

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.

(Please read Instructions)

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.)

One storey Single family Semi detached dwelling with unfinished walkout basement.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

One storey Two unit Semi detached Dwelling with finished walkout basement.

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

EXISTING

Front yard setback	9.15m
Rear yard setback	18.15m
Side yard setback	2.97m
Side yard setback	0m attached to 87 Wellington St. E.

PROPOSED

Front yard setback	9.15m
Rear yard setback	18.15m
Side yard setback	2.97m
Side yard setback	0m attached to 87 Wellington St. E.

10. Date of Acquisition of subject land: Sept 19, 2023
11. Existing uses of subject property: One Unit Dwelling
12. Proposed uses of subject property: Two Unit Dwelling
13. Existing uses of abutting properties: One Unit Dwelling
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: 45 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 15th DAY OF November, 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, Mark Richardson Charnelle MAPP OF THE City _____ OF _____ Brampton

IN THE City _____ OF _____ Brampton SOLEMNLY DECLARE THAT:

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

DECLARED BEFORE ME AT THE

City OF Brampton

IN THE Region OF

Peel THIS 15th DAY OF

November, 2023.

[Signature]
A Commissioner etc.

Gagandeep Jaswal
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton
Expires September 20, 2026

[Signature]
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

OS

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

2023-11-10

Date

DATE RECEIVED

November 15, 2023.

Date Application Deemed
Complete by the Municipality

VL

APPOINTMENT AND AUTHORIZATION OF AGENT

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

LOCATION OF THE SUBJECT LAND: 89 wellington St.E. Brampton ON

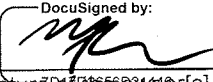
I/We, 15274702 Canada Inc.
please print/type the full name of the owner(s)

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

~~Charnelle Mapp~~ Charnelle Mapp
please print/type the full name of the agent(s)

to make application to the City of Brampton Committee of Adjustment in the matter of an application for minor variance with respect to the subject land.

Dated this 15 day of November, 2023.

DocuSigned by:

(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

Mark Richardson, President
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

NOTE: Unit owners within a Peel Standard Condominium Corporation are to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to submission of an application. Signatures from all Members of the Board of Directors are required.

PERMISSION TO ENTER

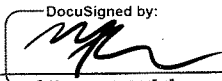
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 89 Wellington St. E. Brampton Ontario

I/We, 15274702 Canada Inc.
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject land, hereby authorize the Members of the City of Brampton Committee of Adjustment and City of Brampton staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to the attached application for Minor Variance and/or consent.

Dated this 20 15 day of November, 2023.

DocuSigned by:


(signature of the owner(s), or where the owner is a firm or corporation, the signature of an officer of the owner.)

Mark Richardson, President

(where the owner is a firm or corporation, please print or type the full name of the person signing.)

NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION



- NOTE:
1. MIDTOWN TECHNICAL SERVICES ARE NOT RESPONSIBLE FOR ANY LIABILITY DUE TO THE USE OF THESE DRAWINGS WHILE EVERY EFFORT WAS 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 (OSC) 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.

PLAN OF SURVEY OF:

LOT 88 & PART OF LOT 89, PART 2
REGISTERED PLAN BR-21
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

INFORMATION FOR THIS PLAN TAKEN FROM SURVEY
AS PROVIDED BY: E. W. PETZOLD LIMITED, O.L.S.
DATED: DECEMBER 15, 1977.

SITE STATISTICS:	AREA (m) ²
LOT GROSS AREA:	428.89
EXISTING HOUSE FOOTPRINT:	95.37
EXISTING MAIN FLOOR AREA:	95.37
EXISTING BASEMENT FLOOR AREA:	95.37
PROPOSED BASEMENT FLOOR AREA:	94.03

