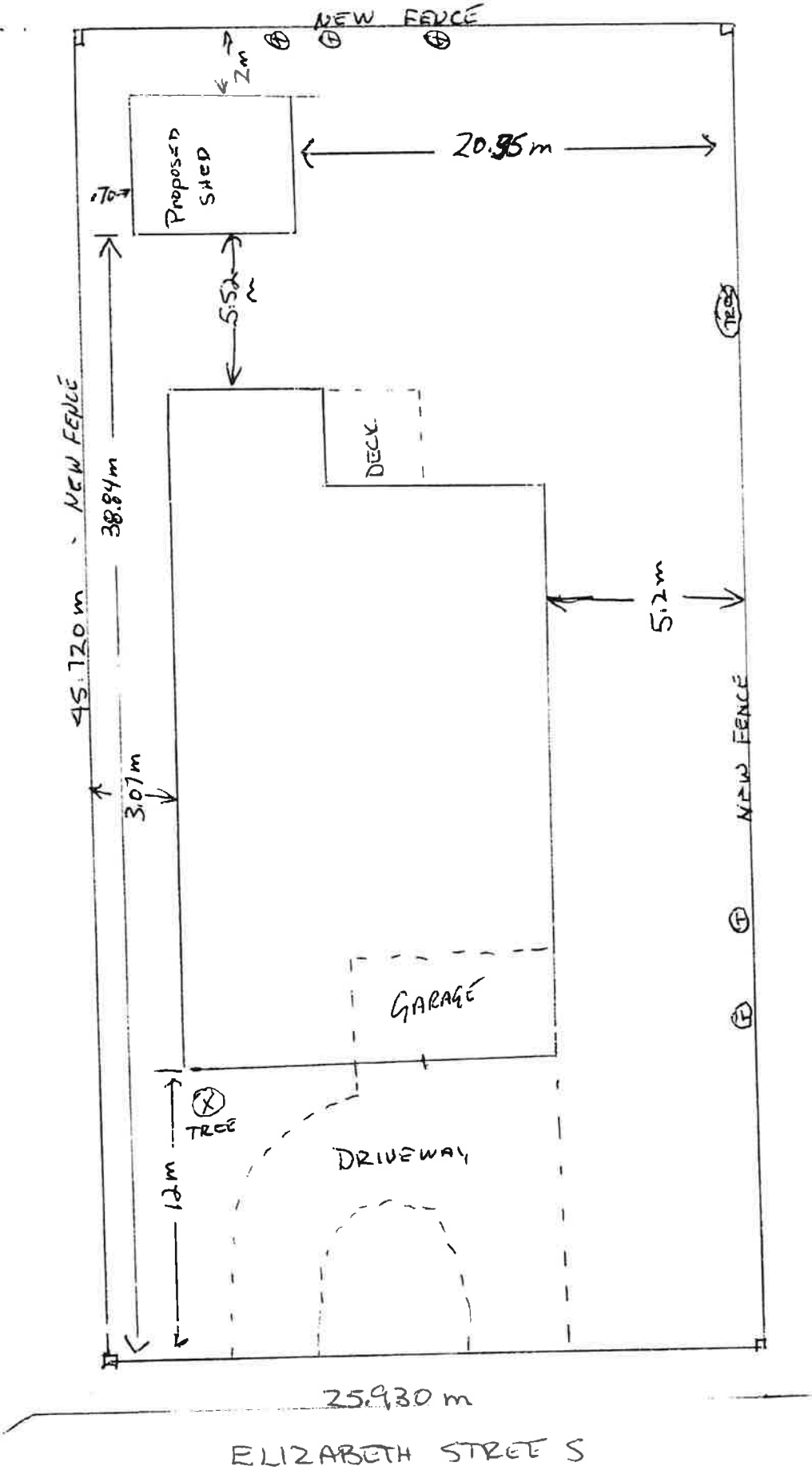
Jeanie Myers, Secretary-Treasurer  
Committee of Adjustment, City Clerk's Office,  
Brampton City Hall, 2 Wellington Street West,  
Brampton, Ontario L6Y 4R2  
Phone: (905)874-2117  
Fax: (905)874-2119  
[jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca)

MINOR VARIANCES

1. PROPOSED AREA OF SHED (23.8 SQ. M)
2. PROPOSED HEIGHT OF SHED (3.2M)

PART LOT 7+8  
BR-27

SITE PLAN - NEW SHED  
132 ELIZABETH STREETS  
BRAMPTON, ONTARIO



**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 in-person 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 **February 14, 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, February 9, 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 [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, February 9, 2023.**
  2. To participate in-person, please email the Secretary-Treasurer at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, February 9, 2023.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. 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, February 9, 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 [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca). If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

**NOTE** Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, [www.brampton.ca](http://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

February 1, 2023

To: Committee of Adjustment

**RE: CATHERINE MCCALLUM  
PART OF LOTS 7 AND 8, PLAN BR-27  
A-2023-0013 – 132 ELIZABETH STREET SOUTH**

---

Please **amend** application **A-2023-0013** to reflect the following:

1. To permit an accessory structure (proposed shed) having a gross floor area of 23.8 sq. m (256.20 sq. ft.) whereas the by-law permits a maximum gross floor area of 15 sq. m (161.46 sq. ft.) for an accessory structure;
2. To permit an accessory structure (proposed shed) having a height of 3.2m (10.50 ft.) whereas the by-law permits a maximum height of 3.0m (9.84 ft.).



Applicant/Authorized Agent

The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

APPLICATION

Minor Variance or Special Permission

(Please read Instructions)

**NOTE:** It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

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

1. Name of Owner(s) Catherine McMallum

Address 132 Elizabeth Street South

Brampton, ON L6Y1R5

Phone # 416-997 6389 Fax #

Email ccmcallum@bell.net

2. Name of Agent Bruce Pengilley

Address 132 Elizabeth Street S

Phone # 416-884-7016 Fax #

Email bl.pengilley@gmail.com

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

To permit an accessory structure ( proposed shed ) have a gross florr area of 23.78 sq meters

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

We are requesting a larger shed than by-law permitts, new proposed shed would be 23.7832 sq meters

5. Legal Description of the subject land:

Lot Number Part of Lots 7 and 8

Plan Number/Concession Number BR-27

Municipal Address 132 ELizabeth St. S Brampton, ON L6Y1R5

6. Dimension of subject land (in metric units)

Frontage 25.930

Depth 45.720

Area

7. Access to the subject land is by:

Provincial Highway ☐

Municipal Road Maintained All Year ☒

Private Right-of-Way ☐

Seasonal Road ☐

Other Public Road ☐

Water ☐



8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

**EXISTING BUILDINGS/STRUCTURES** on the subject land: List all structures (dwelling, shed, gazebo, etc.)

Residential home bungalow 14.63x20.72m

**PROPOSED BUILDINGS/STRUCTURES** on the subject land:

4.8768m x 4.8768m Shed or 16x16

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	12.0
Rear yard setback	12.07 from back fence
Side yard setback	3.07
Side yard setback	5.23

**PROPOSED**

Front yard setback	38.84 from front pin to new shed
Rear yard setback	2.0 from rear fence
Side yard setback	.70 from north fence line
Side yard setback	20.45 from south fence line

10. Date of Acquisition of subject land: Approx. 1992
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: 1993
15. Length of time the existing uses of the subject property have been continued: 30 years

16. (a) What water supply is existing/proposed?

Municipal	<input checked="" type="checkbox"/>	Other (specify) _____
Well	<input type="checkbox"/>	

- (b) What sewage disposal is/will be provided?

Municipal	<input checked="" type="checkbox"/>	Other (specify) _____
Septic	<input type="checkbox"/>	

- (c) What storm drainage system is existing/proposed?

Sewers	<input checked="" type="checkbox"/>	Other (specify) _____
Ditches	<input type="checkbox"/>	
Swales	<input type="checkbox"/>	

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes ☐ No ☒

If answer is yes, provide details: File # \_\_\_\_\_ Status \_\_\_\_\_

18. Has a pre-consultation application been filed?

Yes ☐ No ☒

19. Has the subject property ever been the subject of an application for minor variance?

Yes ☐ No ☐ Unknown ☒

If answer is yes, provide details:

File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

Bruce Pengilley  
Signature of Applicant(s) or Authorized Agent

DATED AT THE City of Brampton OF in Region of Peel

THIS 9 DAY OF January, 2023.

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, Bruce Pengilley, OF THE City of Br OF BRAMPTON- in Region Of Peel

IN THE Region OF Peel SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

City OF Brampton

IN THE Region OF Peel THIS 11<sup>th</sup> DAY OF Jan, 2023

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

Bruce Pengilley  
Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: \_\_\_\_\_

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

\_\_\_\_\_  
Zoning Officer

\_\_\_\_\_  
Date

DATE RECEIVED

Date Application Deemed  
Complete by the Municipality

January 11, 2023

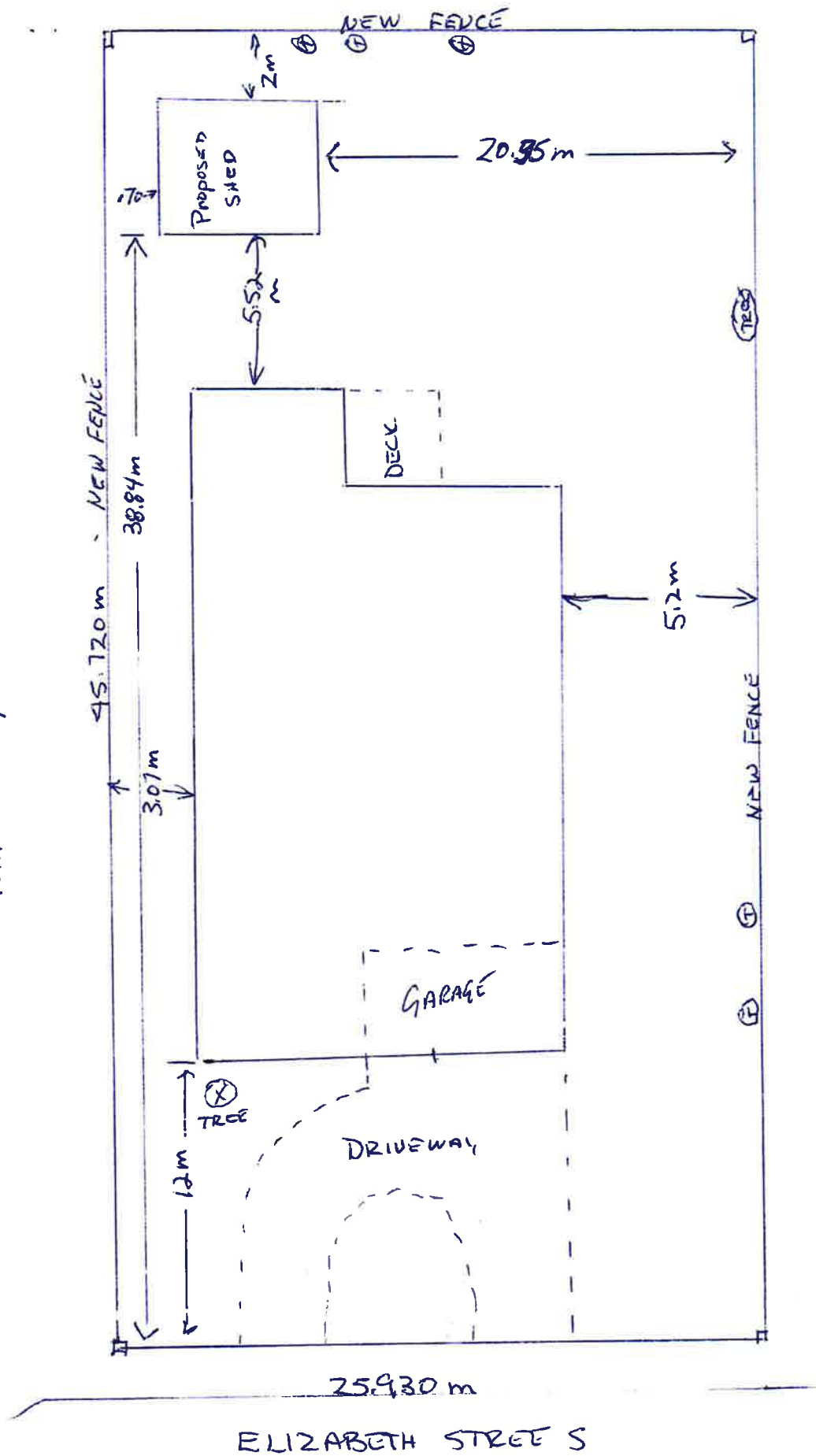
Revised 2022/02/17

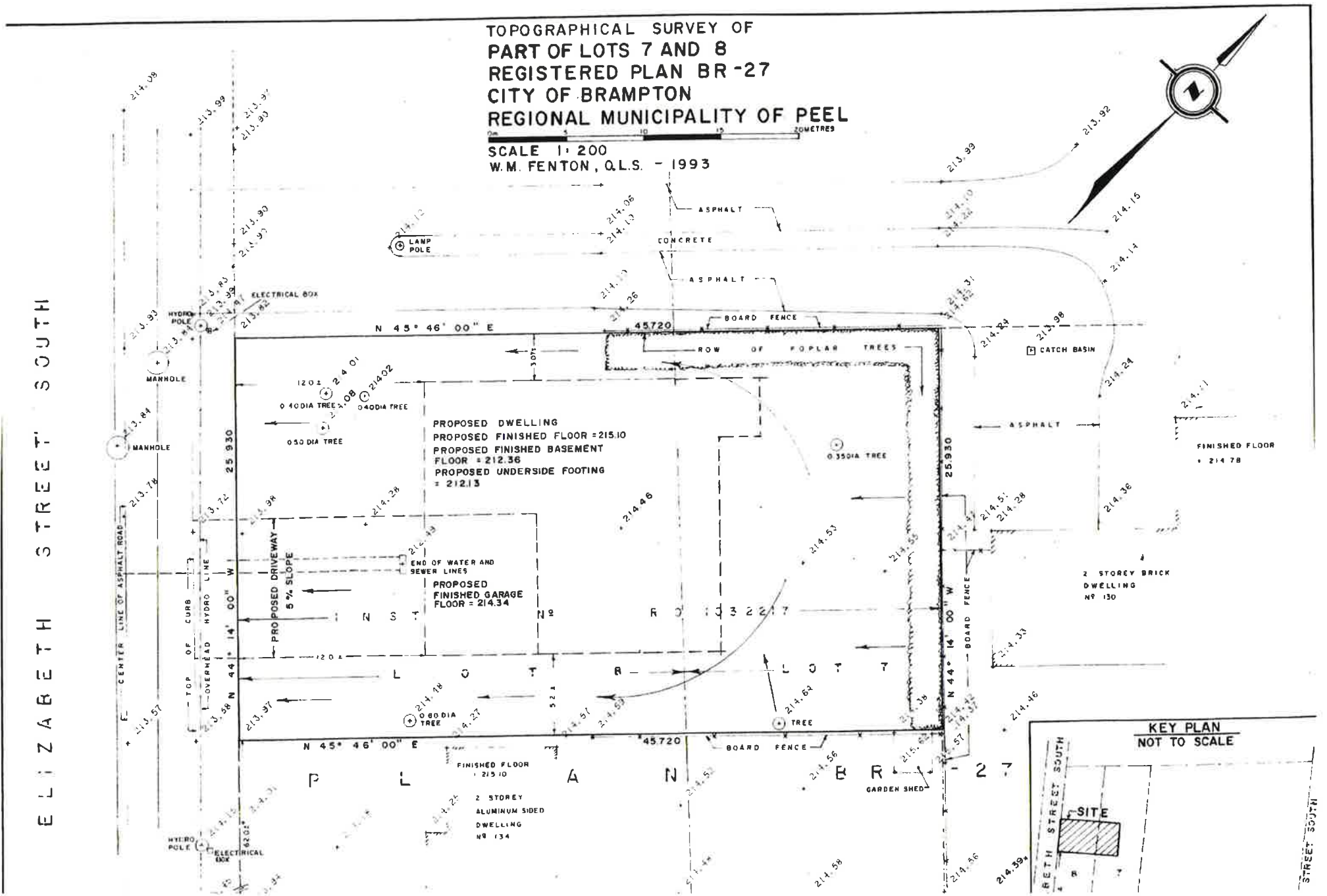
PART LOT 7+8

SITE PLAN - NEWSHED

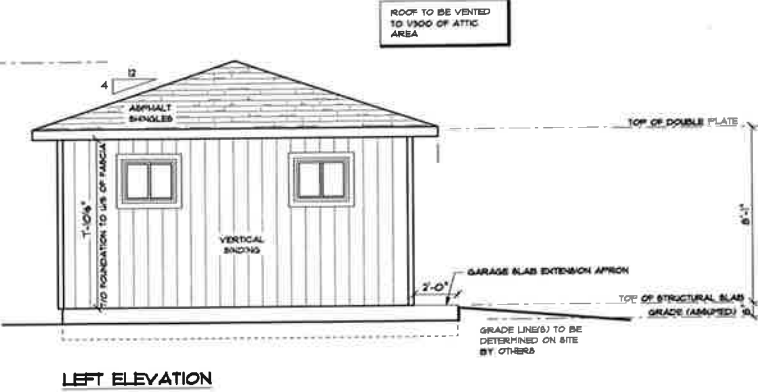
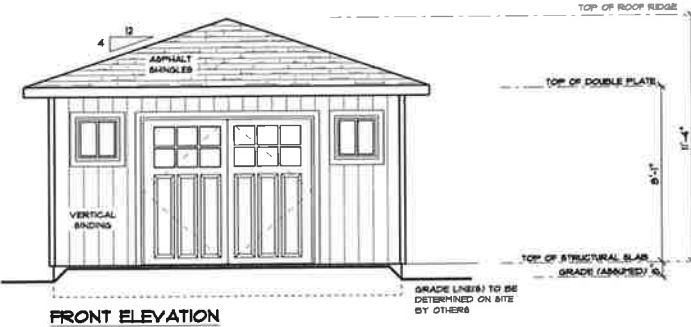
BR-27

132 ELIZABETH STRETS  
BRAMPTON, ONTARIO

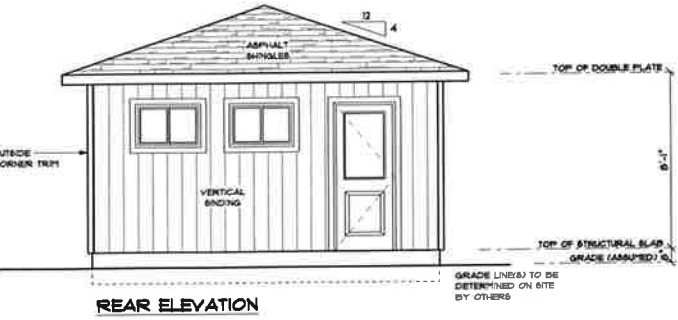
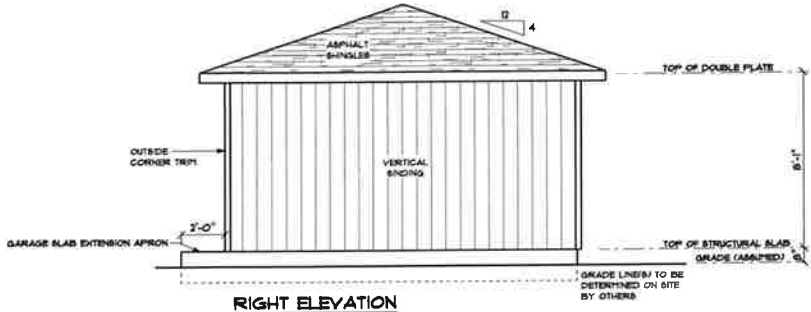




HIP ROOF GARAGE 16' X 16'  
256 SQ.FT.



SIDING NOTE:  
CHECK WITH LOCAL AUTHORITIES  
ON REQUIREMENTS FOR EXTERIOR  
CLADDING SUCH AS SIDING.  
SIDING AND AIR BARRIER IS NOT  
INCLUDED IN THE BASE PACKAGE PRICE



**IMPORTANT NOTE**  
HOME HARDWARE STORES LIMITED DOES NOT ASSUME LIABILITY FOR ANY ERRORS OR OMISSIONS ON THIS PLAN, UNLESS SUBMITTED IN WRITING IN CONNECTION WITH THE "VALUED PREDELIVERY INSPECTION" FORM DESCRIBING SUCH ERRORS OR OMISSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.  
HOME HARDWARE STORES LIMITED SHALL NOT BE RESPONSIBLE FOR ANY DEPARTURE FROM THESE DRAWINGS ADVISED BY ANY BUILDING CONTRACTOR OR PROFESSIONAL CONSULTANT AT ANY TIME PRIOR TO OR DURING CONSTRUCTION. FURTHER, ANY SUCH DEVIATION OR CHANGES TO THESE PLANS NULLIFIES ANY RESPONSIBILITY THAT HOME HARDWARE STORES LIMITED MAY HAVE WITH RESPECT TO THIS PLAN OR CONSEQUENT CONSTRUCTION. RESALE OF THESE DRAWINGS ARE STRICTLY PROHIBITED.  
BUILDING CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE PROCEEDING. DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL CONSTRUCTION SHALL COMPLY WITH PART 9 OF THE NATIONAL BUILDING CODE OF CANADA.

CONFIRM ALL EXTERIOR WINDOW AND DOOR ROUGH SIZED OPENING SIZES PRIOR TO CONSTRUCTION


DRIP CAP FLASHING ABOVE ALL EXTERIOR WINDOWS AND DOORS IN SIDING APPLICATIONS

**BY OWNER**  
• ALL CONCRETE & IRON REINFORCE  
• PARKING  
• BRICK FACE & ACCESSORIES  
• MECHANICAL SYSTEMS  
• ELECTRICAL SYSTEMS  
• FOUNDATION DRAINAGE LAYER (IF REQUIRED)

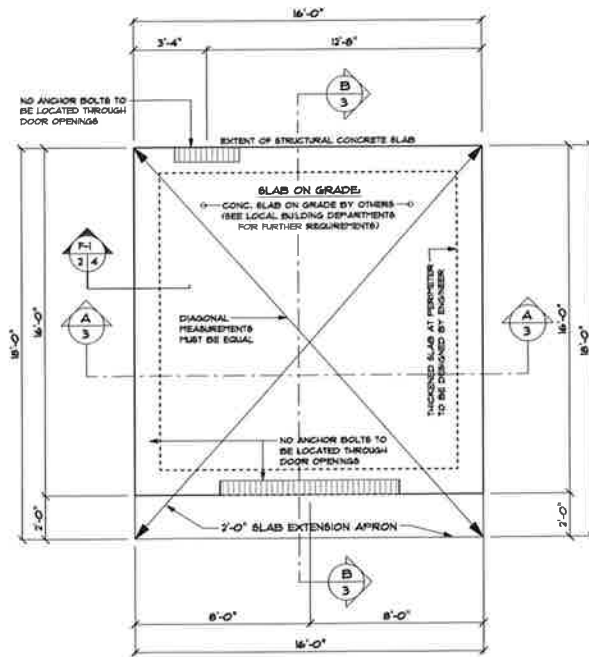
**DESIGN LOADS**  
ROOF LOADS : BRAMPTON, ONTARIO.  
ROOF LIVE LOAD • 40 PSF  
DEAD LOAD • 8 PSF  
TOTAL ROOF LOAD • 48 PSF  
SOIL BEARING CAPACITY:  
MINIMUM ALLOWABLE SOIL BEARING CAPACITY TO BE 2800 PSF (10.9 kN/m²)

THIS UNDERGROUND HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.  
QUALIFICATION INFORMATION  
Required unless design is exempt under Division C, subsection 3.2.4 of the O.B.C.  
Paul Katchura  
NAME  
EXPERIENCE  
21137  
BCK  
REGISTRATION INFORMATION  
Required unless design is exempt under Division C, subsection 3.2.4 of the O.B.C.  
Home Hardware Stores Limited  
FIRM NAME  
10043  
BCK

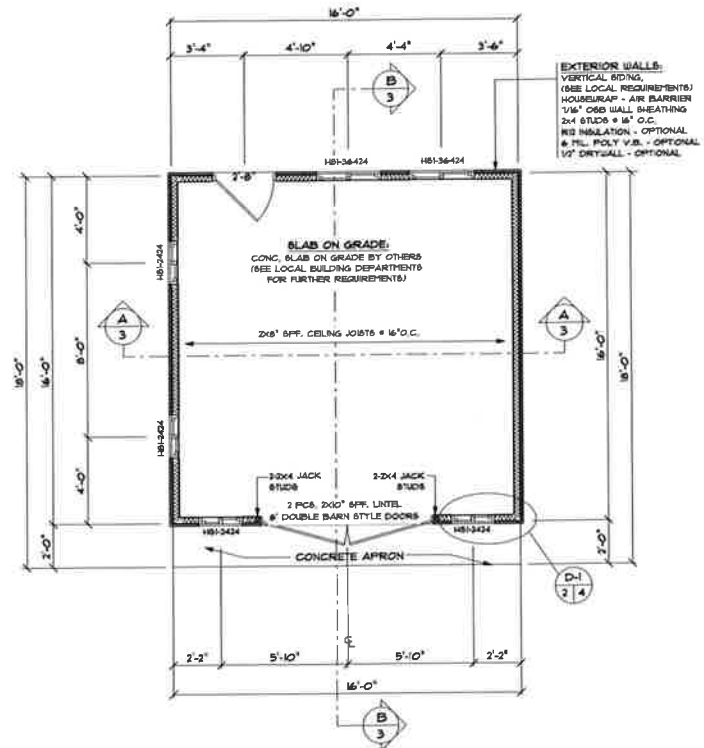
Wednesday, December 7, 2022 05:54 AM

REVISIONS:	DATE:	DETAIL REFERENCE: <div><div>A B C</div><div>A: DETAIL NUMBER B: SHEET NUMBER - WHERE DETAIL REQUIRED C: SHEET NUMBER - WHERE DETAILED</div></div> <div>CROSS SECTION REFERENCE: <div><div>A B</div><div>A: DETAIL NUMBER B: SHEET NUMBER - WHERE DETAIL REQUIRED</div></div></div>	MODEL: 16' X 16' CUSTOM HIP ROOF GARAGE	DRAWING: ELEVATIONS	<div><div>PROJECT NUMBER: G22-081-1172-6</div><div>SHEET NUMBER: 1   4</div></div>
	CUSTOMER: BRUCE PENGILLEY	LOCATION: 132 ELIZABETH ST. SOUTH, BRAMPTON, ONTARIO	SCALE: 1/4"=1'-0"	DRAWN BY: PK	
	STORE: UNITED LUMBER HOME HARDWARE, GEORGETOWN	DATE: DECEMBER 6, 2022	CHECKED BY: ARCHITECTURAL SOLUTIONS		
	CONSULTANT: CALVIN CRAWFORD				





SLAB ON GRADE PLAN



MAIN FLOOR PLAN  
16'-0" X 16'-0" HIP ROOF GARAGE  
284 SQ.FT.

**GENERAL NOTE:**

**POURED CONCRETE:**  
CONCRETE SHALL BE DESIGNED, MIXED, PLACED, CURED, AND TESTED IN ACCORDANCE WITH CAN/CSA-A438-00, "CONCRETE CONSTRUCTION FOR HOUSING AND SMALL BUILDINGS". THE COMPRESSIVE STRENGTH OF UNREINFORCED CONCRETE AFTER 28 DAYS SHALL NOT BE LESS THAN:

- 1) 4400 psi (30 MPa) FOR GARAGE FLOORS, CARPORT FLOORS, AND ALL EXTERIOR PLATWORK.
- 2) 3600 psi (25 MPa) FOR INTERIOR FLOORS (OTHER THAN GARAGES AND CARPORTS) WHERE DAMPROOFING IS NOT PROVIDED.
- 3) 2800 psi (20 MPa) FOR FOUNDATION WALLS, COLUMNS, FOOTINGS, GRADE BEAMS, AND PIERS.

• CONFIRM ALL EXTERIOR WINDOW AND DOOR ROUGH STUD OPENING SIZES PRIOR TO CONSTRUCTION

• ALL EXT. LINTELS TO BE 3 PLY 2X10 C/W PLYWOOD FILLER BETWEEN PILES, UNLESS NOTED OTHERWISE

• ALL STRUCTURAL (LOAD BEARING) FRAMING LUMBER USED FOR STUDS, PLATES, JOISTS, RAFTERS, LINTELS, AND BUILT-UP BEAMS SHALL BE GRADE STAMPED (S-P-F) SPRUCE-PINE-FIR #1 OR BETTER, 6-DRY OR LUMBER OF EQUAL OR BETTER QUALITIES.

**WINDOW SCHEDULE**

PRODUCT CODE	SIZE	R.O. SIZE	COUNT
H61-2414	7'-0" x 7'-0"		4
H61-3454	3'-0" x 2'-0"		2

CODE:  
H6 = HORIZONTAL SLIDER

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

QUALIFICATION INFORMATION:  
Registered under Division C, subsection 1.1.1 of the O.B.C.

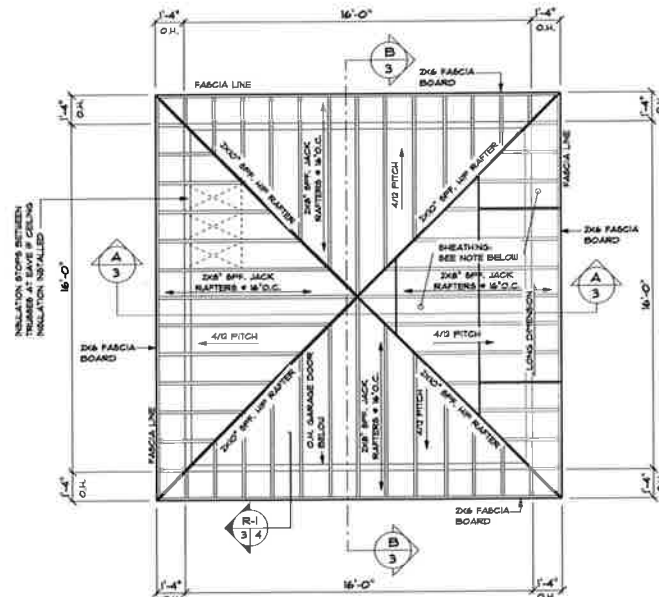
Paul Kitchener, Designer, 21117, 2021

REGISTRATION INFORMATION:  
Registered under Division C, subsection 1.1.1 of the O.B.C.

Home Hardware Stores Limited, 20045, 2021

REVISIONS:	DATE:	DETAIL REFERENCE: A. DETAIL NUMBER B. SHEET NUMBER - WHERE DETAIL REQUIRED C. SHEET NUMBER - WHERE DETAIL DETAILED	MODEL: 16' X 16' CUSTOM HIP ROOF GARAGE	DRAWING: FOUNDATION & MAIN FLOOR PLANS	PROJECT NUMBER: G22-081-1172-6
		CROSS SECTION REFERENCE: A. DETAIL NUMBER B. SHEET NUMBER - WHERE DETAIL REQUIRED	CUSTOMER: BRUCE PENGILLEY	SCALE: 1/4"=1'-0"	SHEET NUMBER: 2   4
			LOCATION: 132 ELIZABETH ST. SOUTH, BRAMPTON, ONTARIO	DATE: DECEMBER 6, 2022	
			STORE: UNITED LUMBER HOME HARDWARE, GEORGETOWN	CHECKED BY: ARCHITECTURAL SOLUTIONS	
			CONSULTANT: CALVIN CRAWFORD		



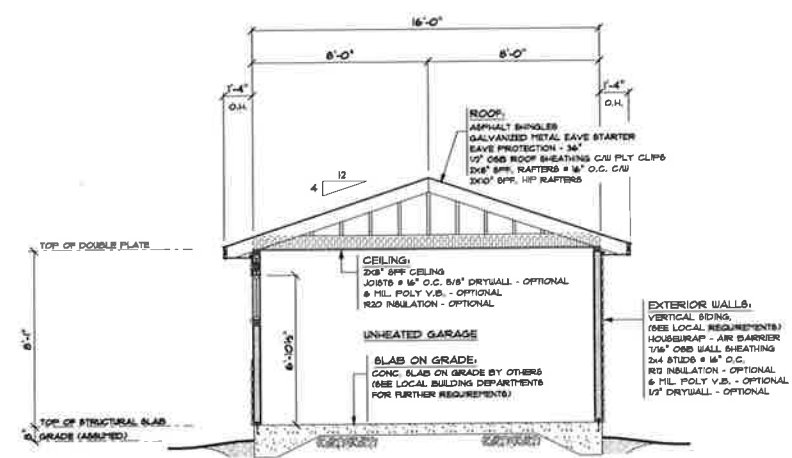


ROOF PLAN

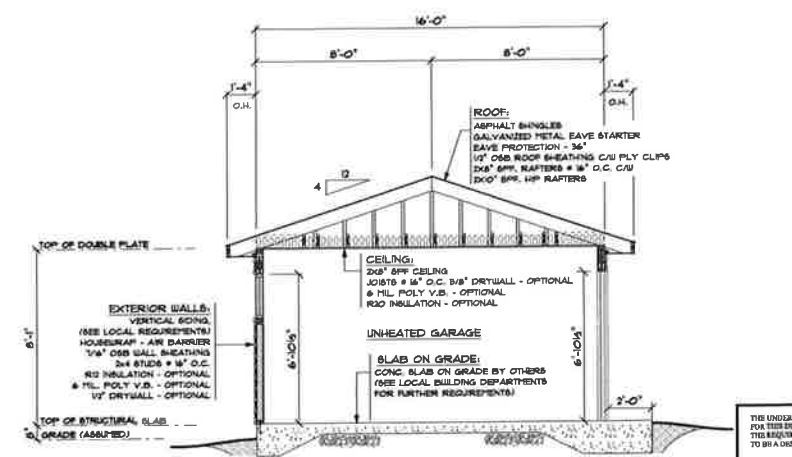
**PANEL-TYPE SHEATHING:**  
 - APPLIED SO THAT JOINTS PERPENDICULAR TO ROOF RIDGE ARE STAGGERED, AND EDGES ARE SUPPORTED ON TRUSS  
 - EDGES PARALLEL TO ROOF RIDGE SHALL BE SUPPORTED BY METAL "H" CLIPS IN EACH TRUSS SPACE

**ROOF SPACE VENTILATION**  
 (IF DRYWALL AND INSULATION PROVIDED)  
 INSULATED CEILING AREA TO HAVE A MINIMUM UNOBSTRUCTED VENTILATION AREA OF 1/300  
 - CALCULATED INSULATED CEILING AREA = 256 SQ.FT.  
 - MIN. REQUIRED UNOBSTRUCTED VENTILATION AREA = 0.85 SQ.FT.  
 REQUIRED VENTS SHALL BE DISTRIBUTED UNIFORMLY ON OPPOSITE SIDES OF BUILDING WITH NOT LESS THAN 25% OF REQUIRED OPENINGS LOCATED AT THE TOP OF ROOF SPACE AND NOT LESS THAN 25% OF THE REQUIRED OPENINGS LOCATED AT THE BOTTOM OF THE ROOF SPACE.

• THIS DRAWING IS FOR REFERENCE ONLY. TRUSS MANUFACTURER TO SUPPLY DRAWINGS & LAYOUT WHICH WILL SUPERSEDE ALL ROOF FRAMING SHOWN  
 • FOLLOW TRUSS SPACING APPLICABLE TO YOUR HOME  
 • ATTIC ACCESS (MIN. 30" X 38") LOCATION BY OWNER OR TO MATCH MEASURE  
 • 2X4 BLOCKING IN TRUSSES AND RAFTERS OR PLY CLIPS ARE REQUIRED FOR ROOF SHEATHING SUPPORTS ON ALL 24" O.C. SPACINGS OF SAME  
 • FOR TRUSS SPACING AT CHIMNEY / ATTIC ACCESS SEE TRUSS LAYOUT  
 • NEVER CUT A TRUSS TO OBTAIN SPACE  
 • GIRDEN PLYS MAY VARY FROM THOSE SHOWN DEPENDING UPON GROUND SHOU LOAD.



