

Flower City



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after application is deemed complete)

FILE NUMBER: A-2023-0414

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)** Larry Castro and Marilyn De Guzman-Castro
Address 224 Sussexvale Drive
Brampton, ON L6R 3S3
Phone # +1 (905) 799-1555 **Fax #** _____
Email mgcastro@bellnet.ca

2. **Name of Agent** Nour Elgendy of Four Seasons Sunrooms GTA
Address 240 Viceroy Rd, Unit #6 Vaughan 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 setback of 3.48m whereas the by-law requires a min rear yard setback of 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 23
Plan Number/Concession Number 43M-1891
Municipal Address 224 Sussexvale Drive Brampton, ON L6R 3S3

6. **Dimension of subject land (in metric units)**
Frontage 11.6
Depth 27.5
Area 319 SQ M

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 existing dwelling: 9.05m x 15.31m, Height: 7m+-
Existing 1 storey addition: 5.3m x 4.1m (Will be removed)

PROPOSED BUILDINGS/STRUCTURES on the subject land:

1 storey sunroom addition: 4.10m x 8.01m , Height: 4.5m

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 4.6m

Rear yard setback 3.48m

Side yard setback 1.28m

Side yard setback 0.65m

PROPOSED

Front yard setback 4.6m

Rear yard setback 3.37m & 2.46m from landing/stairs

Side yard setback 1.28m

Side yard setback 1.56m

10. Date of Acquisition of subject land: March 24, 2014
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: Residential
14. Date of construction of all buildings & structures on subject land: 2012-House, 2018-Sunroom
15. Length of time the existing uses of the subject property have been continued: Not Applicable
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 # _____ 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 # A18-016	Decision Approved	Relief To permit a rear yard setback of 3.48m
File # A-2023-0263	Decision Denied	Relief To permit a rear yard setback of 3.37m and To permit a proposed deck to encroach
File # _____	Decision _____	Relief _____ 5.04 metres into the rear yard setback.

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton.
THIS 19th DAY OF December, 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, Jordan D. Schillings, OF THE City OF North York
IN THE Region OF Toronto 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 19th DAY OF December, 20 23

Clara Vani
a Commissioner, etc.

Signature of Applicant or Authorized Agent

A Commissioner etc.

Province of Ontario,
for the Corporation of the
City of Brampton

Expires September 20, 2026
FREE SEPT USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1F-11.6-2127

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

JOHN C. CABRAL

Zoning Officer

2023-12-08

Date

DATE RECEIVED Clara

Date Application Deemed
Complete by the Municipality

Dec 19, 2023

Revised 2022/02/17

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: 224 Sussexvale Drive Brampton, ON L6R 3S3

I/We, Larry Castro and Marilyn Guzman Castro
please print/type the full name of the owner(s)

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

Nour Elgendy of Four Seasons Sunrooms GTA
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 14th day of November, 2023

<u>Larry Castro</u> <small>Larry Castro (Nov 14, 2023 16:19 EST)</small>	<u>Marilyn De Guzman-Castro</u> <small>Marilyn De Guzman-Castro (Nov 14, 2023 16:20 EST)</small>
(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.

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: 224 Sussexvale Drive Brampton, ON L6R 3S3

I/We, Larry Castro and Marilyn Guzman Castro
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 14th day of November, 2023.

Larry Castro
Larry Castro (Nov 14, 2023 16:19 EST)

Marilyn De Guzman-Castro
Marilyn De Guzman-Castro (Nov 14, 2023 16:20 EST)

(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











2023 Application Form (Minor Variance)_fillable_pdf (FOR CLIENT's Signature)

Final Audit Report

2023-11-14

Created:	2023-11-08
By:	Nour Elgendy (Nour@fourseasons-sunrooms.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAF0_4TbanFHMqDcWtpR1iIVAK2c-hVlloE

"2023 Application Form (Minor Variance)_fillable_pdf (FOR CLIENT's Signature)" History

