

**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **GENEVIEVE GUALTIERI-BROWN AND PATRICK BROWN** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described Part of Lot 3, Plan BR-21 municipally known as **69 MAIN STREET SOUTH**, Brampton;

AND WHEREAS the applicants are proposing an attached 1-storey addition to the existing dwelling, including an attached garage and garden suite located above the garage and are requesting the following variance(s):

1. To permit a 3.0m (9.84 ft) interior side yard setback to the first storey whereas the by-law requires a minimum interior side yard setback of 3.89m (12.76 ft) to the first storey;
2. To permit a 3.0m (9.84 ft) interior side yard setback to the second storey whereas the by-law requires a minimum interior side yard setback of 7.78m (25.52 ft) to the second storey;
3. To permit an accessory structure (cabana) having an area of 35.91 square metres whereas the by-law permits a maximum gross floor area of 15 square metres for an individual accessory structure;
4. To permit an accessory structure (cabana) to be used for habitable space (installation of a washroom and outdoor shower) whereas the by-law does not permit an accessory structure to be used for habitable space.

**OTHER PLANNING APPLICATIONS:**

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: NO File Number: \_\_\_\_\_  
Application for Consent: NO File Number: \_\_\_\_\_

The Committee of Adjustment has appointed **TUESDAY, May 30, 2023 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. 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.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

**IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT.** This will also entitle you to be advised of an Ontario Land Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body.

**RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.**

**PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC**

DATED at Brampton Ontario, this 18th Day of May, 2023.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

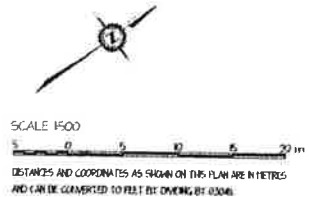
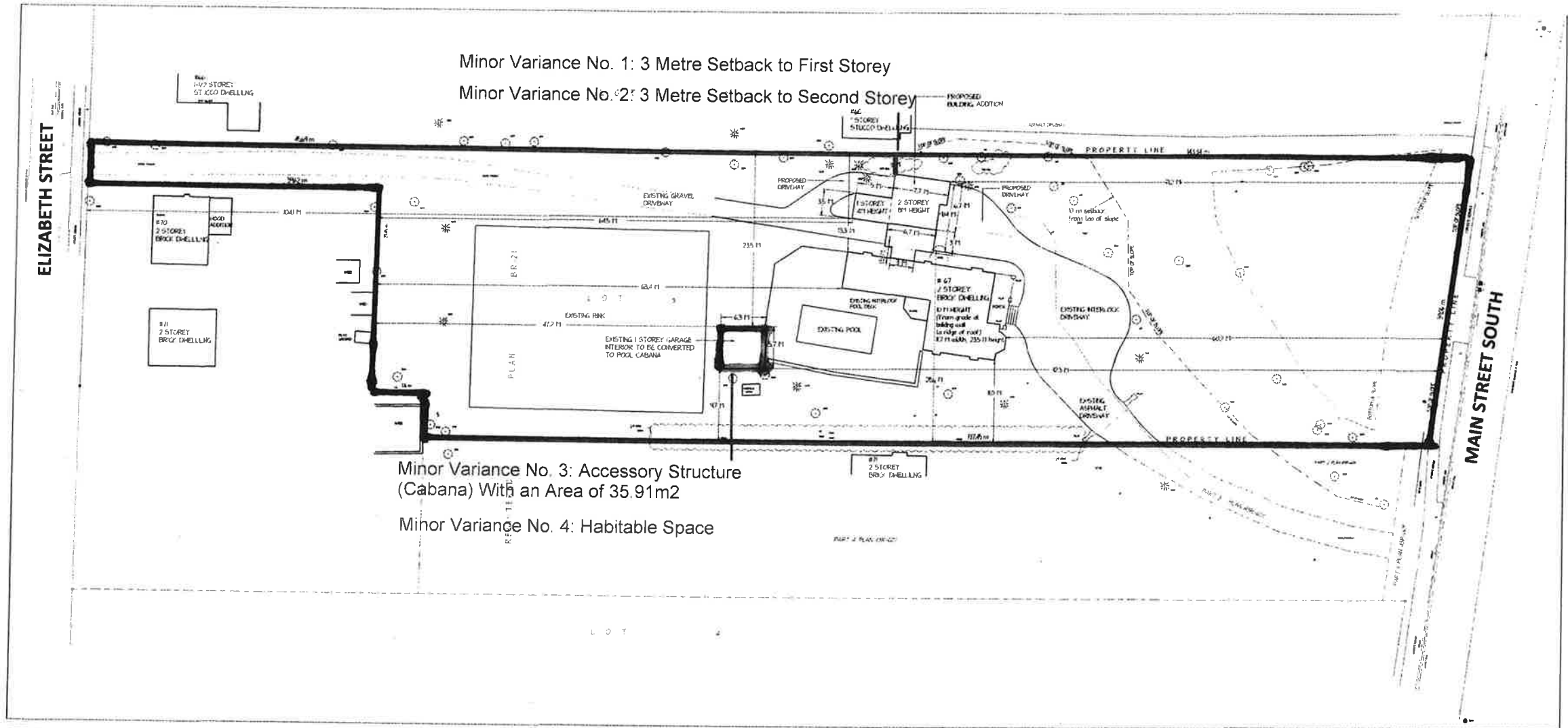
Jeanie Myers, Secretary-Treasurer  
Committee of Adjustment, City Clerk's Office,  
Brampton City Hall, 2 Wellington Street West,  
Brampton, Ontario L6Y 4R2  
Phone: (905)874-2117  
Fax: (905)874-2119  
[jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca)