CROSS SECTION A-A



CROSS SECTION B-B

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.  
**QUALIFICATION INFORMATION**  
 Registered under Design in respect under Division C, subsection 3.2.5 of the O.B.C.  
 Signature: [Signature]  
 Name: Jodi Knebel  
 Title: DESIGNER  
 Stamp: [Stamp]  
**REGISTRATION INFORMATION**  
 Registered under Design in respect under Division C, subsection 3.2.4 of the O.B.C.  
 Name: Home Hardware Stores Limited  
 Stamp: [Stamp]

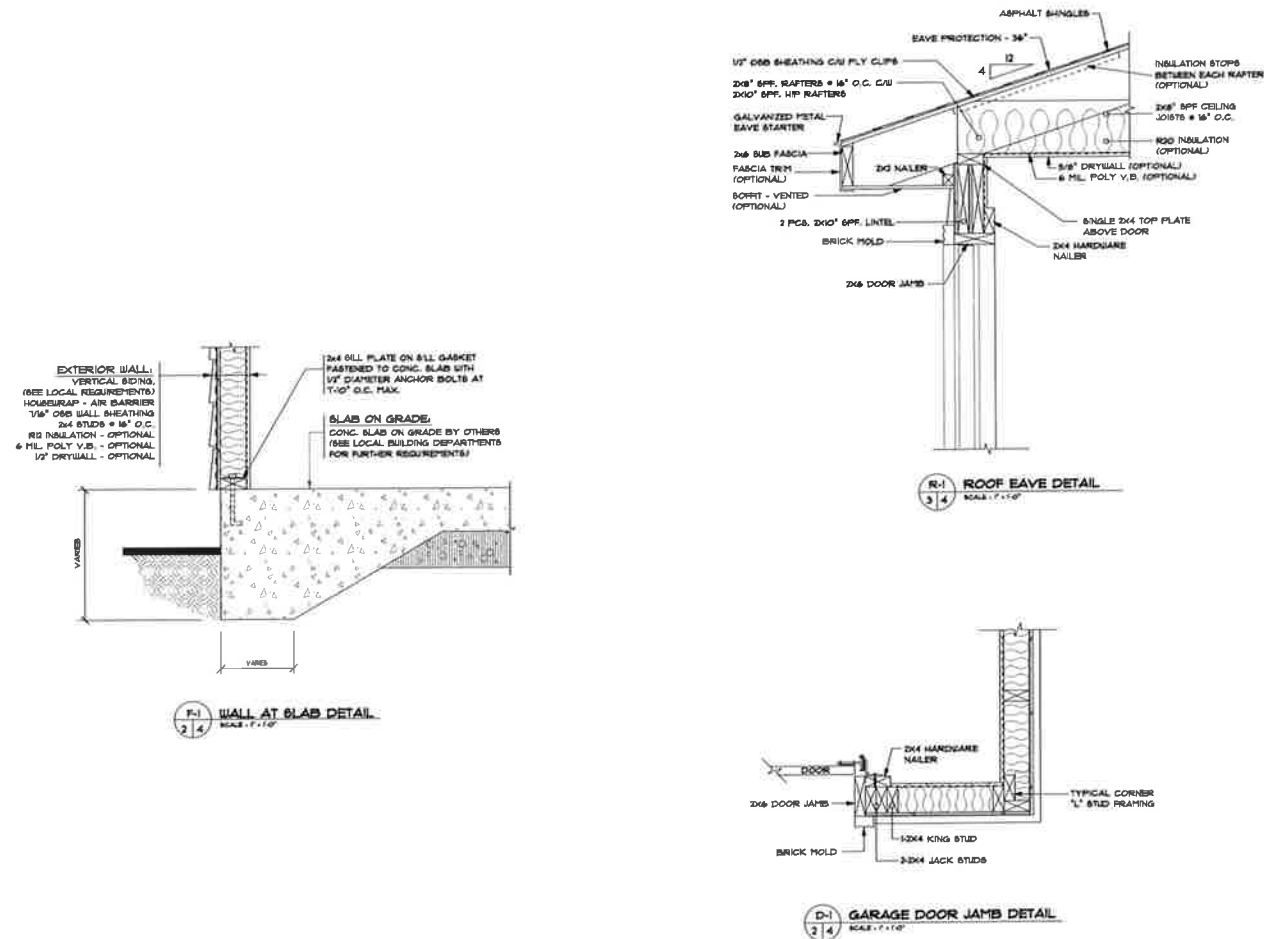
Wednesday, December 7, 2022 09:54 AM

<b>REVISIONS:</b> DATE:		<b>DETAIL REFERENCE:</b> A. DETAIL NUMBER B. SHEET NUMBER - WHERE DETAIL REQUIRED C. SHEET NUMBER - WHERE DETAIL DETAILED		<b>CROSS SECTION REFERENCE:</b> A. DETAIL NUMBER B. SHEET NUMBER - WHERE DETAIL REQUIRED		<b>MODEL:</b> 16' X 16' CUSTOM HIP ROOF GARAGE	<b>DRAWING:</b> ROOF PLAN & CROSS SECTIONS
		<b>CUSTOMER:</b> BRUCE PENGILLEY		<b>SCALE:</b> 1/4"=1'-0"		<b>DRAWN BY:</b> PK	
		<b>LOCATION:</b> 132 ELIZABETH ST. SOUTH, BRAMPTON, ONTARIO		<b>DATE:</b> DECEMBER 6, 2022		<b>CHECKED BY:</b> ARCHITECTURAL SOLUTIONS	
		<b>STORE:</b> UNITED LUMBER HOME HARDWARE, GEORGETOWN					
		<b>CONSULTANT:</b> CALVIN CRAWFORD					



**PROJECT NUMBER:**  
 G22-081-1172-6  
**SHEET NUMBER:**  
 3 | 4

Wednesday, December 7, 2022 09:54 AM



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

QUALIFICATION INFORMATION  
Registered under design in concept under Division C, subsection 2.2.3 of the O.B.C.

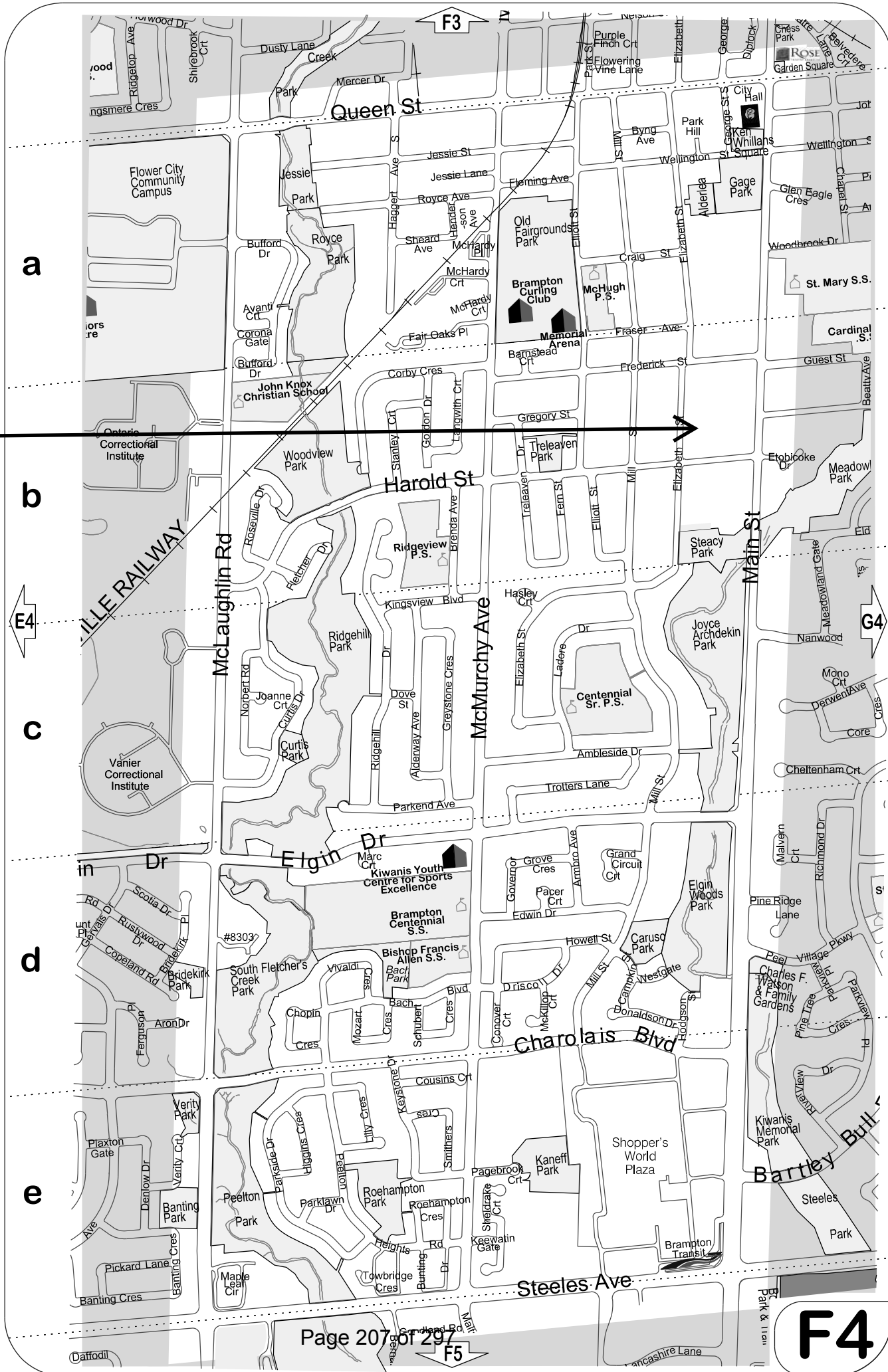
**Paul Kishinevsky**  
NAME SIGNATURE  
21117  
2024  
12/07/2022

REGISTRATION INFORMATION  
Registered under design in concept under Division C, subsection 2.2.4 of the O.B.C.  
**Home Hardware Stores Limited**  
FIRM NAME  
2024  
12/07/2022

REVISIONS:		DATE:	DETAIL REFERENCE:	MODEL:	DRAWING:		PROJECT NUMBER:	
			<div><div>A</div><div>B</div><div>C</div></div> <div>A B</div>	16' X 16' CUSTOM HIP ROOF GARAGE	DETAILS		G22-081-1172-6	
			CROSS SECTION REFERENCE:	CUSTOMER:	SCALE:	DRAWN BY:	SHEET NUMBER:	
				BRUCE PENGILLEY	AS SHOWN	PK	4   4	
				LOCATION: 132 ELIZABETH ST. SOUTH, BRAMPTON, ONTARIO	DATE:	CHECKED BY:		
				STORE: UNITED LUMBER HOME HARDWARE, GEORGETOWN.	DECEMBER 6, 2022	ARCHITECTURAL SOLUTIONS		
				CONSULTANT: CALVIN CRAWFORD				



A-2023-0013



**APPLICATION # A-2023-0014**  
**WARD #7**

**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **VIVEK KUMAR KHANNA AND BASUDHA KHANNA** 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 248, Plan 765 municipally known as **198 EARNSCLIFF CIRCLE**, Brampton;

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

1. To permit an as-built 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 1.96m (6.43 ft.) to an as-built below grade entrance whereas the by-law requires a minimum interior side yard setback of 3.0m (9.84 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  
Application for Consent: NO

File Number: \_\_\_\_\_  
File Number: \_\_\_\_\_

The Committee of Adjustment has appointed **TUESDAY, February 14, 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.**

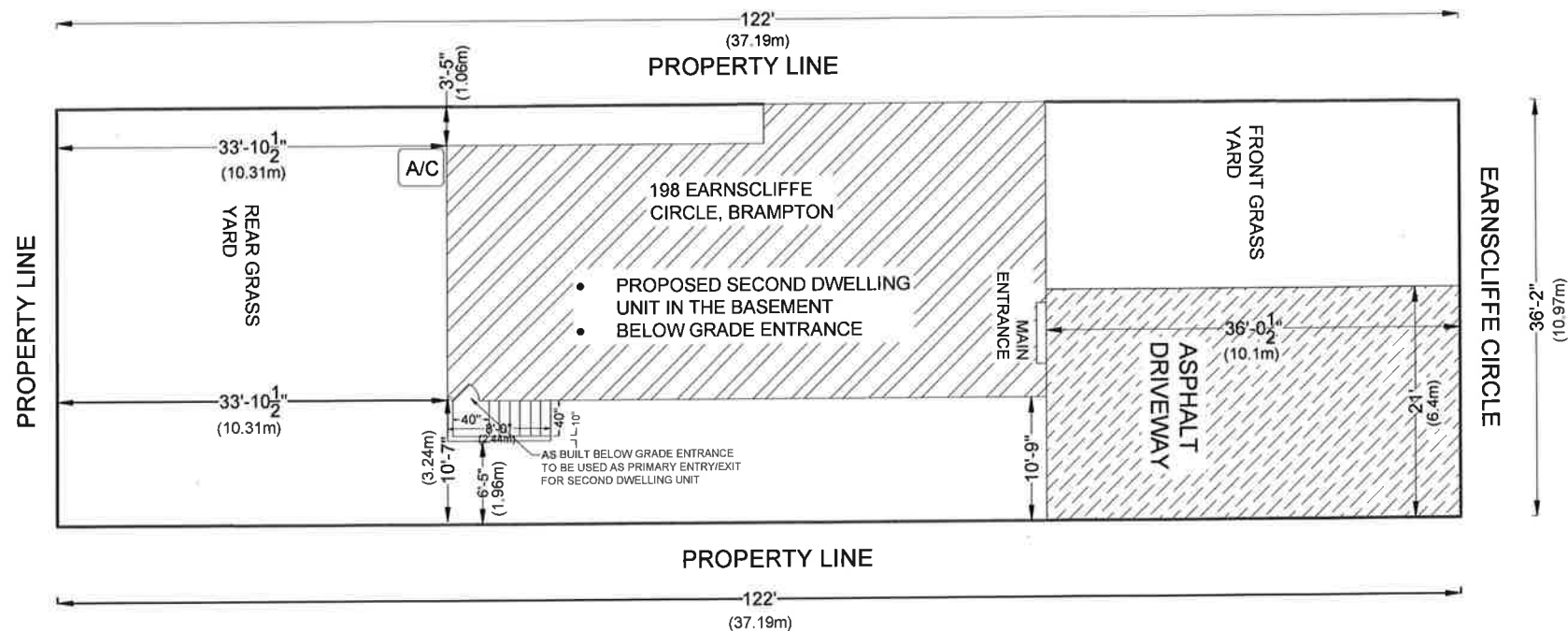
**PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC**

DATED at Brampton Ontario, this this 3rd Day of February, 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](mailto:jeanie.myers@brampton.ca)





- EXISTING ACCESSORY STRUCTURE / SHED OVER THE BELOW GRADE ENTRANCE TO BE DEMOLISHED

LOT AREA = 407.97Sqm  
LOT FRONTAGE = 10.97m  
LOT DEPTH = 37.19m

## GENERAL NOTES

### RELEASED FOR BUILDING PERMIT

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



01	REVISED FOR MV	JAN, 2023
01	ISSUED FOR PERMIT	SEPT 19, 2022
NO	REVISION/ ISSUE	DATE

### FIRM NAME AND ADDRESS

RATIO ENGINEERING INC.  
1200 Derry Rd East, Mississauga, ON

### PROJECT TITLE

198 EARNSCLIFFE CIRCLE,  
BRAMPTON, ON L6T 2B7

### SHEET TITLE

SITE PLAN

SCALE : NOT TO BE SCALED

DATE : SEPT 16, 2022

DRAWN BY : H. SOOD

CHECKED BY: D. VERMA

DRAWING NO.

A - 1

**Under the authority of the Emergency Management and Civil Protection Act and the Municipal Act, 2001, City Council approved Committee Meetings to be held electronically and/or as a hybrid meeting (both in-person 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 **February 14, 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, February 9, 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 [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, February 9, 2023.**
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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 [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca). If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

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

Flower City



brampton.ca

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

FILE NUMBER: A-2023-0014

The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

#### APPLICATION

### Minor Variance or Special Permission

(Please read Instructions)

**NOTE:** It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

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

1. Name of Owner(s) Vivek Kumar Khanna & Vasudha Khanna  
Address 198 Eamscliffe Circle, Brampton, ON, L6T 2B7

Phone # +1-647-877-6310 Fax # \_\_\_\_\_  
Email vivek.khanna927@gmail.com

2. Name of Agent Dhruv Verma  
Address 1200 Derry Road E. Mississauga, ON

Phone # +1-647-842-9812 Fax # \_\_\_\_\_  
Email info@ratioengineering.ca

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

To permit the existing below grade entrance between the main wall of the dwelling and the side (left) lot line.  
To permit the exterior side yard setback of 1.2M for Below Grade Entrance, Whereas the By law requires a Minimum set back of 3M from side wall of the below grade entrance to the lot line

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

The existing setback between the side lot line and the retaining wall of below grade entrance is 2.286 M, whereas as per By law Min of 3M of setback is required. The said property has the Zoning Type R2A(1) and Special Section as 100

5. Legal Description of the subject land:

Lot Number 248  
Plan Number/Concession Number Plan 765 PT  
Municipal Address 198 Eamscliffe Circle, Brampton, ON, L6T 2B7

6. Dimension of subject land (in metric units)

Frontage 10.97 M  
Depth 37.19 M  
Area 407.97 SQM

7. Access to the subject land is by:

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

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)

1 Store bungalow (Semi Detached). Approx (80 SqM)

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Below Grade Entrance on the left side of the existing dwelling.

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	10.97M
Rear yard setback	10.36M
Side yard setback	3.28M
Side yard setback	NA

PROPOSED

Front yard setback	10.97M
Rear yard setback	10.36M
Side yard setback	2.28M
Side yard setback	NA

10. Date of Acquisition of subject land: Aug, 2017
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: 1968
15. Length of time the existing uses of the subject property have been continued: 54 Years
16. (a) What water supply is existing/proposed?  
Municipal ☒  
Well ☐ Other (specify) \_\_\_\_\_
- (b) What sewage disposal is/will be provided?  
Municipal ☒  
Septic ☐ Other (specify) \_\_\_\_\_
- (c) What storm drainage system is existing/proposed?  
Sewers ☒  
Ditches ☐  
Swales ☐ Other (specify) \_\_\_\_\_

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes ☐ No ☒

If answer is yes, provide details: File # \_\_\_\_\_ Status \_\_\_\_\_

18. Has a pre-consultation application been filed?

Yes ☐ No ☒

19. Has the subject property ever been the subject of an application for minor variance?

Yes ☐ No ☒ Unknown ☐

If answer is yes, provide details:

File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

[Signature]  
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY \_\_\_\_\_ OF BRAMPTON

THIS 8th 11th DAY OF January, 20 23

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, Dhruv Verma \_\_\_\_\_, OF THE City \_\_\_\_\_ OF Brampton

IN THE Region \_\_\_\_\_ OF Peel \_\_\_\_\_ SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

City OF Brampton

IN THE Region OF \_\_\_\_\_

Peel THIS 11th DAY OF

Jan., 20 23

[Signature]  
A Commissioner etc.

[Signature]  
I, [Signature],  
a Commissioner, etc.,  
Province of Ontario  
for the Corporation of the  
City of Brampton  
Expires April 8, 2024.

[Signature]  
Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: \_\_\_\_\_

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

\_\_\_\_\_  
Zoning Officer

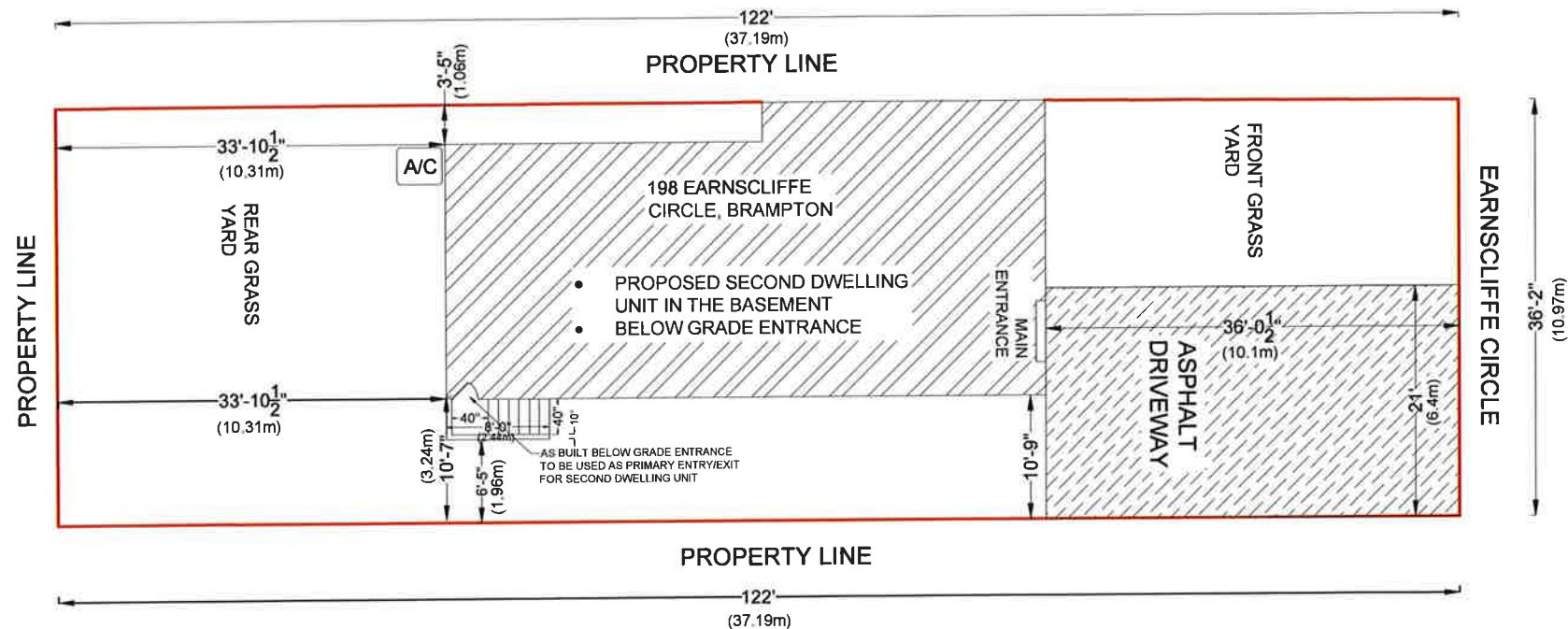
\_\_\_\_\_  
Date

DATE RECEIVED January 11, 2023

Date Application Deemed Complete by the Municipality \_\_\_\_\_

Revised 2022/02/17





- EXISTING ACCESSORY STRUCTURE / SHED OVER THE BELOW GRADE ENTRANCE TO BE DEMOLISHED

LOT AREA = 407.97Sqm  
LOT FRONTAGE = 10.97m  
LOT DEPTH = 37.19m

## GENERAL NOTES

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01	REVISED FOR MV	JAN, 2023
01	ISSUED FOR PERMIT	SEPT 19, 2022
NO.	REVISION/ ISSUE	DATE

### FIRM NAME AND ADDRESS

RATIO ENGINEERING INC.  
1200 Derry Rd East, Mississauga, ON

### PROJECT TITLE

198 EARNSCLIFFE CIRCLE,  
BRAMPTON, ON L6T 2B7

### SHEET TITLE

### SITE PLAN

SCALE : NOT TO BE SCALED  
DATE : SEPT 16, 2022  
DRAWN BY : H. SOOD  
CHECKED BY: D. VERMA

DRAWING NO.  
A - 1

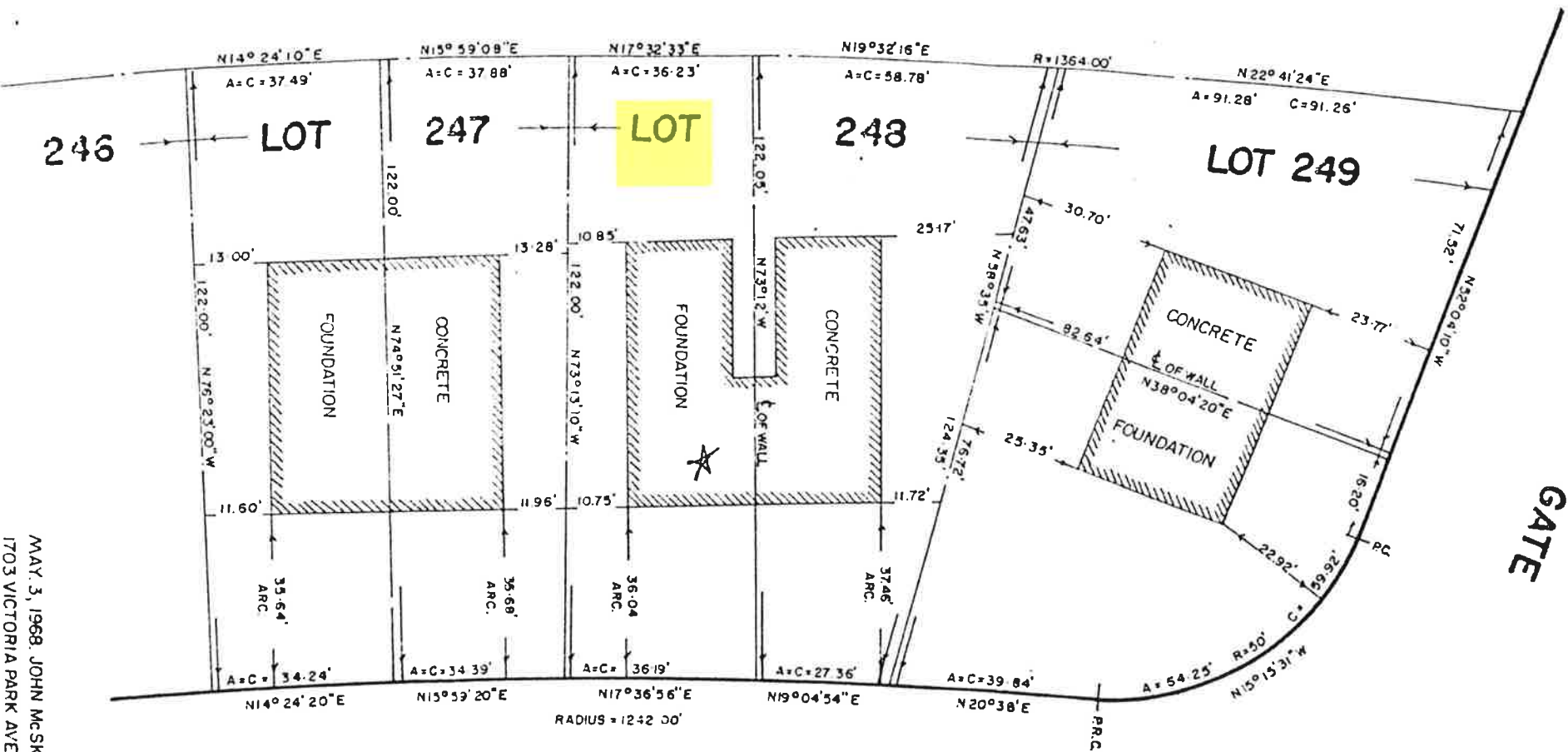
# PLAN OF SURVEY OF LOTS 247 TO 249 PLAN 765 PEEL TOWNSHIP OF CHINGUACOUSY

SCALE - 1" = 30'

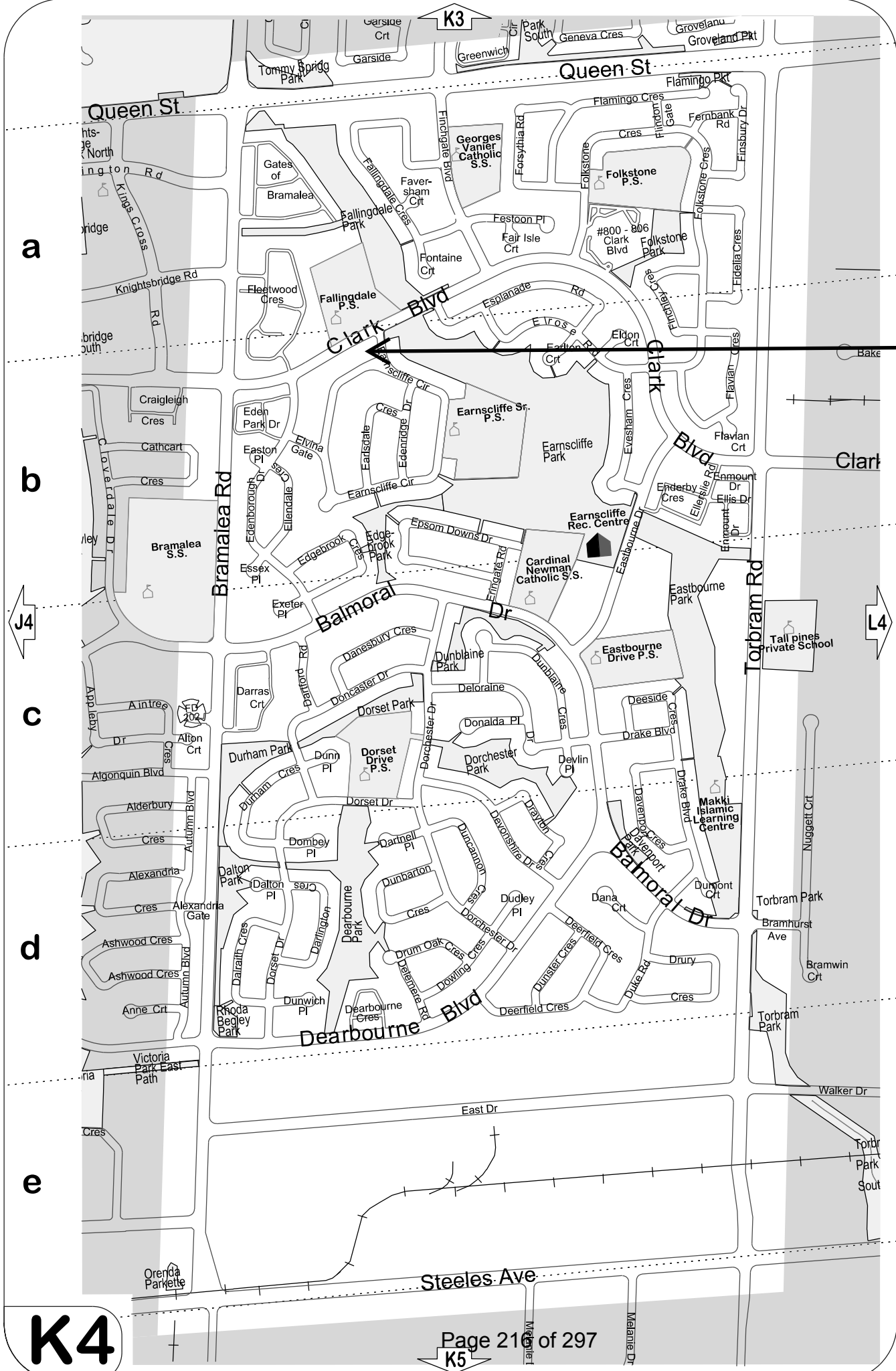
BRAMALEA CONST. LTD.  
 70 BRAMALEA ROAD.  
 BRAMALEA, ONT.

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. C42 APPLIES TO THE  
 USE AND REPRODUCTION OF THESE DOCUMENTS

ERNSCLIFFE  
 GATE



MAY 3, 1968, JOHN MCKIMMING, ONT. LAND SURVEYOR,  
 1703 VICTORIA PARK AVE. TORONTO, ONT. 757-5454.  
 PER *John McKimming* OLS



A-2023-0014

**APPLICATION # A-2023-0015**  
**WARD #3**

**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **JOHN CURIC AND MARIA ELIZABETH ROCHA** 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 311, Plan 679 municipally known as **22 FERNDAL CRESCENT**, Brampton;

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

1. To permit a front yard setback of 5.07m (16.63 ft.) whereas the by-law requires a minimum front yard setback of 6.0m (19.68 ft.);
2. To permit a lot coverage of 33.47% whereas the by-law permits a maximum lot coverage of 30%.

**OTHER PLANNING APPLICATIONS:**

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

Plan of Subdivision: NO  
Application for Consent: NO

File Number: \_\_\_\_\_  
File Number: \_\_\_\_\_

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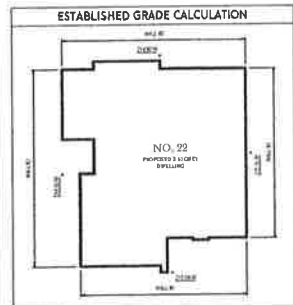
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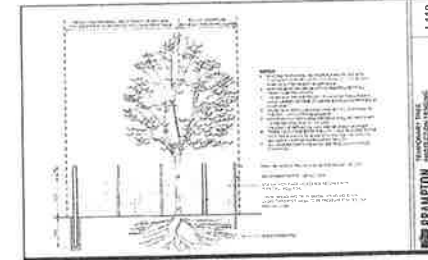
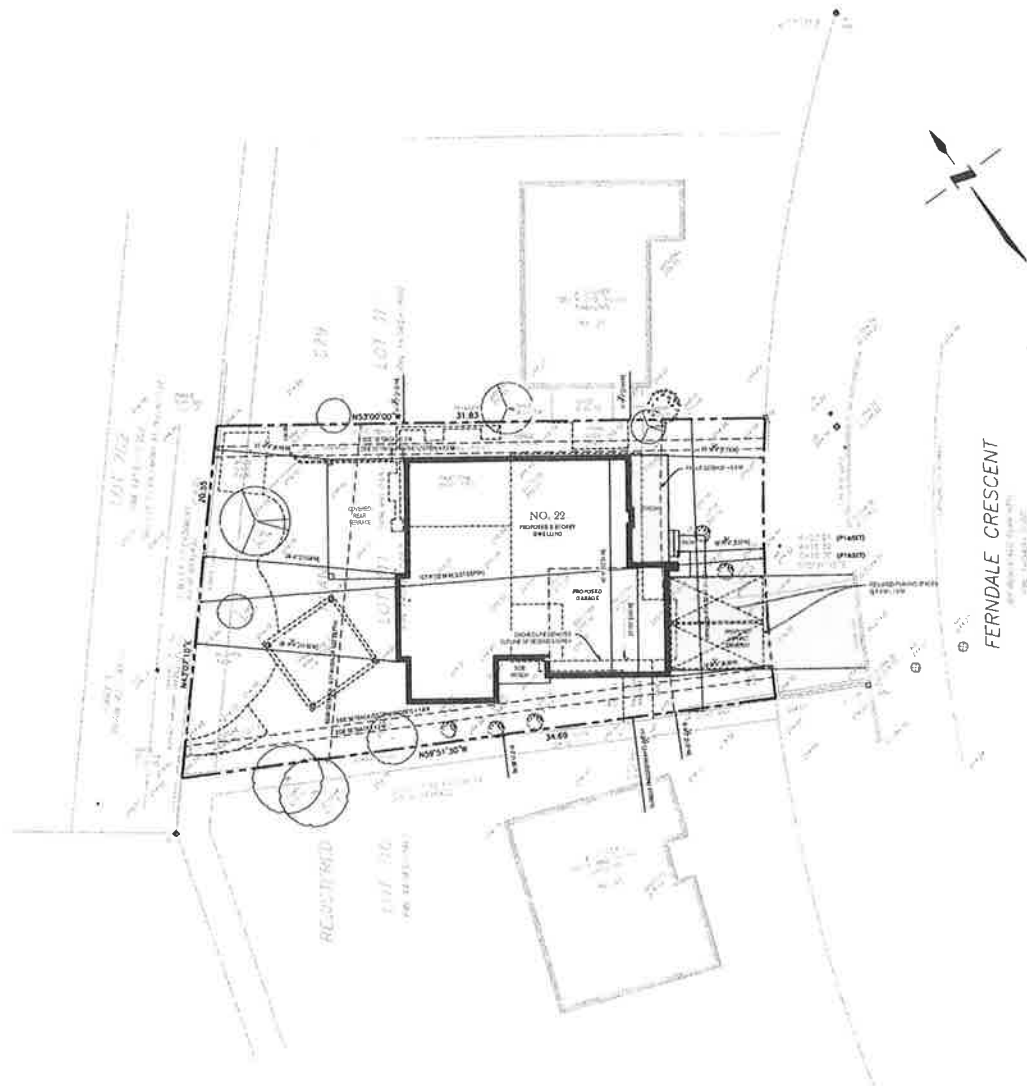
Jeanie Myers, Secretary-Treasurer  
Committee of Adjustment, City Clerk's Office,  
Brampton City Hall, 2 Wellington Street West,  
Brampton, Ontario L6Y 4R2  
Phone: (905)874-2117  
Fax: (905)874-2119  
[jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca)

SITE STATISTICS - 22 FERNDAL CRESCENT	
LOT 311 RE DEVELOPED PLAN #73 ZONE CODE: R10 (RESIDENTIAL)	
SITE AREA	8024.00 SQ M (200,000 SQ FT)
LOT FRONTAGE	11.21 M
LOT DEPTH	1.18 M
LOT COVERAGE	PROPOSED
PROPOSED COVERED AREA	142.14 SQ M
PROPOSED FRONT PORCH (COVERED PORTION)	8.17 SQ M
PROPOSED SIDE PORCH (COVERED PORTION)	3.84 SQ M
COVERED TOTAL	120.15 SQ M
PERCENTAGE OF LOT COVERAGE	15.10%
PROPOSED FLOOR AREA	PROPOSED
PROPOSED GROUND FLOOR	1,500.00 SQ FT (139.14 SQ M)
PROPOSED SECOND FLOOR	1,500.00 SQ FT (139.14 SQ M)
TOTAL PROPOSED F.A. (GROSS FLOOR AREA)	3,000.00 SQ FT (278.28 SQ M)
OF A TOTAL USE & PERCENTAGE	16.4% (27.8%)
PROPOSED FRONT YARD LANDSCAPING	PROPOSED
PROPOSED FRONT YARD AREA	115.75 SQ M
PROPOSED DRIVEWAY	31.83 SQ M
PROPOSED PORCH & PATH	12.00 SQ M
TOTAL HARD LANDSCAPING AREA	147.58 SQ M (15.91%)
PROPOSED DRIVE	49.35 SQ M
TOTAL SOFT LANDSCAPING AREA	66.43 SQ M (8.28%)



EST. GRADE CALCULATION	
WYSE NO.	AMT. ELEV.
1	213.00
2	213.93
3	214.50
4	213.16
TOTAL	860.59
EST. GRADE	213.01

SITE PLAN



**TREE PROTECTION ZONE BARRIER**

TREE PROTECTION ZONE BARRIER PROPOSED  
THE TREE PROTECTION ZONE BARRIER PROPOSED SHALL BE PLACED WITHIN THE TREE PROTECTION ZONE AND SUPPORTED BY TOWNS.

