

Flower City



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after application is deemed complete)

FILE NUMBER: A-2020-0155

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) Estate of Luisa Sylva DeGuia and Emelisa Pinch
Address 93 Frederick St
Brampton
Ontario L6Y 1G9
Phone # 416-873-1492 Fax # _____
Email emelisapinch@hotmail.com
2. Name of Agent Owner acting as Agent
Address _____

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

House: coverage of house to lot is less than 30% - no variance required.

Garage: to permit a proposed detached garage having a floor area of 55.55 square metres whereas the by-law permits a maximum floor area of 48 square meters.
4. Why is it not possible to comply with the provisions of the by-law?

Car parking off Frederick St requires use of either the front yard or infringe on the neighbour's driveway. The larger garage allows us to park 2 cars off the street and to protect them and storage for lawn and garden equipment.
5. Legal Description of the subject land:
Lot Number LT 1
Plan Number/Concession Number PL 340
Municipal Address 93 Frederick St, Brampton
6. Dimension of subject land (in metric units)
Frontage 12.19 metres
Depth 36.85 metres
Area 532.48 square metres
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.)

House: ground floor area is 76.52 square metres. Gross floor area includes 2nd floor is 134.5 square metres. Storeys is 2.
Garage is 22.8 square metres.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

House: ground floor area is 106.25 square metres. Gross floor area includes 2nd floor is 312.0 square metres. Storeys is 2.
Garage is 55.55 square metres.

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	House: 7.39 metres	Garage: 32.0 metres
Rear yard setback	House: 18.4 metres	Garage: 0.7 metres
Side yard setback	House: 3.91 metres	Garage: 5.6 metres
Side yard setback	House: 1.4 metres	Garage: 4.9 metres

PROPOSED

Front yard setback	House: 7.39 metres	Garage: 28.95 metres
Rear yard setback	House: 16.38 metres	Garage: 0.7 metres
Side yard setback	House: 3.91 metres.	Garage: 0.61 metres
Side yard setback	House: 1.2 metres	Garage: 8.48 metres

10. Date of Acquisition of subject land: Purchased from previous owner on December 9, 1989
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: house and garage built in 1947
15. Length of time the existing uses of the subject property have been continued: 73 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 _____

Emelisa Pinch

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON

THIS 15th DAY OF DECEMBER 2020

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, EMELISA PINCH, 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 15th DAY OF

December, 2020

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, 2021

Emelisa Pinch

Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

R1B, MATURE

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

HOTHU S.

Zoning Officer

DEC 17 2020

Date

DATE RECEIVED December 15, 2020

Date Application Deemed Complete by the Municipality December 17, 2020

Revised 2020/01/07

FREDRICK STREET

MCMURCHY AVE.

CURB
C.B.

4' SIDEWALK

97° 03'

40.0'

(7.58m)
24' 10 1/2"

(7.4m)
24' 3"

10' 2"
(3.10m)

(2.3m)

2 STOREY FRAME
HOUSE

93 FREDRICK ST.

Existing
Single Storey to
Be Removed
233 Ft
21.4 m²

(2m)

(6.10m)

REG'D PLAN 340

LOT 1
8.08m

Proposed
New 2 story
addition
901 Ft²
83.7 m²

LOT 2

5' SIDEWALK

N 45° 11' W
120.91'

120.0'

6.4m

7.92m

Garage Door
HGT: 2.1m

Proposed
Garage
598 Ft²
55.6 m²

18' 1/2"
5.5m

GARAGE

54.84'

2' 4 1/4"

N 37° 46' E
0.7m

Existing Frame
Garage to be
Removed

REG'D PLAN 424

LOT Coverage: House
26.76%
Garage
10.5%

FREDRICK STREET

MCMURCHY AVE.

CURB
C.B.

4' SIDEWALK

97° 03'

40.0'

(7.58m)
24' 10 1/2"

(7.4m)
24' 3"

10' 2"
(3.10m)

(2.3m)

2 STOREY FRAME HOUSE

93 FREDRICK ST.

Existing Single Storey to Be Removed
233 Ft²
21.4 m²

12' 10"
(2m)

(6.10m)

REG'D PLAN 340

LOT 1
8.08m

Proposed New 2 Storey
add 1m
901 Ft²
83.75m²

LOT 2

N 45° 11' W
120.91'

120.0'

6.4m

7.92m

Garage Door
HCT: 2.1m

Proposed Garage
598 Ft²
55.6 m²

18' 1/2"
5.5m

GARAGE

54.84'

2' 4 1/4"

N 37° 46' E

0.71m

Existing Frame Garage to be Removed

REG'D PLAN 424

LOT Coverage: House 26.76%
Garage 10.5%

Zoning Non-compliance Checklist

File No.
A-2020-0155

Applicant: Estate of Luisa Sylva DeGuia and Emelisa Pinch
Address: 93 Frederick St
Zoning: R1B, Mature
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
BUILDING SIZE	To allow for a detached garage with a gross floor area of 55.55 square metres	Whereas a maximum gross floor area for a detached garage shall not exceed 48 square metres	10.4.1 (g)
BUILDING HEIGHT			
COVERAGE			
PARKING			
DRIVEWAY			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'			
FENCE HEIGHT			
OUTSIDE STORAGE			

HOTHI S.
Reviewed by Zoning

DEC 17 2020
Date

December 14, 2020

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

A-2020-0155

Dear Sirs:

Re: Application for Minor Variance
93 Frederick St.
Brampton, On. L6Y 1G9

I am writing to request the Committee of Adjustment's approval for an application for a Minor Variance on the above property at 93 Frederick St., Brampton.

The minor variance is to replace the existing detached garage and erect a new one, which will exceed the 48 meters squared.

Car parking off Frederick St requires use of either the front yard or infringe on the neighbour's driveway. The larger garage allows us to park 2 cars off the street and to protect them and storage for lawn and garden equipment.

Extension of the house is such that the total footprint of the current construction plus new addition is 26% (less than 30%) and as a result a minor variance is not required.

The property is a 2-story single family house located at the corner of McLaughlin Rd and Frederick St. built in 1947. The main floor consists of a living room, dining room, kitchen, 3-piece bathroom, a laundry room and a solarium. The second floor consists of 2 large bedrooms.

The roofing was replaced in 2002 and needs to be replaced once again. As part of the work to replace the roof, I would like to include renovations to increase the living space in the house. The renovations include replacing the solarium with a large master bedroom, and to adding a 3rd bedroom and living space and bath on the second floor.

The improvements will contribute, not only to maintaining, but also enriching the real estate value of this neighbourhood.

Yours truly,

Emelisa Pinch
Emelisa Pinch

PERMISSION TO ENTER

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

LOCATION OF THE SUBJECT LAND: 93 Frederick St Brampton Ontario

I/We, Emelisa Pinch

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 15th day of DECEMBER, 2020

Emelisa Pinch

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

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

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

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

APPOINTMENT AND AUTHORIZATION OF AGENT

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

LOCATION OF THE SUBJECT LAND: 93 Frederick St, Brampton

I/We, Emelisa Pinch
please print/type the full name of the owner(s)

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

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 _____ day of _____, 20____.

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

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

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

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