Minor Variance No. 1: 3 Metre Setback to First Storey

Minor Variance No. 2: 3 Metre Setback to Second Storey

Minor Variance No. 3: Accessory Structure (Cabana) With an Area of 35.91m<sup>2</sup>

Minor Variance No. 4: Habitable Space



DARIA NARDONE LANDSCAPE ARCHITECT  
 darianardone@gmail.com  
 Tel: 416 462-0033  
 April 27, 2023  
 REV-1 May 3, 2023

STATISTICS

LOT AREA	5900 M <sup>2</sup> (63,507 SQF)	EXISTING DWELLING	GFA - 405 M <sup>2</sup> (4,360 SQF)
FRONTAGE	390.6 M (128 FT)	EXISTING GARAGE	GFA - 35 M <sup>2</sup> (377 SQF)
EXISTING LOT COVERAGE (3.6 perc.)	210 M <sup>2</sup> (2,260 SQF)	To be repurposed to Pool Cabana	
PROPOSED LOT COVERAGE	90 M <sup>2</sup> (969 SQF)	TOTAL EXISTING GFA	440 M <sup>2</sup> (4,736 SQF)
TOTAL LOT COVERAGE (51 perc.)	300 M <sup>2</sup> (3,229 SQF)	PROPOSED BUILDING ADDITION	GFA - 138 M <sup>2</sup> (1,485 SQF)
		(Access to garage, carport, 2 car garage with storage, and garden suite above)	
		TOTAL GFA	578 M <sup>2</sup> (6,222 SQF)

SITE PLAN

SKETCH OVERLAY OF SURVEY BY WAHBA SURVEYING  
 DATED MARCH 16, 2003  
 PART I,  
 PLAN OF SURVEY OF  
 PART OF LOT 3  
 (WEST OF MAIN STREET)  
 PLAN BR-21  
 CITY OF BRAMPTON  
 REGIONAL MUNICIPALITY OF PEELE

**Under the authority of the Emergency Management and Civil Protection Act and the Municipal Act, 2001, City Council approved Committee Meetings to be held electronically and/or as a hybrid meeting (both in-person and electronically).**

**Electronic/Hybrid Hearing Procedures  
How to get involved in the Hybrid Hearing**

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **May 30, 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

**How to Participate in the Hearing:**

All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, May 25, 2023.**

- Advance registration for applicants, agents and other interested persons is required by one or two options:
  1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, May 25, 2023.**
  2. To participate in-person, please email the Secretary-Treasurer at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, May 25, 2023.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Thursday, May 25, 2023.** City staff will contact you and provide you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance.

Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

- All Hearings will be livestreamed on the City of Brampton YouTube account at:  
<https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or  
<http://video.isilive.ca/brampton/live.html> .

If holding an electronic/hybrid rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca). If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

**NOTE** Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, [www.brampton.ca](http://www.brampton.ca). By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.



**DELIVERED VIA EMAIL**

Revised: May 3, 2023

A-2023-0123

April 28, 2023

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

**Attention: Ms. Jeanie Myers, Legislative Coordinator, Secretary Treasurer,  
Committee of Adjustment**

**RE: Application for Minor Variance**  
69 Main Street South  
Tax Assessment Roll No. 10-03-0-022-01700-0000, Ward 3  
Part of Lot 3, Plan BR 21  
City of Brampton, Region of Peel

Dear Madam,

In accordance with the *Planning Act*, as amended, our office is pleased to submit a Minor Variance Application to seek relief from the *City of Brampton Zoning By-law No. 270-2004*, as amended.

The proposed Minor Variance Application seeks permission to permit an attached 1-storey addition to an existing dwelling including an attached Carport and Garage with Garden Suite located above the garage, while also permitting habitable space (*e.g., Restroom & Outdoor Shower*) within an existing structure which is to be repurposed as a Cabana.

Relief from the Zoning By-law is required to permit the proposed home improvements, as follows:

1. To permit a **3-metre interior side yard setback** to the first storey, whereas the by-law requires a setback of 3.89m (*10% of the lot width*) to the first storey.

## **BLACKTHORN DEVELOPMENT CORP.**

2. To permit a **3-metre interior side yard setback** to the second storey, whereas the by-law requires a setback of 7.78m (20% of the lot width) to the second storey.
3. To permit an accessory structure (*cabana*) with an area of **35.91square metres**, whereas the by-law permits an accessory structure with a maximum area of 15 square metres.
4. To permit **habitable space** within an accessory structure (*restroom and outdoor shower*), whereas the by-law does not permit habitable space within an accessory structure.