BARRIERS MUST BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY. THE PURPOSE OF THE BARRIER IS TO DERIVE THE TREE PROTECTION ZONE WHICH IS TO BE PROTECTED FROM ANY ACTIVITY THROUGHOUT THE CONSTRUCTION AND LANDSCAPING PHASES.

ALL TREE PROTECTION ZONE BARRIERS SHOWN ON THIS PLAN ARE THE TREE PRESERVATION PLAN.

FERNDAL CRESCENT



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<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 [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca). If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

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

FILE NUMBER: A-2023-0015

The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

**APPLICATION**  
**Minor Variance or Special Permission**  
(Please read Instructions)

**NOTE:** It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

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

1. **Name of Owner(s)** John Curic + MARIA ELIZABETH ROCHA  
**Address** 22 Ferndale Crescent, Brampton, ON L6W 1E9  
  
**Phone #** \_\_\_\_\_ **Fax #** \_\_\_\_\_  
**Email** jcuric@hotmail.com

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 #** \_\_\_\_\_  
**Email** shane@huisdesigns.ca

3. **Nature and extent of relief applied for (variances requested):**  
**Zoning By-law Section 10.27 (c) - Older, mature neighbourhood, maximum lot coverage of 30%**  
*The proposed lot coverage is 33.47%; seeking a relief of 3.47%.*  
  
**Zoning By-law Section 12.5.2 (d) - Minimum front yard depth of 6.0 metres.**  
*The proposed front yard depth is 5.07 m; seeking a relief of 0.93 m.*

4. **Why is it not possible to comply with the provisions of the by-law?**  
**Section 10.27 (c) -** *Due to the size and four bedroom design of the dwelling (to keep consistent with other custom homes in the neighbourhood) the overall footprint slightly exceeds the maximum lot coverage.*  
  
**Section 12.5.2 (d) -** *The portion of the front main wall that encroaches into the required 6.0m setback is only 51.51% of the total length of the south main wall. The rest of the 48.49% meets the required setback. The reason for the encroachment is to keep a sizable rear yard.*

5. **Legal Description of the subject land:**  
**Lot Number** 311  
**Plan Number/Concession Number** RP-679 / CON. 1 E.H.S.  
**Municipal Address** 22 Ferndale Crescent, Brampton, ON L6W 1E9

6. **Dimension of subject land (in metric units)**  
**Frontage** 17.02 m  
**Depth** 32.84 m  
**Area** 602.85 sq.m / 0.060285 ha

7. **Access to the subject land is by:**  
**Provincial Highway** ☐ **Seasonal Road** ☐  
**Municipal Road Maintained All Year** ☒ **Other Public Road** ☐  
**Private Right-of-Way** ☐ **Water** ☐

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

**EXISTING BUILDINGS/STRUCTURES on the subject land:** List all structures (dwelling, shed, gazebo, etc.)

- Existing two storey brick and siding single family dwelling.  
Ground Floor Area = 65.48 sq.m, Gross Floor Area = 130.96 sq.m (approx.)  
Building Height = 6.50 m (estimated), Building Length & Width =9.47 m & 12.06 m

• Existing Vinyl Storage Shed #1 (one storey)  
Ground & Gross Floor Area = 9.08 sq.m  
Building Height = 3.00 m (estimated), Building Length & Width = 3.63 m & 2.50 m

• Existing Vinyl Storage Shed #2 (one storey)  
Ground & Gross Floor Area = 5.18 sq.m  
Building Height = 3.00 m (estimated), Building Length & Width = 3.18 m & 1.63 m

**PROPOSED BUILDINGS/STRUCTURES on the subject land:**

- Proposed two storey stone, siding and stucco single family dwelling.  
Ground Floor Area = 146.84 sq.m, Gross Floor Area = 292.71 sq.m  
Building Height = 8.31 m, Building Length & Width = 16.41 m & 14.30 m

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

**EXISTING**

Front yard setback	Dwelling = 5.26 m
Rear yard setback	Dwelling = 17.22 m
Side yard setback	Dwelling = 1.90 m (north)
Side yard setback	Dwelling = 2.99 m (south)

**PROPOSED**

Front yard setback	Dwelling = 5.07 m
Rear yard setback	Dwelling = 11.08 m
Side yard setback	Dwelling = 2.02 m (north)
Side yard setback	Dwelling = 1.88 m (south)

10. Date of Acquisition of subject land: 2021 (approx).

11. Existing uses of subject property: Residential single family dwelling.

12. Proposed uses of subject property: Residential single family dwelling.

13. Existing uses of abutting properties: All abutting properties are residential dwellings.

14. Date of construction of all buildings & structures on subject land: 1979 (subdivision assumption)

15. Length of time the existing uses of the subject property have been continued: 44 years (approx.)

16. (a) What water supply is existing/proposed?  
Municipal ☒ Other (specify) \_\_\_\_\_  
Well ☐

(b) What sewage disposal is/will be provided?  
Municipal ☒ Other (specify) \_\_\_\_\_  
Septic ☐

(c) What storm drainage system is existing/proposed?  
Sewers ☒ Other (specify) \_\_\_\_\_  
Ditches ☐  
Swales ☐

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes ☐ No ☒

If answer is yes, provide details: File # \_\_\_\_\_

**\*\*Terminated by the City of  
Brampton Planning  
Department due to the recent  
Status passing of Bill 23.**

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 _____

SS  
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF BRAMPTON

THIS 11<sup>th</sup> DAY OF JANUARY, 2023.

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, SHANE EDWARDS, OF THE CITY OF GUELPH

IN THE PROVINCE OF ONTARIO SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

City OF Brampton

IN THE Region OF

Free THIS 11<sup>th</sup> DAY OF

January, 2023

Shane Edwards  
A Commissioner etc.

SS  
Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: \_\_\_\_\_

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

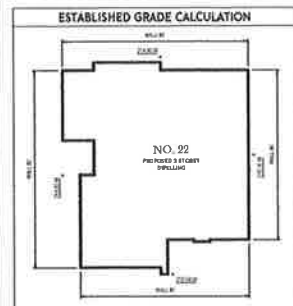
\_\_\_\_\_  
Zoning Officer

\_\_\_\_\_  
Date

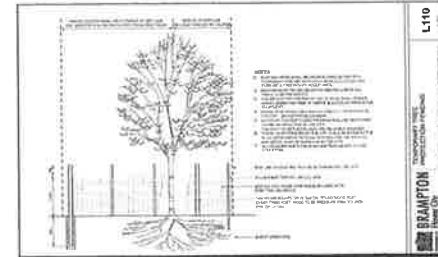
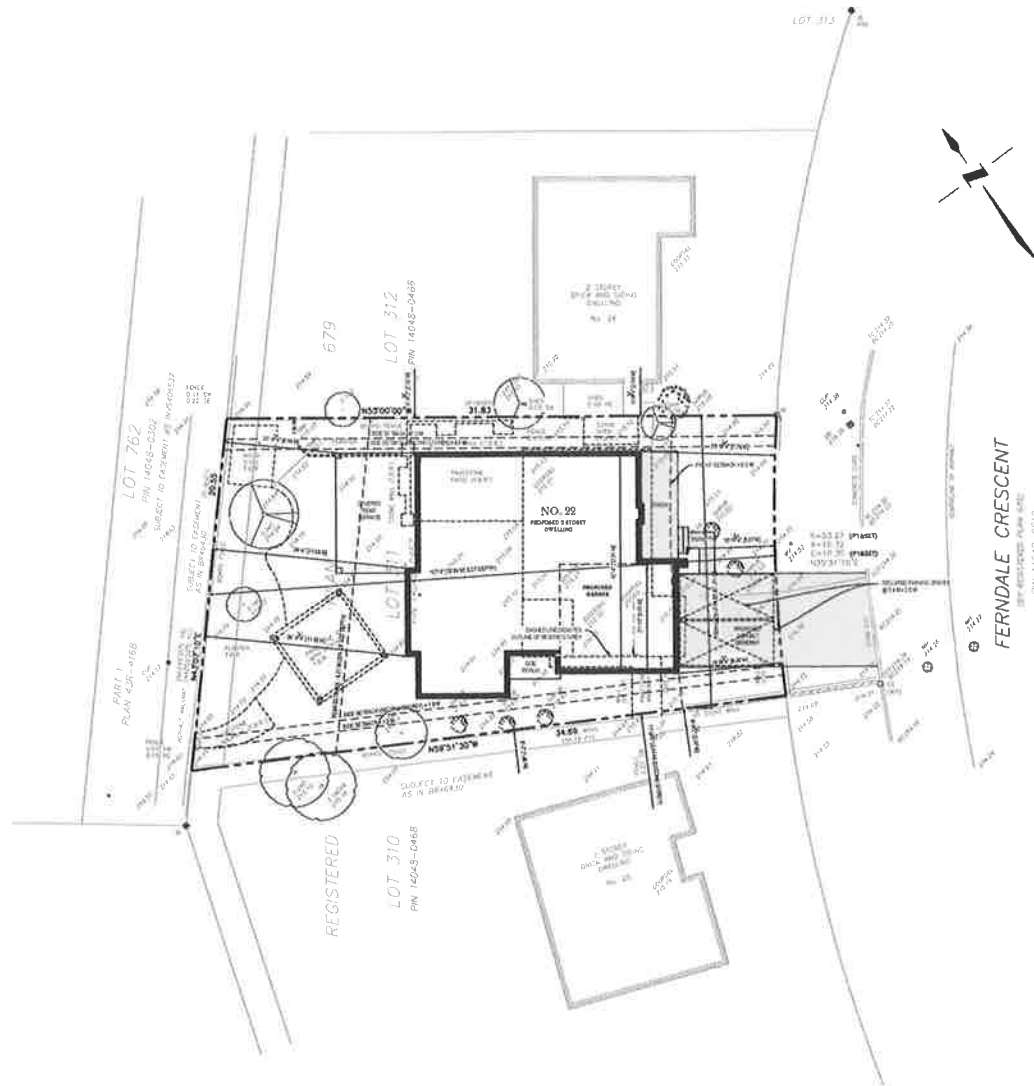
DATE RECEIVED

Date Application Deemed  
Complete by the Municipality

SITE STATISTICS - 22 FERDALE CRESCENT	
NO. 22 PROPOSED PLAN, TWO ZONING CODE: R112 (RESIDENTIAL)	
LOT AREA	485.00 SQ. M (118,000 SQ. FT.)
LOT FRONTAGE	11.00 M
LOT DEPTH	43.50 M
LOT COVERAGE	PROPOSED
PROPOSED DWELLING	100.00 SQ. M
PROPOSED FRONT PORCH (COVERED)	8.00 SQ. M
PROPOSED SIDE PORCH (COVERED)	2.00 SQ. M
PROPOSED REAR PORCH (COVERED)	2.00 SQ. M
COVERED TOTAL	102.00 SQ. M
PERCENTAGE OF LOT COVERAGE	21.03%
GRADE FLOOR AREA	
PROPOSED GRADE FLOOR	1,340.00 SQ. M (28,700 SQ. FT.)
PROPOSED SECOND FLOOR	1,340.00 SQ. M (28,700 SQ. FT.)
TOTAL PROPOSED G.F.A. (GROSS FLOOR AREA)	2,680.00 SQ. M (57,400 SQ. FT.)
G.F.A. TO LOT AREA PERCENTAGE	55.26%
FRONT YARD LANDSCAPING	
PROPOSED	100.00 SQ. M
PROPOSED DRIVEWAY	10.00 SQ. M
PROPOSED PORCH & PATIO	10.00 SQ. M
TOTAL HARD LANDSCAPED AREA	120.00 SQ. M (2,600 SQ. FT.)
PROPOSED GRASS	365.00 SQ. M (8,000 SQ. FT.)
TOTAL SOFT LANDSCAPED AREA	485.00 SQ. M (106,000 SQ. FT.)



EST. GRADE CALCULATION	
WALL NO.	WALL ELEV.
1	215.04
2	214.93
3	214.96
4	215.18
TOTAL	860.11
EST. GRADE	215.01



**TREE PROTECTION ZONE BARRIER**

THE TREE PROTECTION ZONE BARRIER (TPZB) SHALL BE A PLYWOOD SHEET FRAMED WITH 2x4 STUDS AND SUPPORTED BY 4x4 PILES.

BARRIERS MUST BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY. THE PURPOSE OF THE BARRIER IS TO PROTECT THE TREE PROTECTION ZONE, WHICH IS TO BE PROTECTED FROM ANY ACTIVITY THROUGHOUT THE CONSTRUCTION AND LANDSCAPING PHASES.

ALL TREE PROTECTION ZONE BARRIERS SHOWN ON THIS PLAN AS PER THE TREE PRESERVATION PLAN.

SITE PLAN

CUSTOM HOME DESIGN

11111 BURNING WOODS  
VANCOUVER, BC  
V6V 1K1  
TEL: 604-271-1111  
WWW.HUISDESIGN.COM

**REVISION LIST**

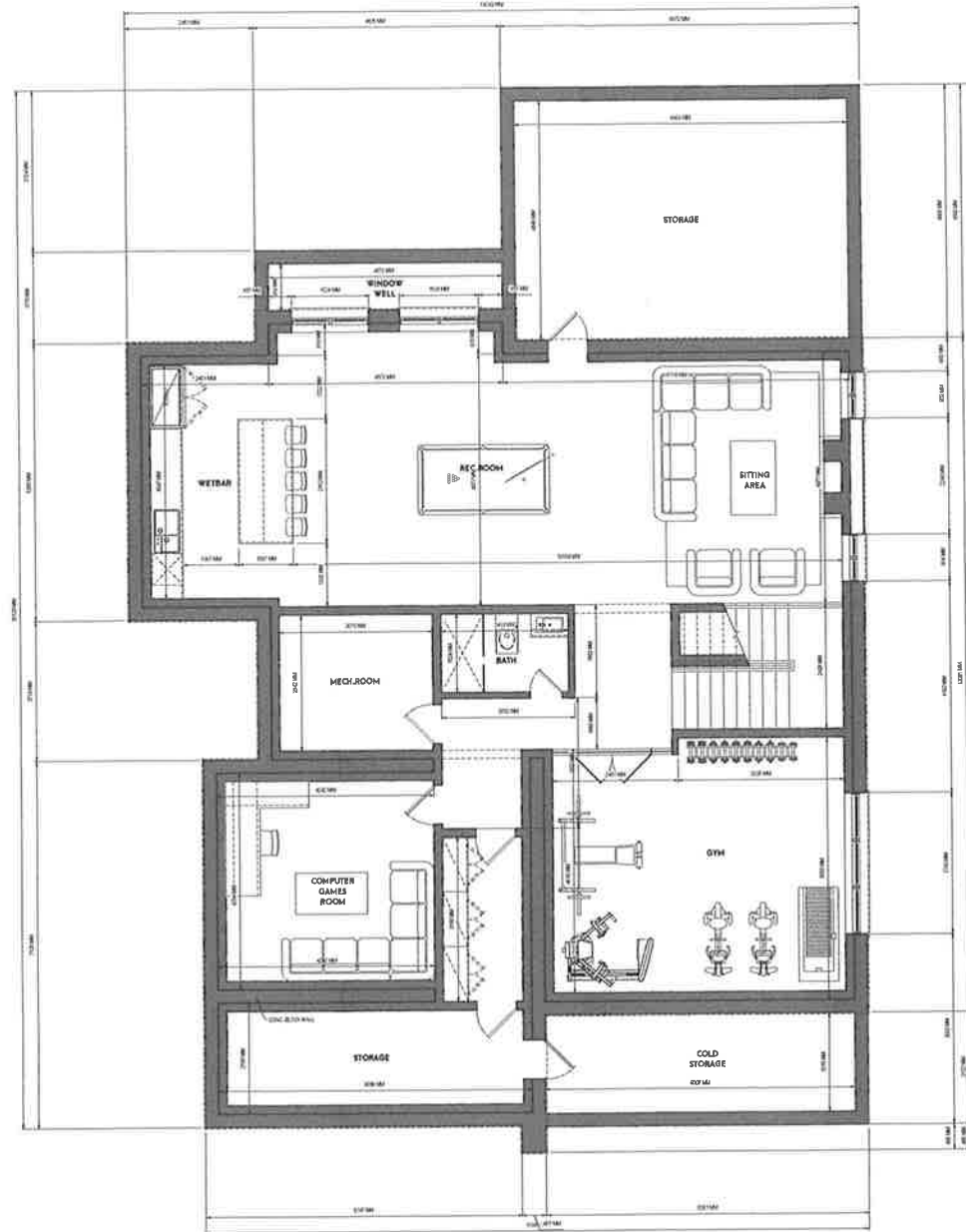
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2	ISSUED FOR PERMIT	07/20/2020
3	ISSUED FOR PERMIT	07/20/2020
4	ISSUED FOR PERMIT	07/20/2020

**APPROVALS**

NO.	NAME	DATE
1	DESIGNER	07/20/2020
2	CLIENT	07/20/2020
3	ENGINEER	07/20/2020
4	ARCHITECT	07/20/2020



HUIS DESIGN STUDIO  
 1000 10TH AVE N  
 SUITE 100  
 MINNEAPOLIS, MN 55412  
 TEL: 612.333.1111  
 WWW.HUISDESIGNSTUDIO.COM



BASEMENT FLOOR PLAN

**huis design studio**  
 CUSTOM HOME DESIGN  
 1000 10TH AVE N, SUITE 100  
 MINNEAPOLIS, MN 55412  
 TEL: 612.333.1111  
 WWW.HUISDESIGNSTUDIO.COM

**GENERAL NOTES**

DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT MANUAL AND ALL INFORMATION CONTAINED THEREIN. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THE PROJECT MANUAL. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THE PROJECT MANUAL.

**REVISIONS**

NO.	DATE	DESCRIPTION
1	10/1/2011	ISSUED FOR PERMIT
2	10/1/2011	ISSUED FOR PERMIT
3	10/1/2011	ISSUED FOR PERMIT

**PROJECT INFORMATION**

PROJECT NAME: BASEMENT FLOOR PLAN  
 PROJECT ADDRESS: 1000 10TH AVE N, SUITE 100  
 PROJECT CITY: MINNEAPOLIS, MN  
 PROJECT STATE: MN  
 PROJECT ZIP: 55412

**DESIGNER INFORMATION**

DESIGNER: HUIS DESIGN STUDIO  
 DESIGNER ADDRESS: 1000 10TH AVE N, SUITE 100  
 DESIGNER CITY: MINNEAPOLIS, MN  
 DESIGNER STATE: MN  
 DESIGNER ZIP: 55412

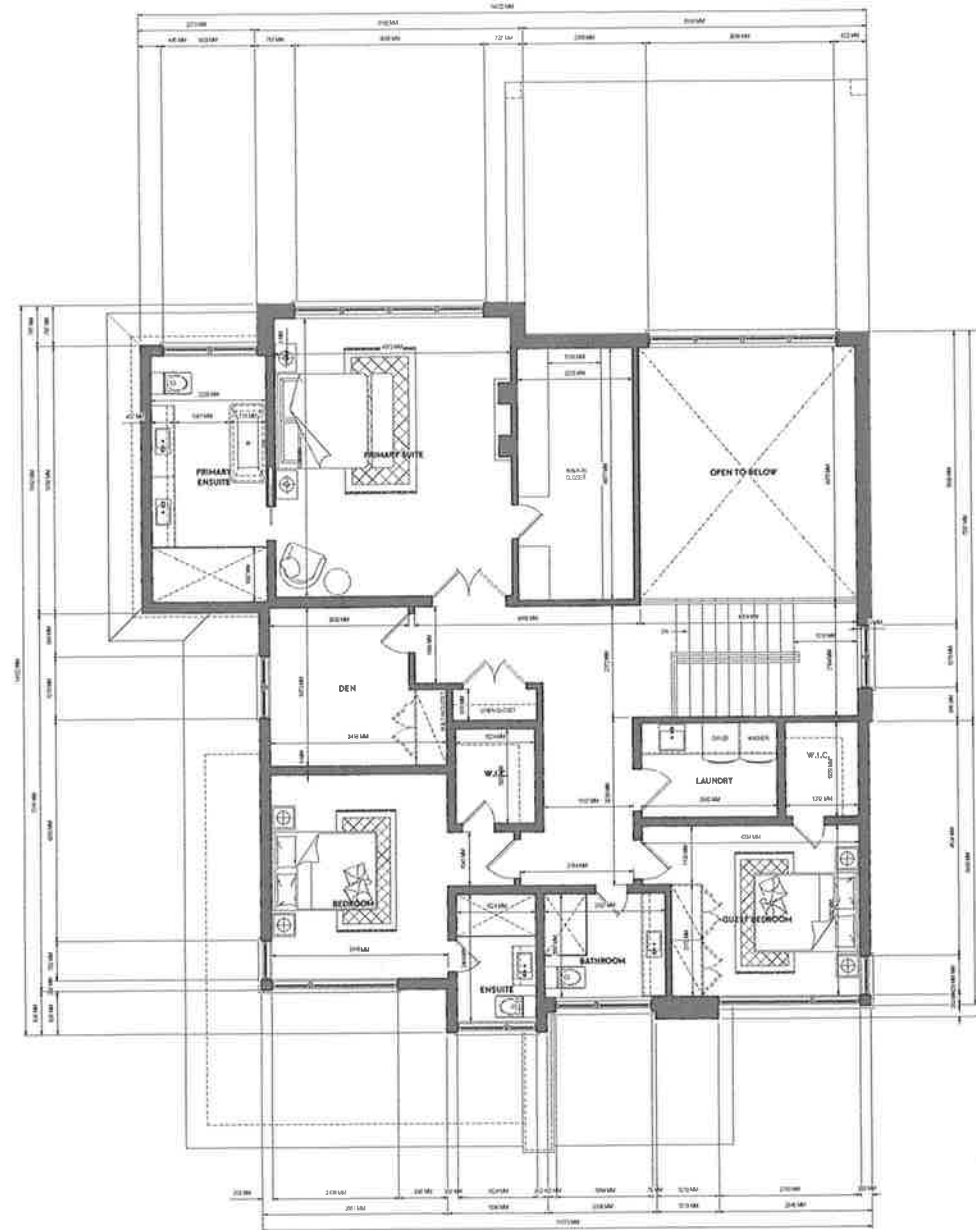
**PROJECT NORTH**

**SCALE**

1" = 10'-0"



SECOND FLOOR PLAN  
 1. ALL DIMENSIONS ARE IN METERS  
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE  
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE



SECOND FLOOR PLAN

**huis design studio**  
 CUSTOM HOME DESIGN  
 1. ALL DIMENSIONS ARE IN METERS  
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE  
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE

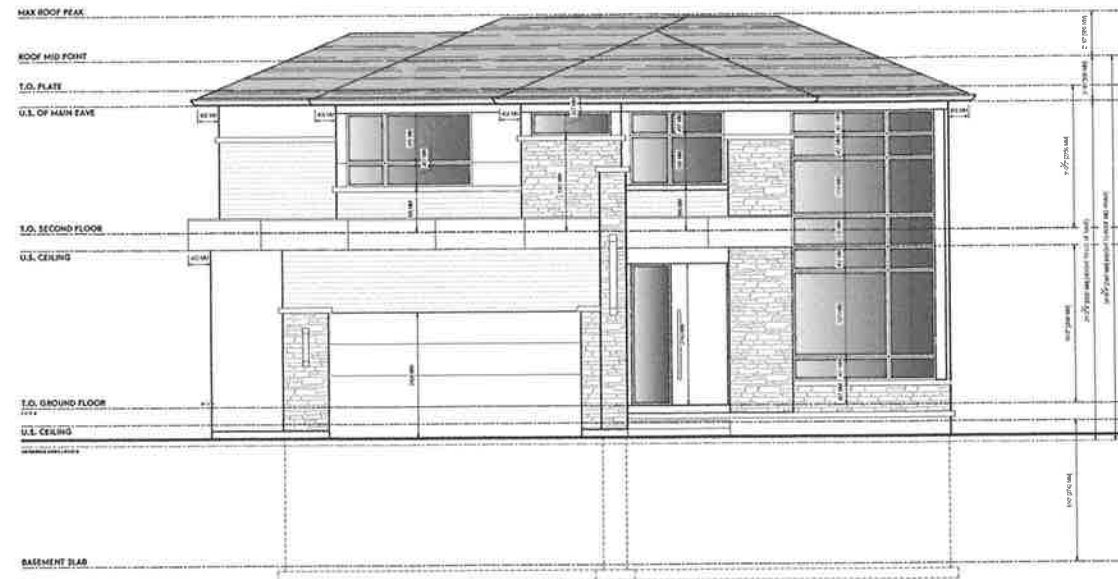
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**REVISIONS**  
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 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE

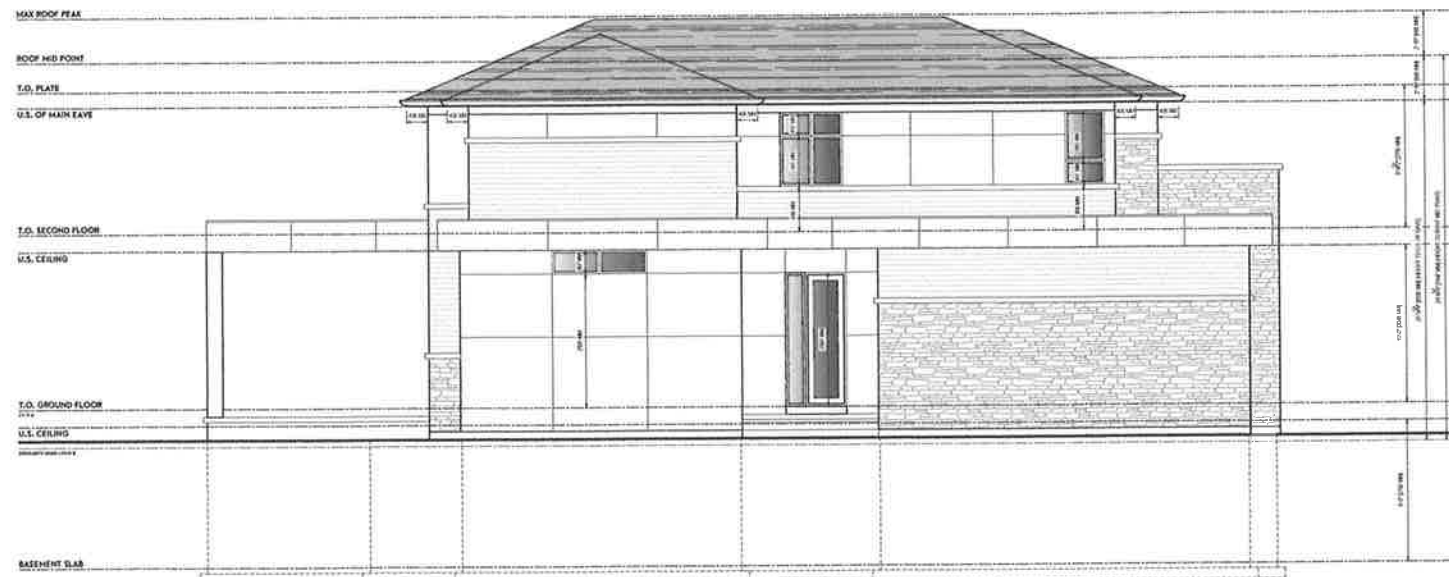
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**REVISIONS**  
 1. ALL DIMENSIONS ARE IN METERS  
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE  
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE





FRONT ELEVATION



LEFT ELEVATION

huis design studio

1100 14th Street, Suite 100  
San Francisco, CA 94103  
415.774.1100  
www.huisdesignstudio.com

**NOTES**

1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE IN METERS.

2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

6. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

7. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

8. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

**QUALIFICATION INFORMATION**

THIS DOCUMENT IS THE PROPERTY OF HUIS DESIGN STUDIO. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HUIS DESIGN STUDIO.

DATE: 01/15/2015  
BY: J. HUIS

**REVISIONS**

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01/15/2015
2	ISSUED FOR PERMIT	01/15/2015
3	ISSUED FOR PERMIT	01/15/2015
4	ISSUED FOR PERMIT	01/15/2015
5	ISSUED FOR PERMIT	01/15/2015
6	ISSUED FOR PERMIT	01/15/2015
7	ISSUED FOR PERMIT	01/15/2015
8	ISSUED FOR PERMIT	01/15/2015
9	ISSUED FOR PERMIT	01/15/2015
10	ISSUED FOR PERMIT	01/15/2015

**PROJECT INFORMATION**

PROJECT NAME: 1100 14th Street, Suite 100  
PROJECT ADDRESS: 1100 14th Street, Suite 100  
PROJECT CITY: San Francisco, CA  
PROJECT STATE: CA  
PROJECT ZIP: 94103  
PROJECT PHONE: 415.774.1100  
PROJECT FAX: 415.774.1100  
PROJECT EMAIL: info@huisdesignstudio.com  
PROJECT WEBSITE: www.huisdesignstudio.com

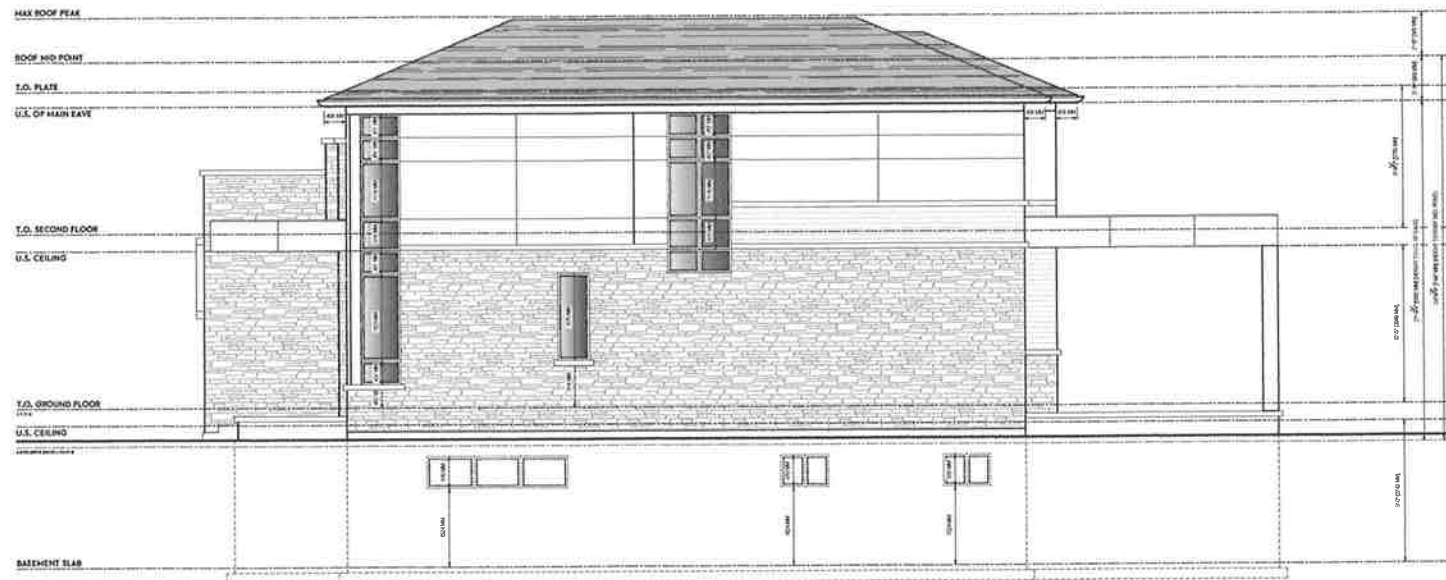
**DESIGNER INFORMATION**

DESIGNER: HUIS DESIGN STUDIO  
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DESIGNER CITY: San Francisco, CA  
DESIGNER STATE: CA  
DESIGNER ZIP: 94103  
DESIGNER PHONE: 415.774.1100  
DESIGNER FAX: 415.774.1100  
DESIGNER EMAIL: info@huisdesignstudio.com  
DESIGNER WEBSITE: www.huisdesignstudio.com





101 REAR ELEVATION



102 RIGHT ELEVATION

<p><b>huis design studio</b></p> <p>1100 10TH AVENUE, SUITE 100 DENVER, CO 80202 TEL: 303.733.1100 WWW.HUISDESIGNSTUDIO.COM</p>	<p><b>DESIGNER</b></p> <p>DAVID J. HUIS</p> <p><b>DATE</b></p> <p>08/10/2020</p>	<p><b>PROJECT NAME</b></p> <p>1100 10TH AVENUE, SUITE 100</p> <p><b>PROJECT ADDRESS</b></p> <p>1100 10TH AVENUE, SUITE 100</p>	<p><b>PROJECT NO.</b></p> <p>1100 10TH AVENUE, SUITE 100</p> <p><b>PROJECT DATE</b></p> <p>08/10/2020</p>	<p><b>PROJECT TITLE</b></p> <p>1100 10TH AVENUE, SUITE 100</p> <p><b>PROJECT ADDRESS</b></p> <p>1100 10TH AVENUE, SUITE 100</p>
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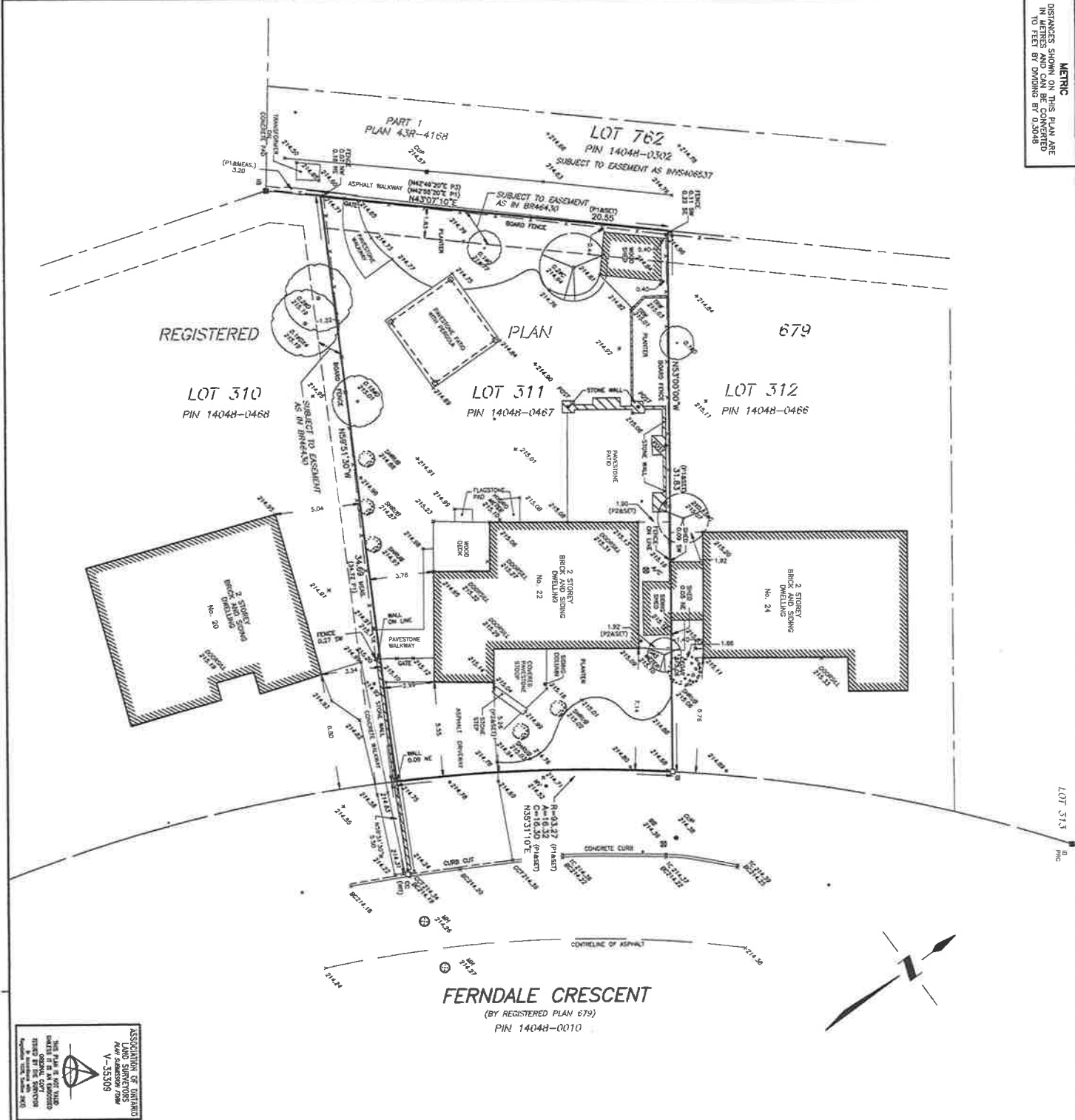


<p><b>huis design studio</b></p> <p>CLARENCE, NEW YORK</p> <p>100 DOWNEY STREET, SUITE 100 CLARENCE, NEW YORK 11430</p> <p>TEL: 718.335.1111 WWW.HUISDESIGNSTUDIO.COM</p>	<p><b>GENERAL NOTES</b></p> <p>1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.</p> <p>2. ALL MATERIALS AND FINISHES ARE TO BE AS SHOWN ON THE DRAWINGS.</p> <p>3. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.</p> <p>4. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</p> <p>5. THE CONTRACTOR IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</p>	<p><b>QUALIFICATION INFORMATION</b></p> <p>THESE DRAWINGS HAVE BEEN PREPARED AND CHECKED BY THE ARCHITECT AND THE QUALITY OF THE WORK IS GUARANTEED BY THE ARCHITECT.</p> <p><b>ADMINISTRATIVE INFORMATION</b></p> <p>PROJECT NO.: 1001 DATE: 10/1/2020 SCALE: 1/8" = 1'-0"</p>	<p><b>REVISIONS</b></p> <p>1. REVISIONS TO BE MADE BY THE ARCHITECT</p> <p>2. REVISIONS TO BE MADE BY THE ARCHITECT</p> <p>3. REVISIONS TO BE MADE BY THE ARCHITECT</p> <p>4. REVISIONS TO BE MADE BY THE ARCHITECT</p>	<p><b>PROJECT INFORMATION</b></p> <p>PROJECT NO.: 1001 DATE: 10/1/2020 SCALE: 1/8" = 1'-0"</p> <p><b>CLIENT INFORMATION</b></p> <p>CLIENT NAME: [REDACTED] CLIENT ADDRESS: [REDACTED] CLIENT PHONE: [REDACTED] CLIENT EMAIL: [REDACTED]</p>
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<p><b>huis</b> design studio</p> <p>ARCHITECTS</p> <p>1100 10TH AVENUE, SUITE 100 DENVER, CO 80202</p> <p>TEL: 303.733.1100 WWW.HUISDESIGNSTUDIO.COM</p>	<p><b>ARCHITECT</b></p> <p>CONCEPT DESIGN: JUNE 2019 SCHEMATIC DESIGN: JULY 2019 DESIGN DEVELOPMENT: AUGUST 2019 PERMITTING: SEPTEMBER 2019 CONSTRUCTION: OCTOBER 2019 - MAY 2020</p>	<p><b>CLIENT</b></p> <p>THE DENVER POST</p> <p>1100 10TH AVENUE, SUITE 100 DENVER, CO 80202</p>	<p><b>PERMIT</b></p> <p>PERMIT NO. 2019-0001</p> <p>ISSUED: 10/15/2019</p> <p>EXPIRATION: 10/15/2021</p>	<p><b>PROJECT</b></p> <p>1100 10TH AVENUE, SUITE 100 DENVER, CO 80202</p> <p><b>ARCHITECT</b></p> <p>1100 10TH AVENUE, SUITE 100 DENVER, CO 80202</p>
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METRIC  
THIS PLAN ARE  
IN METERS AND CAN BE  
CONVERTED  
TO FEET BY DIVIDING BY 0.3048



**FERNDALE CRESCENT**  
(BY REGISTERED PLAN 679)  
PIN 14048-0010



SURVEYOR'S REAL PROPERTY REPORT  
PLAN OF SURVEY WITH TOPOGRAPHY OF  
**LOT 311**  
**REGISTERED PLAN 679**  
**CITY OF BRAMPTON**  
**REGIONAL MUNICIPALITY OF PEEL**

SCALE 1 : 150  
0 5 10 meters

TARASICK McMILLAN KUBICKI LIMITED  
ONTARIO LAND SURVEYORS  
© COPYRIGHT, 2022

**REPORT SUMMARY**  
PROPERTY DESCRIPTION: 22 FERNDALE CRESCENT, BEING LOT 311, OF THE CITY OF BRAMPTON, REGIONAL MUNICIPALITY OF PEEL, PIN 14048-0467.  
SUBJECT TO EASEMENT IN FAVOR OF THE BELL TELEPHONE COMPANY OF CANADA AND THE FIBRO-ELECTRIC COMMISSION OF THE TOWN OF BRAMPTON AS IN BR46430.  
COMMENTS: NOTE LOCATION OF FENCES.

