

FILE NUMBER: A-2023-0335

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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, 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) Scottish Heather Development Inc.
Address 3751 Victoria Park Avenue
Toronto, Ontario M1W 3Z4
Phone # 416-449-1340 Fax # 416-449-6438
Email brittney.heathwood@greatgulf.com

2. Name of Agent Stephen Safranyos of HomeCAD/DRAFT Design
Address c/o 200 Brockport Drive
Etobicoke, Ontario M9W 5C9
Phone # 416-679-9785 Fax # Cell 905-536-6626
Email steve@draftdesign.ca

3. Nature and extent of relief applied for (variances requested):
- to permit a rear yard setback of 4.93m (16.17Ft.) whereas the By-law
requires a rear yard setback of 6.0m (19.68Ft.).
- to permit an exterior side yard setback of 4.15m (13.61Ft.) whereas the By-law
requires an exterior side yard setback of 4.5m (14.76Ft.).
- to permit a porch encroachment of 2.43m (7.97Ft.) whereas the by-law permits a porch
encroachment of 1.8m (5.9Ft.) NOTE: the requested encroachment results in a setback of 2.07m
(6.79Ft.) to the porch.

4. Why is it not possible to comply with the provisions of the by-law?
—- this lot has deficient lot length. Typically lots in this Phase are between 35.0m (114.8Ft) and 30.5m
—(100.0Ft.), THIS lot is only 28.8m(94.48Ft.) at the mid-point. An interior side yard of 1.2m must be
—maintained to permit the side door per By-law 103-2021, and this impacts the exterior side yard setbacks.
-The Model proposed for this lot is an appropriate Corner Model, typically used on lots of
a similar frontage in this Subdivision.

5. Legal Description of the subject land: 114
Lot Number
Plan Number/Concession Number Part of Lots 3 and 4, Concession 5, West of Hurontario Street
Municipal Address Circleview Crescent

6. Dimension of subject land (in metric units)
Frontage 14.20m
Depth 28.8m @ mid-point
Area 417.28m2

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:

PROPOSED BUILDINGS/STRUCTURES on the subject land: PBR34-8

Ground Floor Area =	112.8m ² (1214.5SF)	Gross Floor Area =	233.14m ² (2509.5SF)
Width =	8.79m (28'-10")		
Length =	18.39m (60'-4")		
Height =	7.56m (24.80Ft.)		
	2- storeys		

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

EXISTING

Front yard setback	
Rear yard setback	
Side yard setback	
Side yard setback	

PROPOSED Lot 114

Front yard setback	6.03m (19.78Ft.) to garage	5.68m (18.64Ft.) to house
Rear yard setback	4.93m (16.17Ft.)	
Side yard setback	Right side 1.23m (4.03Ft.)	
Side yard setback	Left side House 4.15m (13.61Ft.)	Porch 2.07m (6.79Ft.)

10. Date of Acquisition of subject land: 2013
11. Existing uses of subject property: Vacant
12. Proposed uses of subject property: Single Family Residential
13. Existing uses of abutting properties: Vacant / Open Space Road R.O.W.
14. Date of construction of all buildings & structures on subject land: For Construction
15. Length of time the existing uses of the subject property have been continued: n/a

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 _____ DAY OF _____ October _____, 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, Stephen Safranyos, OF THE City OF Hamilton

IN THE Region OF Hamilton-Wentworth 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 23rd DAY OF _____

October, 2023.

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

Signature of Applicant or Authorized Agent

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

October 23, 2023

PERMISSION TO ENTER

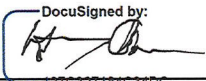
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: Circleview Crescent, Part of Lots 3 and 4, Concession 5, West of Hurontario Street

I/We, Scottish Heather Development 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 11 day of October, 20²³.

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

Harry Rosenbaum
(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
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: Circleview Crescent, Part of Lots 3 and 4, Concession 5, West of Hurontario Street


I/We, Scottish Heather Development Inc.
please print/type the full name of the owner(s)

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

Stephen Safranyos of HomeCAD/DRAFT Design
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 11 day of October, 2023.