### **Property Location & Description**

The lands subject to the enclosed Minor Variance Application are located within the City of Brampton forming part of Ward 3 and located specifically on the west side of Main Street, east of Elizabeth Street South, north of Frederick Street and south of Woodbrook Drive ("*Subject Lands*").

The Subject Lands have a Site Area of approximately 5,900 Square Metres containing an existing 2-storey Single Detached Dwelling, which is Designated per the *Heritage Act* including an existing Garage in the rear yard, which is proposed to be repurposed as a Cabana, along with an existing Skating Rink, Swimming Pool and Driveways.

The Subject Lands are serviced by existing municipal water and wastewater services.

The Subject Lands are municipally addressed as 69 Main Street South and legally described as Part of Lot 3, Plan BR 21, City of Brampton, Region of Peel.

Immediate surrounding land uses include existing residential dwellings, open spaces and institutional uses (*e.g., City Hall, Schools & Places of Worship*).

It is important to note, no alterations are proposed to the existing Single Detached Dwelling, which is designated as a heritage resource, as part of the above noted home improvements. Accordingly, a Heritage Permit should not be required to advance the proposed One Storey Addition, Carport and Garage with Garden Suite above.

### **Land Use Policies & Regulations**

The Subject Lands are subject to Provincial Plans and Policies including *A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020 Consolidation)* and *Provincial Policy Statement, 2020*.

The Subject Lands are designated 'Residential' located within the 'Central Area' per the *City of Brampton Official Plan* and 'Low Density Residential' per the *Downtown Brampton Secondary Plan, Area 7*.

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The Subject Lands are zoned 'R1A-3306' (*Residential Single Detached A Zone with Special Section*) as per the *City of Brampton Zoning By-law No. 270-2004*, as amended.

The Subject Lands are partially located within the Toronto and Region Conservation Authority Regulated Area, with the front portion of the Subject Lands located within a Flood Hazard and Crest of Slope.

It should be noted, the proposed home improvements are accessory additions within an existing condition and the proposed Carport and Garage with Garden Suite above is partially located within the 10-metre top of slope setback. However, the encroachment is minor, and the Garden Suite will only be occasionally occupied by guests. Accordingly, as the proposed home improvements are accessory uses, the encroachment within the setback is supportable.

### **Proposed Minor Variance**

As mentioned, the enclosed Minor Variance Application seeks relief from the *City of Brampton Zoning By-law No. 270-2004*, as amended.

Specifically, the enclosed Minor Variance Application seeks permission to permit an attached 1-storey addition to an existing dwelling including an attached Carport and Garage with Garden Suite located above the garage, while also permitting habitable space (*e.g., Restroom & Outdoor Shower*) within an existing structure which is to be repurposed as a Cabana.

The proposed home improvements are described as follows:

- i. A repurposing of an existing Garage of approximately 35 Square Metres in area to a Cabana which will contain a Restroom and Outdoor Shower (*e.g., Habitable Space*).
- ii. A proposed Addition to the existing dwelling of approximately 5 Square Metres, which will provide for covered access to the attached and proposed Carport and Garage with Garden Suite above.
- iii. A proposed Carport of approximately 20 Square Metres.
- iv. A proposed 2-Storey Garage of approximately 65 Square Metres with permitted Garden Suite above of approximately 48 Square Metres.

As noted, the proposed Addition, Carport and Garage with Garden Suite above are attached.

There are also driveway improvements proposed, as noted within the enclosed Site Plan which conform to the Zoning By-law in terms of permitted width being 9.14 metres.

## **BLACKTHORN DEVELOPMENT CORP.**

The total proposed additional Gross Floor Area (*GFA*) of the proposed home improvements is 138 Square Metres and the existing GFA is 440 Square Metres, with a total overall GFA of 578 Square Metres.

### **Planning Justification**

The proposed Minor Variance Application to seek permission to permit an attached 1-storey addition to an existing dwelling including an attached Carport and Garage with Garden Suite located above the garage, while also permitting habitable space (*e.g., Restroom & Outdoor Shower*) within an existing structure, which is to be repurposed as a Cabana represents a minor departure from the Zoning By-law, maintains the general intent of the Zoning By-law, meets the general intent of the Official Plan, and represents an appropriate use of the Subject Lands.

#### Purpose and Intent of Official Plan:

The Subject Lands are located within the City's Downtown or Central Area with an existing Heritage Dwelling.

The proposed home improvements do not impact the existing Heritage Dwelling and the proposed relief, from the Zoning By-law, to permit a 3 metre interior side yard setback from the 1<sup>st</sup> and 2<sup>nd</sup> storey for the proposed addition, carport and garage with a garden suite does not represent redevelopment of the Subject Lands but rather, the addition of accessory uses, which are attached to the existing Dwelling. Further, the proposed relief to permit habitable space within an existing structure to be repurposed as a cabana is supportable, in that, the addition of a restroom and outdoor shower are common features within a cabana.

The encroachment of the proposed garage with the garden suite, within the 10m setback of the top of slope is a minor encroachment and will not impact the slope as its within the setback of the slope.

Accordingly, the proposed Minor Variance does not undermine the Official Plan's intent to maintain and protect heritage resources including the stable neighbourhood character, while also ensuring no new structures are located within an environmental feature, with only a minor encroachment of the garage and garden suite within the 10-metre slope setback.