**ELEVATION NOTE**  
ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM-1928 (CGVD-1928) MEAN SEA LEVEL. THE CITY OF BRAMPTON BENCHMARK NO. 67, HAVING A PUBLISHED ELEVATION OF 205.572 METERS.

**BEARING NOTE**  
BEARINGS ARE REFERENCED AND ARE REFERRED TO THE NORTHEASTERLY LIMIT OF LOT 311 AS SHOWN ON REGISTERED PLAN 679, HAVING A BEARING OF N53°00'00"W.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT PLANTED
  - DENOTES IRON BAR
  - DENOTES TOP OF CURB
  - DENOTES TOP OF CURB
  - DENOTES BELL BOX
  - DENOTES CURB CUT
  - DENOTES MANHOLE
  - DENOTES WATER VALVE
  - DENOTES POINT OF REVERSE CURVE
  - DENOTES REVERSE CURVE
  - DENOTES LLOYD THOMPSON O.I.S., JULY 2, 1963
  - DENOTES PLAN AR-4168
  - DENOTES WITNESS
  - DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
  - DENOTES CONFEROUS TREE WITH TRUNK DIAMETER
  - DENOTES TREE CANOPIES ARE DRAWN TO SCALE.

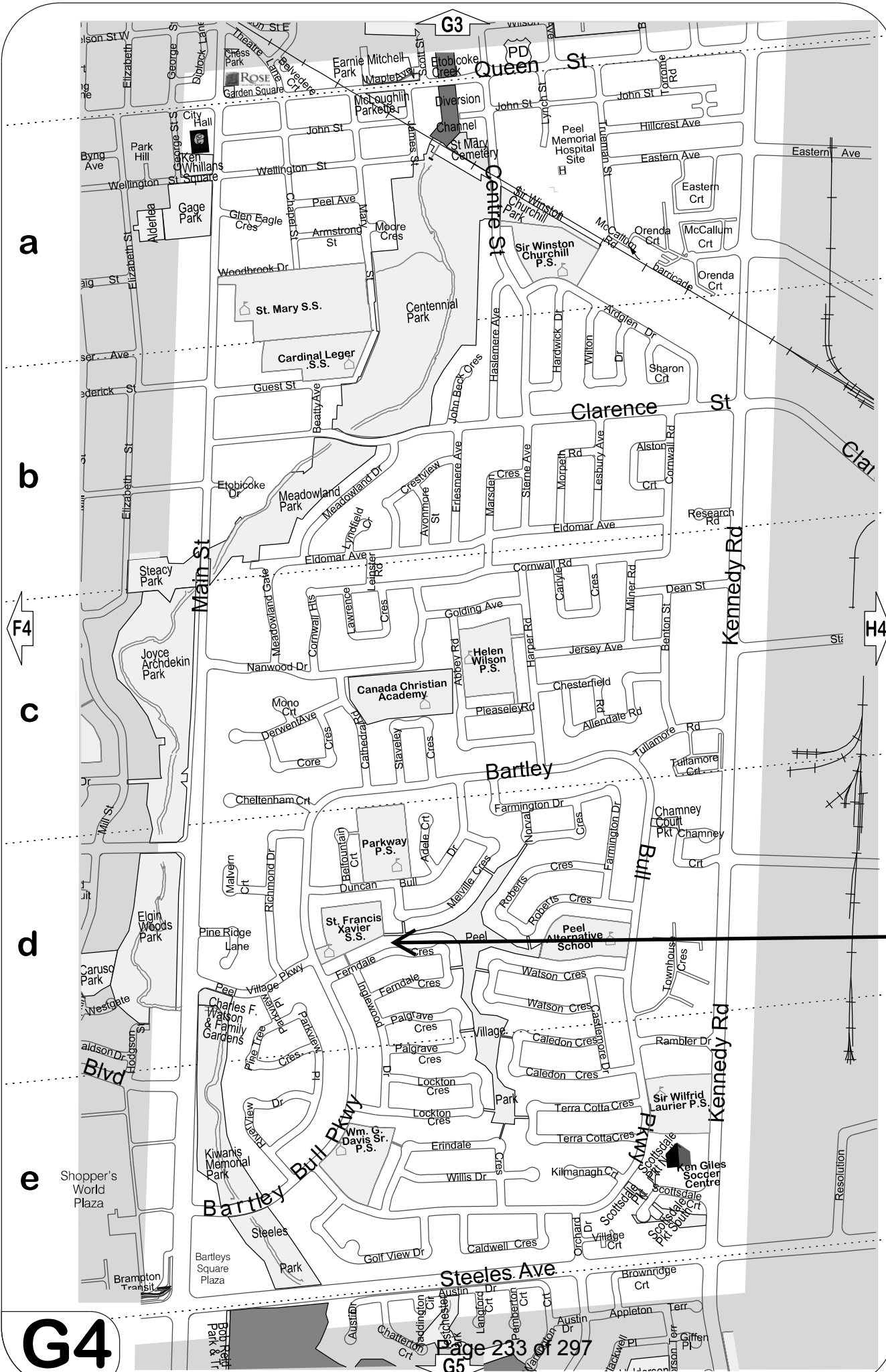
**PREPARED FOR:**  
THIS REPORT WAS PREPARED FOR JCC CANADA CONTRACTING INC. AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON SEPTEMBER 30, 2022.  
OCTOBER 21, 2022  
DATE

ASSOCIATION OF ONTARIO LAND SURVEYORS  
A-55308  
THIS PLAN IS NOT VALID UNLESS THE ORIGINAL COPY IS PRESENTED TO THE SURVEYOR.  
COPYING THIS PLAN IS ILLEGAL.

**TARASICK McMILLAN KUBICKI LIMITED**  
ONTARIO LAND SURVEYORS  
4181 SLADEVIEW CRESCENT, UNIT 42, MISSISSAUGA, ONTARIO L4X 5R2  
TEL: (905) 569-1849 FAX: (905) 569-3160  
E-MAIL: office@tmk-surveyors.com

DRAWN BY: M.M. FILE NO. 9983-SRP-7



A-2023-0015

G4





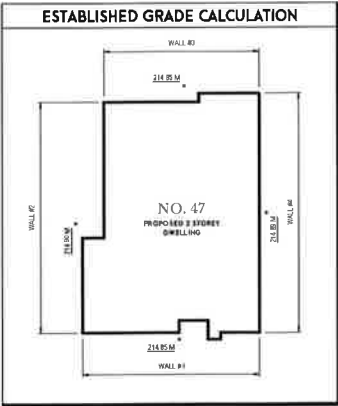
### APPLICATION FOR MINOR VARIANCE

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

- OTHER PLANNING APPLICATIONS:

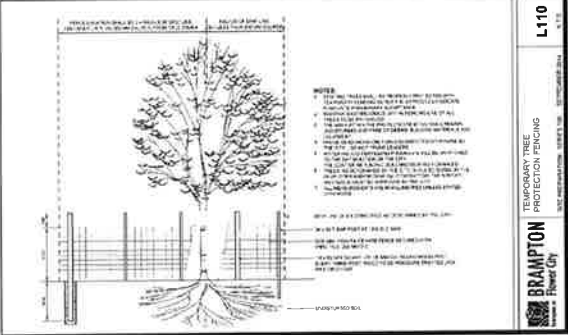
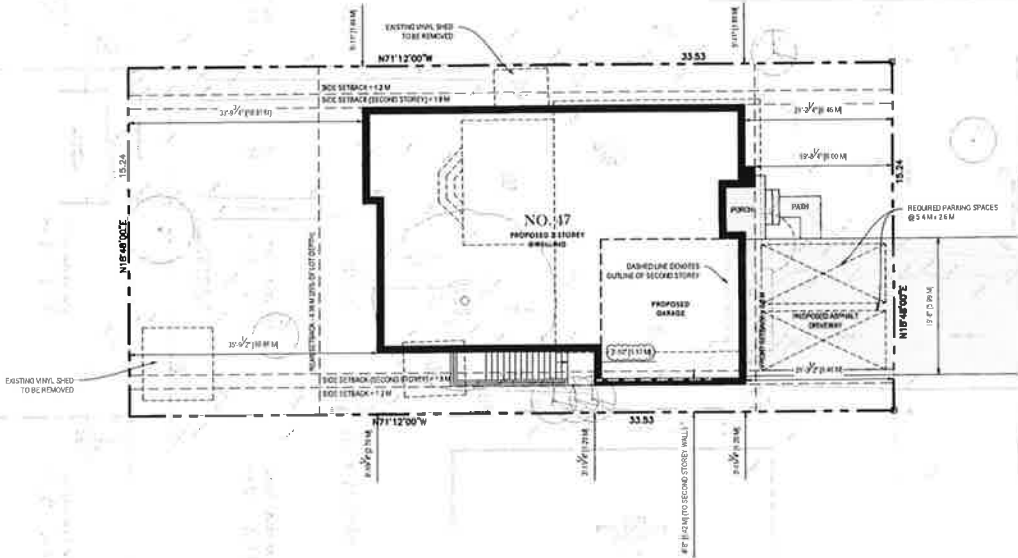
Page 234 of 297

SITE STATISTICS - 47 FERNDAL CRESCENT	
LOT: 410	
REGISTERED PLAN: 679	
ZONE CODE: R1B (RESIDENTIAL)	
SITE AREA	510.57 SQ M (0.05170 ha)
SITE FRONTAGE	15.24 M
BUILDING HEIGHT	8.28 M
LOT COVERAGE	PROPOSED
PROPOSED DWELLING	184.78 SQ M
PROPOSED FRONT PORCH (CON. PORTION)	1.71 SQ M
COVERAGE TOTAL	186.49 SQ M
PERCENTAGE OF LOT COVERAGE	36.50%
GROSS FLOOR AREA	PROPOSED
PROPOSED GROUND FLOOR	1,540.00 SQ FT (143.07 SQ M)
PROPOSED SECOND FLOOR	1,882.74 SQ FT (172.13 SQ M)
TOTAL PROPOSED G.F.A. (IN OPEN AREAS)	3,392.75 SQ FT (315.20 SQ M)
G.F.A. TO LOT AREA PERCENTAGE	61.74% (61.69%)
FRONT YARD LANDSCAPING	PROPOSED
FRONT YARD AREA	99.73 SQ M
PROPOSED DRIVEWAY	38.72 SQ M
PROPOSED PORCH & PATH	7.43 SQ M
TOTAL HARD LANDSCAPED AREA	46.21 SQ M (48.33%)
PROPOSED GRASS	53.52 SQ M
TOTAL SOFT LANDSCAPED AREA	53.52 SQ M (53.66%)



EST. GRADE CALCULATION	
WALL NO.	MID. ELEV.
1	214.85
2	214.90
3	214.85
4	214.89
TOTAL:	859.49
EST. GRADE	214.87

## SITE PLAN



**TREE PROTECTION ZONE BARRIER**

**TREE PROTECTION ZONE BARRIER (BOARDING)**  
THE TREE PROTECTION ZONE BARRIER (BOARDING) SHALL BE PLYWOOD SHEETS FRAMED WITH 2x4 STUDS AND SUPPORTED BY T-BARS.

BARRIERS MUST BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY. THE PURPOSE OF THE BARRIER IS TO DEFINE THE TREE PROTECTION ZONE, WHICH IS TO BE PROTECTED FROM ANY ACTIVITY THROUGHOUT THE CONSTRUCTION AND LANDSCAPING PHASES.

ALL TREE PROTECTION ZONE BARRIERS SHOWN ON THIS PLAN AS PER THE TREE PRESERVATION PLAN.



HUIS DESIGN STUDIO LTD.  
CUSTOM HOME DESIGN  
114 CONESTOGA DRIVE, 4TH FLOOR, BRAMPTON, ON L6Y 4K6  
T: (905) 464-4444 (TOLL FREE) | INFO@HUISDESIGN.COM  
HUISDESIGN.COM

GENERAL NOTES	
1.	DRAWINGS ARE TO BE READ NOT TO SCALE. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED UPON COMPLETION OF ANY STAGE OF CONSTRUCTION. THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO INSURE PROPER INSPECTION. ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL UNLESS REVISED BY THE DESIGNER. IF ANY DISCREPANCIES ARE DISCOVERED HERE WITHIN, THE DESIGNER SHALL BE NOTIFIED. THE DRAWINGS AND DOCUMENTS PROVIDED HERE WITHIN ARE THE EXCLUSIVE PROPERTY OF HUIS DESIGN STUDIO. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

QUALIFICATION INFORMATION	
1.	THE DESIGNER HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AS WELL AS MAINTAINING THE QUALIFICATION AND REQUIREMENTS INDICATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.
FIRM NAME	B.C.M.
HUIS DESIGN STUDIO LTD.	B.C.M.
REGISTRATION INFORMATION	
1.	REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C 3.2.4 OF THE ONTARIO BUILDING CODE.
FIRM NAME	B.C.M.
HUIS DESIGN STUDIO LTD.	B.C.M.

REVISION LIST	
1.	REVISED AS PER CLIENT
2.	REVISED AS PER CLIENT
3.	ISSUED FOR CLIENT REVIEW
4.	ISSUED FOR DESIGN SIGN-OFF
5.	ISSUED FOR MANOR VARIANCE
DATE	DATE
04/08/2025	04/08/2025
05/04/2025	05/04/2025
05/10/2025	05/10/2025
05/10/2025	05/10/2025
05/10/2025	05/10/2025

PROJECT NORTH	
1.	TRUE NORTH
2.	TRUE NORTH
DRAWING TITLE:	
DRAWN BY:	5 E.
CHECKED BY:	R.V.K.
ADDRESS:	47 FERNDAL CRESCENT
PROJECT NO:	2023-030
SHEET NO:	SCALE: 1:100

SP

**Under the authority of the Emergency Management and Civil Protection Act and the Municipal Act, 2001, City Council approved Committee Meetings to be held electronically and/or as a hybrid meeting (both in-person 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 **February 14, 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, February 9, 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 [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, February 9, 2023.**
  2. To participate in-person, please email the Secretary-Treasurer at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, February 9, 2023.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. 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, February 9, 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 [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca). If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

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

FILE NUMBER:

A-2023-0016

The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

APPLICATION

Minor Variance or Special Permission

(Please read Instructions)

NOTE:

It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

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

1.

Name of Owner(s)

Surjit Kaur Malhi

Address

3 Ferndale Crescent, Brampton, ON L6W 1E8

Phone #

647-212-7846

Fax #

Email

arvin@youeh.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 #

Email

shane@huisdesigns.ca

3.

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

Zoning By-law Section 10.27 (c) - Older, mature neighbourhood, maximum lot coverage of 30%  
The proposed lot coverage is 36.50%; seeking a relief of 6.50%.

Zoning By-law Section 12.5.2 (e) - Minimum interior side yard width of 1.2m for 1st storey plus 0.6m for each additional storey  
The proposed setback to the second storey exterior wall on the south interior side yard is 1.42m; seeking a relief of 0.38m.

4.

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

Section 10.27 (c) - Due to the size and four bedroom design of the dwelling (to keep consistent with other custom homes in the neighbourhood) the overall footprint slightly exceeds the maximum lot coverage.

Section 12.5.2 (e) - The portion of the second storey main wall (south) is setback 0.23m from the ground floor main wall and the portion that exceeds the required 1.8m setback is only 41.15% of the total length of the south main wall. The rest of the 58.85% exceeds the 1.8m.

5.

Legal Description of the subject land:

Lot Number

410

Plan Number/Concession Number

RP-679 / CON. 1 E.H.S.

Municipal Address

47 Ferndale Crescent, Brampton, ON L6W 1G1

6.

Dimension of subject land (in metric units)

Frontage

15.24 m

Depth

33.53 m

Area

510.97 sq.m / 0.05110 ha

7.

Access to the subject land is by:

Provincial Highway☐

Municipal Road Maintained All Year☒

Private Right-of-Way☐

Seasonal Road☐

Other Public Road☐

Water☐

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

**EXISTING BUILDINGS/STRUCTURES on the subject land:** List all structures (dwelling, shed, gazebo, etc.)

• Existing two storey brick and siding single family dwelling.  
Ground Floor Area = 67.59 sq.m, Gross Floor Area = 122.00 sq.m (approx.)  
Building Height = 6.50 m (estimated), Building Length & Width = 9.54 m & 11.02 m  
• Existing Vinyl Storage Shed #1 (one storey)  
Ground & Gross Floor Area = 9.87 sq.m  
Building Height = 3.00 m (estimated), Building Length & Width = 3.18 m & 3.10 m  
• Existing Vinyl Storage Shed #2 (one storey)  
Ground & Gross Floor Area = 6.44 sq.m  
Building Height = 3.00 m (estimated), Building Length & Width = 2.70 m & 2.39 m

**PROPOSED BUILDINGS/STRUCTURES on the subject land:**

• Proposed two storey stone, siding and stucco single family dwelling.  
Ground Floor Area = 143.07 sq.m, Gross Floor Area = 315.20 sq.m  
Building Height = 8.30 m, Building Length & Width = 17.22 m & 12.24 m

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

**EXISTING**

Front yard setback	Dwelling = 6.00 m
Rear yard setback	Dwelling = 10.31 m
Side yard setback	Dwelling = 1.80 m (north)
Side yard setback	Dwelling = 1.20 m (south)

**PROPOSED**

Front yard setback	Dwelling = 5.26 m
Rear yard setback	Dwelling = 18.69 m
Side yard setback	Dwelling = 1.56 m (north)
Side yard setback	Dwelling = 2.64 m (south)

10. Date of Acquisition of subject land: 2020 (approx.)
11. Existing uses of subject property: Residential single family dwelling.
12. Proposed uses of subject property: Residential single family dwelling.
13. Existing uses of abutting properties: All abutting properties are residential dwellings.
14. Date of construction of all buildings & structures on subject land: 1979 (subdivision assumption)
15. Length of time the existing uses of the subject property have been continued: 44 years (approx.)

16. (a) What water supply is existing/proposed?
- |           |                                     |                 |  |
|-----------|-------------------------------------|-----------------|--|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) |  |
| Well      | <input type="checkbox"/>            |                 |  |
- (b) What sewage disposal is/will be provided?
- |           |                                     |                 |  |
|-----------|-------------------------------------|-----------------|--|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) |  |
| Septic    | <input type="checkbox"/>            |                 |  |
- (c) What storm drainage system is existing/proposed?
- |         |                                     |                 |  |
|---------|-------------------------------------|-----------------|--|
| Sewers  | <input checked="" type="checkbox"/> | Other (specify) |  |
| Ditches | <input type="checkbox"/>            |                 |  |
| Swales  | <input type="checkbox"/>            |                 |  |



17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes ☐ No ☒

If answer is yes, provide details: File # \_\_\_\_\_

**\*\*Terminated by the City of  
Brampton Planning  
Department due to the recent  
passing of Bill 23.**

18. Has a pre-consultation application been filed?

Yes ☐ No ☒

19. Has the subject property ever been the subject of an application for minor variance?

Yes ☐ No ☐ Unknown ☒

If answer is yes, provide details:

File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

\_\_\_\_\_  
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON

THIS 11<sup>th</sup> DAY OF JANUARY, 2023.

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, SHANE EDWARDS OF THE CITY OF GUELPH

IN THE PROVINCE OF ONTARIO SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

City OF Brampton  
IN THE Region OF  
 Peel  THIS 11<sup>th</sup> DAY OF

Jan., 2023

Jeanie Myers  
A Commissioner etc.

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

\_\_\_\_\_  
Signature of Applicant or Authorized Agent

**Submit by Email**

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: \_\_\_\_\_

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

\_\_\_\_\_  
Zoning Officer

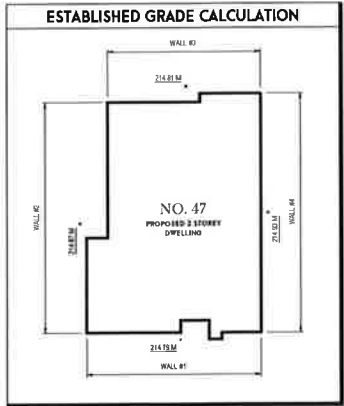
\_\_\_\_\_  
Date

DATE RECEIVED

Date Application Deemed  
Complete by the Municipality

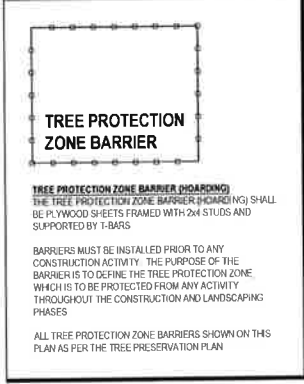
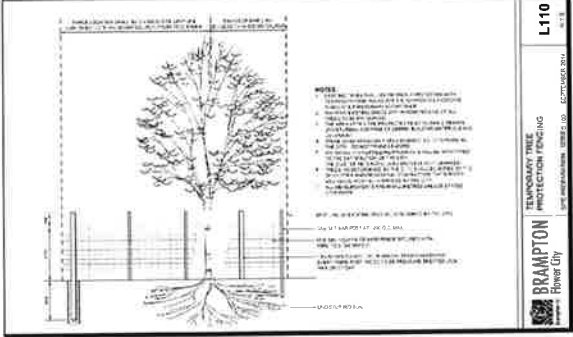
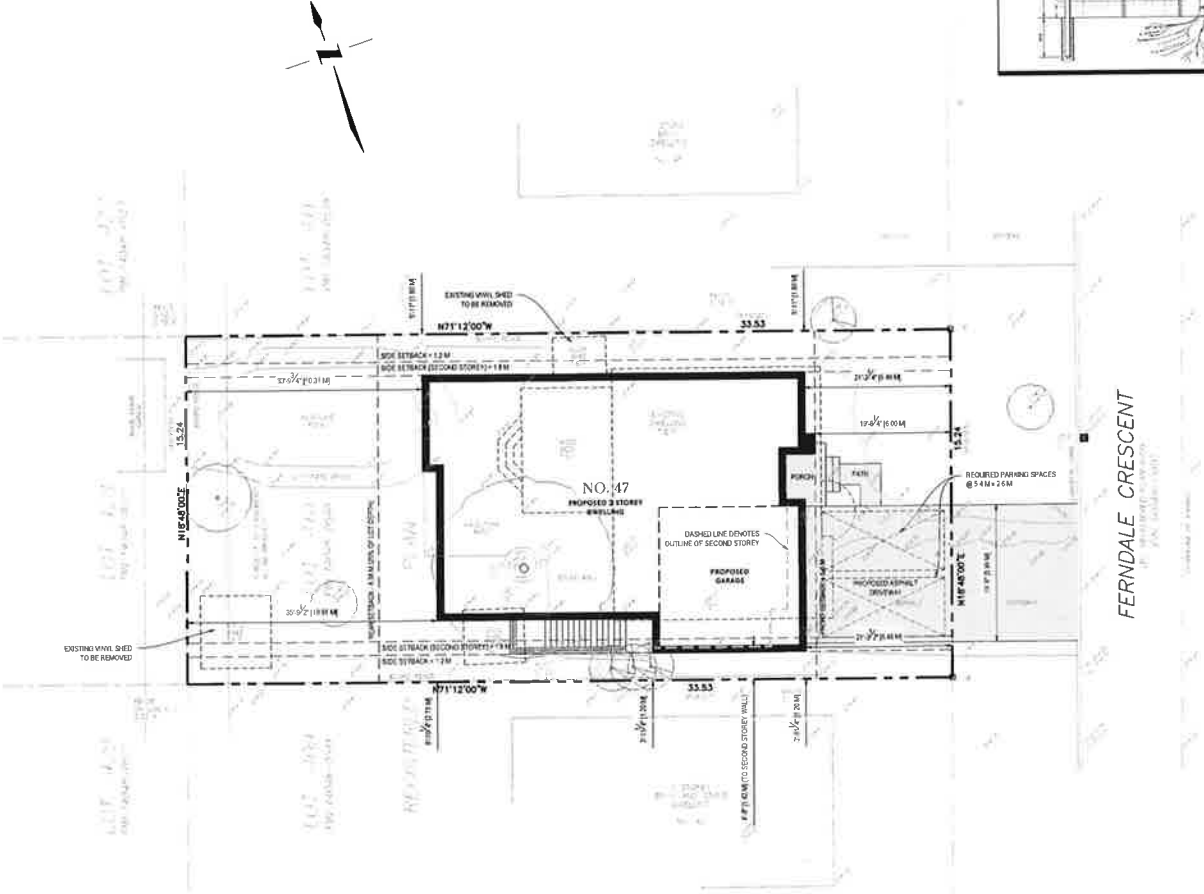
Revised 2022/02/17

SITE STATISTICS - 47 FERNDALE CRESCENT	
LOT: 410	
REGISTERED PLAN: 679	
ZONE CODE: R10 (RESIDENTIAL)	
SITE AREA	510.97 SQ M (12,611.94)
SITE FRONTAGE	15.24 M
BUILDING HEIGHT	8.30 M
LOT COVERAGE	
PROPOSED DWELLING	184.78 SQ M
PROPOSED FRONT PORCH (COV. PORTION)	1.71 SQ M
COVERAGE TOTAL	186.49 SQ M
PERCENTAGE OF LOT COVERAGE	36.50%
GROSS FLOOR AREA	
PROPOSED GROUND FLOOR	1,540.02 SQ FT (143.07 SQ M)
PROPOSED SECOND FLOOR	1,852.74 SQ FT (172.13 SQ M)
TOTAL PROPOSED G.F.A. (IN OPEN AREA)	3,392.76 SQ FT (315.20 SQ M)
G.F.A. TO LOT AREA PERCENTAGE	61.7% (R1.69%)
FRONT YARD LANDSCAPING	
FRONT YARD AREA	99.73 SQ M
PROPOSED DRIVEWAY	38.72 SQ M
PROPOSED PORCH & PATH	7.49 SQ M
TOTAL HARD LANDSCAPED AREA	46.21 SQ M (48.33%)
PROPOSED GRASS	53.52 SQ M
TOTAL SOFT LANDSCAPED AREA	53.52 SQ M (53.66%)



EST. GRADE CALCULATION	
WALL NO.	MID. ELEV.
1	214.79
2	214.87
3	214.81
4	214.93
TOTAL:	859.40
EST. GRADE	214.85

1:150  
**SITE PLAN**



**huis design studio**  
CUSTOM HOME DESIGN

HUIS DESIGN STUDIO LTD.  
CUSTOM HOME DESIGN  
1A CONESTOGA DRIVE #801 | BRAMPTON, ON L6Y 4K7 AND  
1-800-861-1111 | 905-874-1111 | WWW.HUISDESIGNSTUDIO.COM

**GENERAL NOTES**

OWNERS ARE TO BE NOTIFIED OF ALL CHANGES TO THE DESIGN AND TAKES RESPONSIBILITY FOR THE DESIGN AS WELL AS THE CONSTRUCTION AND REQUIREMENTS MANAGED BY THE CHARGED BUILDING CODE TO BE A DESIGNER.

**QUALIFICATION INFORMATION**

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AS WELL AS THE CONSTRUCTION AND REQUIREMENTS MANAGED BY THE CHARGED BUILDING CODE TO BE A DESIGNER.

**REVISION LIST**

NO.	REVISION	DATE
1	REVISED AS PER CLIENT	04.18.2022
2	REVISED AS PER CLIENT	05.16.2022
3	REVISED AS PER CLIENT	06.10.2022
4	REVISED AS PER CLIENT	06.10.2022
5	REVISED AS PER CLIENT	06.10.2022

**PROJECT NORTH**

**SCALE NORTH**

**DRAWING TITLE**

**CHECKED BY**

**DATE**

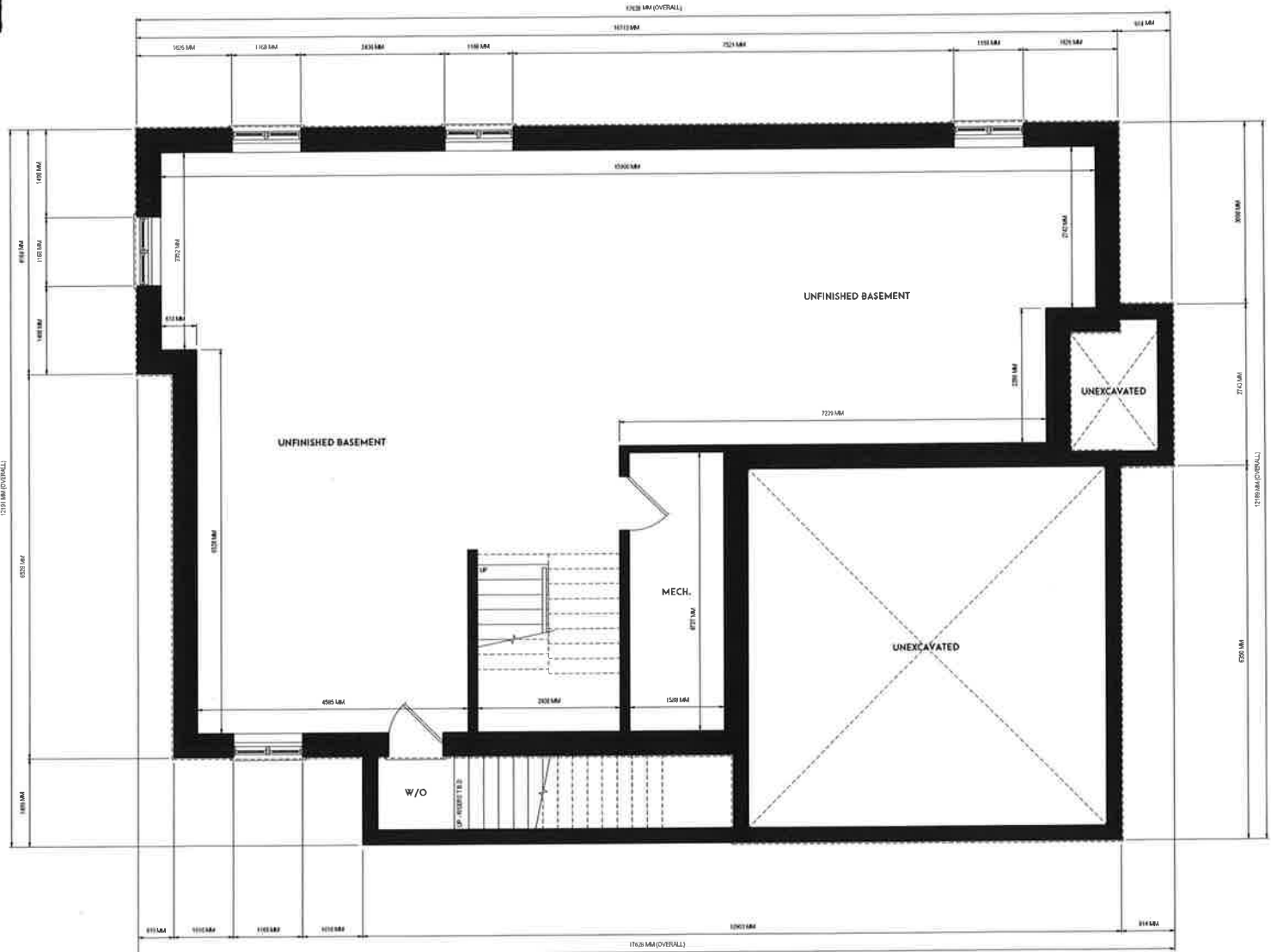
**PROJECT NO.**

**SHEET NO.**

**SCALE**

**SP**

GROSS FLOOR AREA CALCULATIONS	
GROUND FLOOR AREA	1,540.02 SQ. FT. (143.07 SQ. M.)
SECOND FLOOR AREA	1,898.07 SQ. FT. (175.96 SQ. M.)
TOTAL GROSS FLOOR AREA	3,438.09 SQ. FT. (319.03 SQ. M.)



150 BASEMENT FLOOR PLAN

**huis design studio**  
CUSTOM HOME DESIGN

HUIS DESIGN STUDIO LTD.  
CUSTOM HOME DESIGN  
1A CONESTOGA DRIVE, #201 (DANFORTH ON) L1B 4N6  
(416) 291-8443 (T) 416-291-8443 (F) 416-291-8443  
JASON HONG, CA

**GENERAL NOTES**

DRAWINGS ARE TO BE READ NOT SCALED. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED UPON COMPLETION OF ANY STAGE OF CONSTRUCTION. THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PRIOR INSPECTION ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL, UNLESS NOTIFIED BY THE CLIENT. IF ANY DISCREPANCIES ARE DISCOVERED HERE WITHIN THE DESIGNER SHALL BE NOTIFIED THE DRAWINGS AND DOCUMENTS PROVIDED HERE WITHIN ARE THE EXCLUSIVE PROPERTY OF HUIS DESIGN STUDIO. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

**QUALIFICATION INFORMATION**

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REGISTRATIONS MANIFESTED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

DESIGN NAME: B.C.H.

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C.3.4 OF THE ONTARIO BUILDING CODE

DESIGN NAME: B.C.H.

**REVISION LIST**

NO.	REVISION	DATE
1	ISSUED FOR CLIENT REVIEW	04.01.2022
2	ISSUED FOR DESIGN SHOWN OFF	05.10.2022
3	ISSUED FOR DESIGN SHOWN OFF	05.10.2022
4	ISSUED FOR DESIGN SHOWN OFF	05.10.2022
5	ISSUED FOR DESIGN SHOWN OFF	05.10.2022

**PROJECT NORTH**

**TRUE NORTH**

**DRAWING TITLE:** BASEMENT FLOOR PLAN

**DRAWN BY:** S.E.

**CHECKED BY:** K.V.

**ADDRESS:** 47 DENAULE CRESCENT

**PROJECT NO:** 2022-010

**SHEET NO:** 101

**SCALE:** 1/50

GROSS FLOOR AREA CALCULATIONS	
Ground Floor Area	1,540.00 sq. ft. (142.00 sq. m)
Second Floor Area	1,540.00 sq. ft. (142.00 sq. m)
<b>TOTAL GROSS FLOOR AREA:</b>	<b>3,080.00 sq. ft. (284.00 sq. m)</b>



GROUND FLOOR PLAN

huis

design

studio

CUSTOM HOME DESIGN

HUIS DESIGN STUDIO LTD.