-  Document created by Nour Elgendy (Nour@fourseasons-sunrooms.com)
2023-11-08 - 4:00:16 PM GMT- IP address: 76.71.21.161
-  Document emailed to marilyndg@bellnet.ca for signature
2023-11-08 - 4:01:36 PM GMT
-  Email viewed by marilyndg@bellnet.ca
2023-11-14 - 9:16:07 PM GMT- IP address: 74.14.57.144
-  Signer marilyndg@bellnet.ca entered name at signing as Larry Castro
2023-11-14 - 9:19:00 PM GMT- IP address: 74.14.57.144
-  Document e-signed by Larry Castro (marilyndg@bellnet.ca)
Signature Date: 2023-11-14 - 9:19:02 PM GMT - Time Source: server- IP address: 74.14.57.144
-  Document emailed to mgcastro@bellnet.ca for signature
2023-11-14 - 9:19:04 PM GMT
-  Email viewed by mgcastro@bellnet.ca
2023-11-14 - 9:19:43 PM GMT- IP address: 74.14.57.144
-  Signer mgcastro@bellnet.ca entered name at signing as Marilyn De Guzman-Castro
2023-11-14 - 9:20:10 PM GMT- IP address: 74.14.57.144
-  Document e-signed by Marilyn De Guzman-Castro (mgcastro@bellnet.ca)
Signature Date: 2023-11-14 - 9:20:12 PM GMT - Time Source: server- IP address: 74.14.57.144
-  Agreement completed.
2023-11-14 - 9:20:12 PM GMT



Adobe Acrobat Sign

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PROTECTION OF PRIVACY ACT R.S.O. 1990c. M56

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Notes

BEARINGS ARE GRID AND ARE REFERRED TO THE
NORTHEASTERLY LIMIT OF SUSSEXVALE DRIVE, HAVING A
BEARING N45°49'10"E AS SHOWN ON
REGISTERED PLAN 43M-1891

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SSB	DENOTES	STANDARD IRON BAR
SSSB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
WT	DENOTES	WITNESS
P1	DENOTES	REGISTERED PLAN 43M-1891
D.U.C.	DENOTES	DWELLING UNDER CONSTRUCTION
TW	DENOTES	TOP OF WALL
1215	DENOTES	ERTL SURVEYORS, O.L.S.
N/S/E/W	DENOTES	NORTH/SOUTH/EAST/WEST
R.P.E.	DENOTES	RADY-PENK & EDWARD SURVEYING LTD., L.S.
M	DENOTES	MEASURES

Part 2

NO REGISTERED EASEMENTS
OR RIGHTS OF WAY
NO FENCES AT THE TIME OF SURVEY
SURVEY PREPARED FOR:
KRAVENSIDE LIMITED PARTNERSHIP
UNLESS INDICATED, ALL TIES ARE TAKEN
TO THE CONCRETE FOUNDATION

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1895977



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29(3)