#### Purpose and Intent of the Zoning By-law:

As mentioned, the Subject Lands are zoned 'R1A-3306' (*Residential Single Detached A Zone with Special Section*) as per the *City of Brampton Zoning By-law No. 270-2004*, as amended.

The applicable Zone does permit the proposed home improvements and the relief sought from the Zoning By-law is minor, in that, the 3-metre interior side yard setback proposed is in keeping



## **BLACKTHORN DEVELOPMENT CORP.**

with Older, Mature Neighbourhoods provisions per Section 10.27 of the general provisions for residential zones, which requires a 3-metre interior side yard setback for lots which have a frontage 30-metres or greater.

The proposed relief to permit habitable space within the existing structure to be repurposed as a cabana (*accessory structure*) is also minor, in that, the addition of a restroom and outdoor shower is commonplace and will be complimentary to the existing swimming pool. Further, a Permit will be obtained for the introduction of plumbing.

Lastly, the overall GFA of 578 Square Metres and Floor Space Index of 0.10 for both existing structures and the proposed additions conforms to the Zoning By-law's Section 3306, which permits a floor space index of 0.35 times the lot area and a maximum GFA of 750 Square Metres.

Accordingly, the proposed Minor Variance maintains the intent of the Zoning By-law by adhering to the Older, Mature Neighbourhoods interior side yard setback requirement and introducing a restroom and outdoor shower within an existing structure to be repurposed as a cabana.

### Minor in Nature:

The proposed Minor Variance is minor in nature, in that, the Heritage Dwelling is not being altered as a result of the proposed addition and the introduction of habitable space within an existing structure to be repurposed as a cabana will not cause any adverse impacts while being complimentary to the existing swimming pool. The attached addition, carport and garage with garden suite are located within the side yard and does not generate any exceedance in permitted GFA or coverage.

### Desirable for the Appropriate Development of Land:

The proposed Minor Variance will facilitate common home improvements, without impacting the existing character of the neighbourhood or impacts to the exiting Heritage dwelling and no encroachment within any natural feature, with only a minor encroachment within the slope setback, for the garage with garden suite.

Accordingly, the proposed Minor Variance represents an appropriate use, which will ensure the continued enjoyment of a residential dwelling within the City's Downtown.

Based on the above, applicable policies and regulations, it is my professional opinion the proposed Minor Variance Application is representative of good land use planning.



## **BLACKTHORN DEVELOPMENT CORP.**

### **Submission Items**

In support of a complete application for the enclosed Minor Variance Application, our office is pleased to provide the following Submission Requirements:

- One (1) original copy of a fully completed Minor Variance Application Form including Agent Authorization Form and Permission to Enter Form, as prepared by the undersigned and executed by the Registered Owner.
- Two (2) copies of a Plan of Survey, as prepared by MacKay, MacKay & Peters Limited.
- Two (2) copies of a revised Site Plan, sized at 8.5 x 14, showing the location of the existing and proposed structures and proposed use, as prepared by Daria Nardone.

The required Application Fee of \$699.00 made payable to the Treasurer, City of Brampton was submitted under separate cover.

End of Submission Items enclosed.

### **Committee of Adjustment Hearing & Public Notice**

It is respectfully requested the enclosed Minor Variance Application be considered at the **May 30<sup>th</sup>, 2023**, Committee of Adjustment Hearing.

Please contact the undersigned to provide any comments and Public Notice requirements for the enclosed Minor Variance Application.

Your attention regarding the processing of the enclosed Minor Variance Application is greatly appreciated.

Should you have any questions or require further information, please do not hesitate to contact the undersigned.

Yours truly,  
**BLACKTHORN DEVELOPMENT CORP.**

Maurizio Rogato, B.U.R.Pl., M.C.I.P., R.P.P.  
Principal

Copy:

Client (Encl.)  
Mr. Alex Sepe, MCIP, RPP, Principal Planner (A), Development Services



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)** Genieve Gualtieri-Brown & Patrick Brown  
**Address** 69 Main Street South, Brampton ON, L6Y 1M9

**Phone #** (647) 964-9762 **Fax #** \_\_\_\_\_  
**Email** gualtieri.genieve@gmail.com

2. **Name of Agent** Maurizio Rogato - Blackthorn Development Corp.  
**Address** PO Box 943, Kleinburg, ON L0J 1C0

**Phone #** (416) 888-7159 **Fax #** \_\_\_\_\_  
**Email** mrogato@blackthorncorp.ca

3. **Nature and extent of relief applied for (variances requested):**  
 1) To permit a 3m setback to the first storey, whereas the by-law requires a setback of 3.89m (10% of the lot width) to the first storey.  
 2) To permit a 3m setback to the second storey, whereas the by-law requires a setback of 7.78m (20% of the lot width) to the second storey.  
 3) To permit an accessory structure (cabana) with an area of 35.91m2, whereas the by-law permits an accessory structure with a maximum area of 15m2.  
 4) To permit habitable space within an accessory structure (installation of a washroom?), whereas the by-law does not permit habitable space within an accessory structure.