CUSTOM HOME DESIGN

1A DUNDAS STREET WEST, SUITE 101, TORONTO, ONTARIO M5G 1C4

TEL: 416-593-1111 | INFO@HUISDESIGNSTUDIO.COM

GENERAL NOTES

1. DRAWINGS ARE TO BE READ AND NOT SCALED. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED UPON COMPLETION OF ANY STAGE OF CONSTRUCTION. THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION AND CONSTRUCTION DOCUMENTATION ARE FINAL UNLESS REVISED BY THE DESIGNER. IF ANY DISCREPANCIES ARE DISCOVERED HERE WITHIN THE DESIGNER SHALL BE NOTIFIED. THIS DRAWING AND DOCUMENTS PROVIDED HERE WITHIN ARE THE EXCLUSIVE PROPERTY OF HUIS DESIGN STUDIO. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

DESIGNER NAME: B. C. J. A.

REGISTRATION INFORMATION: REGISTERED UNDER THE ONTARIO BUILDING CODE ACT, C-22 OF THE ONTARIO BUILDING CODE.

DESIGNER NAME: B. C. J. A.

REVISION LIST

NO.	REVISION	DATE
1	ISSUED FOR CLIENT REVIEW	04/08/2022
2	REVISED AS PER CLIENT	05/06/2022
3	ISSUED FOR DESIGN DEVELOPMENT	01/10/2023
4	ISSUED FOR MINOR VARIANCE	01/10/2023
5		

PROJECT NORTH: TRUE NORTH

DRAWING TITLE: GROUND FLOOR PLAN

DRAWN BY: S.E.

CHECKED BY: A.V.A.

ADDRESS: 47 FENDALL CRESCENT

PROJECT NO: 2022-001

SHEET NO: 1/10

SCALE: 1/50

A102

GROSS FLOOR AREA CALCULATIONS	
COVERED AREA	18,112.50 SQ FT (1,677.50 M <sup>2</sup> )
EXPOSED AREA	4,187.50 SQ FT (388.75 M <sup>2</sup> )
GROUNDED FLOOR AREA	13,925.00 SQ FT (1,288.75 M <sup>2</sup> )
SECOND FLOOR AREA	4,187.50 SQ FT (388.75 M <sup>2</sup> )
TOTAL GROSS FLOOR AREA	23,112.50 SQ FT (2,144.38 M <sup>2</sup> )



## 1<sup>ST</sup> SECOND FLOOR PLAN

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CUSTOM HOME DESIGN

HUIS DESIGN STUDIO LTD.  
CUSTOM HOME DESIGN  
1A CONSTRUCTION DRIVE #101, WILLOWDALE, ONTARIO M2H 1A6  
TEL: (416) 491-1111 | FAX: (416) 491-1112 | INFO@HUISDESIGNSTUDIO.COM

**GENERAL NOTES**

DRAWINGS ARE TO BE READ NOT SCALED. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. UPON COMPLETION OF ANY STAGE OF CONSTRUCTION, THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION. ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL UNLESS REVISED BY THE DESIGNER. IF ANY DISCREPANCIES ARE DISCOVERED HEREIN, THE DESIGNER SHALL BE ADVISED. THE DRAWINGS AND DOCUMENTS PROVIDED HEREIN, WITHIN ARE THE EXCLUSIVE PROPERTY OF HUIS DESIGN STUDIO. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

**QUALIFICATION INFORMATION**

THE UNDERSIGNED HAS RECEIVED AND TAKES RESPONSIBILITY FOR THIS DESIGN AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANAGED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

**DESIGNER INFORMATION**

DESIGNER NAME: H. C. J. N.

DESIGNER REG. NO.: 123456789

**REVISION LIST**

NO.	REVISION	DATE
1	ISSUED FOR CLIENT REVIEW	04.08.2022
2	REVISED AS PER CLIENT	05.08.2022
3	ISSUED FOR DESIGN SIGN-OFF	06.10.2022
4	ISSUED FOR MARK VARIANCE	07.10.2022
5	ISSUED FOR MARK VARIANCE	08.10.2022

**PROJECT NORTH**

**TRUE NORTH**

**DRAWING TITLE:** SECOND FLOOR PLAN

**DRAWN BY:** H. C. J. N.

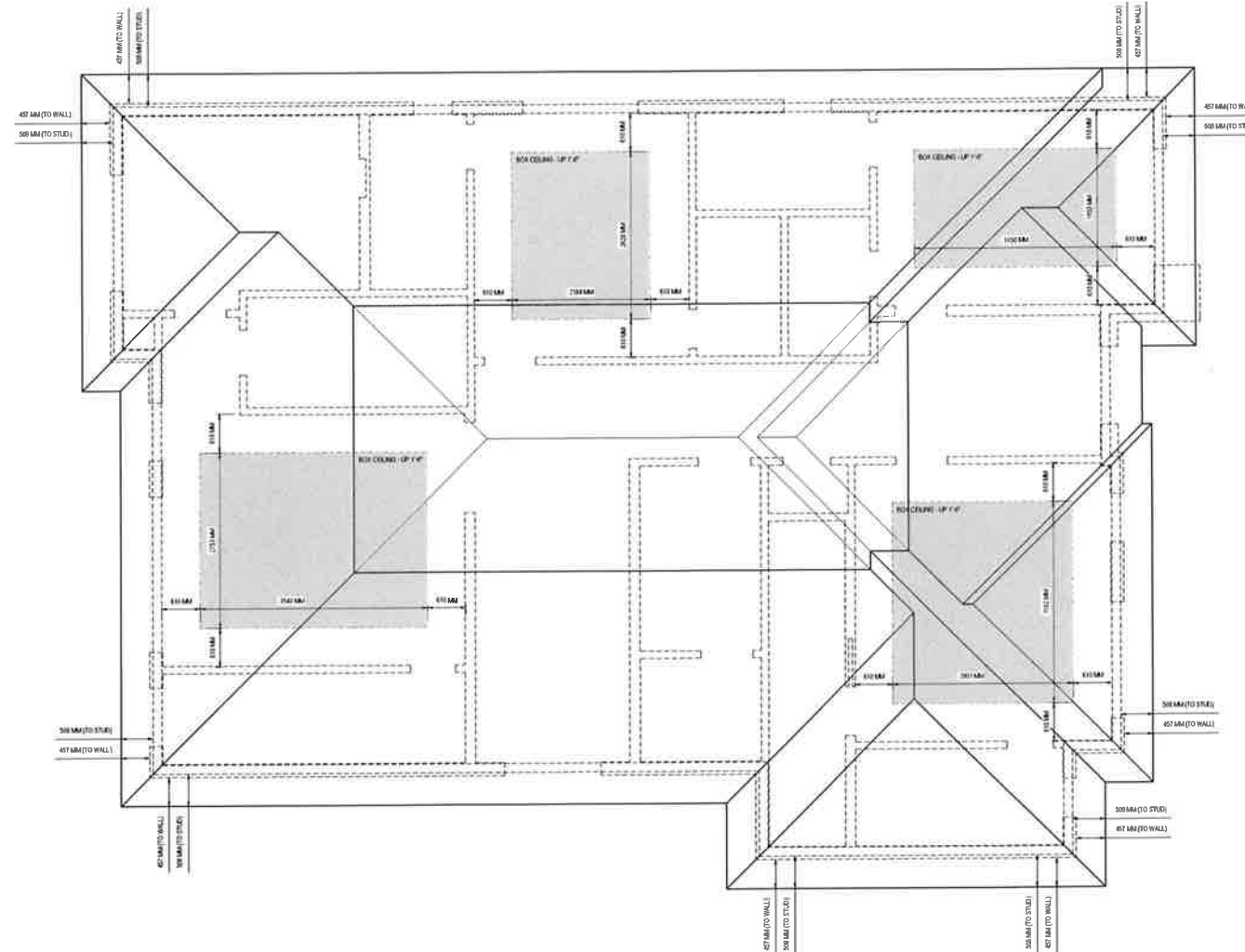
**CHECKED BY:** H. C. J. N.

**DATE:** 04.08.2022

**PROJECT NO:** 207-000

**SHEET NO:** A103





150  
**ROOF PLAN**

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HUIS DESIGN STUDIO LTD.  
CUSTOM HOME DESIGN  
1A CONESTOGA DRIVE #RR1 (BRAMPTON ON L1C 4B6)  
(905) 876-1833 | E: info@huisdesign.ca  
P: 1-800-963-1833

**GENERAL NOTES**

DRAWINGS ARE TO BE READ WITH BOLD DO NOT  
BUSH CONSTRUCTIONAL DESIGNER OR PROJECT  
MANAGER HAS BEEN NOTIFIED UPON COMPLETION OF  
ANY STAGE OF CONSTRUCTION THE DESIGNER OR  
PROJECT MANAGER SHALL BE MOTIVATED TO ENSURE  
PROPER INSPECTION ALL DESIGN AND CONSTRUCTION  
DOCUMENTATION ARE FINAL UNLESS REVISED BY THE  
DESIGNER IF ANY DISCREPANCIES ARE DISCOVERED  
HERE WITHIN THE DESIGNER SHALL BE NOTIFIED THE  
DRAWINGS AND DOCUMENTS PROVIDED HERE WITHIN  
ARE THE EXCLUSIVE PROPERTY OF HUIS DESIGN  
STUDIO. REPRODUCTION OF THE DOCUMENTS  
PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF  
THE DESIGNER.

**QUALIFICATION INFORMATION**  
THE UNDERSIGNED HAS REVIEWED AND TAKES  
RESPONSIBILITY FOR THIS DESIGN AS WELL AS ASSUMING  
THE QUALIFICATION AND REQUIREMENTS IMPOSED  
BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

**REGISTRATION INFORMATION**  
REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER OBC  
S 6.2.4 FOR THE ONTARIO BUILDING CODE.

FIRM NAME: B.S.E.N.

**REVISION LIST**

NO.	REVISIONS	DATE
1	REVISED AS PER CLIENT	04.08.2022
2	REVISED AS PER CLIENT	05.06.2022
3	MAILED YYYY	MAILED YYYY
4	MAILED YYYY	MAILED YYYY
5	MAILED YYYY	MAILED YYYY

**ISSUES**

NO.	ISSUES	DATE
1	ISSUED FOR CLIENT REVIEW	04.08.2022
2	ISSUED FOR DESIGN REVIEW	05.06.2022
3	ISSUED FOR DESIGNER VARIANCE	01.10.2022
4	MAILED YYYY	MAILED YYYY
5	MAILED YYYY	MAILED YYYY

**PROJECT NORTH** **TRUE NORTH**

**DRAWING TITLE:** ROOF PLAN  
**DESIGN BY:** S.E. **CHECKED BY:** A.K.A.  
**ADDRESS:** 41 FETTERMAN STREET  
**PROJECT NO.:** 2022-03 **SCALE:** 1:50  
**SHEET NO.:** **A104**



1/30  
**FRONT ELEVATION**

**huis** | design  
studio  
CUSTOM HOME DESIGN

HUIS DESIGN STUDIO LTD.  
CUSTOM HOME DESIGN  
1A CONESTOGA DRIVE #201, BRAMPTON, ON L6Y 4K6  
1-800-441-4444 / 905-874-1234 CA  
@HUISDESIGN CA

**GENERAL NOTES**

DRAWINGS ARE TO BE READ NOT SCALED. DO NOT  
BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT  
MANAGER HAS BEEN NOTIFIED. UPON COMPLETION OF  
ANY STAGE OF CONSTRUCTION, THE DESIGNER OR  
PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE  
PROPER INSPECTION. ALL DESIGN AND CONSTRUCTION  
DOCUMENTATION ARE FINAL UNLESS REVISED BY THE  
DESIGNER. IF ANY DISCREPANCIES ARE DISCOVERED  
HERE WITHIN, THE DESIGNER SHALL BE NOTIFIED. THE  
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STUDIO. REPRODUCTION OF THE DOCUMENTS  
PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF  
THE DESIGNER.

**QUALIFICATION INFORMATION**

THE UNDERSIGNED HAS REVIEWED AND TAKES  
RESPONSIBILITY FOR THIS DESIGN AS WELL AS ASSUMING  
THE QUALIFICATION AND REQUIREMENTS MANAGED  
BY THE ONTARIO BUILDING CODE TO BE A DESIGNER

FIRM NAME B CLIN

REGISTRATION INFORMATION  
REQUIRED UNLESS THE DESIGN IS SUBMITTED UNDER DIV  
C 3.3.4 OF THE ONTARIO BUILDING CODE

FIRM NAME B CLIN

**REVISION LIST**

1	REVISED AS PER CLIENT	04/06/2022
2	REVISED AS PER CLIENT	05/05/2022
3		MMDD YYYY
4		MMDD YYYY
5		MMDD YYYY

ISSUE LIST

1	ISSUED FOR CLIENT REVIEW	04/11/2022
2	ISSUED FOR DESIGN SIGN OFF	05/18/2022
3	ISSUED FOR MINOR VARIANCE	06/18/2023
4		MMDD YYYY
5		MMDD YYYY

FIRM NAME B CLIN

DRAWING TITLE: ARCHITECTURAL ELEVATIONS

DRAWN BY: 512 CHECKED BY: R V X  
ADDRESS: 47 PENNDALE CRESCENT  
PROJECT NO: 2077-000 SCALE: 1/50  
SHEET NO: A201



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CUSTOM HOME DESIGN

HUIS DESIGN STUDIO LTD.  
CUSTOM HOME DESIGN  
1000 HWY 104 UNIT 104 (SUITE 104) MISSISSAUGA, ON L4W 5G1  
HUISDESIGNSTUDIO.CA

**GENERAL NOTES**

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**QUALIFICATION INFORMATION**

THE UNDERSIGNED HAS BEEN ADVISED AND TAKES RESPONSIBILITY FOR THIS DESIGN AS WELL AS HAVING THE QUALIFICATION AND AGREEMENTS WARRANTED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

DESIGNER NAME: [REDACTED] REG. NO.: [REDACTED]

DESIGNER NAME: [REDACTED] REG. NO.: [REDACTED]

**REVISION LIST**

NO.	REVISION	DATE
1	REVISED AS PER CLIENT	04.08.2022
2	REVISED AS PER CLIENT	05.06.2022
3		UNREVISIONED
4		UNREVISIONED

**ISSUE LIST**

NO.	ISSUE	DATE
1	ISSUED FOR CLIENT REVIEW	04.01.2022
2	ISSUED FOR DESIGN SIGN-OFF	05.10.2022
3	ISSUED FOR MAJOR VARIANCE	05.10.2022
4		UNREVISIONED
5		UNREVISIONED

**DRAWING TITLE:** 3D CONCEPTUAL EXTERIOR IMAGES

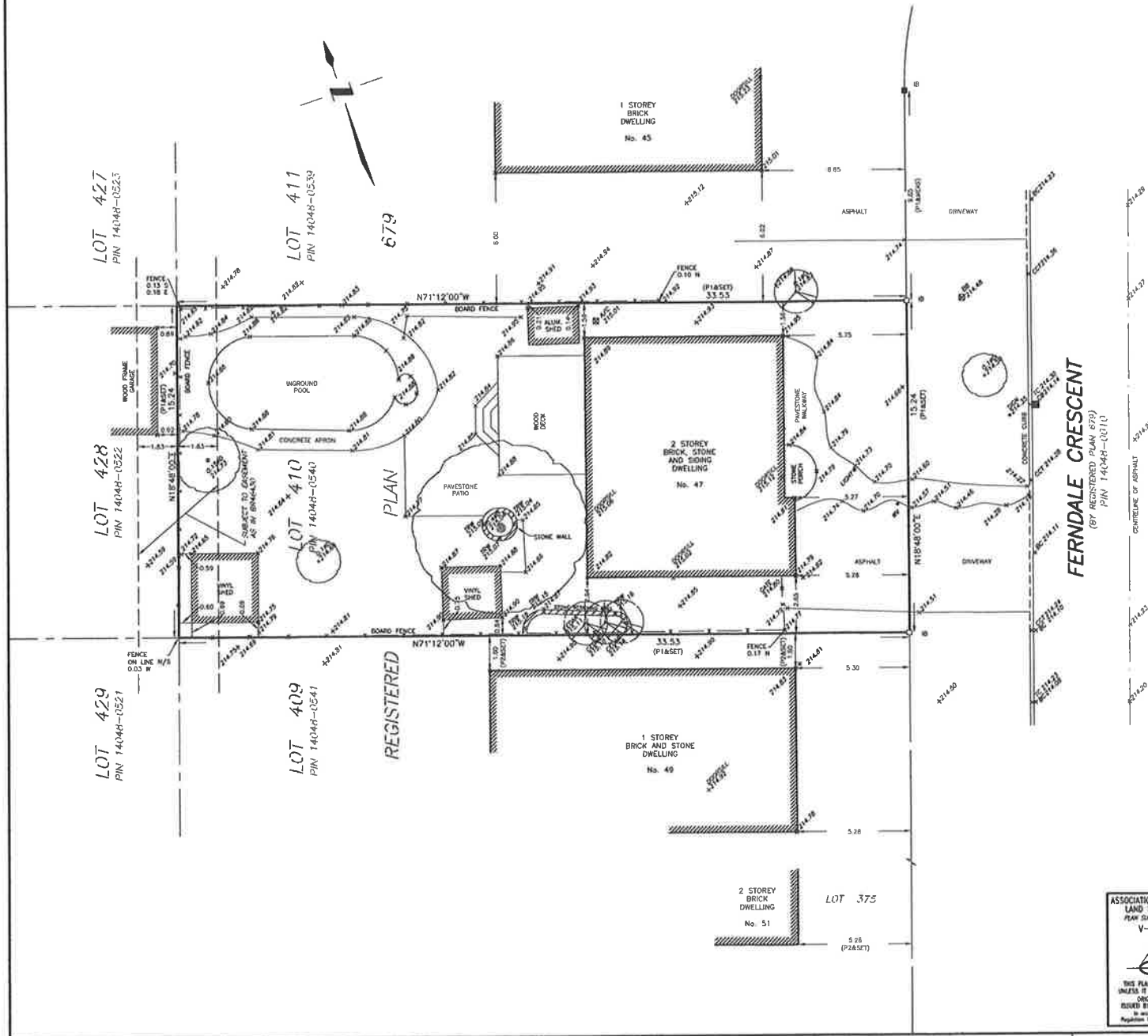
**DRAWN BY:** S.E. **CHECKED BY:** S.E.

**ADDRESS:** 47 FERRISDALE CRESCENT

**PROJECT NO.:** 2022-030 **SCALE:** 1/8" = 1'-0"

**SHEET NO.:** A200

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



SURVEYOR'S REAL PROPERTY REPORT

PLAN OF SURVEY WITH TOPOGRAPHY OF  
**LOT 410**  
**REGISTERED PLAN 679**  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL

SCALE 1 : 125  
2.5 0 2.5 5 7.5 metres

TARASICK McMILLAN KUBICKI LIMITED  
ONTARIO LAND SURVEYORS

© COPYRIGHT, 2022

REPORT SUMMARY

PROPERTY DESCRIPTION: 47 FERDALE CRESCENT, BEING LOT 410,  
REGISTERED PLAN 679, CITY OF BRAMPTON, REGIONAL MUNICIPALITY OF  
PEEL, PIN 14048-0540

SUBJECT TO EASEMENT IN FAVOUR OF THE BELL TELEPHONE COMPANY OF  
CANADA AND THE HYDRO-ELECTRIC COMMISSION OF THE TOWN OF  
BRAMPTON AS IN BR46430.

COMMENTS: NOTE LOCATION OF FENCE.

ELEVATION NOTE

ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM-1928  
(1978 RE-ADJUSTMENT), AND WERE DERIVED FROM CITY OF BRAMPTON  
BENCHMARK No. 67, HAVING A PUBLISHED ELEVATION OF 205.572 metres.

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF  
FERDALE CRESCENT AS SHOWN ON REGISTERED PLAN 679, HAVING A BEARING  
OF N18°48'00"E.

LEGEND

□	DENOTES	SURVEY MONUMENT PLANTED
■	DENOTES	SURVEY MONUMENT FOUND
IB	DENOTES	IRON BAR
TC	DENOTES	TOP OF CURB
BC	DENOTES	BOTTOM OF CURB
CCT	DENOTES	CURB CUT
BB	DENOTES	BELL BOX
CB	DENOTES	CATCH BASIN
TRW	DENOTES	TOP OF RETAINING WALL
WV	DENOTES	WATER VALVE
P1	DENOTES	REGISTERED PLAN 679
P2	DENOTES	LYDD THOMSON O.L.S., JUNE 13, 1963
P3	DENOTES	LYDD THOMSON O.L.S., JUNE 21, 1963
○ 0.208	DENOTES	DECIDUOUS TREE WITH TRUNK DIAMETER
⊗ 0.208	DENOTES	CONIFEROUS TREE WITH TRUNK DIAMETER
TREE CANOPIES ARE DRAWN TO SCALE.		

PREPARED FOR:

THIS REPORT WAS PREPARED FOR MATRIX BUILDERS INC. AND THE  
UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE  
WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE  
REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON MAY 9, 2022

MAY 13, 2022

DATE

BORIS KUBICKI  
ONTARIO LAND SURVEYOR



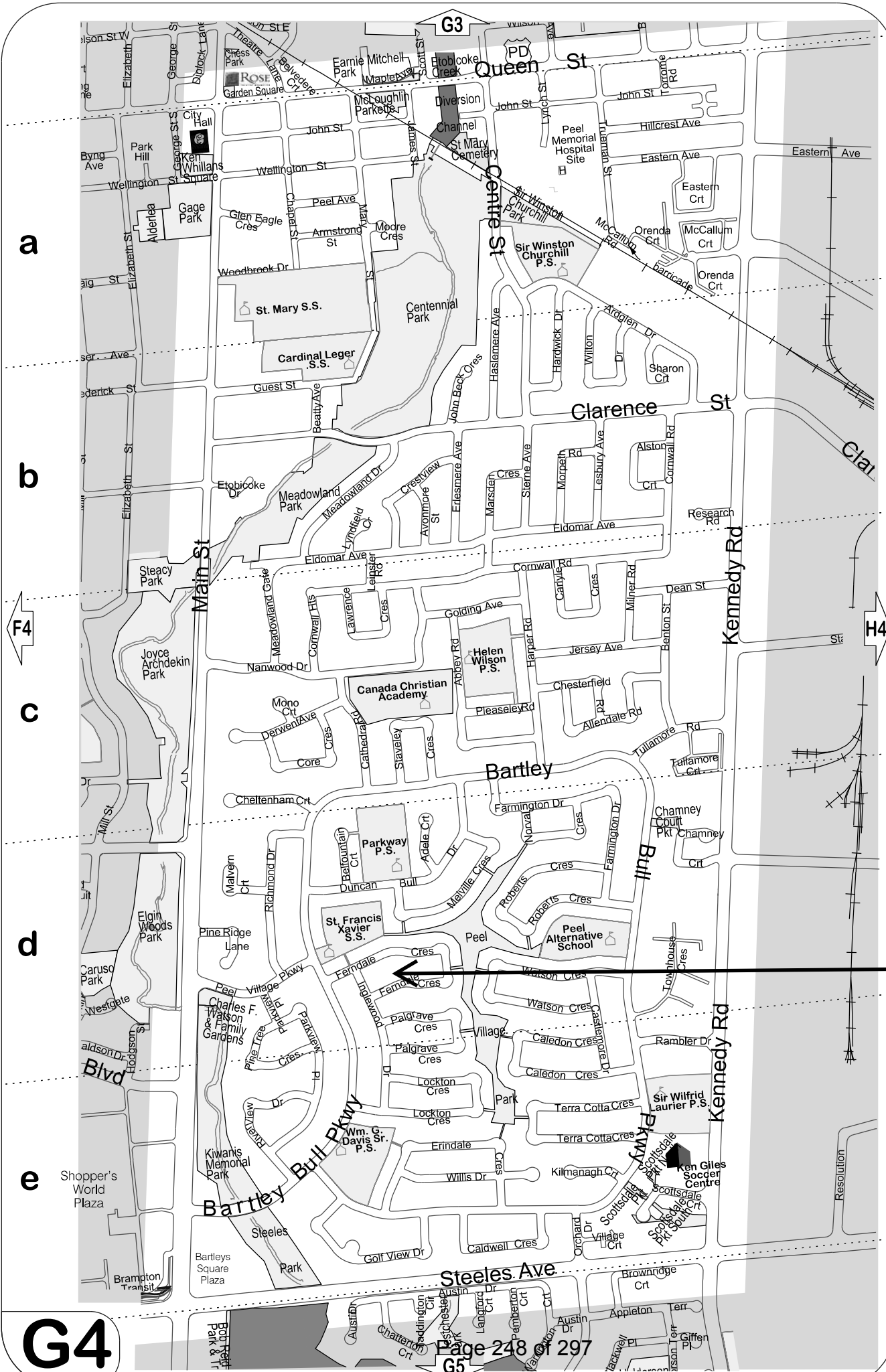
**TARASICK McMILLAN KUBICKI LIMITED**

ONTARIO LAND SURVEYORS

4181 SLADEVIEW CRESCENT, UNIT 42, MISSISSAUGA, ONTARIO L5L 5R2  
TEL: (905) 569-8849 FAX: (905) 569-3160  
E-MAIL: office@tmksurveyors.com

DRAWN BY: A.G.

FILE No. 9415-SRPR-T



A-2023-0016

G4



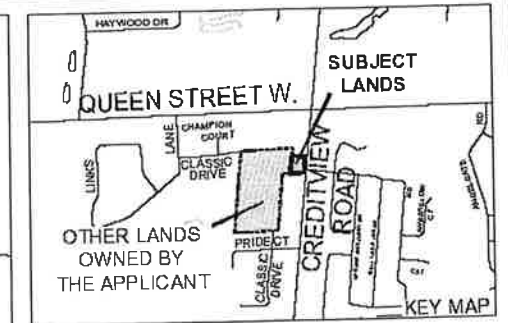
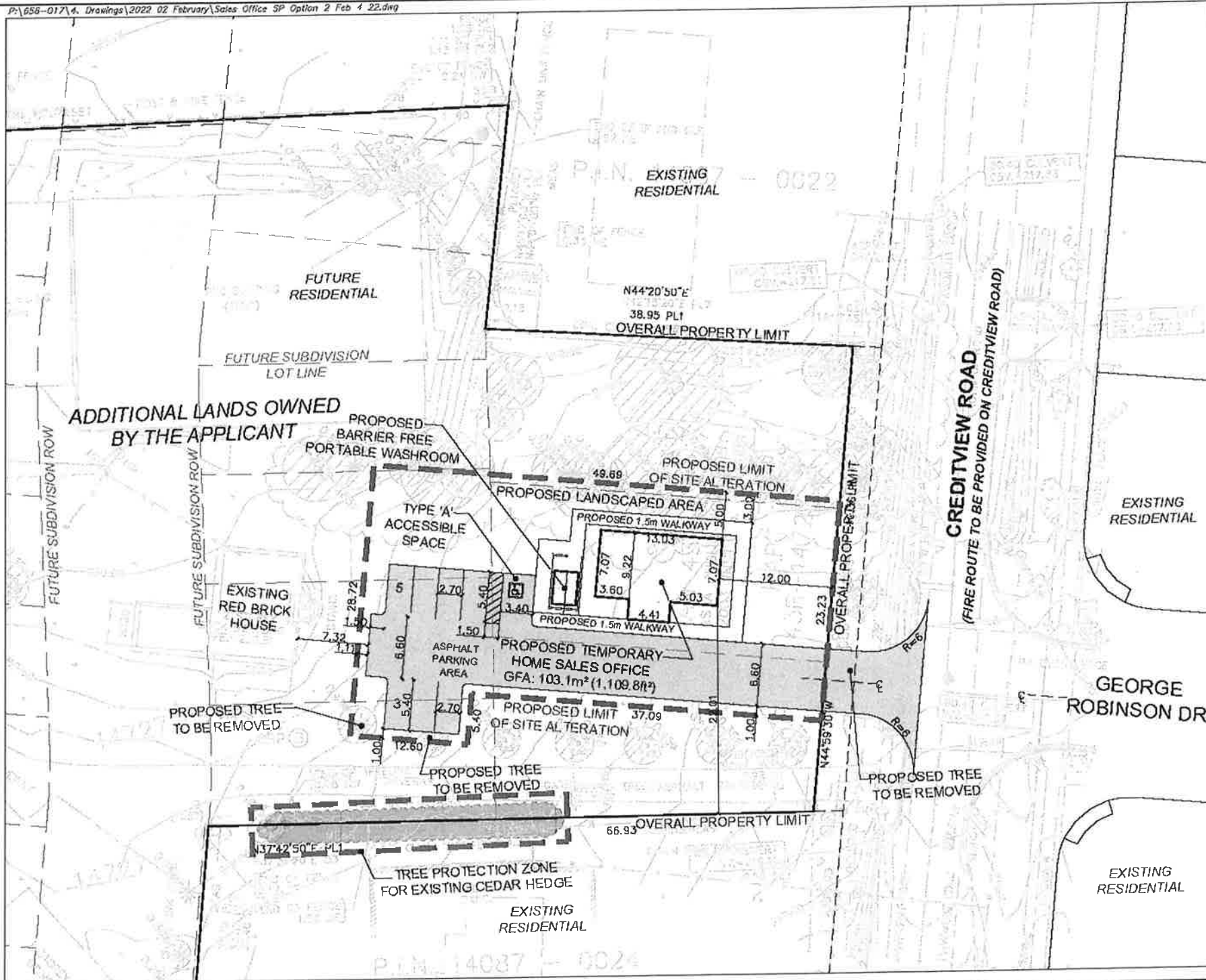


### DEFERRED APPLICATION FOR MINOR VARIANCE

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

- OTHER PLANNING APPLICATIONS:

**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](mailto:jeanie.myers@brampton.ca)



**CONCEPT SITE PLAN  
PROPOSED TEMPORARY  
HOME SALES OFFICE**

BRANTHAVEN CREDITVIEW INC.

PART OF LOT 5,  
CONCESSION 5, W.H.S.,  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEI

### DEVELOPMENT STATISTICS

SITE ALTERATION AREA:	0.12 ha (0.52 ac)
ADDITIONAL LANDS AREA:	3.32 ha (8.20 ac)
TOTAL AREA:	3.53 ha (8.72 ac)
TOTAL BUILDING GFA:	103.1m <sup>2</sup> (1,109.8ft <sup>2</sup> )
BLDG. COVERAGE (TOTAL AREA):	0.29%

## ZONING MATRIX

EXISTING ZONE CATEGORY: A - AGRICULTURAL  
(FOR A LOT HAVING AN AREA OF 5 HECTARES OR LESS)

CATEGORY	REQUIRED	PROVIDED
MINIMUM LOT WIDTH	45.0m	49.4m
MINIMUM FRONT YARD DEPTH	12.0m	12.0m
MINIMUM SIDE YARD DEPTH	7.5m	20.3m
MINIMUM REAR YARD DEPTH	15.0m	16.0m

### PARKING STATISTICS

(OTHER OFFICE 1 SPACE PER 30m<sup>2</sup>)

PARKING REQUIRED: 4 SPACES  
PARKING PROVIDED: 8 SPACES\*  
ACCESSIBLE SPACES REQUIRED: 1 SPACE (TYPE 'A')  
ACCESSIBLE SPACES PROVIDED: 1 SPACE (TYPE 'A')

**NOTES:**

- NOTES:**
- TYPICAL PERPENDICULAR PARKING SPACE: 2.7m x 5.4m
  - TYPICAL BARRIER FREE SPACE: 3.4m x 5.4m + 1.5m AISLE
  - TYPICAL DRIVEWAY AISLE WIDTH: 6.6m



SCALE 1:400  
FEBRUARY 4, 2022



**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 in-person 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 **February 14, 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, February 9, 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 [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, February 9, 2023.**
  2. To participate in-person, please email the Secretary-Treasurer at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, February 9, 2023.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. 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, February 9, 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 [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca). If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

**NOTE** Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, [www.brampton.ca](http://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.



March 7, 2022

GSAI File: 656-017

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

**Attention:** Jeanie Myers  
Secretary Treasurer

**RE:** Request for Deferral (Committee of Adjustment)  
City File No.: A-2022-0022  
8940 Creditview Road  
City of Brampton, Regional Municipality of Peel

---

Glen Schnarr & Associates Inc. (GSAI) are the authorized agents and planning consultants for Branthaven Creditview Inc., owners of the property municipally addressed as 8940 Creditview Road (herein referred to as the "subject property"). As per conversations with City Staff and understanding the published Staff Report, we receive staff's recommendation for deferral for our application for Minor Variance and respectfully request a deferral for the application which was to proceed to the Committee of Adjustment on March 8, 2022 (A-2022-0022).

This deferral will provide the opportunity for staff to review the recently submitted development proposal (OZS 2022-0014) and provide opportunity for the surrounding community to be notified. Granting the deferral request, the related development application can be reviewed in order for staff to gain a better understanding of the issues relating to the overall development of the land. This additional time will give staff an opportunity to have greater discussions with the public prior to the approval and construction of a temporary sales pavilion on the property.

We hope to be on agenda in the near future to seek a Minor Variance to permit a temporary sales office on the subject property.

Yours very truly,  
GLEN SCHNARR & ASSOCIATES INC.

---

Sanjam Raisuada  
Planner

10 KINGSBRIDGE GARDEN CIRCLE  
SUITE 700  
MISSISSAUGA, ONTARIO  
L5R 3K6  
TEL (905) 568-8888  
FAX (905) 568-8894  
www.gsai.co

---





February 7, 2022

GSAI File: 656-017

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

*A - 2022-0022*

**Attention:** Jeanie Myers  
Secretary Treasurer

**RE: Minor Variance Application  
Branthaven Creditview Inc.  
8940 Creditview Road  
Part Lot 5, Concession 5, WHS  
City of Brampton, Regional Municipality of Peel**

---

Glen Schnarr & Associates Inc. (GSAI) are the authorized agents and planning consultants for Branthaven Creditview Inc., owners of the property municipally addressed as 8940 Creditview Road (herein referred to as the "subject property"). As such, we are pleased to submit this application for Minor Variance to permit a temporary sales office.

**Site Description**

The subject property is municipally addressed as 8940 Creditview Road, located on the west side of Creditview Road, generally south of the intersection of Queen Street West and Creditview Road in the City of Brampton. The subject property is legally described as Part Lot 5, Concession 5, WHS. The subject property has a frontage of approximately 49.79m (163.18ft) along Creditview Road, a depth of 89.21m (292.68ft) and a total site area of approximately 3.49ha (8.62ac).

The subject property is designated 'Residential' in the City of Brampton Official Plan and Executive Residential' in Credit Valley Secondary Plan (SPA45). Additionally, the subject property is zoned 'Agricultural (A)' in the City of Brampton Zoning Bylaw (270-2004) and is currently occupied by eight freestanding structures: a residential dwelling, a small timber frame barn, a large timber frame barn with a cement silo, a concrete block milk house, a modern fabric Quonset hut, two (2) horse stables, and a modular home.

10 KINGSBRIDGE GARDEN CIRCLE  
SUITE 700  
MISSISSAUGA, ONTARIO  
L5R 3K6  
TEL (905) 568-8888  
FAX (905) 568-8894  
www.gsai.ca





We note for staff that there is a recently submitted Draft Plan of Subdivision and Official Plan and Zoning By-law Amendment Application (PRE-2021-0055) application which proposes the redevelopment of the subject property. Under this application, the applicant is proposing to redevelop the subject property with sixty-two (62) lots comprised of single detached residential dwellings. Three (3) of the proposed lots will front onto Creditview Road and the remaining fifty-nine (59) lots are proposed along the internal road network, fronting along the extension of Classic Drive as well as the proposed street, Street 'A'. The Official Plan and Zoning By-law Amendment propose to redesignate the lands as 'Low Density 2' in the Credit Valley Secondary Plan and rezone the lands 'Residential Single Detached F – 11.6 – Special Exception (R1F-XX)'. The application is currently undergoing a completeness review and we anticipate it will be presented at a public meeting in short order.

### **The Proposed Development**

Branthaven Creditview Inc. is proposing to develop a portion of the subject property for a single-storey temporary sales office with a gross floor area of approximately 103.1 m<sup>2</sup> (1,109.8 ft<sup>2</sup>) along with eight (8) on-site parking spaces. One vehicular access point is proposed on Creditview Drive, adjacent to George Robinson Drive. The portion of the subject property intended to be used for the proposed temporary sales office comprises 0.12 ha (0.52 ac) of the overall property. A 1.5 m walkway is proposed along the periphery of the sales office and will context to the asphalt parking area. Further, a barrier free portable washroom is also proposed adjacent to the sales office for customer use. The existing red brick house is proposed to be maintained as part of the development of the sales office.

As per the submitted Minor Variance Sketch, prepared by GSAI dated February 2, 2022, the proposed sales office meets all the setback requirements of the 'Agricultural (A)' zone. A minimum front yard depth of 12.0m is required and 12.0m is provided. A minimum side yard depth of 7.5m is required and 20.3m is provided. A minimum rear yard depth of 15m is required and 16.8m is provided. The subject property also meets the minimum lot width requirement of 45m, having a lot width of 49.4m. Parking is required at the 'Other Office' rate of 1 space per 30m<sup>2</sup> for a total of four (4) spaces. Eight (8) spaces are provided, including a required Type 'A' accessible space.

The sales office is intended to be used for the sale of homes proposed under the above-noted Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment application.

In order to permit the proposed sales office, we are proposing a Minor Variance to request relief from the Zoning By-law to permit a temporary sales office use whereas the zoning by-law does not permit the use in this instance. The temporary use is being requested for a period of three (3) years from date of opening.