SURVEYOR'S REAL PROPERTY REPORT-PART 1 PLAN OF LOTS 23 TO 26 REGISTERED PLAN 43M-1891 CITY OF BRAMPTON

REGIONAL MUNICIPALITY OF PEEL

SCALE 1:300



© COPYRIGHT
ertl surveyors 2014
Ontario Land Surveyors

Metric

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

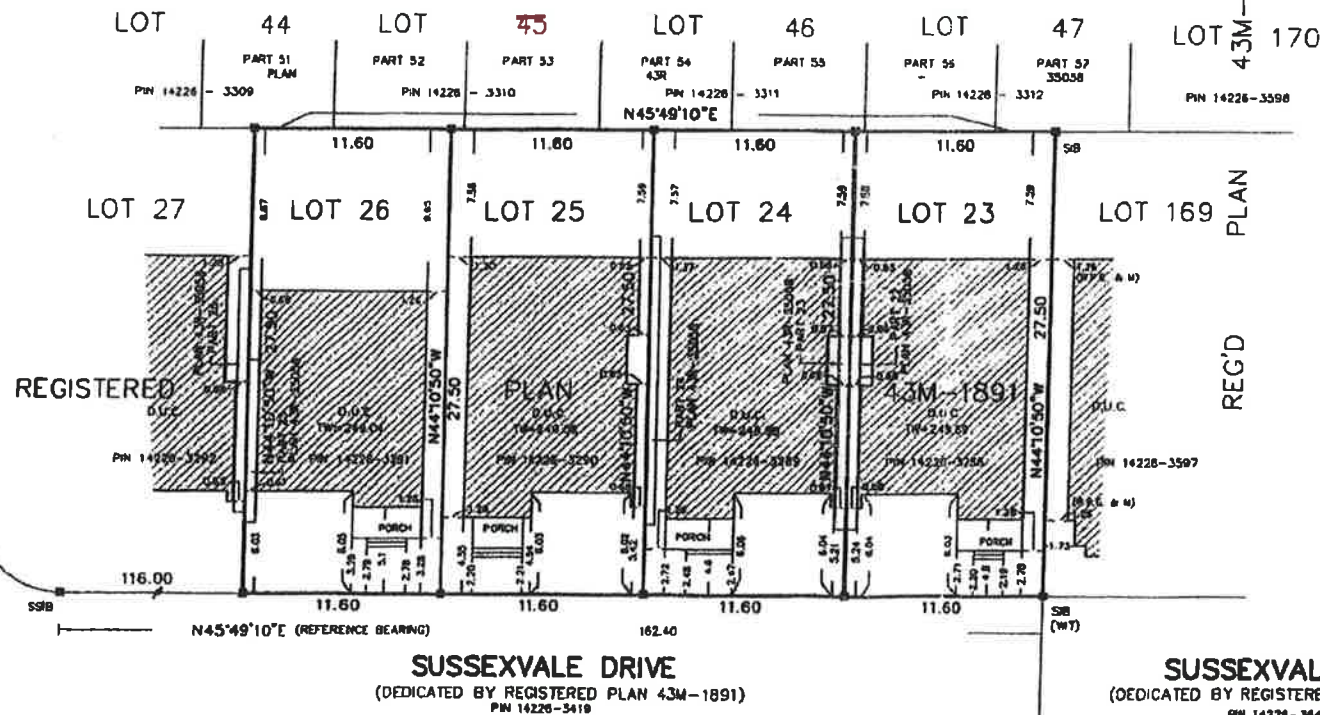
Benchmark

ELEVATIONS ARE GEODETIC AND REFERRED TO
THE CANADIAN GEODETIC VERTICAL DATUM (CGVD28)
BY DIRECT MEASUREMENT TO THE CAN-NET
GPS NETWORK

Note

ALL BOUNDARY INFORMATION SHOWN HEREON HAS BEEN
SET OR MEASURED IN ACCORDANCE WITH REGISTERED
PLAN 43M-1891 AND PLAN 43R-35058
UNLESS NOTED OTHERWISE

ALL FOUND MONUMENTS ARE HOLDING JONES
VANDERVEEN INC, O.L.S., UNLESS OTHERWISE INDICATED



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 THE 13TH DAY OF AUGUST, 2013