4. **Why is it not possible to comply with the provisions of the by-law?**  
 1) The by-law requires a setback of 3.89m (10% of the lot width) to the first storey and a 3m setback is sought.  
 2) The by-law requires a setback of 7.78m (20% of the lot width) to the second storey and a 3m setback is being sought.  
 3) The by-law permits an accessory structure with a maximum area of 15m2 and an area of 35.91 m2 is being sought.  
 4) The by-law does not permit habitable space within an accessory structure and habitable space within an accessory structure is being sought.

5. **Legal Description of the subject land:**  
**Lot Number** Pt. Lot 3  
**Plan Number/Concession Number** Plan BR-21  
**Municipal Address** 69 Main Street South

6. **Dimension of subject land (in metric units)**  
**Frontage** Approx 39 metres  
**Depth** North Approx 189 metres, South Approx 144 metres  
**Area** Approx 5900 Square Metres

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:

Existing 2 Storey Brick Dwelling - approx 23.5 m long & 11.7 m wide, 10 m in height, 175 Sq m Ground Floor Area & 405 Sq m GFA.

Existing frame Garage (to be repurposed as a Cabana) - approx 6.3 m long & 5.7 m wide, 3 m in height, 35 Sq m Ground Floor Area & 35 Sq m GFA.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Proposed Building Addition including 1 Storey addition to existing 2 Storey Brick Dwelling - approx 3 m long and 1.5 m wide, 3 m in height, & 5 Sqm GFA, Adjoining Car Port - approx 6.7 m long, 3m wide, 3.6 metres in height, 20 Sq m of Ground Floor Area and 20 Sq m GFA and adjoining 2 Storey Garage containing Garden Suite - approx 12.7 m long & 6.7m wide, 7 metres in height, 55 Sq m of Ground Floor Area, 113 Sqm GFA. The proposed 1 Storey addition, carport and 2 Storey garage with garden suite are all attached.

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 Dwelling - approx 60.2 m, Frame Garage - approx 92.3 m
Rear yard setback Dwelling - approx 63.4 m, Frame Garage - approx 47.2 m
Side yard setback Dwelling - approx 13.3 m, Frame Garage - approx 29.5 m
Side yard setback Dwelling - approx 11.1 m, Frame Garage - approx 9.7 m

PROPOSED

Front yard setback Proposed Building Addition including 2 Storey Garage containing Garden Suite including Car Port and Extension- approx 71.2 m
Rear yard setback Proposed Building Addition including 2 Storey Garage containing Garden Suite including Car Port and Extension- approx 64.5 m
Side yard setback Proposed Building Addition including 2 Storey Garage containing Garden Suite including Car Port and Extension- approx 3 m
Side yard setback Proposed Building Addition including 2 Storey Garage containing Garden Suite including Car Port and Extension- approx 28.6 m

10. Date of Acquisition of subject land: 2022

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: 1871

15. Length of time the existing uses of the subject property have been continued: Unknown

16. (a) What water supply is existing/proposed?

Municipal [checked] Other (specify)
Well [ ]

(b) What sewage disposal is/will be provided?

Municipal [checked] Other (specify)
Septic [ ]

(c) What storm drainage system is existing/proposed?

Sewers [checked] 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?

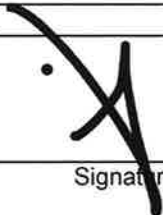
Yes  No

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 Vaughan \_\_\_\_\_

THIS 27th DAY OF April, 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.

Maurizio Rogato - Blackthorn Development Corp. OF THE City \_\_\_\_\_ OF Vaughan \_\_\_\_\_

IN THE Region \_\_\_\_\_ OF York \_\_\_\_\_ 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 Vaughan \_\_\_\_\_

IN THE Region \_\_\_\_\_ OF

York \_\_\_\_\_ THIS 28 DAY OF

April, 2023.