### **The Proposed Variance**

We propose the following variance in order to permit the proposed temporary sales office:

1. To permit the use of a temporary sales office for a period of three (3) years, whereas Zoning By-law 270-2004 does not permit this use in an *Agricultural (A)* zone.

### **Planning Rationale for Proposed Variances**

Section 45(1) of the Planning Act, as amended, identifies the four tests which must be satisfied in order for the Committee to approve this application. The following section provides an analysis demonstrating how the variances satisfies these tests.

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

The subject property is designated 'Residential' in the City's Official Plan and 'Executive Residential' in the Credit Valley Secondary Plan (SPA45). The 'Residential' designation of the Official Plan is intended to permit predominantly residential land uses (Policy 4.2.1.1) with an objective to provide opportunities for the development of a broad mix of housing. The 'Executive Residential' designation of the Secondary Plan also intends to permit residential uses, but those with larger lot sizes and frontages. As previously mentioned, an Official Plan Amendment has been applied for to amend the Secondary Plan designation to 'Low Density 2', which permits residential uses with smaller lot sizes and frontages than the "Executive Residential" designation.

In light of the submitted Official Plan Amendment and given the current land use designations, the temporary home sales office will permit the sale of a new residential development within an establish residential area. The sales office is only proposed on the lands for a temporary basis, until the sale of the units is complete while the Draft Plan, Official Plan and Zoning By-law Amendment applications are being processed. As such, the proposed variances to permit a temporary sales office is consistent with the land use intent and purpose of the Official Plan.

#### *2. The variance maintains the general intent and purpose of the Zoning By-law.*

The subject property is zoned 'Agricultural (A)' in the City of Brampton Zoning By-law 270-2004. Similar to the justification above, while the Zoning By-law allows for agricultural uses, the temporary nature of the proposed sales office does not preclude the long-term use of the property for agricultural purposes. As previously mentioned, a Zoning By-law Amendment application has been submitted to the City to rezone the subject lands for single-detached residential uses and the temporary sales office is required to facilitate the sales of the future residential lots.

Further, the proposed temporary sales office maintains all other zoning requirements of the 'Agricultural (A)' zone, including setback requirements, lot width requirements and parking requirements. The variance simply seeks the permission of the sales office use on a temporary



basis. Based on the temporary nature of the proposed variance, the general intent and purpose of the Zoning By-law is maintained.

3. *The variance is desirable for the appropriate development or use of the land.*

The proposed sales office will not interfere with the achievement of the City's future land use objectives of the long-term viability of agricultural uses as per the existing zoning. Further, as the Official Plan and Secondary Plan designate the lands for residential purposes, the temporary sales office will also not interfere in the long-term viability of its residential use. Instead, the variance seeks to uphold that use by facilitating the sale of the upcoming residential units. The proposed sales office is therefore minor in nature by virtue of being temporary.

4. *The variance is minor in nature.*

The subject property is subject to forthcoming residential construction activity where it is common to find new home sales offices. As such, the proposed temporary sales office will be appropriate in terms of compatibility with surrounding land uses. Further, the proposed location for the temporary sales office is desirable as it is located at prominent and highly visible intersection in close proximity to the lands within which the units to be sold from this sales office.

**Application Materials:**

In support of the application, please find enclosed the following materials:

- One (1) copy of the completed Minor Variance Application Form with the signed Authorization and Permission to Enter Forms;
- One (1) copy of Minor Variance Sketch, prepared by Glen Schnarr and Associates Inc., dated January 26, 2022;
- One (1) cheque in the amount of \$2,560.00 for Minor Variance Application Fees.

We trust that these materials are sufficient for Staff's review and look forward to being considered for the March 8, 2022, hearing date. Please contact the undersigned at [colinc@gsai.ca](mailto:colinc@gsai.ca) if you require additional information or wish to clarify any thing contained in this application.

Yours very truly,  
GLEN SCHNARR & ASSOCIATES INC.

Colin Chung, MCIP, RPP  
Partner

FILE NUMBER: A - 2022-0022

The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

APPLICATION

Minor Variance or Special Permission

(Please read Instructions)

**NOTE:** It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

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

1. Name of Owner(s) Branthaven Creditview Inc. (c/o Arden Semper)

Address 720 Oval Court, Burlington ON

Phone # 905.333.8964 ext. 240 Fax # \_\_\_\_\_

Email asemper@branthaven.com

2. Name of Agent Glen Schnarr and Associates Inc. (c/o Colin Chung)

Address 700-10 Kingsbridge Garden Circle, Mississauga ON L5R 3K6

Phone # 905.568.8888 x224 Fax # \_\_\_\_\_

Email colinc@gsai.ca

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

To permit the use of a temporary sales office for a period of three (3) years, whereas Zoning By-law 270-2004 does not permit this use in an Agricultural (A) zone.

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

A temporary sales office is not a permitted use within the 'Agricultural (A)' zone.

5. Legal Description of the subject land:

Lot Number Part Lot 5

Plan Number/Concession Number Concession 5 WHS

Municipal Address 8940 Creditview Road, Brampton, ON, L6Y 0G4

6. Dimension of subject land (in metric units)

Frontage 49.79 m

Depth 155.77 m

Area 34, 923 m2

7. Access to the subject land is by:

Provincial Highway ☐

Municipal Road Maintained All Year ☒

Private Right-of-Way ☐

Seasonal Road ☐

Other Public Road ☐

Water ☐

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)

Single Detached Dwelling (red brick house); a small timber frame barn; a large timber frame barn with a concrete silo; a concrete block milk house; two (2) horse stables; a modern fabric Quonset hut; a modular home

PROPOSED BUILDINGS/STRUCTURES on the subject land:

A 1-storey temporary sales office with a gross floor area of 103.1 square metres. Eight (8) parking spaces are proposed as part of the development application.

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 19.32m  
Rear yard setback  
Side yard setback  
Side yard setback

PROPOSED

Front yard setback 12m  
Rear yard setback 168m  
Side yard setback 20.3m  
Side yard setback 22.01

10. Date of Acquisition of subject land: July 30, 2021

11. Existing uses of subject property: Agricultural/Vacant

12. Proposed uses of subject property: Temporary Home Sales Office

13. Existing uses of abutting properties: Low Density Residential

14. Date of construction of all buildings & structures on subject land: Approx. 1987

15. Length of time the existing uses of the subject property have been continued: 20+ Years

16. (a) What water supply is existing/proposed?  
Municipal ☒  
Well ☐ Other (specify) \_\_\_\_\_
- (b) What sewage disposal is/will be provided?  
Municipal ☒  
Septic ☐ Other (specify) \_\_\_\_\_
- (c) What storm drainage system is existing/proposed?  
Sewers ☒  
Ditches ☐ Other (specify) \_\_\_\_\_  
Swales ☐



17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes ☐ No ☐

If answer is yes, provide details: File # PRE-2021-0055 Status In Review

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 # <u>A-2021-0153</u>	Decision <u>Approved</u>	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

\_\_\_\_\_  
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Burlington

THIS 8th DAY OF February, 2022.

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, Glen Schnarr and Associates Inc. (c/o Colin Chung), OF THE City OF Burlington

IN THE Region OF Halton SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

City Mississauga OF Mississauga

IN THE Region OF

Peel THIS 7th DAY OF

February, 2022.

\_\_\_\_\_  
Signature of Applicant or Authorized Agent

**Submit by Email**

Laura Kim Amorim, a Commissioner etc.  
Province of Ontario, for  
Glen Schnarr & Associates Inc.  
Expires March 3, 2023.

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: \_\_\_\_\_

Agricultural

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

\_\_\_\_\_  
Zoning Officer

Feb 8 22  
Date

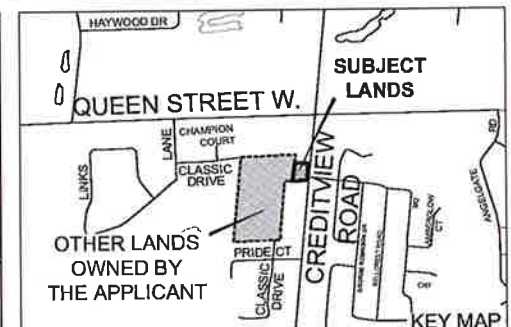
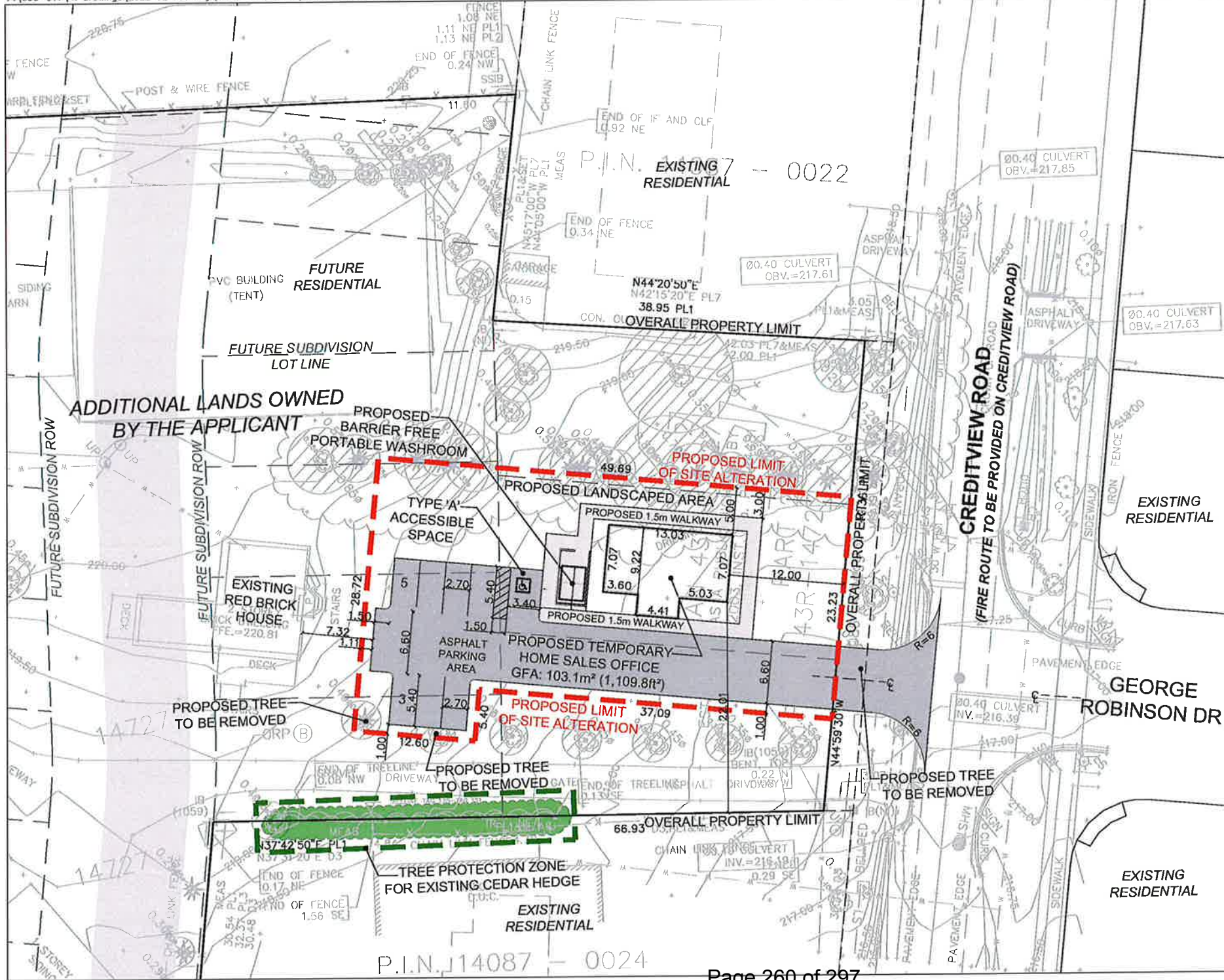
DATE RECEIVED

February 8, 2022

Date Application Deemed  
Complete by the Municipality

February 8, 2022

Revised 2020/01/07



**CONCEPT SITE PLAN  
PROPOSED TEMPORARY  
HOME SALES OFFICE**

**BRANTHAVEN CREDITVIEW INC.**

PART OF LOT 5,  
CONCESSION 5, W.H.S.,  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL

**DEVELOPMENT STATISTICS**

SITE ALTERATION AREA:	0.12ha (0.52ac)
ADDITIONAL LANDS AREA:	3.32ha (8.20ac)
TOTAL AREA:	3.53ha (8.72ac)
TOTAL BUILDING GFA:	103.1m² (1,109.8ft²)
BLDG. COVERAGE (TOTAL AREA):	0.29%

**ZONING MATRIX**

EXISTING ZONE CATEGORY: A - AGRICULTURAL  
(FOR A LOT HAVING AN AREA OF 5 HECTARES OR LESS)

CATEGORY	REQUIRED	PROVIDED
MINIMUM LOT WIDTH	45.0m	49.4m
MINIMUM FRONT YARD DEPTH	12.0m	12.0m
MINIMUM SIDE YARD DEPTH	7.5m	20.3m
MINIMUM REAR YARD DEPTH	15.0m	168.0m

**PARKING STATISTICS**  
(OTHER OFFICE 1 SPACE PER 30m²)

PARKING REQUIRED:	4 SPACES
PARKING PROVIDED:	8 SPACES*
ACCESSIBLE SPACES REQUIRED:	1 SPACE (TYPE 'A')
ACCESSIBLE SPACES PROVIDED:	1 SPACE (TYPE 'A')

**NOTES:**

- TYPICAL PERPENDICULAR PARKING SPACE: 2.7m x 5.4m
- TYPICAL BARRIER FREE SPACE: 3.4m x 5.4m + 1.5m AISLE
- TYPICAL DRIVEWAY AISLE WIDTH: 6.6m



A-2022-0022

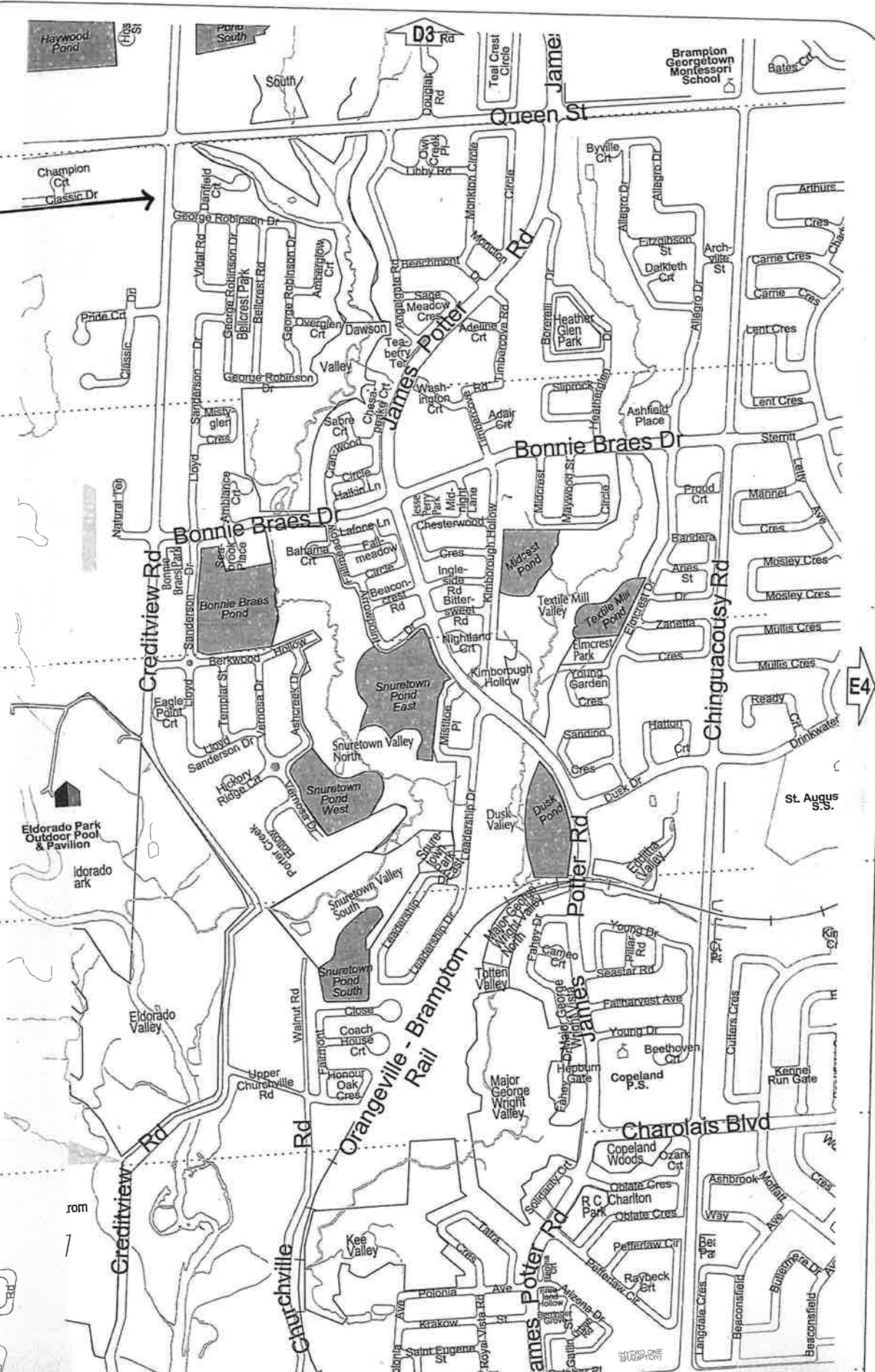
a

b

c

d

e



**APPLICATION # A-2022-0359**  
**WARD 8**

**DEFERRED APPLICATION FOR MINOR VARIANCE**

WHEREAS an **amended** application for minor variance has been made by **NILAM SHAH AND BHAVIN SHAH** 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 60, Plan 43M-3030 municipally known as **42 LYLE WAY**, Brampton;

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

1. To permit an accessory structure (gazebo) having a building height of 3.327m (10.92 ft.) whereas the by-law permits a maximum building height of 3.0m (9.84 ft.) for an accessory structure;
2. To permit an accessory structure (gazebo) having a gross floor area of 23.78 sq. m (256 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 uncovered pool (hot tub) with an rear yard setback of 0.78m (2.56 ft.) whereas the by-law requires a minimum setback of 1.2m (3.94 ft.) to the nearest lot lines;
4. To permit a driveway width of 15.72m (51.57 ft.) whereas the by-law permits a maximum driveway width of 9.14m (30 ft.);
5. To permit a recreational facility (sports court) with an interior side yard setback of 0.762m (2.50 ft.) whereas the by-law requires a minimum setback of 1.2m (3.94 ft.) to the nearest lot lines

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

Plan of Subdivision: NO  
Application for Consent: NO

File Number: \_\_\_\_\_  
File Number: \_\_\_\_\_

The Committee of Adjustment has appointed **TUESDAY, February 14, 2022 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 3rd Day of February, 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](mailto: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 in-person 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 **February 14, 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, February 9, 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 [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, February 9, 2023.**
  2. To participate in-person, please email the Secretary–Treasurer at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, February 9, 2023.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. 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, February 9, 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 [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca). If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

**NOTE** Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, [www.brampton.ca](http://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

February 1, 2023

To: Committee of Adjustment

RE: **APPLICATION FOR MINOR VARIANCE**  
**A-2022-0359 – 42 LYLE WAY**

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Please **amend** application **A-2022-0359** to reflect the following:

1. To permit an accessory structure (gazebo) having a building height of 3.327m (10.92 ft.) whereas the by-law permits a maximum building height of 3.0m (9.84 ft.) for an accessory structure;
2. To permit an accessory structure (gazebo) having a gross floor area of 23.78 sq. m (256 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 uncovered pool (hot tub) with an rear yard setback of 0.78m whereas the by-law requires a minimum setback of 1.2m (3.94 ft.) to the nearest lot lines;
4. To permit a driveway width of 15.72m whereas the by-law permits a maximum driveway width of 9.14m (30 ft.);
5. To permit a recreational facility (sports court) with an interior side yard setback of 0.762m whereas the by-law requires a minimum setback of 1.2m (3.94 ft.) to the nearest lot lines



---

Applicant/Authorized Agent



VEYING LTD., O.L.S.

ISSUED BY THE SURVEYOR  
In accordance with  
Regulation 1026, Section 28(3).

BEARINGS ARE GRID AND ARE REFERRED TO THE  
NORTHWEST LIMIT OF LYLE WAY AS SHOWN ON  
PLAN 43M-2030 HAVING A BEARING OF N37°50'25"E.

2. THE SURVEY WAS COMPLETED ON THE 2<sup>nd</sup> DAY OF JUNE, 2017.

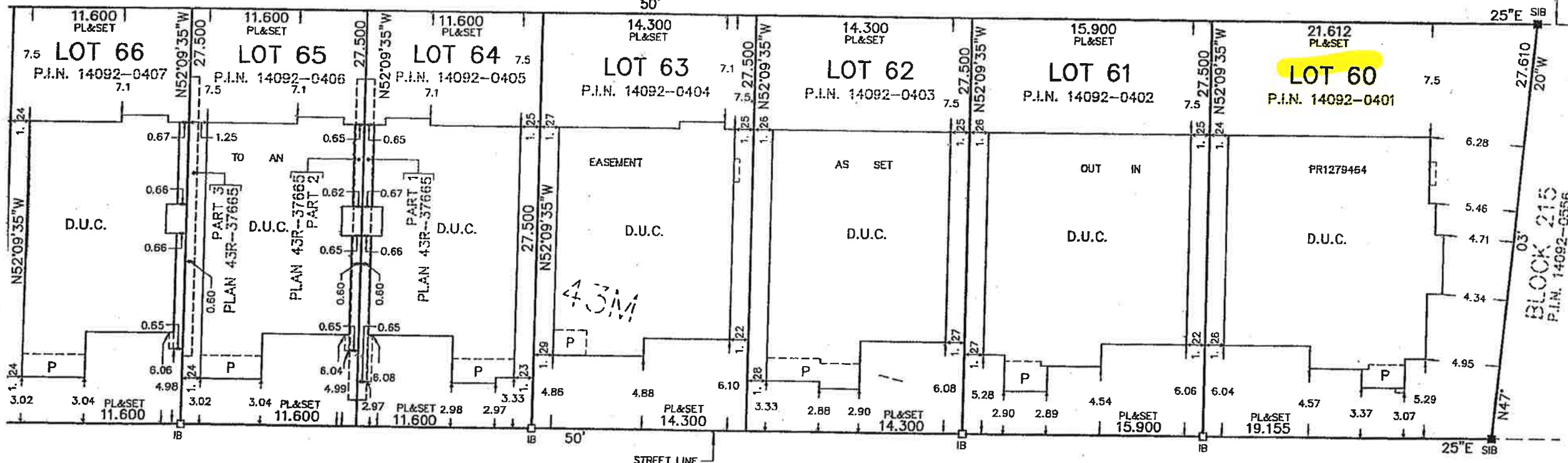
DATE: JUNE 14, 2017.

T. SINGH  
ONTARIO LAND SURVEYOR

AN ARE IN METRES AND CAN  
VIDING BY 0.3048.

LOT 8, CONCESSION 5, WEST OF HURONTARIO STREET  
PART 1, PLAN 43R 31442

P.I.N. 14092 0340



LYLE

(BY PLAN 43M-2030)  
P.I.N. 14092-0574

WAY

2030



RADY-PENTEK & EDWARD SURVEYING LTD.

ONTARIO LAND SURVEYORS

643 Chrislea Road, Suite 7

Woodbridge, Ontario L4L 8A3

Tel.(416)635-5000 Fax (416)635-5001

Tel.(905)264-0881 Fax (905)264-2099

Website: www.r-pe.ca

DRAWN: V.K.

CAD FILE No.2030-60

CHECKED: G.Y./T.S.

JOB No. 17-033

RTIES.

7.

PROPOSED PAVILION  
42 LYLE WY  
BRAMPTON, ON L6X 0B4

A00-COVER PAGE  
A1-SITE PLAN  
A2-FLOOR PLAN  
A3-FOUNDATION PLAN  
A4-ROOF PLAN  
A5-ELEVATIONS  
A6-ELEVATIONS  
A7-ELEVATIONS  
A8-ELEVATIONS  
A9-DETAIL 1



STRUCTURAL NOTES:

1. Workmanship and materials shall be in accordance with part 9 of the Ontario Building Code and local regulations.
2. See Architectural drawings for dimensions, elevations and finishes.
3. All structural components shall be interconnected to resist code mandated live, dead and environmental loads.
4. DESIGN LIVE LOADS ARE:  
ROOF : SS = 1.3 KPA, Sr =0.4 KPA  
FLOORS : 40 PSF  
WIND 1/50 : 0.44 KPA BASIC  
EARTHQUAKE : Sa(0.2) = 0.19
5. Contractor is responsible for safe execution of work, as per esha and other applicable safety codes. a temporary shoring plan and construction sequence duly signed by an Ontario licensed professional engineer to be submitted for approval before start of any relevant work. Approved shop drawings along with approve permit drawings shall be always available at site for reference.

Foundations

1. Footings shall be placed on undisturbed soil capable of supporting 2000 psf.
2. Footings excavations shall be inspected by soils engineer before concrete is placed.
3. Footings exposed to freezing shall be placed at least 4'-0" below finished grade.
4. Protect footings exposed to frost action during construction by 4'-0" minimum of soil or its equivalent.
5. The line of slope between adjacent footings or excavations or along stepped footings shall not exceed a rise of 7 in a run of 10. maximum step shall be 2'-0".
6. Where a foundation wall retains soil on each side, place backfill on both sides simultaneously.
7. Foundation walls retaining earth between slabs at different levels shall be shored until the slab at higher level is in place and has reached its required strength.

Concrete specification

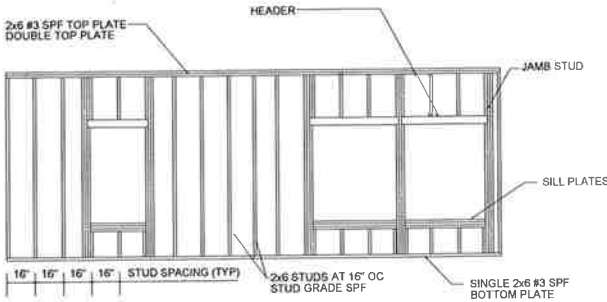
1. The ultimate 28 days compressive strength of concrete shall be 20.0 MPA unless noted otherwise.
2. The ultimate 28 days compressive strength of concrete exposed to freezing and thawing (exterior slabs, garage floor slab, side walks, curbs, retaining walls, etc.) shall be 32 MPA with minimum air entrainment content of 5%-8% and maximum water/cement ratio by mass of 0.45.
3. Do not use calcium chloride or other salts in concrete.
4. Reinforcing steel shall be deformed bars to CSA G30.18 with a minimum yield strength of 400 MPA.
5. Welded wire mesh shall conform to CSA G30.15, welded steel wire fabric for concrete reinforcement.
6. Detail reinforcing in accordance with reinforcing steel manual of standard practice prepared by RSIO.
7. Only ready mix concrete is permitted on this job. the concrete supplier shall be responsible for concrete mix design.
8. Supply and install concrete, reinforcing steel and formwork including placing, finishing and curing as shown on the drawings in accordance with CSA A23 and CSA G 30.
9. Non-shrink, non-metallic grout shall be used by Sika Canada inc. or an approved equal.

Structural Steel

1. Structural steel shall be as follows  
W, S, HP, WWF SHAPES CAN/CSA G40.21-350W,  
HSS CAN/CSA G40.21-350W, CLASS C  
L, PL CAN/CSA G40.21-300W
2. Obtain field measurements as required.
3. Provide holes where required for attachment of other work to steel. place holes so as not to cause any appreciable reduction in strength of the member.
4. Fabricate, supply and erect structural steel work in accordance with the following standards:  
Design, fabrication and erection CSA-S16.1  
Welding CSA-W47  
Cleaning SSPC-SP3-63  
Bolts 3/4" Ø U.N.O ASTM-325-80A  
Paint (1 shop coat + field touch up) CGSB-1.40-M89
5. Design connections for the reactions produced by the loading conditions.
6. No splices in new beams and columns shall be allowed unless approved by the engineer.
7. All steel lintels bearing on masonry to have minimum 6" bearing

Wood

1. All wood construction to be in accordance with CSA standard CAN3-086-01.
2. All lumber to be grade stamped and shall be dry spruce #1 or #2 conforming to CSA-086-01 unless otherwise.
3. Lumber for stud walls shall be spruce stud grade unless otherwise.
4. Trus Joists, LSL and PSL beams shall be as manufactured by Trus Joist Canada Ltd. or an approved equal. the supplier shall be responsible for design of all connections and shall submit shop drawings bearing a stamp of P. Eng. responsible for the design.
5. All connections, unless noted otherwise, to be in accordance with O.B.C. 2012
6. All load bearing stud walls shall have one row of solid blocking at mid height unless noted otherwise.
7. Bridging for trus joists shall be as recommended by the manufacturer. however, spacing of bridging shall not exceed 12 feet.
8. Metal hangers shall be made from light gauge galvanized metal and shall have allowable load capacity (as per manufacturer's data) greater than reactions produced by loading conditions. Use Simpson Strong-tie or equal.
9. Protect lumber in direct contact with concrete or mortar with 10 mil. polyethylene sheet.
10. Provide adequate temporary bracing for all stud walls during construction.
11. Double up studs at each end of an opening unless noted otherwise.
12. Plywood as per CSA O 86.1



TYP. WALL

NOTES:

1. TOP AND BOTTOM PLATE TO STUD WITH (3) 131x3" P.D. NAILS
2. WALL TO FLOOR #8x3" SCREW 16" O.C. AND (2) 131x3" P.D. NAILS
3. WALL TO WALL AND CEILING #8x3" SCREW 16" O.C.

PLUMBING PIPE FROST PROTECTION DETAIL

DETAIL TO COMPLY WITH 7.3.5.4(1) O.B.C.

4" RIGID INSULATION  
PLUMBING DRAIN



NOTE: Spatial separation too shall be maintained between the Sanitary sewer and the water supply lines. Plumbing to have winterizing shut off installed in the basement. All drains to be winterized to prevent freezing during winter months. Plumbing to be blow out and filled with Anti-Freeze as req.

WATER PIPES FROST PROTECTION DETAIL

DETAIL TO COMPLY WITH 7.3.5.4(1) O.B.C.

4" RIGID INSULATION



NOTE: Spatial separation too shall be maintained between the Sanitary sewer and the water supply lines. Plumbing to have winterizing shut off installed in the basement. All drains to be winterized to prevent freezing during winter months. Plumbing to be blow out and filled with Anti-Freeze as req.

STEEL LINTEL SCHEDULE

L1	Up to 4'-6" Opening	L 3 1/2" x 3 1/2" x 5/16"
L2	Up to 5'-6" Opening	L 4" x 3 1/2" x 5/16"
L3	Up to 6'-6" Opening	L 5" x 3 1/2" x 5/16"
L4	Up to 7'-6" Opening	L 5" x 3 1/2" x 3/8"
L5	Up to 9'-10" Opening	L 6" x 4" x 3/8"
L6	Up to 11'-0" Opening	L 7" x 4" x 3/8"
L7	Up to 19'-0" Opening	(I-BEAM) W8x15 BEARING ON BRICK

WOOD LINTEL SCHEDULE

WB1	Up to 3'-6" Opening	3 - 2" x 6"
WB2	Up to 5'-6" Opening	3 - 2" x 8"
WB3	Up to 6'-6" Opening	3 - 2" x 10"
WB4	Up to 7'-6" Opening	3 - 2" x 12"

1 NOTES  
A0.9 NTS

GENERAL NOTES

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.

THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE DESIGNER.

PROJECT NAME:  
42 Lyle Wy Brampton, ON L6X 0B4

DRAWING TITLE:  
CONSTRUCTION NOTES

DRAWN BY:

CHECKED BY:

APPROVED BY:

DATE:

rev	description	by	date
REV:	DESCRIPTION:	BY:	DATE:

Square  
Design  
Group

SHEET NO:

A0.9



W1

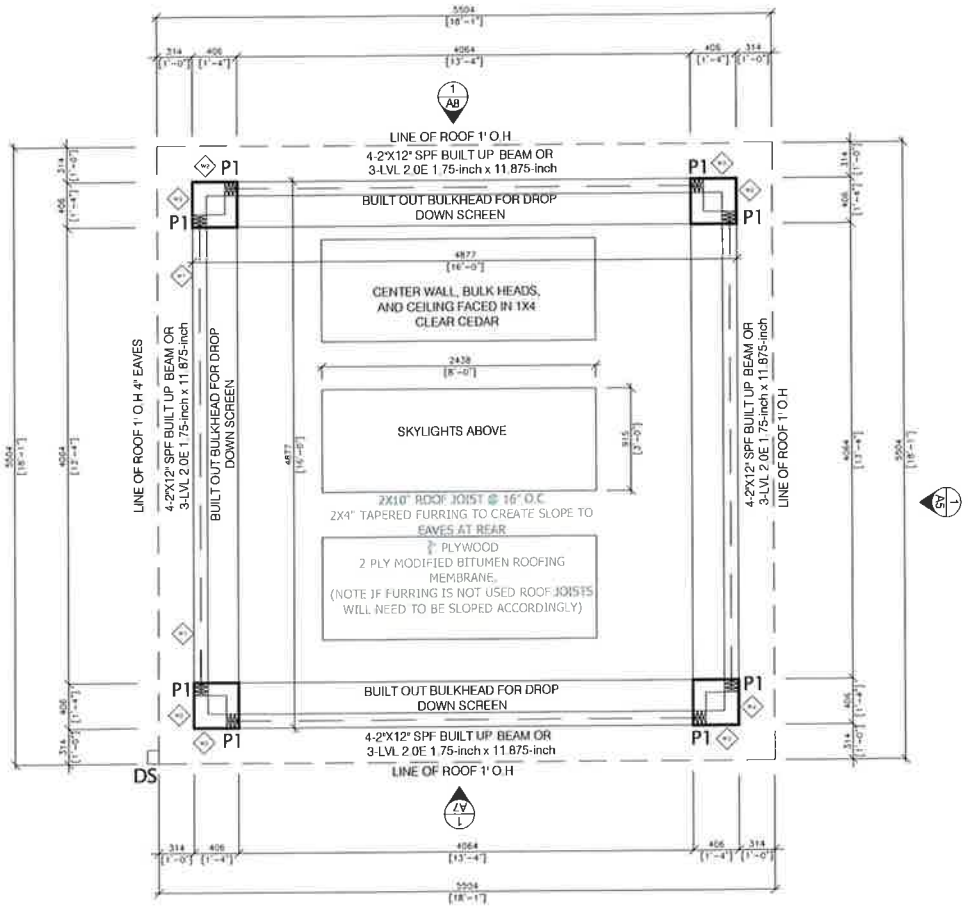
FEATURE WALL  
1X4" CLEAR CEDAR  
2X4" (38X89) SPF WOOD STUDS @ 16" O.C.  
DBL. TOP PLATE  
1X4" CLEAR CEDAR

W2

EXTERIOR WALL  
STONE OR SIDING AS PER CLIENT CHOICE  
3/4" EXTERIOR PLYWOOD SHEATHING  
OR CONCRETE BOARD  
2X4" (38X89) SPF WOOD STUDS DOUBLE  
TOP PLATE @ 16" O.C.