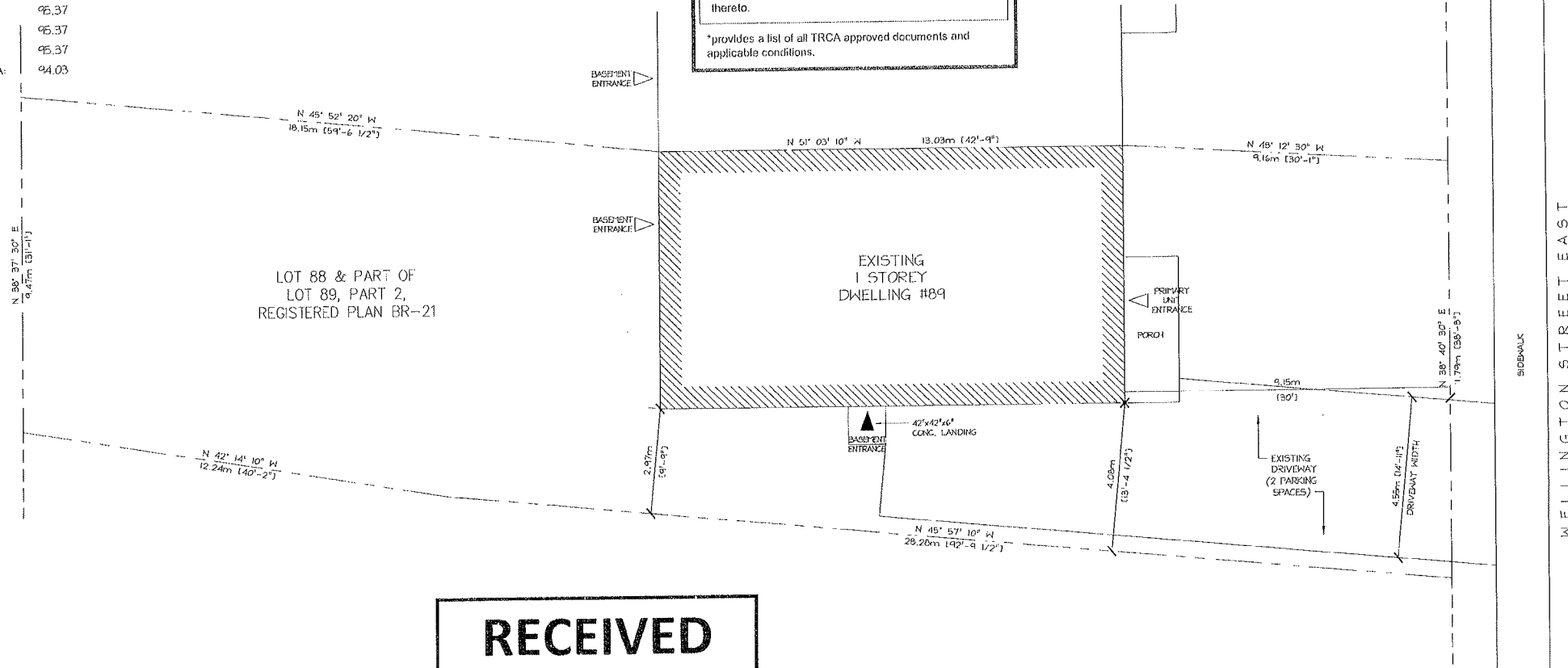
This document forms part of a permit
under Ontario Regulation 166/06
APPROVED by TRCA on

Sep 26, 2023

This approval is valid only if accompanied by a permit*
signed by a TRCA Enforcement Officer and is subject
thereto.

*provides a list of all TRCA approved documents and
applicable conditions.

"PROPOSED"



RECEIVED

Sept 7, 2023

Toronto and Region Conservation Authority

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

REV	DESCRIPTION	DATE	BY
1	Submitted for TRCA Approval	Sep 07 23	


MIDTOWN Technical Services
DESIGN, PERMITS & PROJECT MANAGEMENT
1045 TOWER CRESCENT, KILWORTHY, ONTARIO
(C) 416-315-4184 (T) 705-955-8184
www.midtowntechnicalservices.com

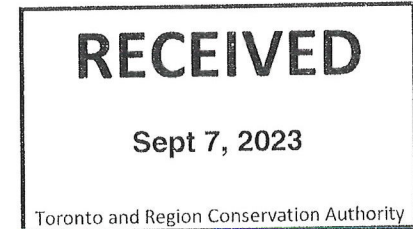
CLIENT:
MASON RESIDENCE
89 WELLINGTON STREET EAST
BRAMPTON, ONTARIO
DRAWING TITLE:
SITE PLAN
PROPOSED BASEMENT SECOND-UNIT

DRAWN BY: MIDTOWN	PROJECT No.:
DATE: Sept 07 23	REFERENCE:
SCALE: AS NOTED	DRAWING No.:
CHECKED:	SP-1



LEGEND

-  NEW PARTITION
-  EXIST DOOR
-  EXIST SMOKE ALARM
-  NEW SMOKE ALARM
-  NEW CARBON MONOXIDE
-  LIGHT FIXTURES
-  SUPPLY AIR DIFFUSER
-  COLD AIR DIFFUSER



This document forms part of a permit
under Ontario Regulation 166/06
APPROVED by TRCA on

This approval is valid only if accompanied by a permit* signed by a TRCA Enforcement Officer and is subject thereto.