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

Harry Rosenbaum
(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.

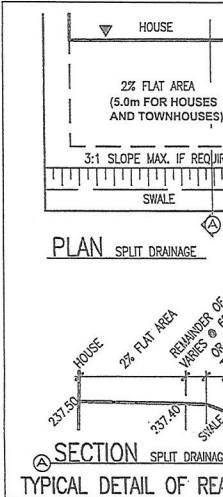
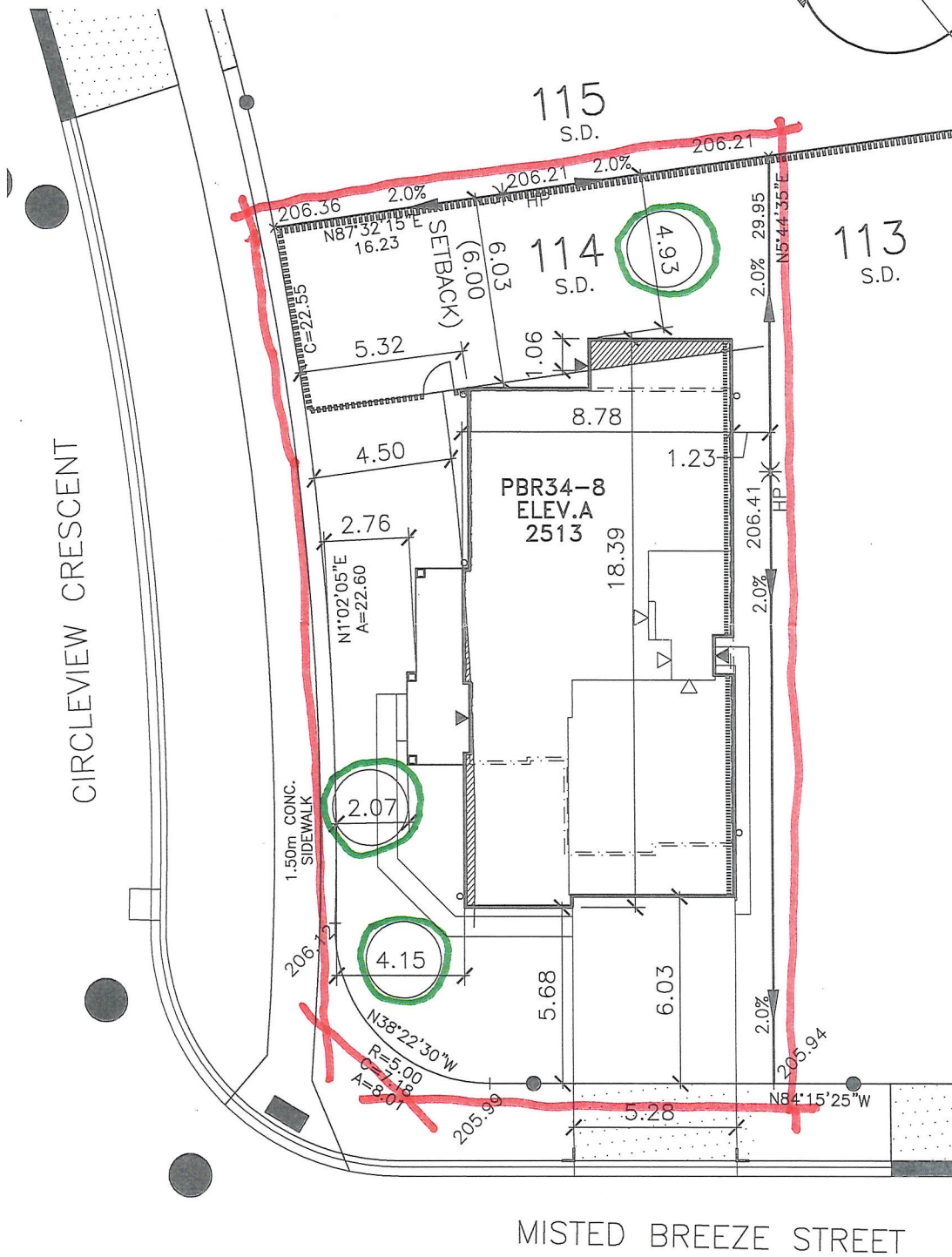
house grade at entry points to house, and provision of three users at entries must be made to gain entry into house.