  
\_\_\_\_\_  
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

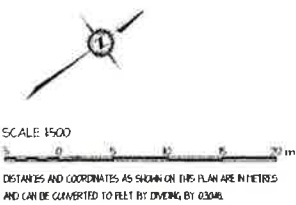
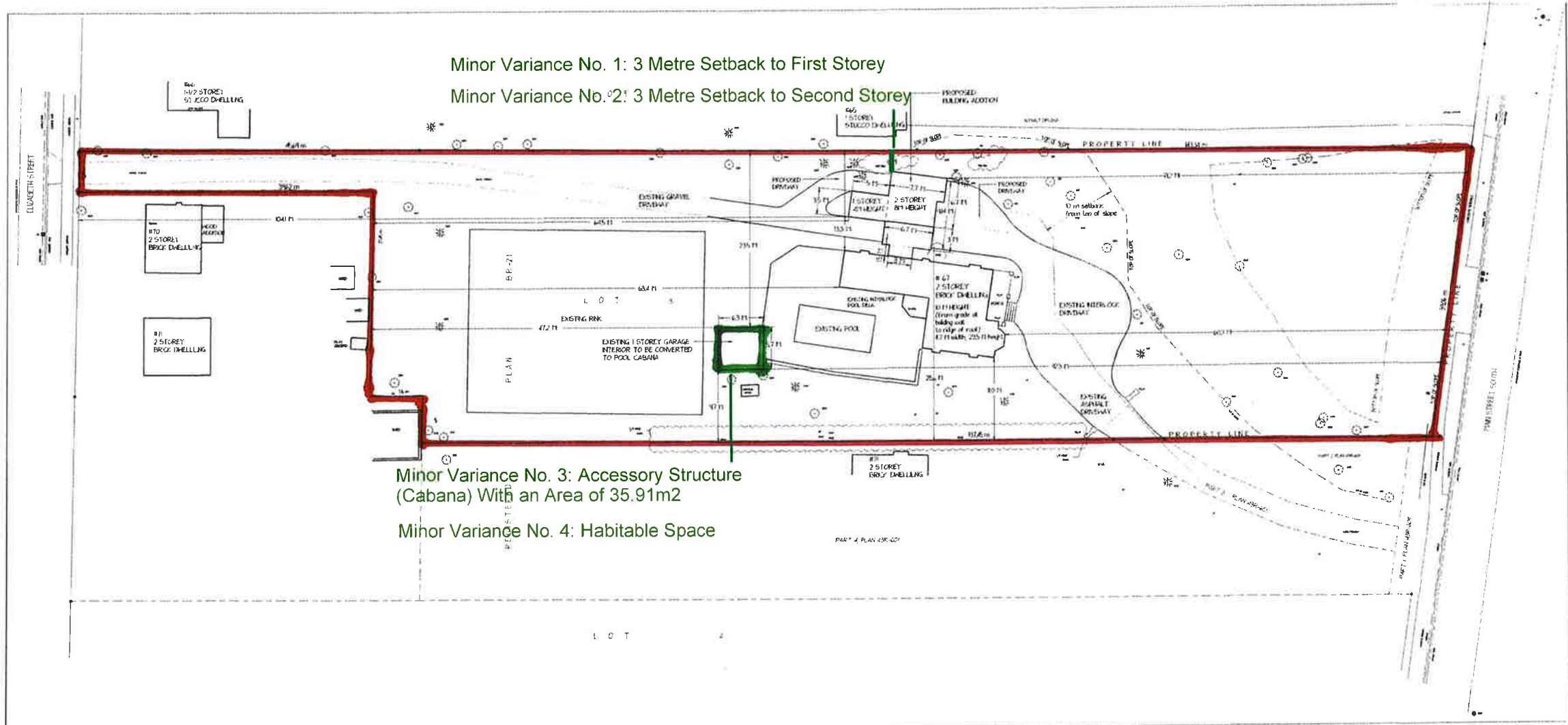
DATE RECEIVED MAY 1, 2023.

Minor Variance No. 1: 3 Metre Setback to First Storey

Minor Variance No. 2: 3 Metre Setback to Second Storey

Minor Variance No. 3: Accessory Structure (Cabana) With an Area of 35.91m<sup>2</sup>

Minor Variance No. 4: Habitable Space



DARIA NARDONE LANDSCAPE ARCHITECT  
 darianardone@gmail.com  
 Tel: 416 462-0033  
 April 27, 2023  
 REV-1 May 3, 2023