*provides a list of all TRCA approved documents and applicable conditions.



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

1045 TOWER CRESCENT, KILWORTHY, ONTARIO
(C) 416-315-4184 (T) 705-955-8184
www.midtowntechnicalservices.com

DRAWING TITLE:
EXISTING BASEMENT FLOOR PLAN
PROPOSED BASEMENT SECOND UNIT

EXISTING BASEMENT FLOOR AREA-1026.56 SQ.FT. (95.37 SQ.M.)



TRUE NORTH

- 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 (OBC) 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 PARTITION
- EXIST DOOR
- EXIST SMOKE ALARM
- NEW SMOKE ALARM
- NEW CARBON MONOXIDE
- LIGHT FIXTURES
- SUPPLY AIR DIFFUSER
- COLD AIR DIFFUSER

RECEIVED

Sept 7, 2023

Toronto and Region Conservation Authority

"PROPOSED"

- NOTES:
1. MINIMUM CEILING HEIGHT OF 1956mm (6'-5") THROUGHOUT
 2. ENSURE MINIMUM 15 MINUTE F.R.R. AROUND ALL STRUCTURAL BEAMS AND COLUMNS
 3. MIN. 30 MINUTE VERTICAL FIRE SEPARATION
 4. MIN. 30 MINUTE HORIZONTAL FIRE SEPARATION

- PLUMBING & HVAC NOTES:
1. ALL PLUMBING SHALL CONFORM TO O. REG. 332/12 AS AMEND. PART 7.
 2. PROVIDE PRESSURE BALANCE OF THERMOSTATIC MIXING VALVE ON SHOWER AS PER CBC-2012 D.7.6.5.2.
 3. MAX. HOT WATER TEMPERATURE TO FIXTURES -ATC. CLOTHES & DISHWASHER EXCEPTED.
 4. PROVIDE NEW SUPPLY AIR AS PER CBC-2012 B.9.33.3.1.(1)

- SPRINKLER NOTES:
- THE FIRE SPRINKLER SYSTEM SHALL BE A FLOW THROUGH SYSTEM WITH MINIMUM 3/4" COPPER PIPE CONNECTED AT LEAST A 3/4" COPPER WATER PIPE OR DIRECTLY AFTER THE WATER METER.
- SPRINKLER SHALL BE DESIGNED FOR RESIDENTIAL USE.

- MIN. 30 MINUTE VERTICAL FIRE SEPARATION

- SMOKE ALARM LOCATION AS PER DIV. B.9.10.13.3.
1. WITHIN DWELLING UNIT, SUFFICIENT SMOKE ALARMS SHALL BE INSTALLED SO THAT:
 - (a) THERE IS AT LEAST ONE SMOKE ALARM INSTALLED ON EACH STOREY STOREY, INCLUDING BASEMENTS AND,
 - (b) ON ANY STOREY OF A DWELLING UNIT CONTAINING SLEEPING ROOMS, A SMOKE ALARM IS INSTALLED,
 - (c) IN EACH SLEEPING ROOM AND,
 - (d) IN A LOCATION BETWEEN THE SLEEPING ROOM & THE REMAINDER OF THE STOREY, AND IF THE SLEEPING ROOMS ARE SERVED BY A HALLWAY, THE SMOKE ALARM SHALL BE LOCATED IN THE HALLWAY.

This document forms part of a permit under Ontario Regulation 166/06 APPROVED BY TRCA on

SEP 26, 2023

This approval is valid only if accompanied by a permit* signed by a TRCA Enforcement Officer and is subject thereto.

*provides a list of all TRCA approved documents and applicable conditions.



PROPOSED BASEMENT FLOOR PLAN

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

PROPOSED BASEMENT FLOOR AREA=982.71 SQ.FT. (91.30 SQ.M.)

