

Application for Minor Variance
Section 45 of the *Planning Act*, R.S.O. 1990 c.P.13

Please Note: You are receiving this notice as you are within 60 meters of the subject property.

Application Number: A-2023-0414
Property Address: 224 Sussexvale Drive
Legal Description: Plan 43M1891, Lot 23, 9
Agent: Four Seasons Sunrooms GTA c/o Nour Elgendy
Owner(s): Larry Castro, Marilyn DeGuzman-Castro
Other applications: nil
under the *Planning Act*

Meeting Date and Time: Tuesday, January 23, 2024 at 9:30 am
Meeting Location: Hybrid in-person and virtual meeting – Council Chambers,
4th Floor Brampton City Hall, 2 Wellington Street West

Purpose of the Application:

1. To permit a rear yard setback of 3.48 metres to a proposed single storey addition, whereas the by-law requires a minimum rear yard setback of 7.5 metres; and
2. To permit an interior side yard setback of 1.02 metres to a proposed deck, whereas the by-law requires a minimum interior side yard setback of 1.2 metres.

Participate in the Meeting:

- Send an email with your written comments to coa@brampton.ca. Written submissions must include your name and mailing address, the application number or property address you are commenting on and must be received no later than **4:00 pm on Thursday, January 18, 2024**.
- Participate in person by attending the meeting on the date and time noted above. You are encouraged to register for in person attendance by emailing coa@brampton.ca and indicating if you plan to address Committee.
- Participate virtually (computer, tablet or smartphone). To participate virtually via WebEx, you must register in advance, no later than **4:00 pm on Thursday, January 18, 2024**, by emailing coa@brampton.ca, and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

Note: Information provided in your correspondence, virtual or in-person delegation will become part of the public meeting record and will be posted on the City's website. If you do not participate in the public meeting, Committee may make a decision in your absence, and you will not be entitled to any further notice in the proceedings.

Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

Appeal Process: If you wish to be notified of the decision of Committee, you must submit a written request to coa@brampton.ca. This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, municipality, certain public bodies and the Minister can appeal a decision to the OLT. If a decision is appealed, you may request participant status by contacting olt.clo@ontario.ca.

Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. 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.

Dated this 12th day of January 2024

Secretary Treasurer
Committee of Adjustment, City Clerk's Office
2 Wellington Street West, Brampton, L6Y 4R2
P: 905.874.2117
E: coa@brampton.ca

SITE STATISTICS R1F		
	REQUIRED / PERMITTED	PROVIDED
LOT AREA (MIN)		3433.69 Sq. Ft. / 319.00 Sq. M.
LOT COVERAGE (MAX)		EXISTING = 1564.00 Sq. Ft. / 145.30 Sq. M. = 45.6% PROPOSED ADDITION = 353.84 Sq. Ft. / 32.84 Sq. M = 10.3% PROPOSED LANDING = 34.55 Sq. Ft. / 3.2 Sq. M. = 1% COVERAGE = 56.9%
FRONT YARD SETBACK (MIN)		19.92M
SIDE YARD SETBACK (MIN)	0.6M, 0.6M	1.28M, 1.56M
REAR YARD SETBACK (MIN)	7.5M	PROPOSED ADDITION = 3.48 M PROPOSED LANDING = 2.46M
HEIGHT (MAX)	10.6M	4M +/- (GRADE TO RIDGE)