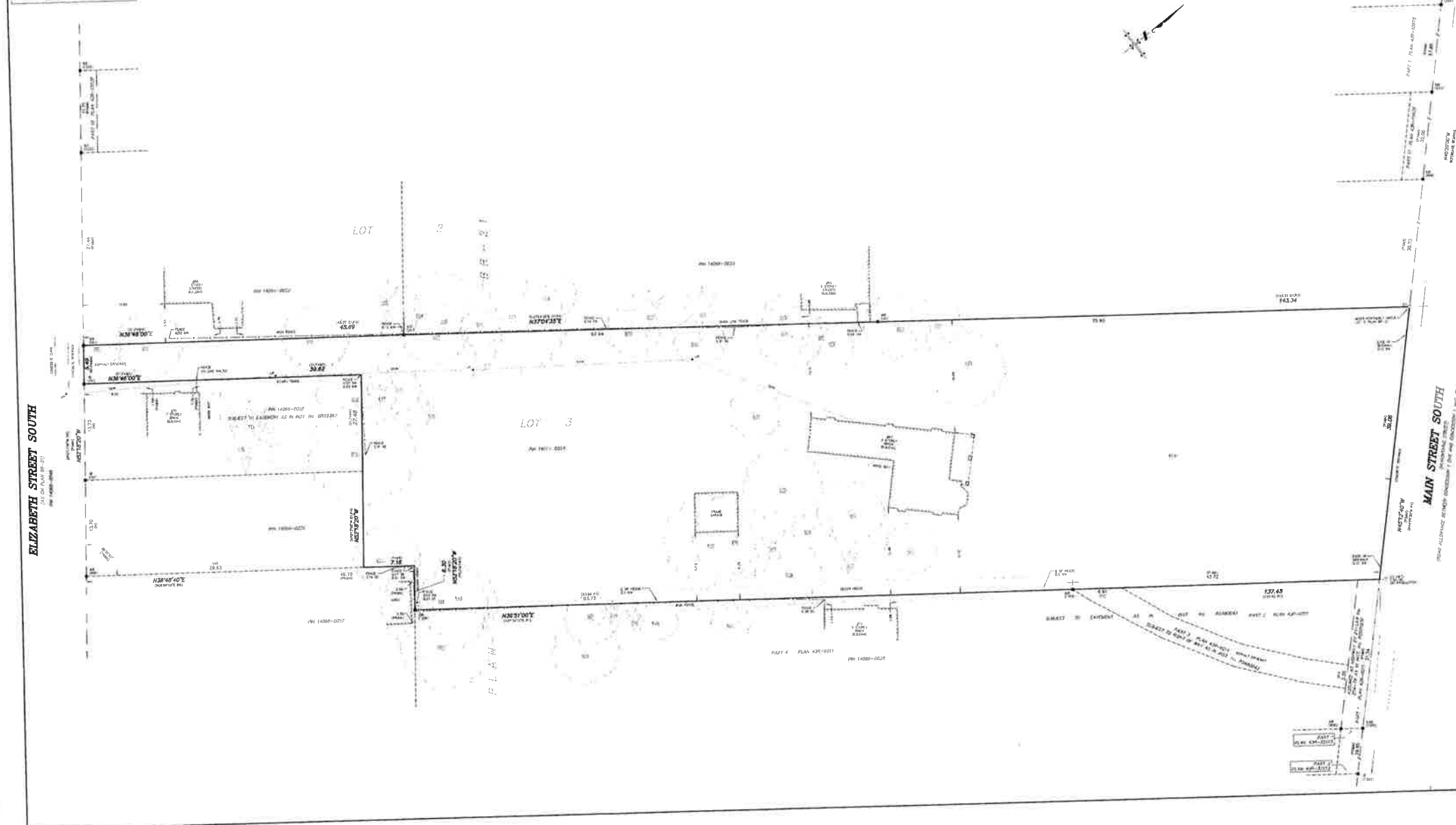
STATISTICS

LOT AREA	5900 M <sup>2</sup> (63,507 SQF)	EXISTING DWELLING	GFA - 405 M <sup>2</sup> (4,360 SQF)
FRONTAGE	39.06 M (128 FT)	EXISTING GARAGE	GFA - 35 M <sup>2</sup> (377 SQF)
EXISTING LOT COVERAGE (3.6 perc.)	210 M <sup>2</sup> (2,260 SQF)	To be re-converted to Pool Cabana	
PROPOSED LOT COVERAGE	90 M <sup>2</sup> (969 SQF)	TOTAL EXISTING GFA	440 M <sup>2</sup> (4,736 SQF)
TOTAL LOT COVERAGE (51 perc.)	300 M <sup>2</sup> (3,229 SQF)	PROPOSED BUILDING ADDITION	GFA - 138 M <sup>2</sup> (1,485 SQF)
		(Access to garage, carport, 2 car garage with storage, and garden suite above)	
		TOTAL GFA	578 M <sup>2</sup> (6,222 SQF)

SITE PLAN

SKETCH OVERLAY OF SURVEY BY WAHBA SURVEYING DATED MARCH 16, 2003  
 PART 1,  
 PLAN OF SURVEY OF  
 PART OF LOT 3  
 (WEST OF MAIN STREET)  
 PLAN BR-21  
 CITY OF BRANTFORD  
 REGIONAL MUNICIPALITY OF PEELE

PLAN BEING PART 1  
MUST BE READ IN CONJUNCTION WITH  
SHEET REPORT PART 21



**SURVEYOR'S REAL PROPERTY REPORT**  
**PLAN OF SURVEY OF**  
**PART OF LOT 3**  
**(WEST OF MAIN STREET)**  
**PLAN BR-21**

BEING IN THE  
**CITY OF BRAMPTON**  
 REGIONAL MUNICIPALITY OF PEEL  
 SCALE: 1:500

MARKAY, MARKAY & PETERS LIMITED - ONTARIO LAND SURVEYORS  
 © 2000

**SHORT AS MENCIONED BY MAIN STREET SOUTH**  
**REPORT SUMMARY (PART 2)**

THIS REPORT IS A SUMMARY OF THE SURVEY AND IS NOT TO BE USED AS A SUBSTITUTE FOR THE FULL REPORT.

**REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:**  
 THERE ARE NO REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY AFFECTING THIS SURVEY.

**ADDITIONAL REMARKS:**  
 NONE.

**METRIC** ON ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED

- Legend:**
- 1. EXISTING SURVEYED PLANS
  - 2. EXISTING UNDEVELOPED PLANS
  - 3. EXISTING EXHAUSTIVE SURVEY
  - 4. EXISTING AS-BUILT
  - 5. EXISTING EASEMENTS
  - 6. EXISTING RIGHTS-OF-WAY
  - 7. EXISTING PLANNED
  - 8. EXISTING CONVEYANCE INSTRUMENT
  - 9. EXISTING PLAN
  - 10. EXISTING SURVEY
  - 11. EXISTING SURVEY WITH PARTIAL SURVEY
  - 12. EXISTING SURVEY WITH PARTIAL SURVEY
  - 13. EXISTING SURVEY WITH PARTIAL SURVEY
  - 14. EXISTING SURVEY WITH PARTIAL SURVEY
  - 15. EXISTING SURVEY WITH PARTIAL SURVEY
  - 16. EXISTING SURVEY WITH PARTIAL SURVEY
  - 17. EXISTING SURVEY WITH PARTIAL SURVEY
  - 18. EXISTING SURVEY WITH PARTIAL SURVEY
  - 19. EXISTING SURVEY WITH PARTIAL SURVEY
  - 20. EXISTING SURVEY WITH PARTIAL SURVEY

**Surveyor's Declaration:**

I, the undersigned, being duly sworn, depose and say that I am a duly qualified and licensed Ontario Land Surveyor, and that I have personally supervised the execution of the above described survey, and that the same is true and correct to the best of my knowledge and belief.