13. Provide brick ledge as required to ensure exposed concrete foundation wall does not exceed 0.20m (8"). Site super to verify conditions prior to construction.

- HYDRANT
- STREET LIGHTING
- TRANSFORMER

- ROGERS NAP VAULT (F.T.G.)
- ROGERS PEDESTAL (A.G.)
- ROGERS PEDESTAL (A.G.)

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HOMECAD F

FIRM BCIN : 115056

I Stephen Safranyos have

ENGINEERED FILL

This lot is in an area of Engineered Fill. The Builder is to have a qualified Geotechnical Engineer confirm the suitability of the footing subgrade prior to constructing footings. Extend footings into Engineered Fill as per soil report recommendations. Lot: 114

BUILDING HEIGHT:	LOT:114
BUILDING HEIGHT:	11.60 m
MAXIMUM BUILDING HEIGHT (BYLAW):	11.60 m
LOT STATISTICS:	LOT:114
GARAGE DOOR WIDTH:	4.57 m
INTERIOR GARAGE WIDTH:	5.19 m
INTERIOR GARAGE LENGTH:	6.73 m

GREAT GULF



Lot no. : 114

Plan no. 43M-

Scale : 1:250

Date: AUGUST 08/2023

Location :
BRAMPTON, ONTARIO

Job No. :
2203

SCOTTISH HEATHER DEVELOPMENT INC.