REV	DESCRIPTION	DATE	BY
1	Submitted for TRCA Approval	SEP 07 23	

MIDTOWN Technical Services
DESIGN, PERMITS & PROJECT MANAGEMENT
1045 TOWER CRESCENT, KILWORTH, ONTARIO
(C) 416-315-4184 (T) 705-955-8184
www.midtowntechnicalservices.com

CLIENT:
MASON RESIDENCE
89 WELLINGTON STREET
BRAMPTON, ONTARIO
DRAWING TITLE:
PROPOSED BASEMENT FLOOR PLAN
PROPOSED BASEMENT SECOND UNIT

DRAWN BY: MIDTOWN	PROJECT No:
DATE: Sept 07 23	REFERENCE:
SCALE: AS NOTED	DRAWING No: A-1
CHECKED:	

STIPULATIONS

All terms and conditions imposed upon this permit are legally binding.

Failure to comply with this permit can result in further action by Toronto and Region Conservation Authority (TRCA) in accordance with the Conservation Authorities Act.

This permit, or a copy thereof, must be posted on the site and available for inspection.

The owner is responsible for the accuracy of all information and technical details.

This permit does not preclude nor imply any approvals required by any other existing laws and regulations, including landowner consents.

All in-water and near water works must be conducted within the construction timing window as prescribed by Provincial and/or Federal Statutes.

REVISIONS

Any revisions or changes to the approved work(s) that impact TRCA interests require further TRCA approvals prior to being initiated.

RE-ISSUANCE (EXTENSION)

On a one-time basis, applicants may apply for a permit extension provided such requests are made at least 60 days prior to the expiration of an Ontario Regulation 166/06 permit. In the Application for Permit Re-Issuance, applicants shall set out the reasons for which an extension is required. Such requests will be assessed in accordance with any new updated technical hazard information and the current policies in place. There is no guarantee of an automatic approval.

FREEDOM OF INFORMATION ACT

The information contained on this form and any accompanying plans and documents is collected under the authority of the Conservation Authorities Act and Regulations made thereunder for the purpose of processing permits and is deemed to be public information. Questions about the collection of information should be directed to the Information and Privacy Officer, Toronto and Region Conservation Authority, Tel: 416-661-6600.

NOTE

TRCA shall not be responsible for any losses, costs, or damages arising out of the location, design, or construction of, or failure to construct, the works set out in the stamped approved documents.

September 26, 2023

CFN 69719

Mark Richardson (markrich@gmail.com)
Richardson Group
89 Wellington Street East
Brampton, Ontario
L6W 1Y6

Dear Mark Richardson:

Re: Permission for Minor Works - Letter of Approval No. C-231131/RICHARDSON GROUP Application for Letter of Approval under Ontario Regulation 166/06 by RICHARDSON GROUP for permission to change the use, size, or number of dwelling units of a structure, or undertake work that does not change the footprint of the existing structure on Part 2 Lot 88, 89, Plan BR-21, 89 Wellington Street East, in the City of Brampton, Etobicoke Creek Watershed.

On September 26, 2023 your application 1127/23/BRAM for a Letter of Approval was authorized. The purpose of this application is to undertake works within TRCA's Regulated Area of the Etobicoke Creek watershed in order to construct a second unit dwelling in the basement of the existing one storey house. The subject property is located at 89 Wellington Street East in the City of Brampton. All works must comply with the following stamped approved plans and/or documents:

- Drawing no. SP-1, Site Plan, dated September 7, 2023, prepared by Midtown Technical Services, received by TRCA on September 7, 2023;
- Drawing no. EX-1, Existing Basement Floor Plan, dated September 7, 2023, prepared by Midtown Technical Services, received by TRCA on September 7, 2023;
- Drawing no. A-1, Proposed Basement Floor Plan, dated September 7, 2023, prepared by Midtown Technical Services, received by TRCA on September 7, 2023.