**Signature:**

\_\_\_\_\_

**MMP**  
 MARKAY, MARKAY & PETERS LIMITED  
 LAND SURVEYORS & ENGINEERS

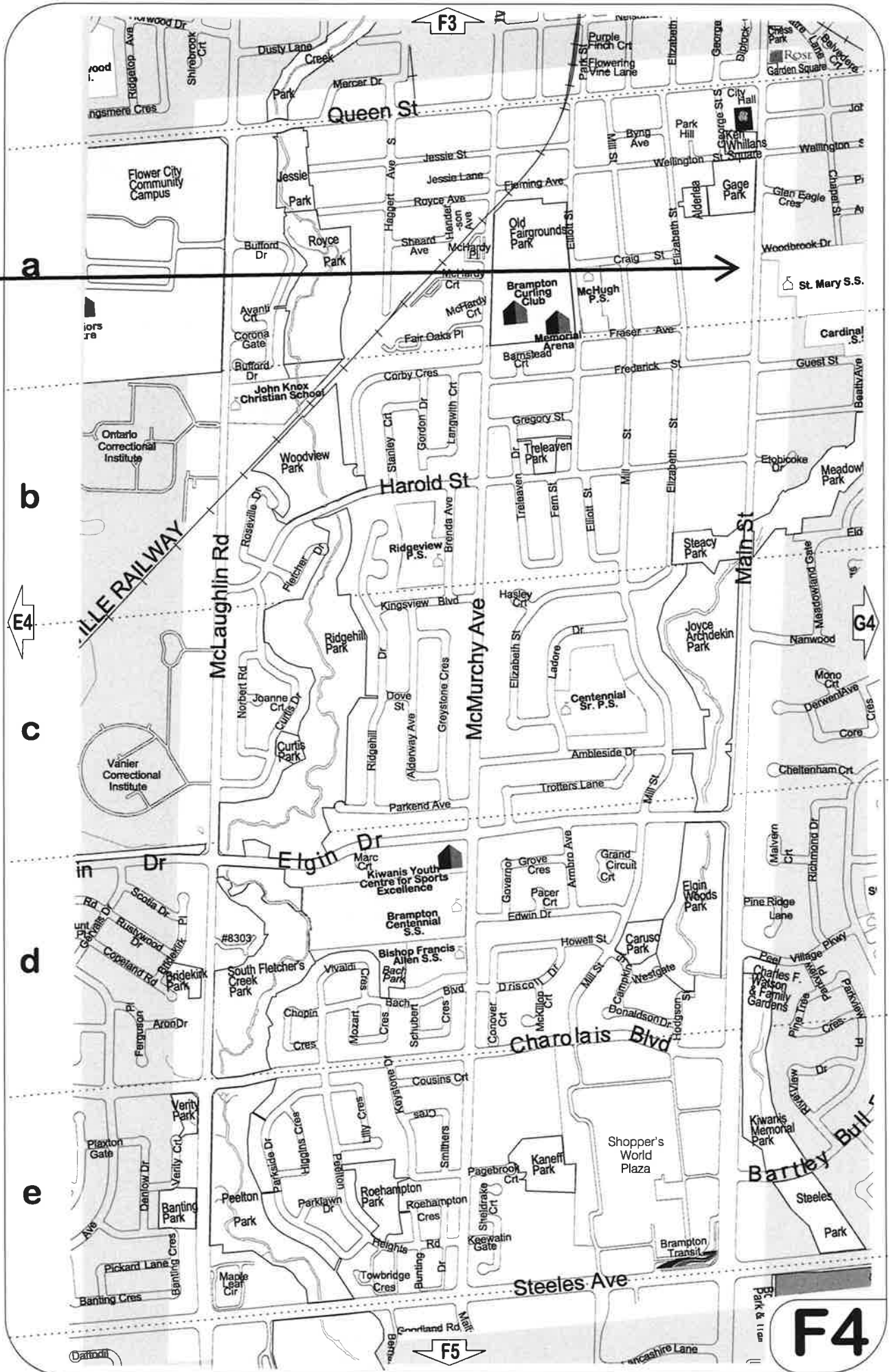
**ASSOCIATION OF ONTARIO  
 LAND SURVEYORS**  
 PLAN REGISTRATION  
 2127653

**THE PLAN IS NOT VALID  
 UNLESS IT IS REGISTERED  
 UNDER THE SURVEYORS  
 ACT, 1997.**

20-090



A-2023-0123



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b

c

d

e

F3

E4

G4

F5

F4