Jan 9th 2014
Date

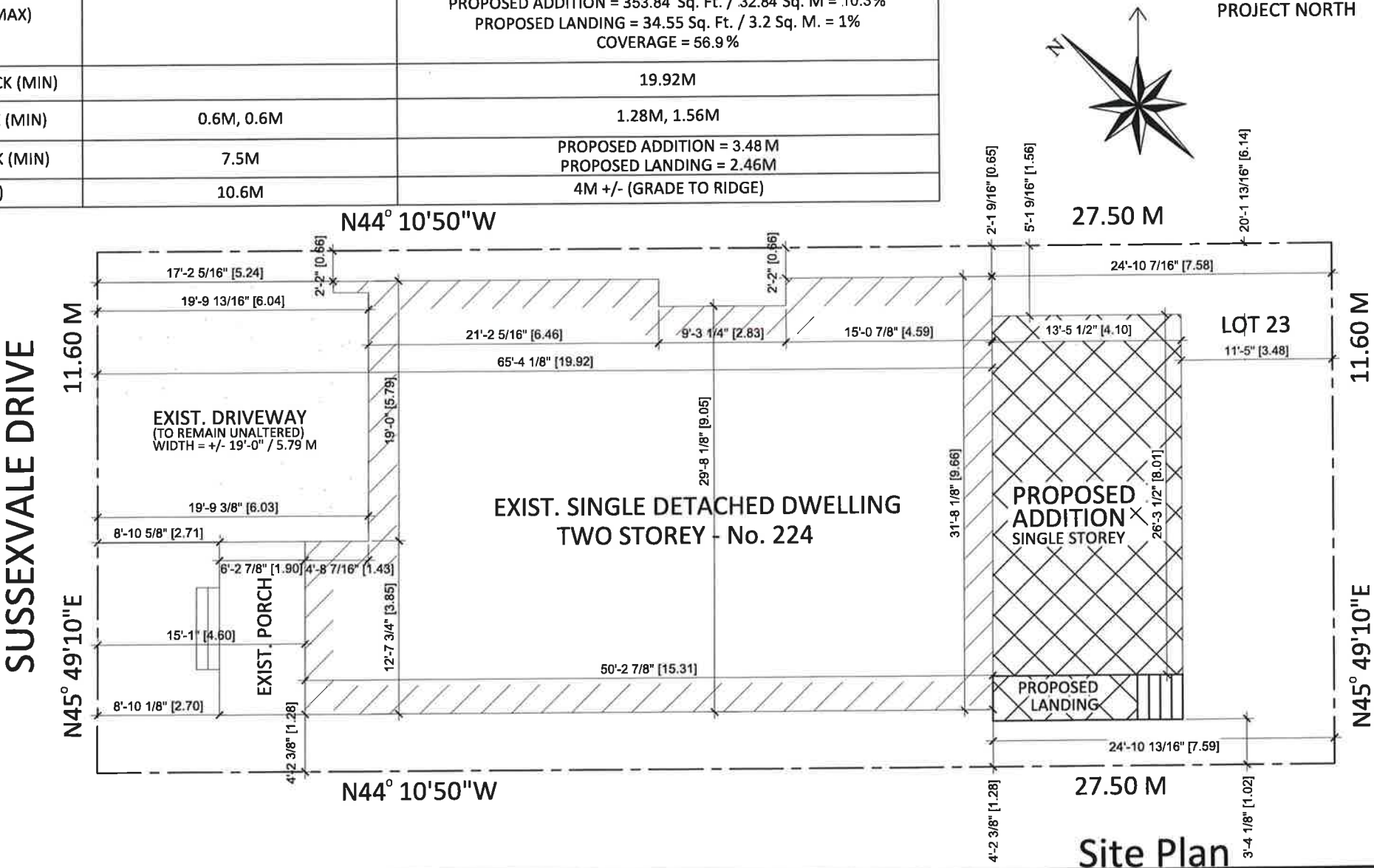
Lawrence O. Ertl
Lawrence O. Ertl
Ontario Land Surveyor



ertl surveyors
Ontario Land Surveyors
www.es-ols.com

1234 REID STREET, UNIT 10, RICHMOND HILL, L4B 1C1
TELEPHONE (905) 731-7834 FAX (905) 731-7852 EMAIL info@es-ols.com
DRAWING 12211.LT 23-26_FINAL.DWG PROJECT: 12211
CALC. BY DM, DRAWN BY DICKY, CHECKED BY L. ERTL

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)