-ALL POSTS TO BE ON STEEL POST SHOE  
-ANY FRAMING TO BE ON SIL GASKET  
-ANY LVL BEAMS EXPOSED TO EXTERIOR TO BE PROTECTED  
FROM ELEMENTS BASED ON MANUFACTURE SPECS  
-ANY LUMBER EXPOSED TO OUTDOOR ELEMENTS TO BE  
WEATHER TREATED  
-ANY CONNECTION TO BE DONE WITH PROPER SIMPSON  
STRONG TIE OR COMPLY WITH OBC

POST SCHEDULE  
P1 3- (2"X6") BUILT UP PST. (OR SOLID PST)



1 FLOOR PLAN  
A2 1:50

rev	description	by	date
REV:	DESCRIPTION:	BY:	DATE:

GENERAL NOTES  
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PROJECT NAME:  
42 Lyle Wy Brampton, ON L6X 0B4

DRAWING TITLE:  
FLOOR PLAN

DRAWN BY:  

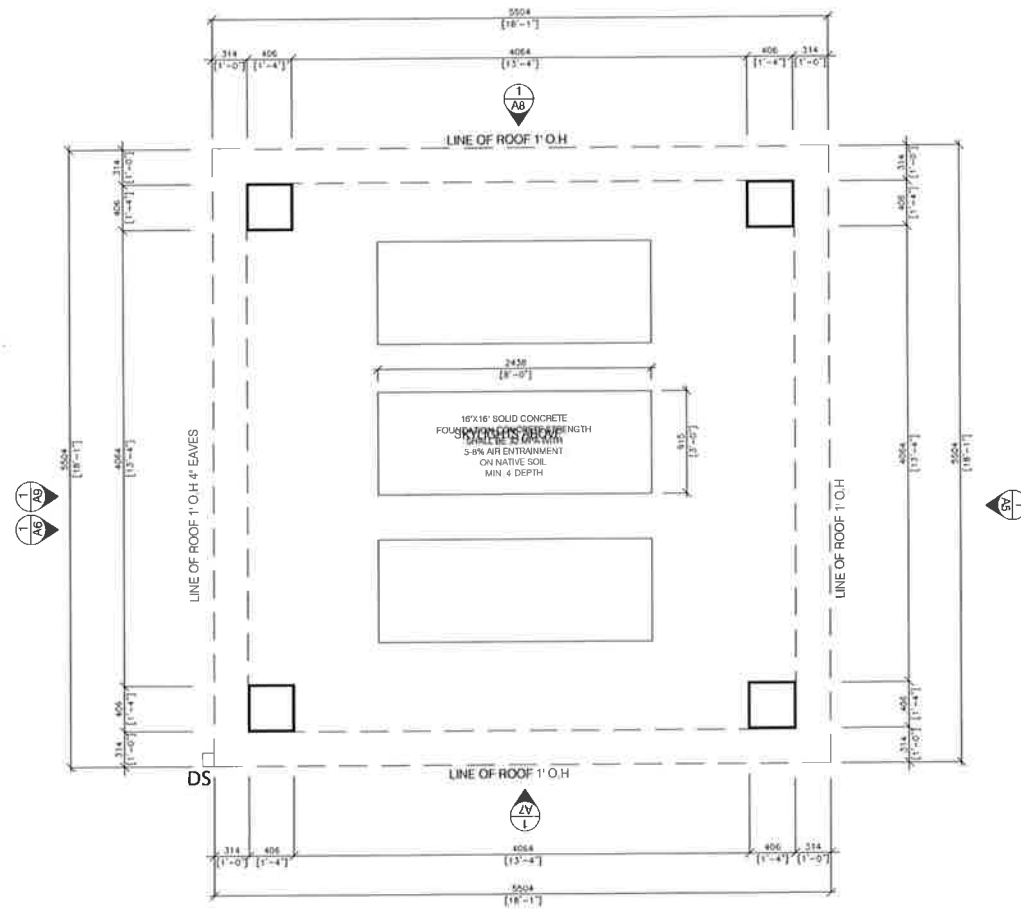
CHECKED BY:  

APPROVED BY:  

DATE:



SHEET NO:  
A2



1 FOUNDATION PLAN  
A3.0 1:50

GENERAL NOTES

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PROJECT NAME:  
42 Lyle Wy Brampton, ON L6X 0B4

DRAWING TITLE:  
FOUNDATION PLAN

DRAWN BY:

CHECKED BY:

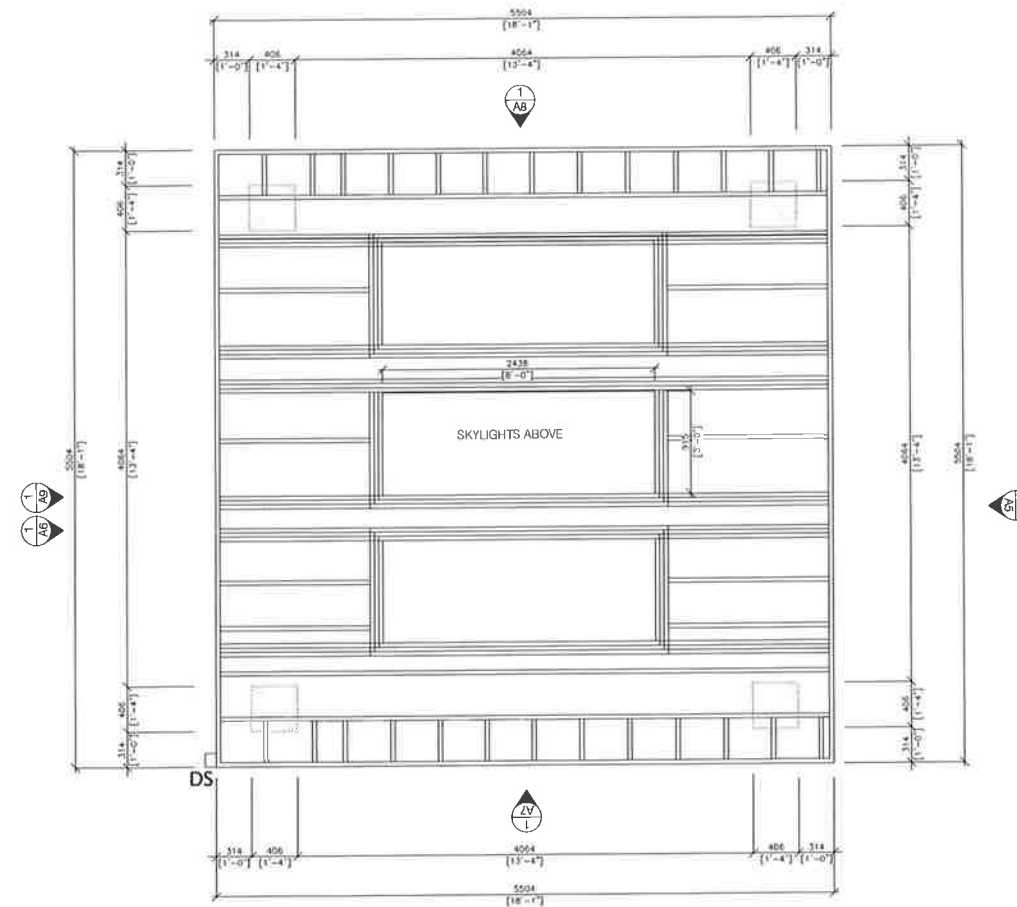
APPROVED BY:

DATE:

rev	description	by	date
REV:	DESCRIPTION:	BY:	DATE:

Square  
Design  
Group

SHEET NO:  
A3



1 ROOF FRAMING PLAN  
A4.0 1:50

GENERAL NOTES

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PURPOSES UNTIL SEALED AND SIGNED BY THE DESIGNER.

PROJECT NAME:  
42 Lyle Wy Brampton, ON L6X 0B4

DRAWING TITLE:  
ROOF FRAMING PLAN

DRAWN BY:

CHECKED BY:

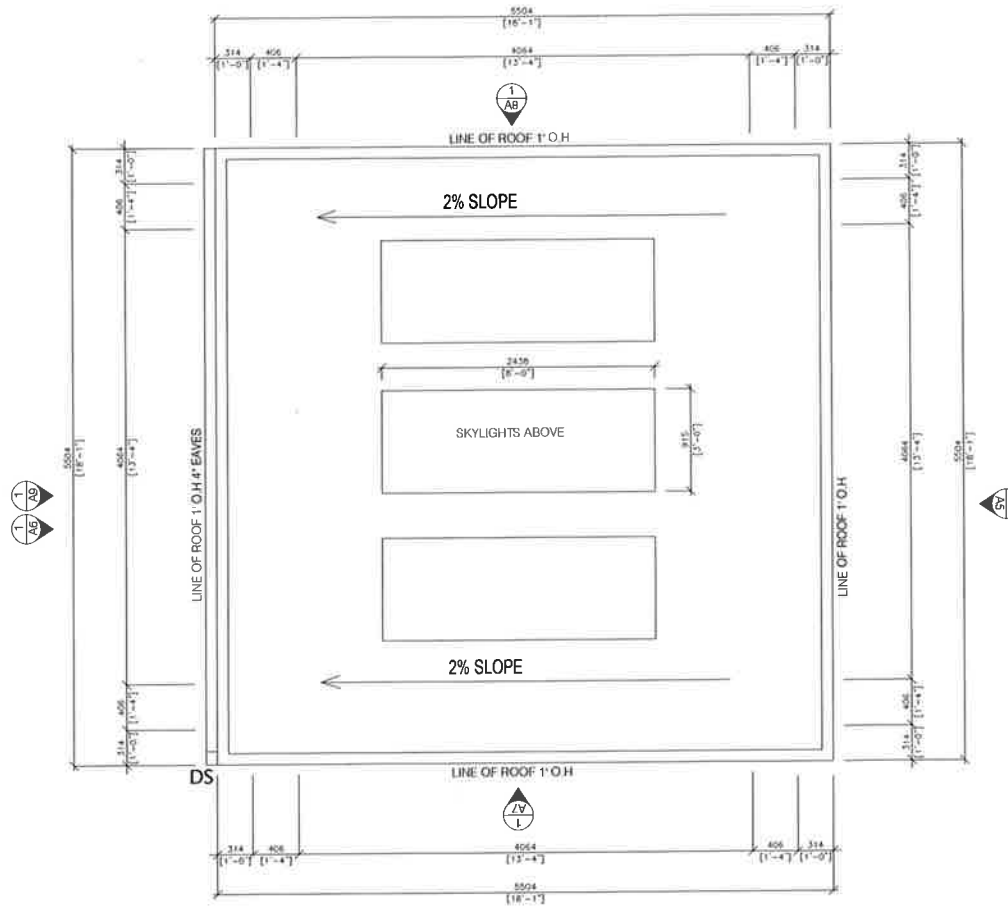
APPROVED BY:

DATE:

rev	description	by	date
REV:	DESCRIPTION:	BY:	DATE:

SHEET NO:  
A4

**Square  
Design  
Group**



1 ROOF DRAINAGE PLAN  
A4.1 1:50

rev	description	by	date
REV:	DESCRIPTION:	BY:	DATE:

GENERAL NOTES  
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PROJECT NAME:  
42 Lyle Wy Brampton, ON L6X 0B4

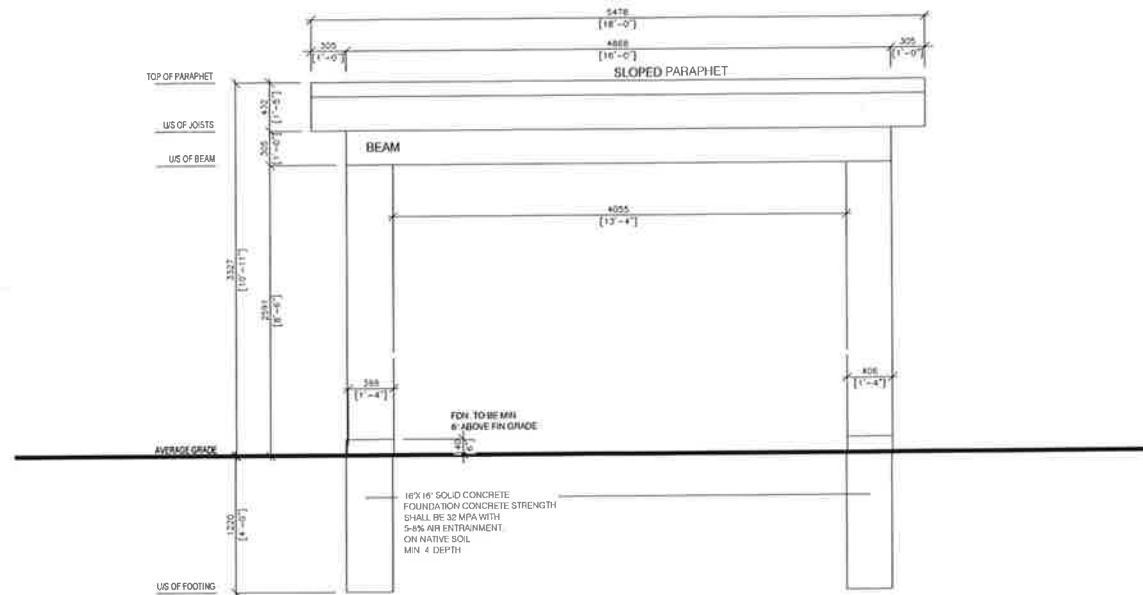
DRAWING TITLE:  
ROOF DRAINAGE PLAN

DRAWN BY: CHECKED BY: APPROVED BY: DATE:

SHEET NO:  
A4.1

**Square Design Group**






**1** ELEVATION A  
A5.0 1:50

GENERAL NOTES  
CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.

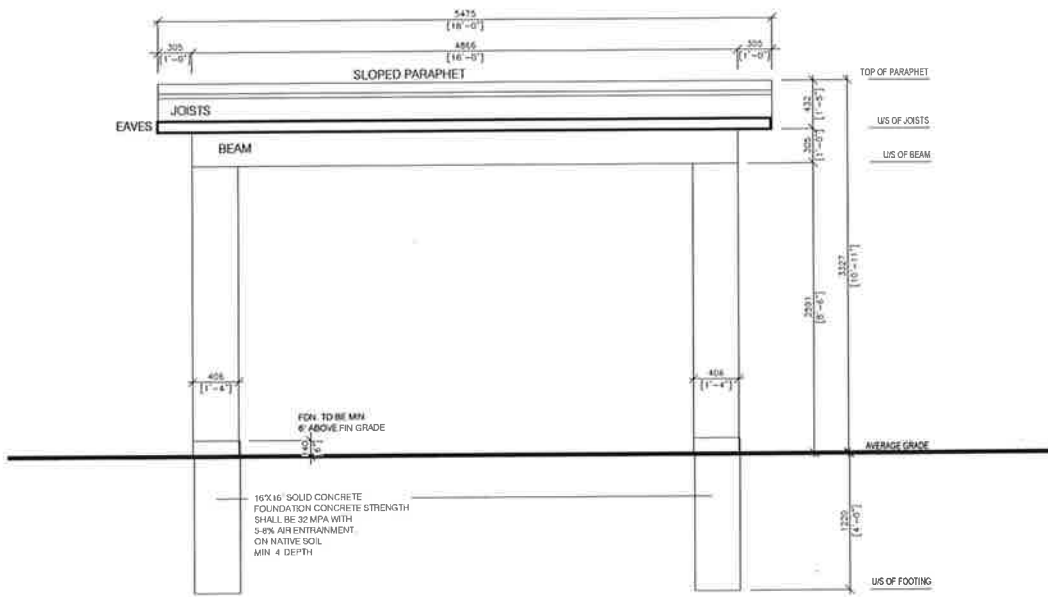
THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE DESIGNER.

PROJECT NAME: 42 Lyle Wy Brampton, ON L6X 0B4			
DRAWING TITLE: ELEVATION			
DRAWN BY:	CHECKED BY:	APPROVED BY:	DATE:

rev	description	by	date
REV:	DESCRIPTION:	BY:	DATE:



SHEET NO:  
**A5.0**




1 ELEVATION B  
A6.0 1:50

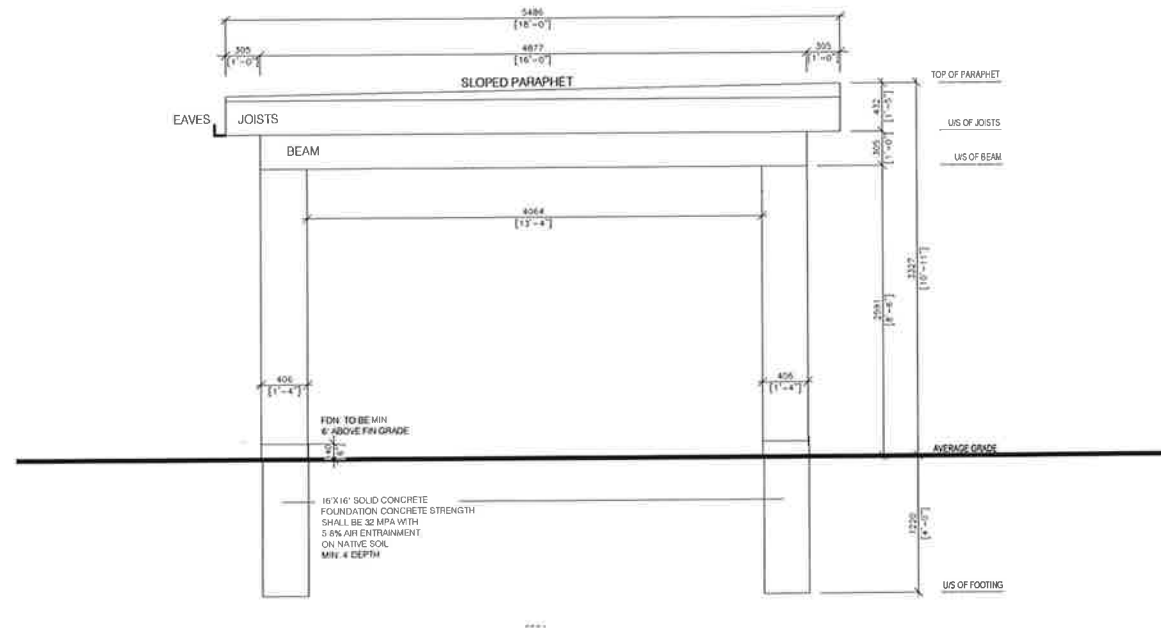
GENERAL NOTES  
CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.  
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PROJECT NAME: 42 Lyle Wy Brampton, ON L6X 0B4			
DRAWING TITLE: ELEVATION			
DRAWN BY:	CHECKED BY:	APPROVED BY:	DATE:

rev	description	by	date
REV:	DESCRIPTION:	BY:	DATE:



SHEET NO:  
A6.0




1 ELEVATION C  
A7.0 1:50

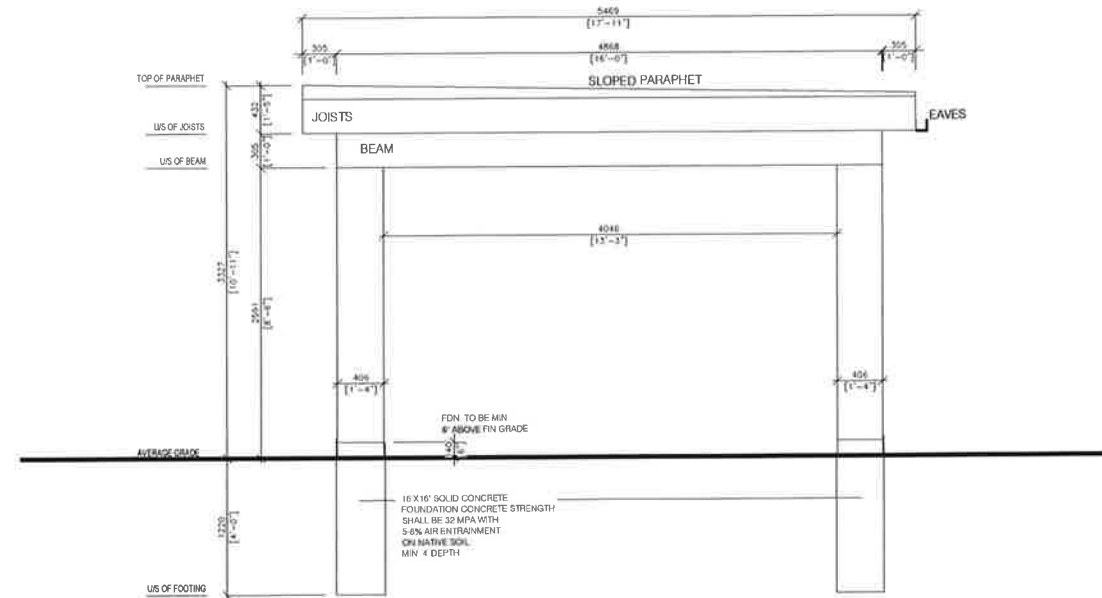
GENERAL NOTES  
CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.  
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PROJECT NAME: 42 Lyle Wy Brampton, ON L6X 0B4			
DRAWING TITLE: ELEVATION			
DRAWN BY:	CHECKED BY:	APPROVED BY:	DATE:

rev	description	by	date
REV:	DESCRIPTION:	BY:	DATE:



SHEET NO:  
A7.0




**1 ELEVATION D**  
A8.0 1:50

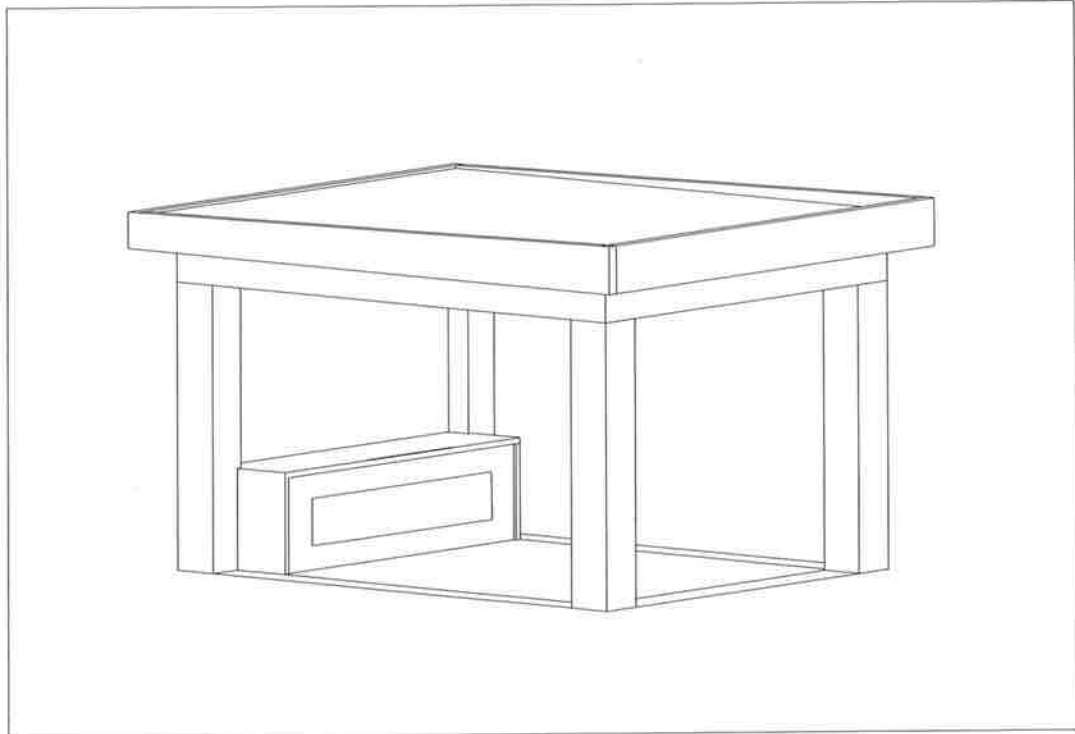
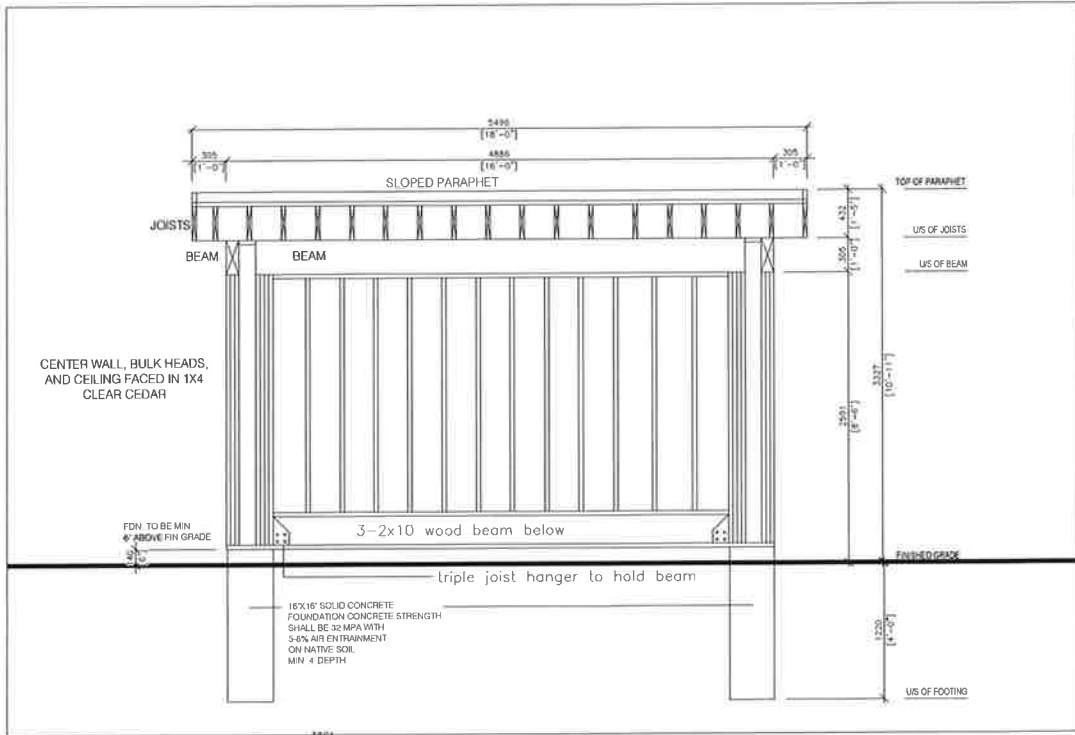
**GENERAL NOTES**  
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PROJECT NAME: 42 Lyle Wy Brampton, ON L6X 0B4			
DRAWING TITLE: ELEVATION			
DRAWN BY:	CHECKED BY:	APPROVED BY:	DATE:

rev	description	by	date
REV:	DESCRIPTION:	BY:	DATE:



SHEET NO:  
**A8.0**



1  
A9.0  
DETAIL 1  
1:50

1  
A9.0  
DETAIL 2  
1:50

GENERAL NOTES

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PROJECT NAME:  
42 Lyle Wy Brampton, ON L6X 0B4

DRAWING TITLE:  
ELEVATION

DRAWN BY:	CHECKED BY:	APPROVED BY:	DATE:
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rev	description	by	date
REV:	DESCRIPTION:	BY:	DATE:

Square  
Design  
Group

SHEET NO:  
A9.0





The Personal Information collected on this form is collected pursuant to section 43 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

APPLICATION  
Minor Variance or Special Permission  
(Please read Instructions)

**NOTE:** It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

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

1. Name of Owner(s) Bhavin Shah / NILAM SHAH  
Address 42 Lyle Way, Brampton, ON L6X 0B4

Phone # 905.888.4498 Fax # \_\_\_\_\_  
Email bhavishah45@gmail.com

2. Name of Agent Anthony Bartolini  
Address 1204 Hill Street, Innisfil, ON, L9S 1X8

Phone # 905.888.4498 Fax # \_\_\_\_\_  
Email squaredesigngroup@outlook.com

3. Nature and extent of relief applied for (variances requested):  
To permit height for an accessory structure of 3.327 m is proposed.  
The maximum permitted gross floor area proposed is 22.67m2  
To permit a hot tub setback of 0.66m to the rear and 0.58m to the side yard.  
To permit a driveway width of 10.28m (maximum permitted is 9.14m)  
To permit a 0.0m permeable landscaping strip abutting the property line (minimum of 0.6m is required)  
To permit a recreational facility (hot tub) to be located within a required interior side yard resulting in a setback of 0.782m (minimum required is 1.2m)

4. Why is it not possible to comply with the provisions of the by-law?  
Can not comply with the allowable gross floor area of one accessory structure of 15m2.  
Can not comply with the maximum permitted height of 3meters.  
Can not comply with the setbacks to the hot tub.  
Can not comply with the allowable driveway width of 9.14m.  
Can not comply with the permeable landscaping strip abutting the property line (minimum of 0.6m is required)

5. Legal Description of the subject land:  
Lot Number 60  
Plan Number/Concession Number 43M-2030  
Municipal Address 42 Lyle Wy, Brampton, ON L6X 0B4

6. Dimension of subject land (in metric units)  
Frontage 19.155 M  
Depth 27.810m  
Area 528.5M2

7. Access to the subject land is by:  
Provincial Highway ☐ Seasonal Road ☐  
Municipal Road Maintained All Year ☒ Other Public Road ☐  
Private Right-of-Way ☐ Water ☐

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)

Existing 2 storey dwelling

House Footprint: 200m<sup>2</sup>


PROPOSED BUILDINGS/STRUCTURES on the subject land:

Proposed cabana footprint: 24.6m<sup>2</sup>

Cabana Height: 3.327m


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 3.07m

Rear yard setback 7.5m

Side yard setback 1.24m

Side yard setback 4.34m

PROPOSED

Front yard setback N/A

Rear yard setback 1.260m<sup>2</sup>

Side yard setback 1.103m<sup>2</sup>

Side yard setback N/A

10. Date of Acquisition of subject land: 22-MARCH-2017
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: N/A
15. Length of time the existing uses of the subject property have been continued: Present

6. (a) What water supply is existing/proposed?

Municipal ☒

Well ☐

Other (specify) \_\_\_\_\_

- (b) What sewage disposal is/will be provided?

Municipal ☒

Septic ☐

Other (specify) \_\_\_\_\_

- (c) What storm drainage system is existing/proposed?

Sewers ☒

Ditches ☐

Swales ☐

Other (specify) \_\_\_\_\_

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes ☐ No ☒

If answer is yes, provide details: File # \_\_\_\_\_ Status \_\_\_\_\_

18. Has a pre-consultation application been filed?

Yes ☐ No ☒

19. Has the subject property ever been the subject of an application for minor variance?

Yes ☐ No ☒ Unknown ☐

If answer is yes, provide details:

File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

G. Shah  
Signature of Applicant(s) or Authorized Agent

DATED AT THE BRAMPTON OF ON.  
THIS 4<sup>th</sup> DAY OF NOVEMBER, 20 22

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, BHAIN SHAN, OF THE BY CITY OF BRAMPTON.

IN THE PEEL OF \_\_\_\_\_ SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

City OF Brampton  
IN THE Region OF \_\_\_\_\_  
Peel THIS 4<sup>th</sup> DAY OF  
Nov., 20 22

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

G. Shah  
Signature of Applicant or Authorized Agent

Jeanie Myers  
A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

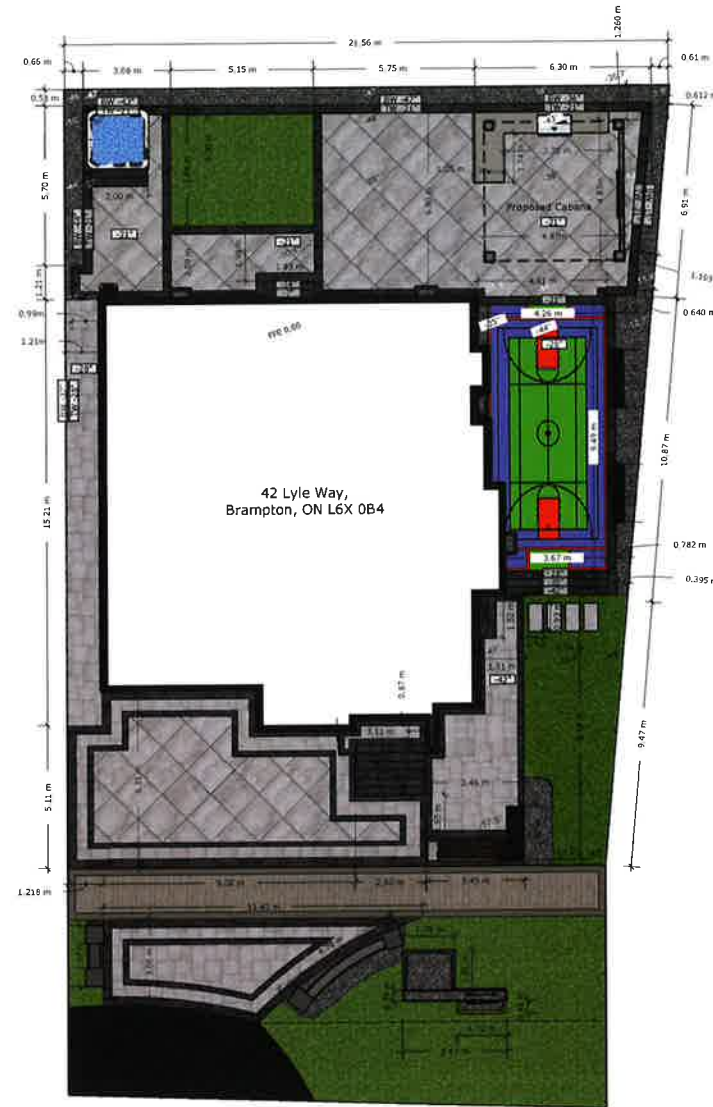
Present Zoning By-law Classification: \_\_\_\_\_

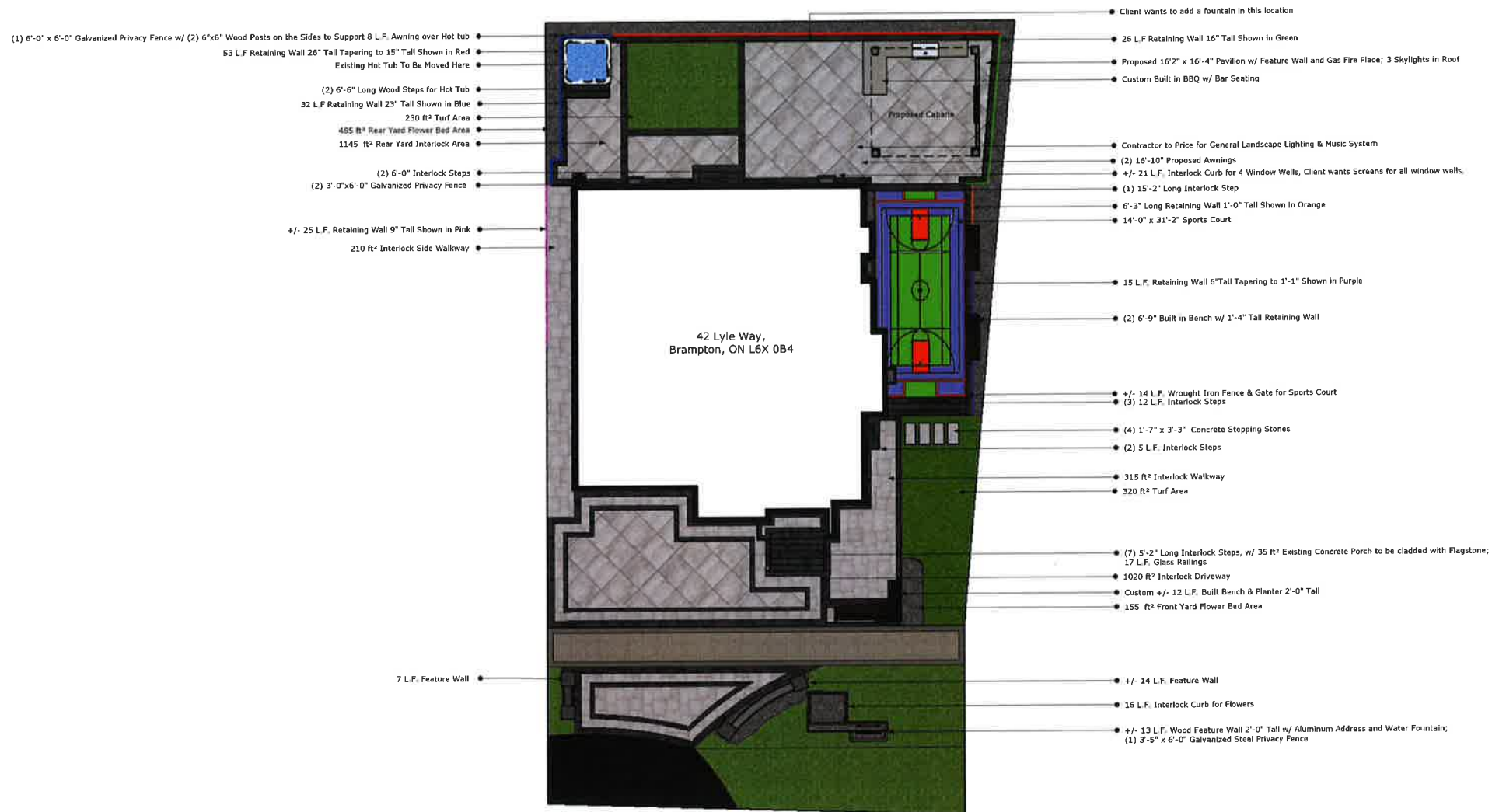
This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

\_\_\_\_\_  
Zoning Officer

\_\_\_\_\_  
Date

DATE RECEIVED November 4, 2022









VEYING LTD., O.L.S.

ISSUED BY THE SURVEYOR  
In accordance with  
Regulation 1026, Section 28(3).

BEARINGS ARE GRID AND ARE REFERRED TO THE  
NORTHWEST LIMIT OF LYLE WAY AS SHOWN ON  
PLAN 43M-2030 HAVING A BEARING OF N37°50'25"E.

2. THE SURVEY WAS COMPLETED ON THE 2<sup>nd</sup> DAY OF JUNE, 2017.

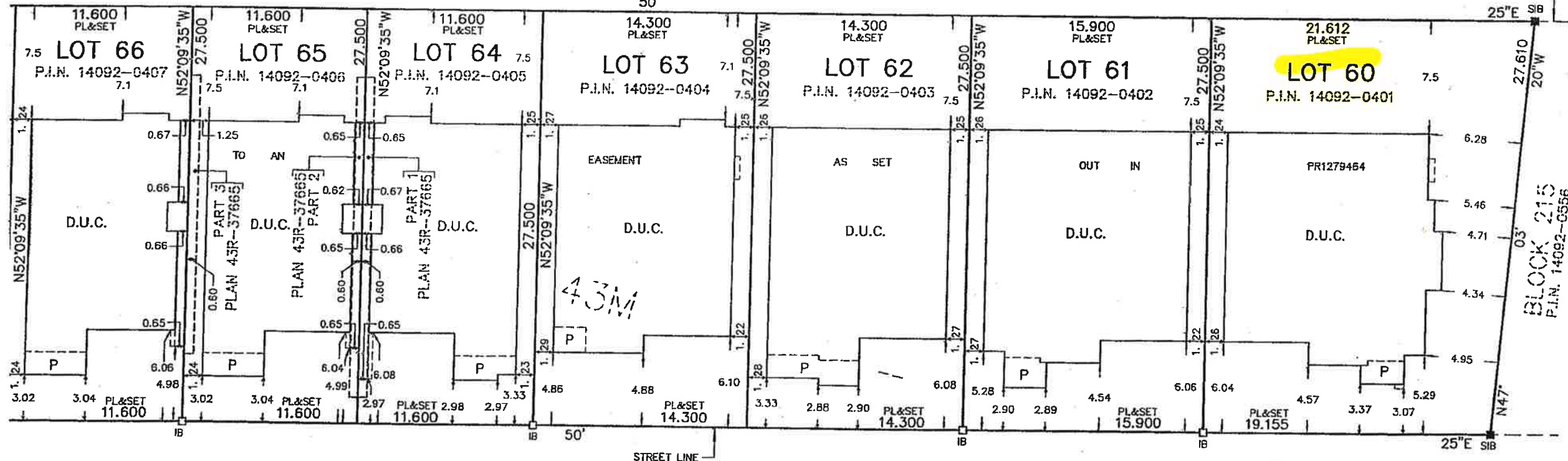
DATE: JUNE 14, 2017.