AND MUST COMPLY WITH THE FOLLOWING CONDITIONS:

Standard Permit Conditions

1. The Owner shall strictly adhere to the approved TRCA permit, plans, documents and conditions, including TRCA redline revisions, herein referred to as the "works", to the satisfaction of TRCA. The Owner further acknowledges that all proposed revisions to the design of this project that impact TRCA interests must be submitted for review and approval by TRCA prior to implementation of the redesigned works.
2. The Owner shall notify TRCA Enforcement staff 48 hours prior to the commencement of any of the works referred to in this permit and within 48 hours upon completion of the works referred to herein.
3. The Owner shall grant permission for TRCA staff, agents, representatives, or other persons as may be reasonably required by TRCA, in its opinion, to enter the premises without notice at reasonable times, for the purpose of inspecting compliance with the approved works, and the terms and conditions of this permit, and to conduct all required discussions with the Owner, their agents, consultants or representatives with respect to the works.

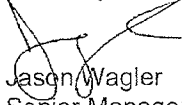
4. The Owner acknowledges that this permit is non-transferrable and is issued only to the current owner of the property. The Owner further acknowledges that upon transfer of the property into different ownership, this permit shall be terminated and a new permit must be obtained from TRCA by the new owner. In the case of municipal or utility projects, where works may extend beyond lands owned or easements held by the municipality or utility provider, Landowner Authorization is required to the satisfaction of TRCA.
5. This permit is valid for a period of two years from the date of issue unless otherwise specified on the permit. The Owner acknowledges that it is the responsibility of the Owner to ensure a valid permit is in effect at the time works are occurring; and, if it is anticipated that works will not be completed within the allotted time, the Owner shall notify TRCA at least 60 days prior to the expiration date on the permit if an extension will be requested.
6. The Owner shall ensure all excess fill (soil or otherwise) generated from the works will not be stockpiled and/or disposed of within any area regulated by TRCA (on or off-site) pursuant to Ontario Regulation 166/06, as amended, without a permit from TRCA.
7. The Owner shall install effective erosion and sediment control measures prior to the commencement of the approved works and maintain such measures in good working order throughout all phases of the works to the satisfaction of TRCA.
8. The Owner acknowledges that the erosion and sediment control strategies outlined on the approved plans are not static and that the Owner shall upgrade and amend the erosion and sediment control strategies as site conditions change to prevent sediment releases to the natural environment to the satisfaction of TRCA.
9. The Owner shall repair any breaches of the erosion and sediment control measures within 48 hours of the breach to the satisfaction of TRCA.
10. The Owner shall make every reasonable effort to minimize the amount of land disturbed during the works and shall temporarily stabilize disturbed areas within 30 days of the date the areas become inactive to the satisfaction of TRCA.
11. The Owner shall permanently stabilize all disturbed areas immediately following the completion of the works and remove/dispose of sediment controls from the site to the satisfaction of TRCA.
12. The Owner shall arrange a final site inspection of the works with TRCA Enforcement staff prior to the expiration date on the permit to ensure compliance with the terms and conditions of the permit to the satisfaction of TRCA.
13. The Owner shall pay any additional fees required by TRCA in accordance with the TRCA Administrative Fee Schedule for Permitting Services, as may be amended, within 15 days of being advised of such in writing by TRCA for staff time allocated to the project regarding issues of non-compliance and/or additional technical review, consultation and site visits beyond TRCA's standard compliance inspections.

We have enclosed one copy of this Letter of Approval, which includes one set of the authorized plans/documents that were approved as part of this Permission for Minor Works. A copy of this letter and one set of plans have been submitted to the municipality. Please ensure that the plans approved by the municipality are consistent with the plans authorized by staff and ratified for approval by the Executive Committee. This Letter of Approval is valid until September 25, 2025

Please be advised that if revisions to the design of this project are required subsequent to the issuance of this approval, plans/documents reflecting these changes will need to be submitted to this office for further review and approval prior to construction of the redesigned works.

For information regarding revisions, technical or administrative related issues please contact Marina Janakovic, Planner I, at (437) 880-2368.

Sincerely,



Jason Wagler
Senior Manager, Development Planning and Permits
Development and Engineering Services

Encl.

cc: Cindy Hammond, Manager, Building Division, City of Brampton (Cindy.Hammond@brampton.ca)
Rick Jablonski, Midtown Technical Services (rjablonski@bellnet.ca)

Zoning Non-compliance Checklist

File No.
A-2023-0362

Applicant: 15274702 Canada Inc.

Address: 89 Wellington St E

Zoning: OS

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit an Additional Residential Unit (ARU)	whereas the by-law does not permit the use.	44.1.1
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Garrett Garry

Reviewed by Zoning

2023-11-10

Date