GLAZED OPENING CALCULATIONS

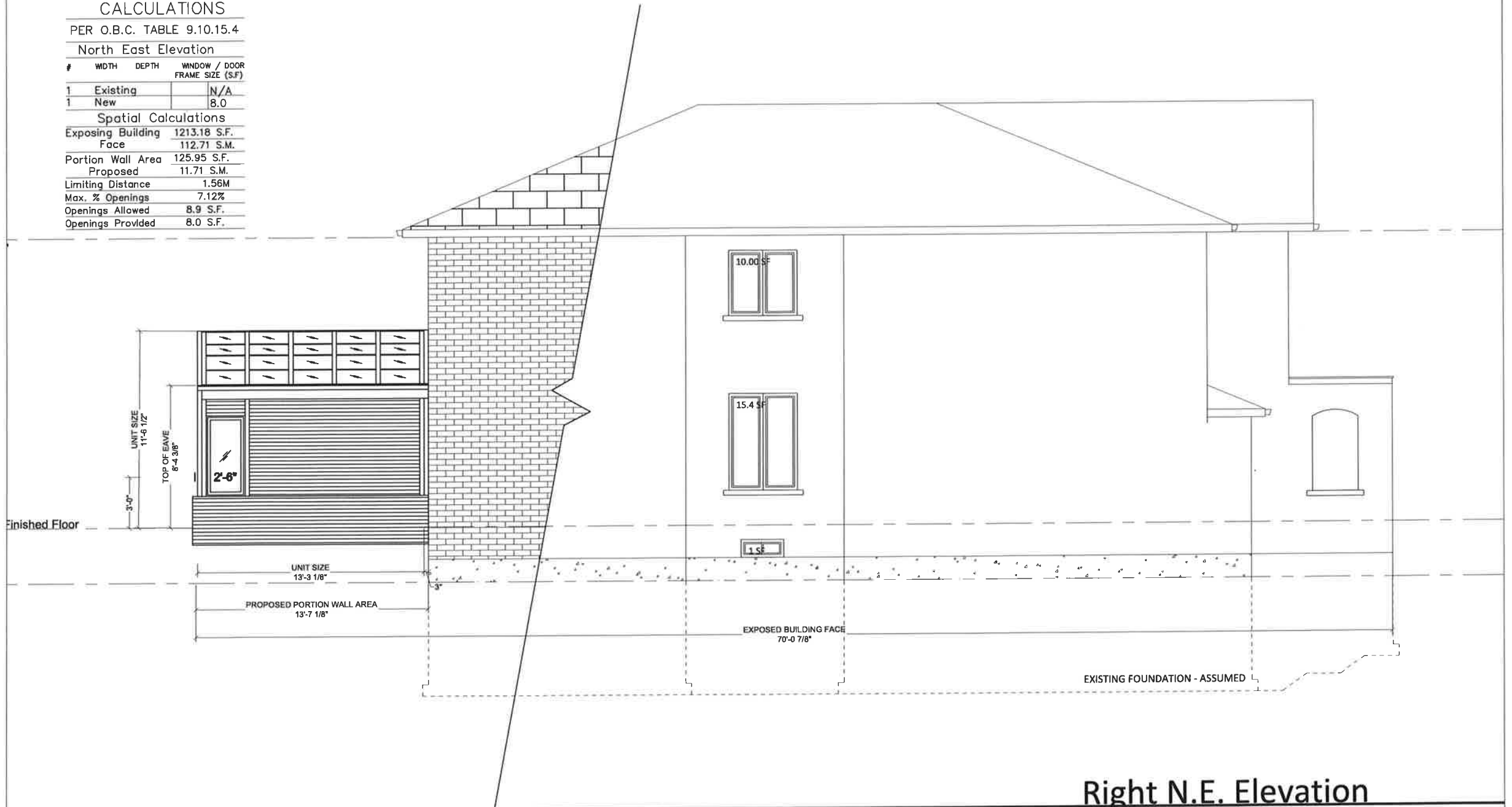
PER O.B.C. TABLE 9.10.15.4

North East Elevation

#	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)
1	Existing		N/A
1	New		8.0

Spatial Calculations

Exposing Building Face	1213.18 S.F.
Portion Wall Area Proposed	112.71 S.M.
Limiting Distance	125.95 S.F.
Max. % Openings	11.71 S.M.
Openings Allowed	1.56M
Openings Provided	7.12%
	8.9 S.F.
	8.0 S.F.