PB18E

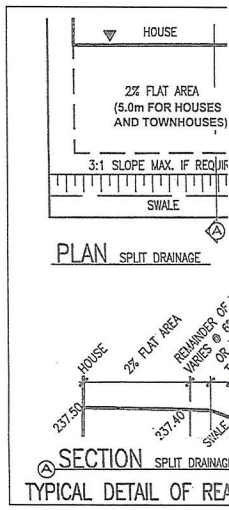
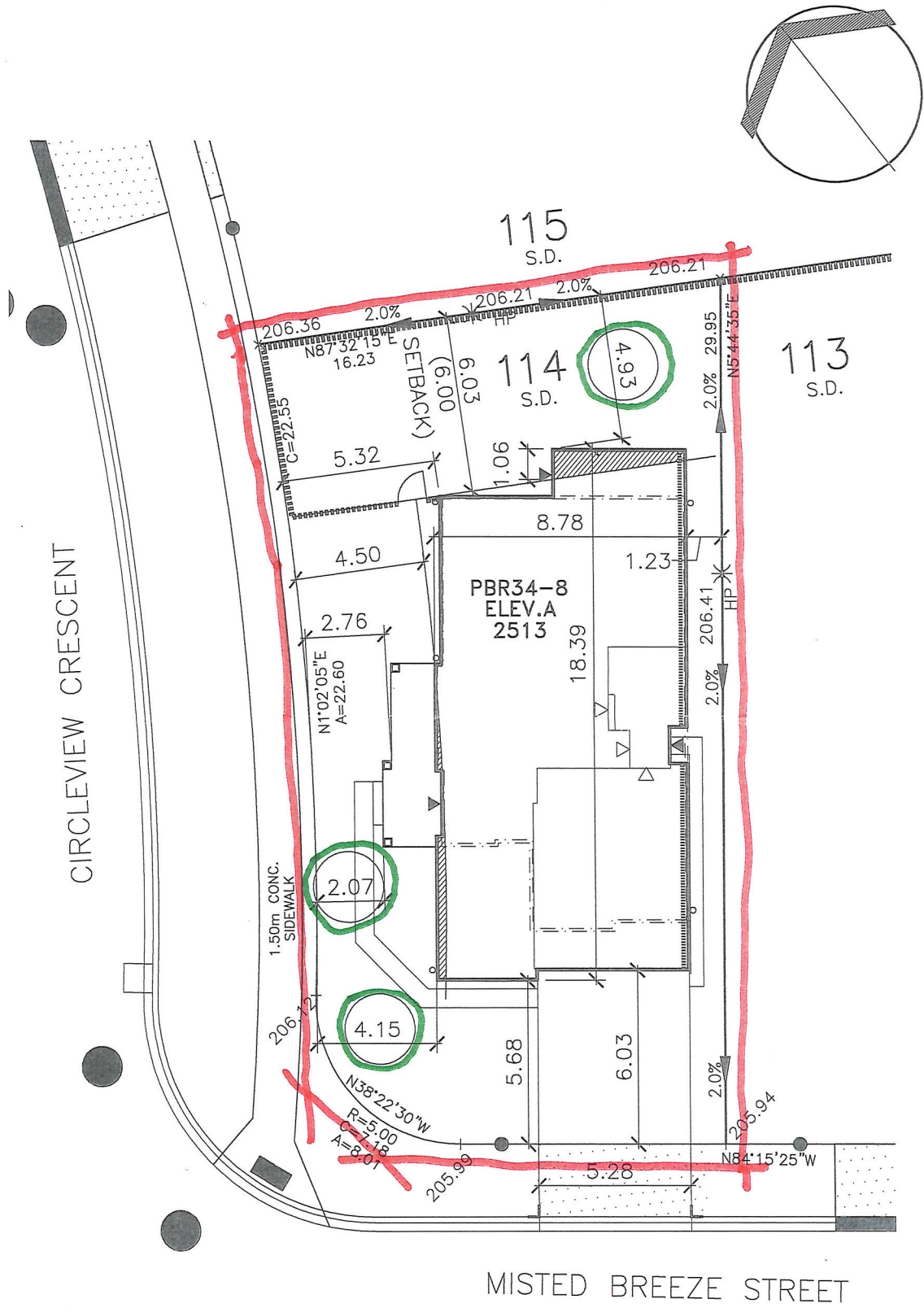
house grade at entry points to house, and provision of three users at entries must be made to gain entry into house.

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Lot no. : 114

Plan no. 43M-

Scale : 1:250

Date: AUGUST 08/2023

Location : BRAMPTON, ONTARIO

Job No. : 2203

SCOTTISH HEATHER DEVELOPMENT INC.

PB18E

RI

Zoning Non-compliance Checklist

File No.

Applicant: Scottish heather Development Inc.
Address: Lot 114 Circleview Cres
Zoning: R1F-10.4-2973
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BELOW GRADE ENTRANCE			
SETBACKS	<div><div>To permit a rear yard setback of 4.93m,</div><div>To permit an exterior side yard setback of 4.15m,</div><div>To permit a <i>proposed</i> porch to encroach 2.43m into the exterior side yard, resulting in a setback of 2.07m from the porch to the flankage lot line,</div></div>	<div><div>Whereas the by-law requires a minimum rear yard setback of 6m</div><div>Whereas the by-law requires an exterior side yard setback of 4.5m</div><div>whereas the by-law permits a porch/deck/balcony to encroach a maximum 1.8m (<i>or as specified in the special section</i>) into the exterior side yard, resulting in a required setback of 2.7m from the porch to the flankage lot line</div></div>	2973 & 13.5
BUILDING HEIGHT			
OUTSIDE STORAGE			
LOT COVERAGE			
DRIVEWAY			
FENCE HEIGHT			
ACCESSORY STRUCTURE HEIGHT			
ACCESSORY STRUCTURE SIZE (GARDEN SUITE)			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
GARAGE DOOR HEIGHT			

L Barbuto

Reviewed by Zoning

September 15, 2023

Date