T. SINGH  
ONTARIO LAND SURVEYOR

AN ARE IN METRES AND CAN  
VIDING BY 0.3048.

LOT 8, CONCESSION 5, WEST OF HURONTARIO STREET  
PART 1, PLAN 43R 31442

P.I.N. 14092 0340



LYLE

(BY PLAN 43M-2030)  
P.I.N. 14092-0574

WAY

2030



**RADY-PEN TEK & EDWARD SURVEYING LTD.**  
ONTARIO LAND SURVEYORS  
643 Chrislea Road, Suite 7  
Woodbridge, Ontario L4L 8A3  
Tel.(416)635-5000 Fax (416)635-5001  
Tel.(905)264-0881 Fax (905)264-2099  
Website: www.r-pe.ca  
DRAWN: V.K.  
CAD FILE No.2030-60  
CHECKED: G.Y./T.S.  
JOB No. 17-033

RTIES.

7.

PROPOSED PAVILION  
42 LYLE WY  
BRAMPTON, ON L6X 0B4

A00-COVER PAGE  
A1-SITE PLAN  
A2-FLOOR PLAN  
A3-FOUNDATION PLAN  
A4-ROOF PLAN  
A5-ELEVATIONS  
A6-ELEVATIONS  
A7-ELEVATIONS  
A8-ELEVATIONS  
A9-DETAIL 1

STRUCTURAL NOTES:

1. Workmanship and materials shall be in accordance with part 9 of the Ontario Building Code and local regulations.
2. See Architectural drawings for dimensions, elevations and finishes.
3. All structural components shall be interconnected to resist code mandated live, dead and environmental loads.
4. DESIGN LIVE LOADS ARE:  
ROOF: SS = 1.3 KPA, Sr =0.4 KPA  
FLOORS: 40 PSF  
WIND 150 : 0.44 KPA BASIC  
EARTHQUAKE: Sa(0.2) = 0.19
5. Contractor is responsible for safe execution of work, as per osha and other applicable safety codes. a temporary shoring plan and construction sequence duly signed by an Ontario licensed professional engineer to be submitted for approval before start of any relevant work. Approved shop drawings along with approve permit drawings shall be always available at site for reference.

Foundations

1. Footings shall be placed on undisturbed soil capable of supporting 2000 psf.
2. Footings excavations shall be inspected by soils engineer before concrete is placed.
3. Footings exposed to freezing shall be placed at least 4'-0" below finished grade.
4. Protect footings exposed to frost action during construction by 4'-0" minimum of soil or its equivalent.
5. The line of slope between adjacent footings or excavations or along stepped footings shall not exceed a rise of 7 in a run of 10, maximum step shall be 2'-0".
6. Where a foundation wall retains soil on each side, place backfill on both sides simultaneously.
7. Foundation walls retaining earth between slabs at different levels shall be shored until the slab at higher level is in place and has reached its required strength.

Concrete specification

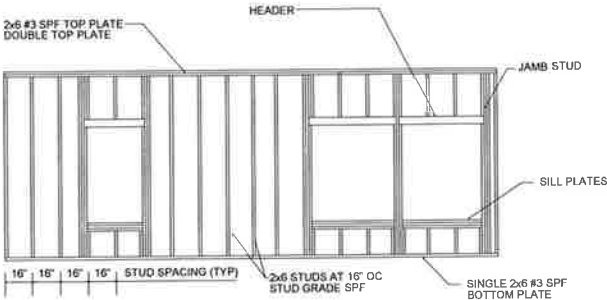
1. The ultimate 28 days compressive strength of concrete shall be 20.0 MPA unless noted otherwise.
2. The ultimate 28 days compressive strength of concrete exposed to freezing and thawing (exterior slabs, garage floor slab, side walks, curbs, retaining walls, etc.) shall be 32 MPA with minimum air entrainment content of 5%-8% and maximum water/cement ratio by mass of 0.45.
3. Do not use calcium chloride or other salts in concrete.
4. Reinforcing steel shall be deformed bars to CSA G30.18 with a minimum yield strength of 400 MPA.
5. Welded wire mesh shall conform to CSA G30.5, welded steel wire fabric for concrete reinforcement.
6. Detail reinforcing in accordance with reinforcing steel manual of standard practice prepared by RSIO.
7. Only ready mix concrete is permitted on this job. the concrete supplier shall be responsible for concrete mix design.
8. Supply and install concrete, reinforcing steel and formwork including placing, finishing and curing as shown on the drawings in accordance with CSA A23 and CSA G 30.
9. Non-shrink, non-metallic grout shall be used by Sika Canada inc. or an approved equal.

Structural Steel

1. Structural steel shall be as follows  
W, S, HP, WWF SHAPES CAN/CSA G40.21-350W,  
HSS CAN/CSA G40.21-350W, CLASS C  
L, PL CAN/CSA G40.21-300W
2. Obtain field measurements as required.
3. Provide holes where required for attachment of other work to steel, place holes so as not to cause any appreciable reduction in strength of the member.
4. Fabricate, supply and erect structural steel work in accordance with the following standards:  
Design, fabrication and erection CSA-S16.1  
Welding CSA-W47  
Cleaning SSPC-SP3-63  
Bolts 3/4" Ø U.N.O ASTM-325-80A  
Paint (1 shop coat + field touch up) CGSB-1.40-M89
5. Design connections for the reactions produced by the loading conditions.
6. No splices in new beams and columns shall be allowed unless approved by the engineer.
7. All steel lintels bearing on masonry to have minimum 6" bearing

Wood

1. All wood construction to be in accordance with CSA standard CAN3-086-01.
2. All lumber to be grade stamped and shall be dry spruce #1 or #2 conforming to CSA-086-01 u/n otherwise.
3. Lumber for stud walls shall be spruce stud grade u/n otherwise.
4. Trus joists, LSL and PSL beams shall be as manufactured by Trus Joist Canada Ltd. or an approved equal. the supplier shall be responsible for design of all connections and shall submit shop drawings bearing a stamp of P. Eng. responsible for the design.
5. All connections, unless noted otherwise, to be in accordance with O.B.C. 2012.
6. All load bearing stud walls shall have one row of solid blocking at mid height unless noted otherwise.
7. Bridging for trus joists shall be as recommended by the manufacturer, however, spacing of bridging shall not exceed 12 feet.
8. Metal hangers shall be made from light gauge galvanized metal and shall have allowable load capacity (as per manufacturer's data) greater than reactions produced by loading conditions. Use Simpson Strong-tie or equal.
9. Protect lumber in direct contact with concrete or mortar with 10 mil. polyethylene sheet.
10. Provide adequate temporary bracing for all stud walls during construction.
11. Double up studs at each end of an opening unless noted otherwise.
12. Plywood as per CSA O 86.1



TYP. WALL

- NOTES:
1. TOP AND BOTTOM PLATE TO STUD WITH (3) 131x3" P.D. NAILS.
2. WALL TO FLOOR #8x3" SREW 16" O.C. AND (2) 131x3" P.D. NAILS
3. WALL TO WALL AND CEILING #8x3" SREW 16" O.C.

PLUMBING PIPE FROST PROTECTION DETAIL

DETAIL TO COMPLY WITH 7.3.5.4(1) O.B.C.

4" RIGID INSULATION  
PLUMBING DRAIN



NOTE: Spatial separation too shall be maintained between the Sanitary sewer and the water supply lines. Plumbing to have winterizing shut off installed in the basement. All drains to be winterized to prevent freezing during winter months. Plumbing to be blow out and filled with Anti-Freeze as req

WATER PIPES FROST PROTECTION DETAIL

DETAIL TO COMPLY WITH 7.3.5.4(1) O.B.C.

4" RIGID INSULATION  
WATER PIPES



NOTE: Spatial separation too shall be maintained between the Sanitary sewer and the water supply lines. Plumbing to have winterizing shut off installed in the basement. All drains to be winterized to prevent freezing during winter months. Plumbing to be blow out and filled with Anti-Freeze as req

STEEL LINTEL SCHEDULE

L1	Up to 4'-6" Opening	L 3 1/2" x 3 1/2" x 5/16"
L2	Up to 5'-6" Opening	L 4" x 3 1/2" x 5/16"
L3	Up to 6'-6" Opening	L 5" x 3 1/2" x 5/16"
L4	Up to 7'-6" Opening	L 5" x 3 1/2" x 3/8"
L5	Up to 9'-10" Opening	L 6" x 4" x 3/8"
L6	Up to 11'-0" Opening	L 7" x 4" x 3/8"
L7	Up to 19'-0" Opening	(I-BEAM) W8x15 BEARING ON BRICK

WOOD LINTEL SCHEDULE

WB1	Up to 3'-6" Opening	3 - 2" x 6"
WB2	Up to 5'-6" Opening	3 - 2" x 8"
WB3	Up to 6'-6" Opening	3 - 2" x 10"
WB4	Up to 7'-6" Opening	3 - 2" x 12"

1 NOTES  
A0.9 NTS

rev	description	by	date
REV:	DESCRIPTION:	BY:	DATE:

GENERAL NOTES

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PROJECT NAME:

42 Lyle Wy Brampton, ON L6X 0B4

DRAWING TITLE:

CONSTRUCTION NOTES

DRAWN BY:

CHECKED BY:

APPROVED BY:

DATE:

Square  
Design  
Group

SHEET NO:

A0.9



W1

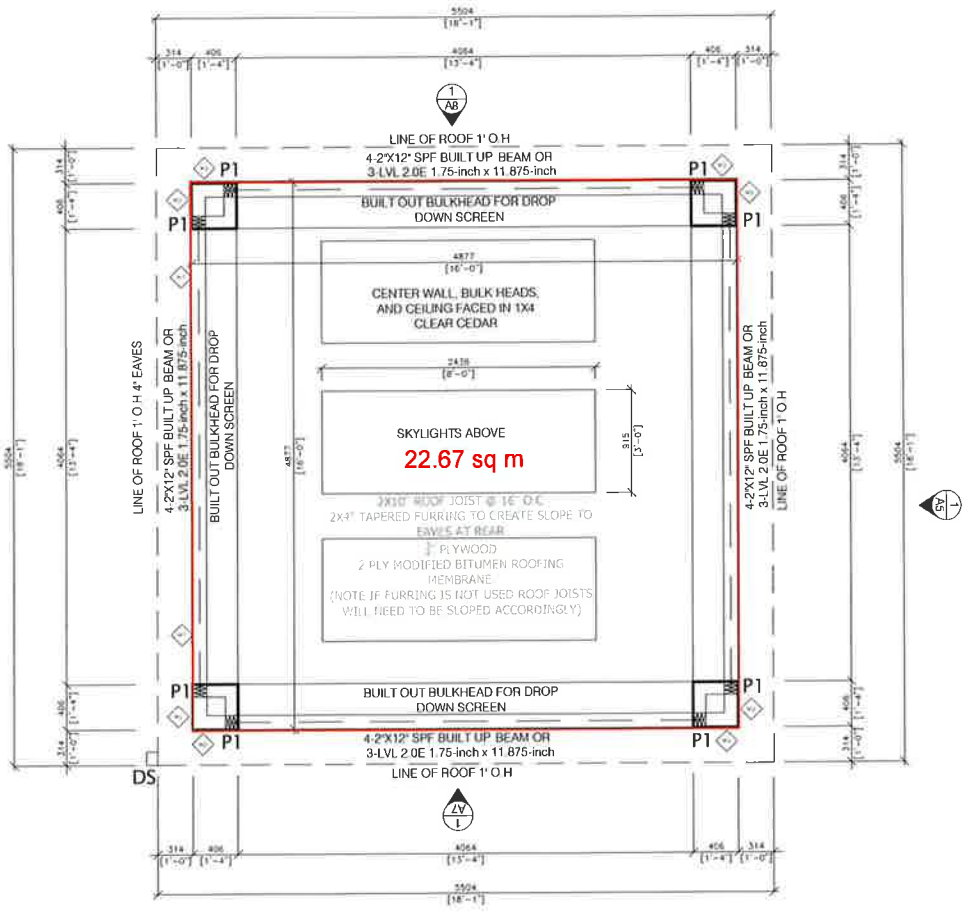
FEATURE WALL  
1X4" CLEAR CEDAR  
2X4" (38X89) SPF WOOD STUDS @ 16" O.C.  
DBL. TOP PLATE  
1X4" CLEAR CEDAR

W2

EXTERIOR WALL  
STONE OR SIDING AS PER CLIENT CHOICE  
3/4" EXTERIOR PLYWOOD SHEATHING  
OR CONCRETE BOARD  
2X4" (38X89) SPF WOOD STUDS DOUBLE  
TOP PLATE @ 16" O.C.

-ALL POSTS TO BE ON STEEL POST SHOE  
-ANY FRAMING TO BE ON SIL GASKET  
-ANY LVL BEAMS EXPOSED TO EXTERIOR TO BE PROTECTED  
FROM ELEMENTS BASED ON MANUFACTURE SPECS  
-ANY LUMBER EXPOSED TO OUTDOOR ELEMENTS TO BE  
WEATHER TREATED  
-ANY CONNECTION TO BE DONE WITH PROPER SIMPSON  
STRONG TIE OR COMPLY WITH OBC

POST SCHEDULE  
P1 3- (2"X6") BUILT UP PST. (OR SOLID PST)



1 FLOOR PLAN  
A2 1:50

GENERAL NOTES  
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PURPOSES UNTIL SEALED AND SIGNED BY THE DESIGNER.

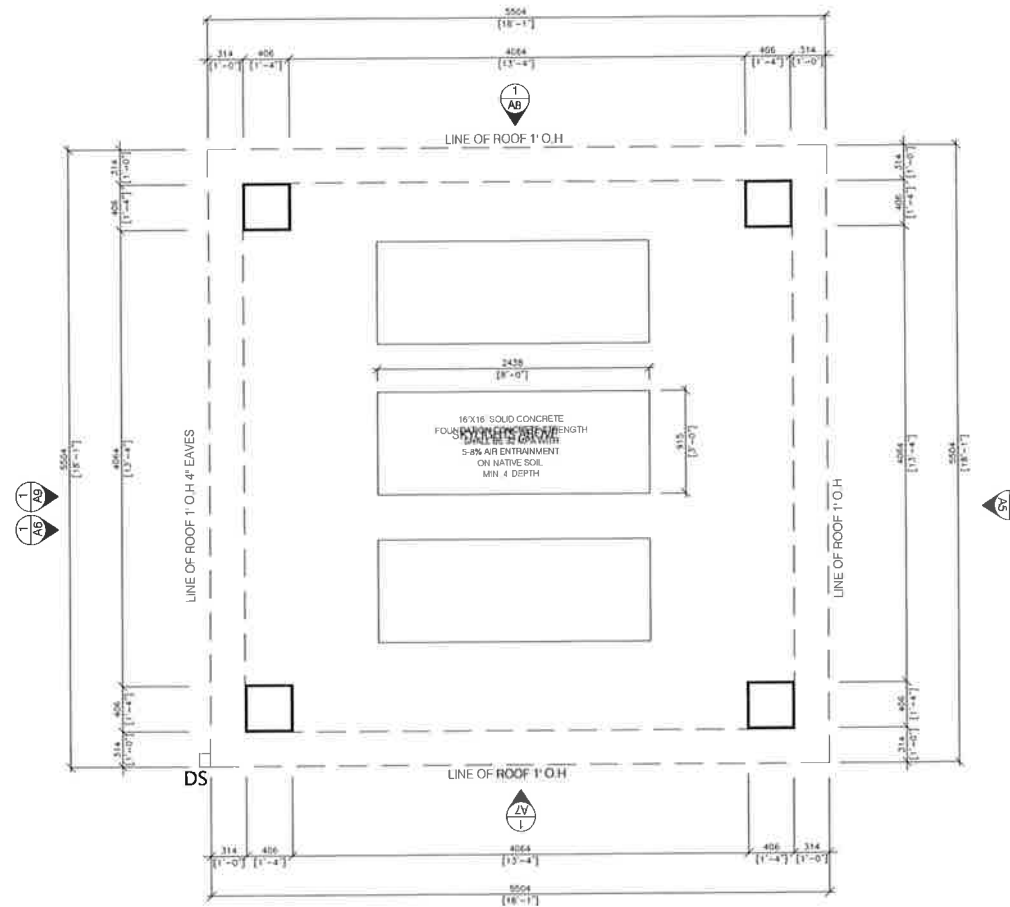
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DRAWN BY:	CHECKED BY:	APPROVED BY:	DATE:

rev	description	by	date
REV:	DESCRIPTION:	BY:	DATE:

Square  
Design  
Group

SHEET NO:  
A2






**1 FOUNDATION PLAN**  
A3.0 1:50

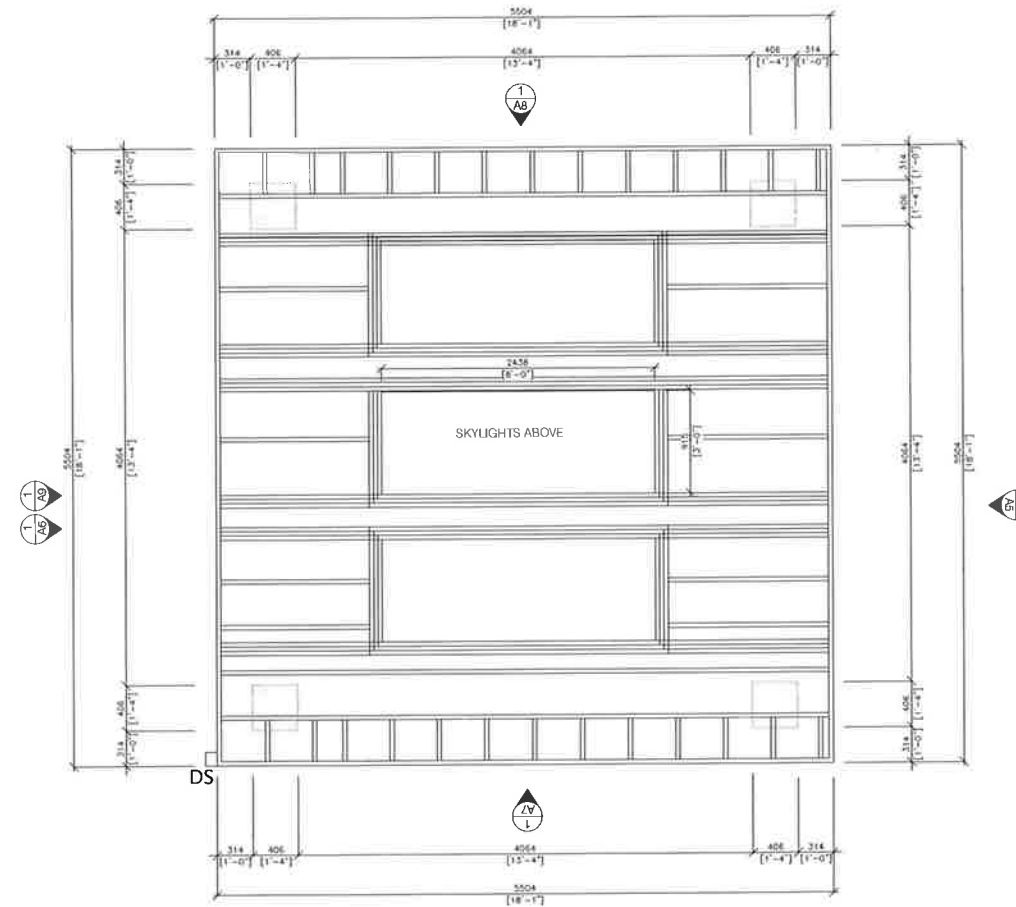
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PROJECT NAME: 42 Lyle Wy Brampton, ON L6X 0B4			
DRAWING TITLE: FOUNDATION PLAN			
DRAWN BY:	CHECKED BY:	APPROVED BY:	DATE:

rev	description	by	date
REV	DESCRIPTION:	BY:	DATE:



SHEET NO:  
**A3**



**1 ROOF FRAMING PLAN**  
A4.0 1:50

GENERAL NOTES

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42 Lyle Wy Brampton, ON L6X 0B4

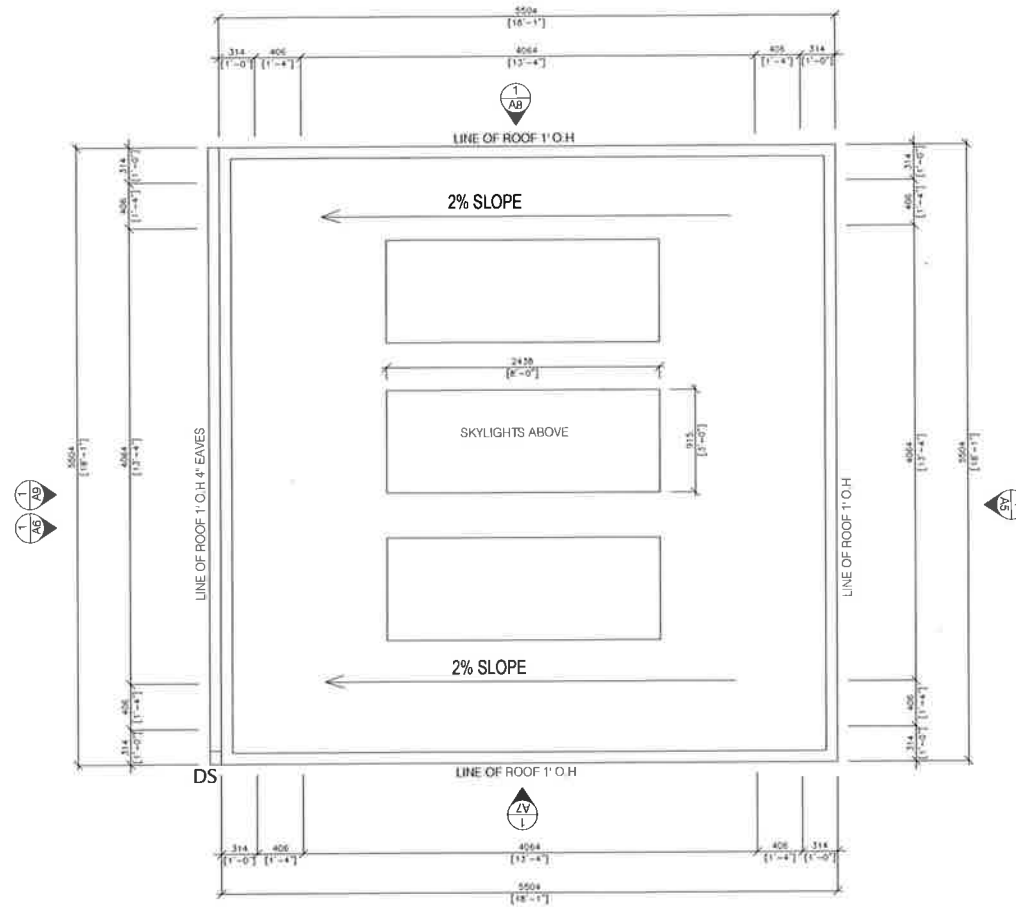
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DRAWN BY: CHECKED BY: APPROVED BY: DATE:

rev	description	by	date
REV:	DESCRIPTION:	BY:	DATE:



SHEET NO:  
A4



1 ROOF DRAINAGE PLAN  
A4.1 1:50

rev	description	by	date
REV:	DESCRIPTION:	BY:	DATE:

GENERAL NOTES

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PROJECT NAME:

42 Lyle Wy Brampton, ON L6X 0B4

DRAWING TITLE:

ROOF DRAINAGE PLAN

DRAWN BY:

CHECKED BY:

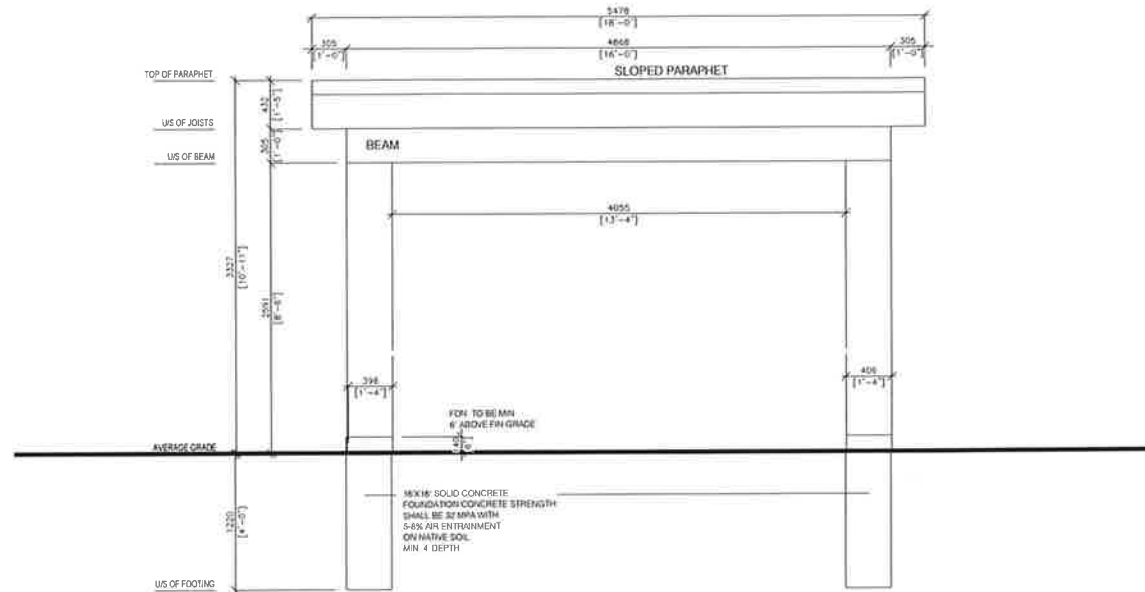
APPROVED BY:

DATE:

Square  
Design  
Group

SHEET NO:

A4.1



1 ELEVATION A

A5.0 1:50

rev	description	by	date
REV:	DESCRIPTION:	BY:	DATE:

GENERAL NOTES

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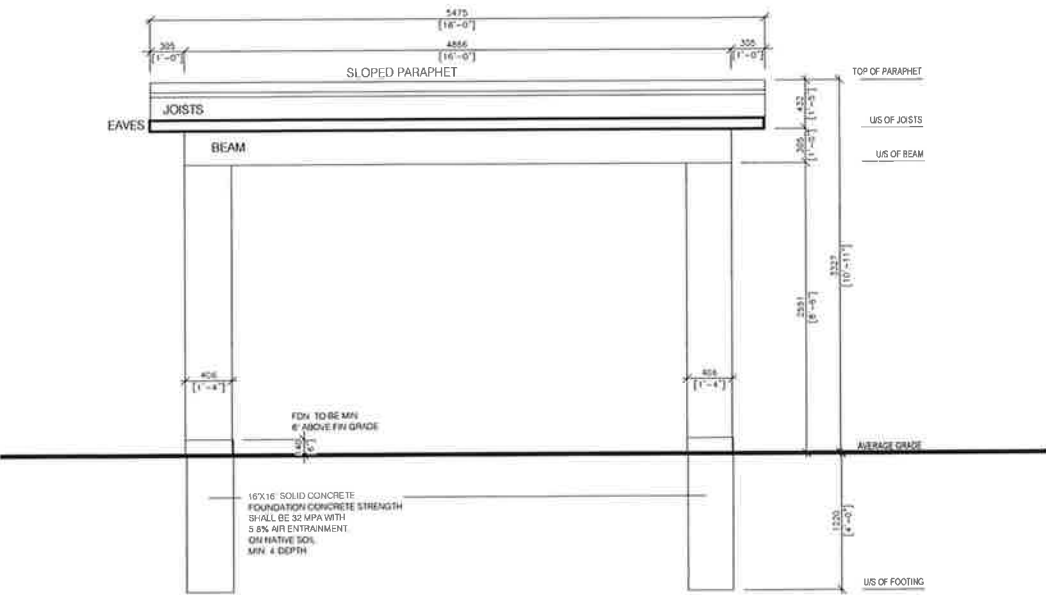
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42 Lyle Wy Brampton, ON L6X 0B4

DRAWING TITLE:  
ELEVATION

DRAWN BY:	CHECKED BY:	APPROVED BY:	DATE:
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SHEET NO:  
A5.0



**1 ELEVATION B**  
**A6.0** 1:50

rev	description	by	date
REV	DESCRIPTION	BY	DATE

GENERAL NOTES

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PROJECT NAME:  
42 Lyle Wy Brampton, ON L6X 0B4

DRAWING TITLE:  
ELEVATION

DRAWN BY:

CHECKED BY:

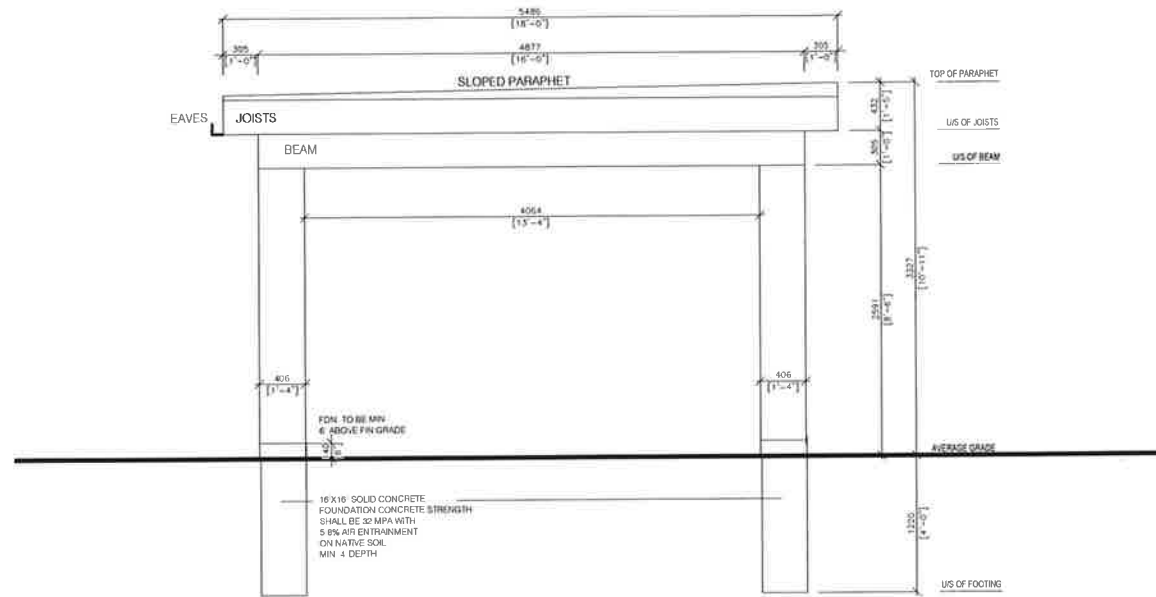
APPROVED BY:

DATE:

Square  
Design  
Group

SHEET NO:  
A6.0





**1 ELEVATION C**  
A7.0 1:50

GENERAL NOTES  
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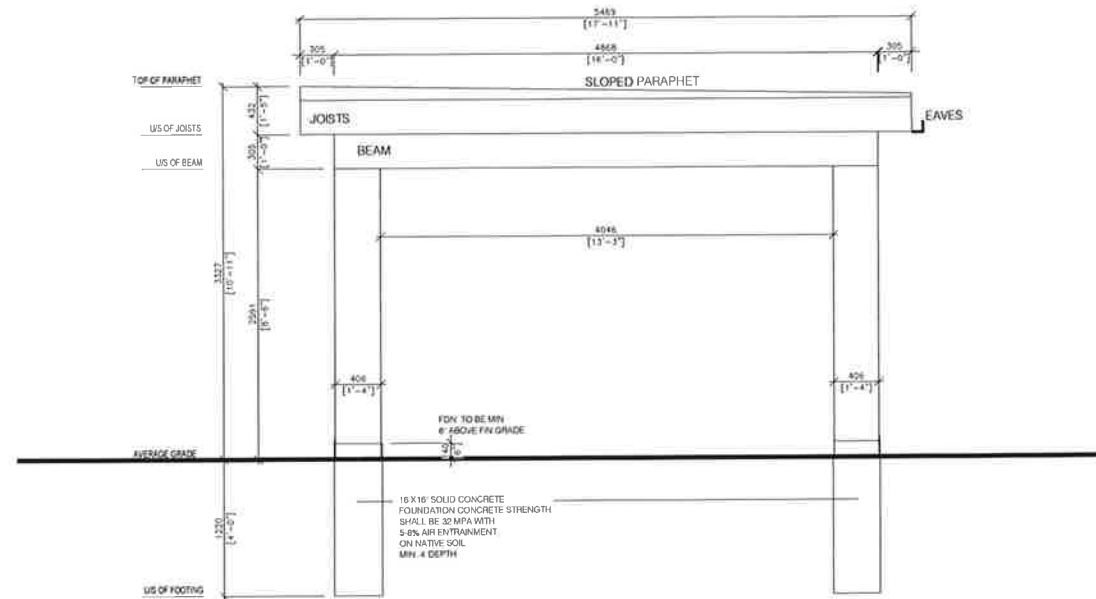
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PROJECT NAME: 42 Lyle Wy Brampton, ON L6X 0B4			
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DRAWN BY:	CHECKED BY:	APPROVED BY:	DATE:

rev	description	by	date
REV:	DESCRIPTION:	BY:	DATE:



SHEET NO: <b>A7.0</b>



# 1 ELEVATION D

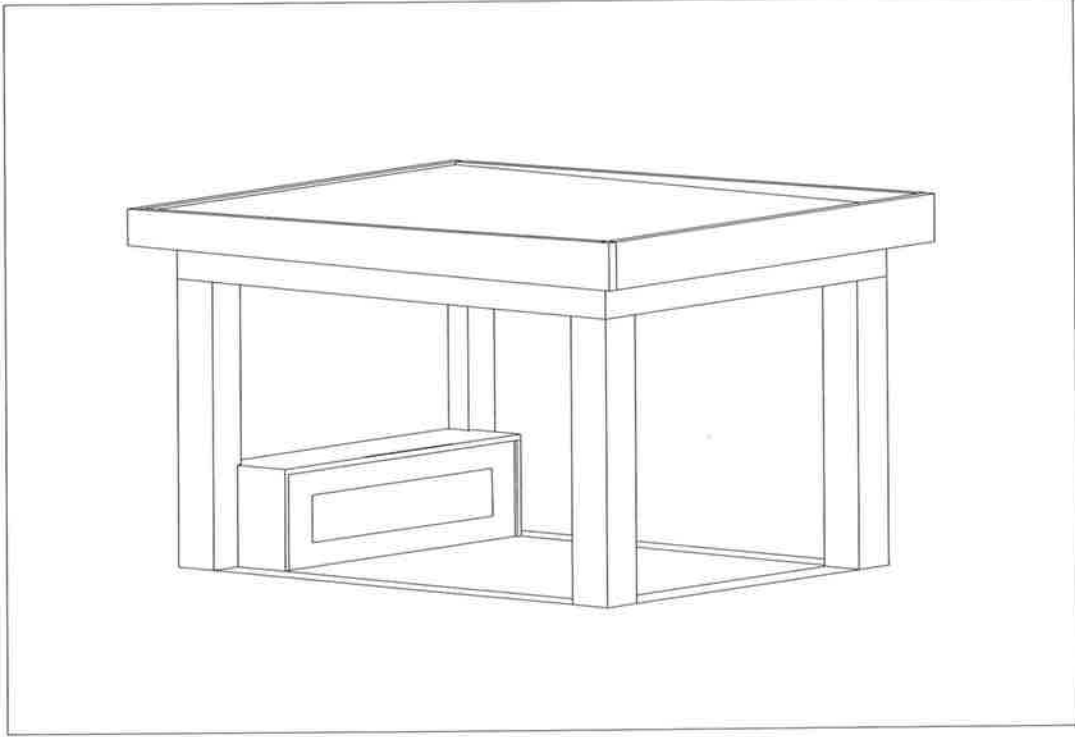
A8.0 1:50

GENERAL NOTES  
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PROJECT NAME: 42 Lyle Wy Brampton, ON L6X 0B4			
DRAWING TITLE: ELEVATION			
DRAWN BY:	CHECKED BY:	APPROVED BY:	DATE:

rev	description	by	date
REV:	DESCRIPTION:	BY:	DATE:

SHEET NO:  
A8.0



1  
A9.0

DETAIL 2  
1:50

GENERAL NOTES

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PROJECT NAME: 42 Lyle Wy Brampton, ON L6X 0B4			
DRAWING TITLE: ELEVATION			
DRAWN BY:	CHECKED BY:	APPROVED BY:	DATE:

**Square  
Design  
Group**

SHEET NO:  
A9.0