Right N.E. Elevation

GLAZED OPENING CALCULATIONS

PER O.B.C. TABLE 9.10.15.4

South West Elevation

#	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)
1	Existing		27.7
1	New		50.9

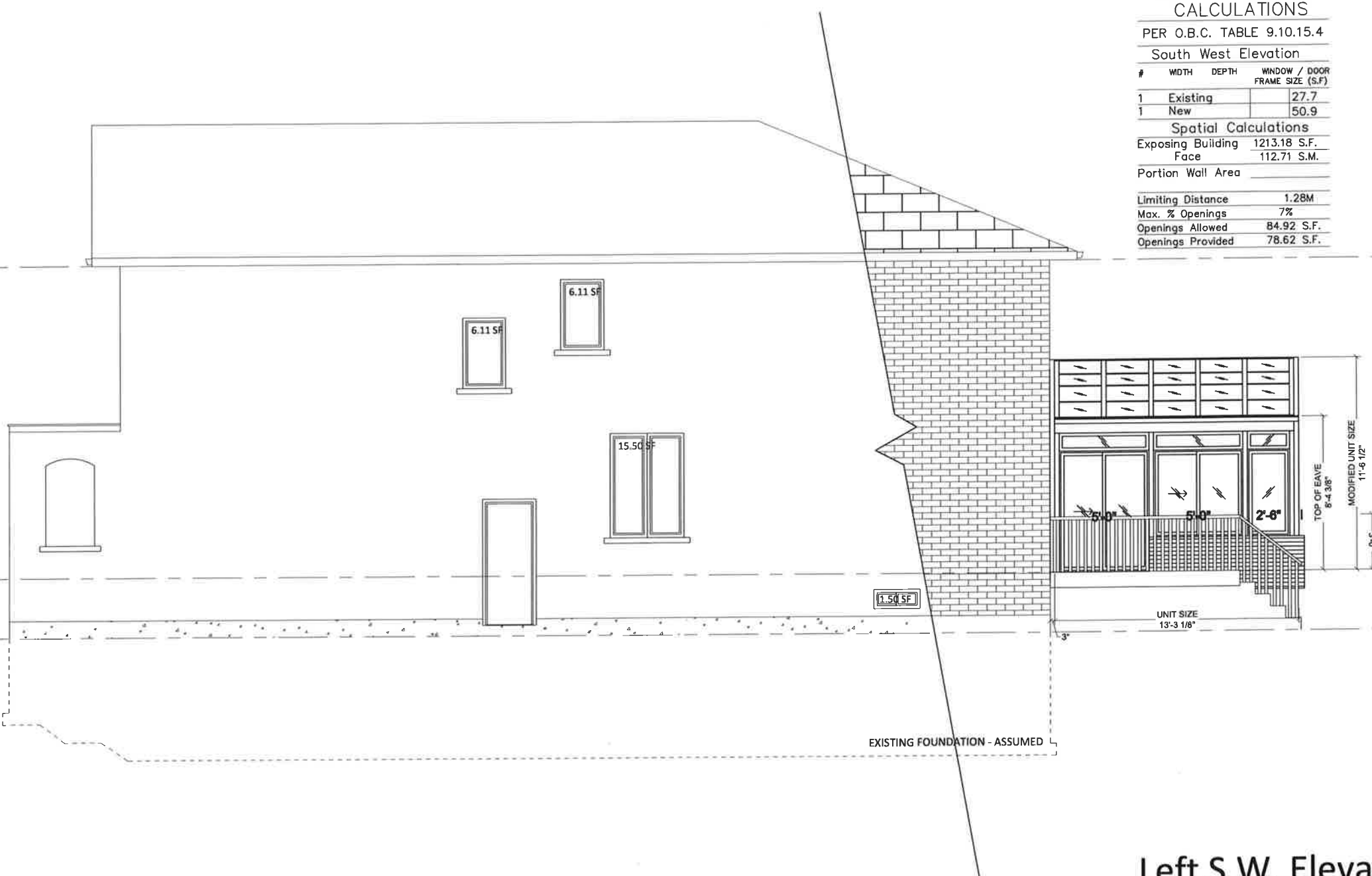
Spatial Calculations

Exposing Building Face 1213.18 S.F.

Portion Wall Area

Limiting Distance	1.28M
Max. % Openings	7%
Openings Allowed	84.92 S.F.
Openings Provided	78.62 S.F.

U/S Soffit
16' - 11 1/2"



Existing Finished Floor
0' - 0"

Grade
-(3') - 3"

EXISTING FOUNDATION - ASSUMED

Left S.W. Elevation

Project Name
Larry & Marilyn Castro
224 Sussexvale Drive, Brampton

Sheet No.

A-6

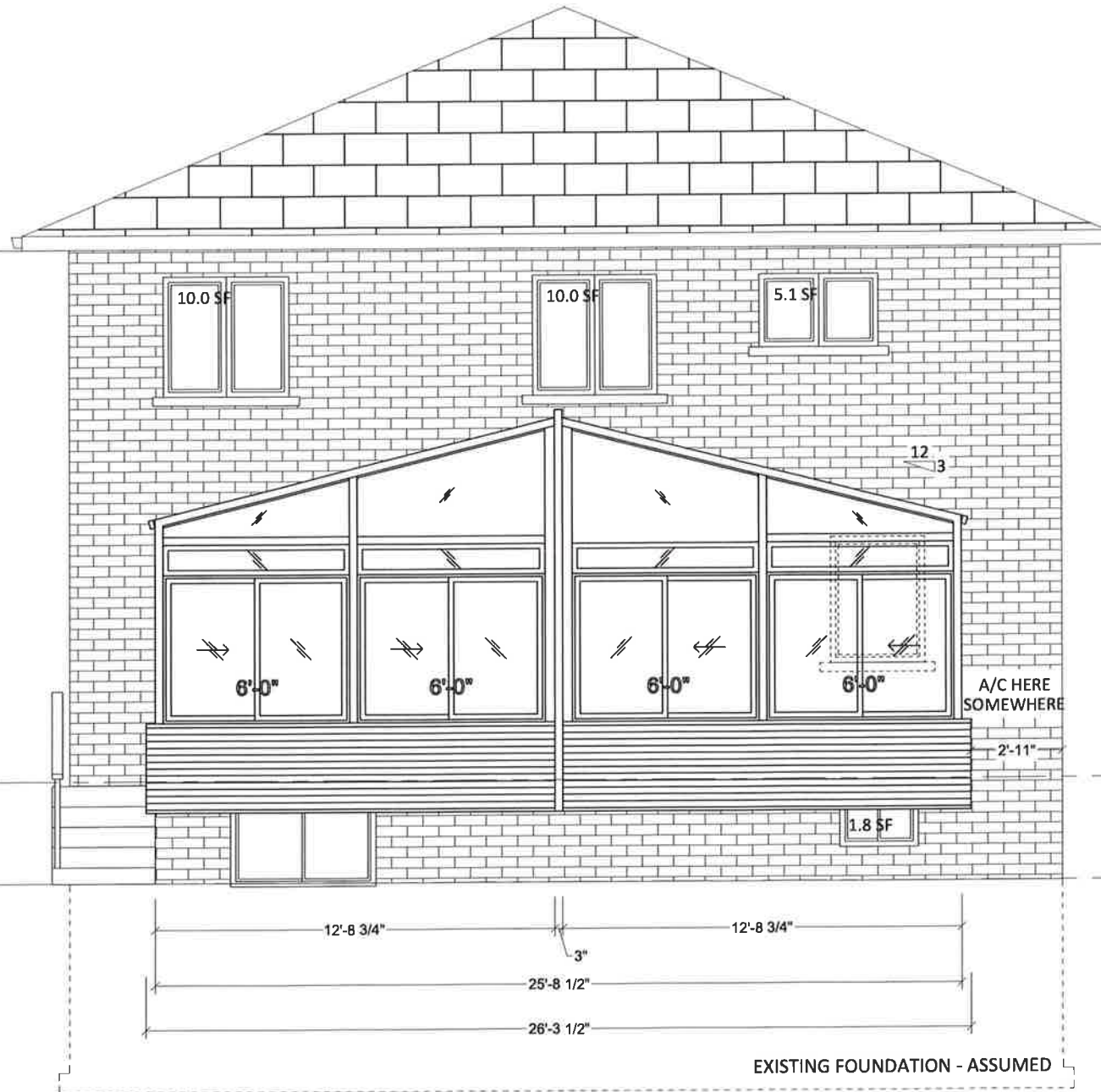
Scale 3/16" = 1'-0" Date 04/23/2023 Revision # Revision Date 11/6/2023

U/S Soffit
16' - 11 1/2"

20'-2 1/2"

Existing Finished
Floor/Addition Floor
0' - 0"

Grade
-(3') - 3"



GLAZED OPENING CALCULATIONS

PER O.B.C. TABLE 9.10.15.4

South East Elevation

#	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F)
1	Existing		26.9
1	New		157.8

Spatial Calculations

Exposing Building Face	639.51 S.F. 34.33 S.M.
---------------------------	---------------------------

Portion Wall Area

Limiting Distance	3.37M
Max. % Openings	29%
Openings Allowed	185.46 S.F.
Openings Provided	184.7 S.F.

Rear S.E. Elevation

Zoning Non-compliance Checklist

File No.
A-2023-0414

Applicant: Larry Castro and Marilyn Guzman Castro
Address: 224 Sussexvale Drive Brampton, ON L6R 3S3
Zoning: R1F-11.6-2127
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BELOW GRADE ENTRANCE			
SETBACKS	To permit a rear yard setback of 3.48m to a proposed single storey addition	Whereas the by-law requires a minimum rear yard setback of 7.5m	13.5.2(g)
BUILDING HEIGHT			
OUTSIDE STORAGE			
LOT COVERAGE			
DRIVEWAY			
FENCE HEIGHT			
ACCESSORY STRUCTURE HEIGHT			
ACCESSORY STRUCTURE SETBACK			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
GARAGE DOOR HEIGHT			

John C. Cabral

Reviewed by Zoning

2023-12-08

Date