



Committee of Adjustment

APPLICATION FOR MINOR VARIANCE

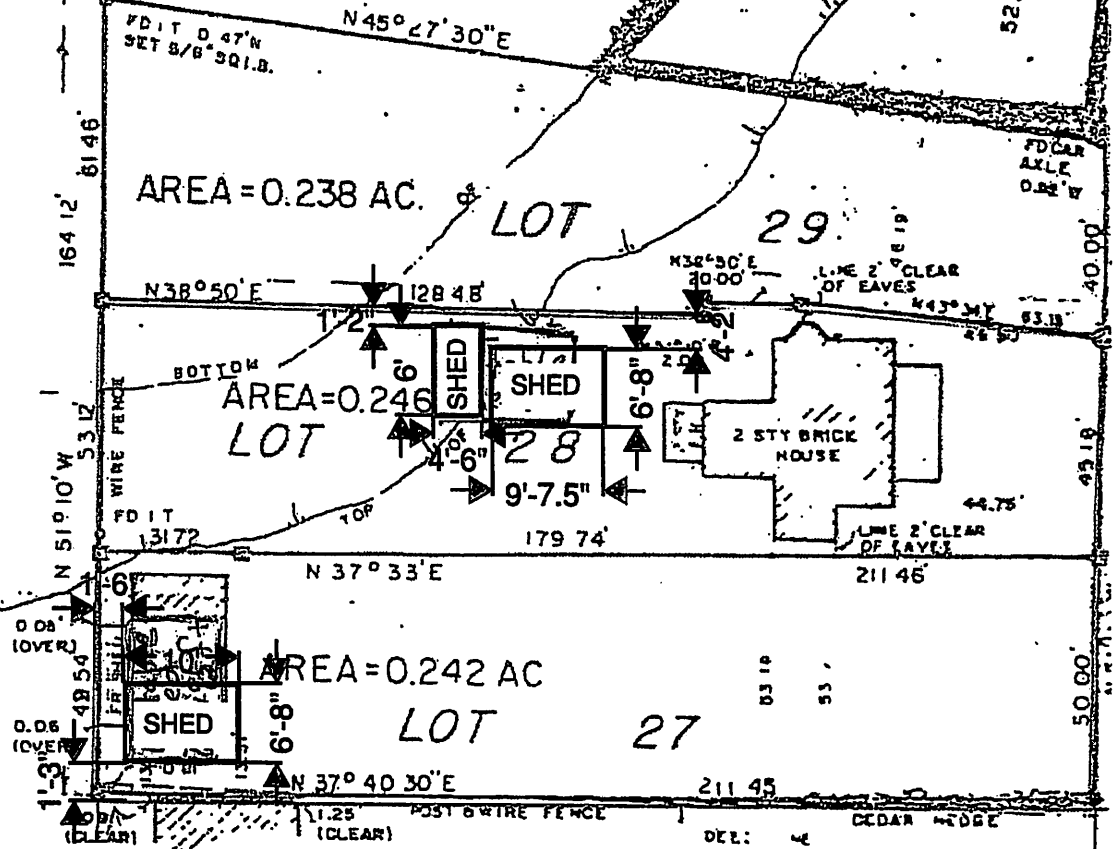
Jeanie Myers, Secretary-Treasurer
Committee of Adjustment
City Clerk's Office,
Brampton City Hall
2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca

NELSON STREET EAST (NOT OPEN)

LOT 30

LOT 31

LOT 32



REGISTERED PLAN NO BR - 2

LOT 22

LOT 23

LOT 24

LOT 25

LOT 26

QUEEN STREET EAST

CHRISTINE MERRIFIELD - 13 Scott St.

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 during the COVID-19 Emergency

**Electronic Hearing Procedures
How to get involved in the Virtual Hearing**

Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committee are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

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, November 26, 2020.**
- Advance registration for applicants, agents and other interested persons is required to participate in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm, Friday, November 27, 2020.**
 - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. 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 **4:30 pm, Friday, November 27, 2020.** City staff will contact you and provide you with further details.
- 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 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 or 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. 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.



FILE NUMBER: A-2020-0119

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, 905-874-2118.

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 the By-Law _____.

1. Name of Owner(s) CHRISTINE MERRIFIELD
Address 13 SCOTT STREET
BRAMPTON ONTARIO L6V 1R9

Phone # 905-451-0095 Fax # _____
Email christie1321@yahoo.com

2. Name of Agent _____
Address _____

Phone # _____ Fax # _____
Email _____

3. Nature and extent of relief applied for (variances requested):

Legal Non Conforming 3 PLEX
is requested.

4. Why is it not possible to comply with the provisions of the by-law?

Currently the dwelling is zoned as
a non-conforming Duplex - 2 family home

5. Legal Description of the subject land:

Lot Number PT LOTS 27, 28
Plan Number/Concession Number PLAN BR2
Municipal Address CITY OF BRAMPTON, REGIONAL MUNICIPALITY OF PEEL
13 SCOTT ST.

6. Dimension of subject land:

Frontage 50'
Depth 211'
Area 0.242 AC LOT27 / LOT28 0.246

7. Access to the subject land is by:

Provincial Highway ☐
Municipal Road Maintained All Year ☒
Private Right-of-Way ☐

Seasonal Road ☐
Other Public Road ☐
Water ☐

8. Particulars of all buildings and structures on or proposed for the subject land: (specify ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land:

- 1) $6\frac{1}{2}$ ft x $9\frac{1}{2}$ ft Portable Utility Shed - BACK South/West
CORNER
2) $4\frac{1}{2}$ x 6 ft Portable Utility Shed }
3) $9\frac{1}{2}$ x $6\frac{1}{2}$ Portable Utility Shed } - BACK NORTH SIDE
4) 2^{1/2} story BRICK dwelling - 3600 sq feet -

PROPOSED BUILDINGS/STRUCTURES on the subject land:

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

EXISTING

Front yard setback

Rear yard setback

Side yard setback

Side yard setback

2 feet - NORTH South-West CORNER
2 feet - NORTH SIDE
4 feet - West Side
NORTH

PROPOSED

Front yard setback

Rear yard setback

Side yard setback

Side yard setback

10. Date of Acquisition of subject land: JUNE 1984
11. Existing uses of subject property: LEGAL non-Conforming Duplex.
12. Proposed uses of subject property: Triplex
13. Existing uses of abutting properties: Residential
14. Date of construction of all buildings & structures on subject land: 1964
15. Length of time the existing uses of the subject property have been continued: _____

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

☐

Swales

☐

Other (specify) _____

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 _____
File # _____ Decision _____
File # _____ Decision _____

Relief _____
Relief _____
Relief _____

Christine Merrifield
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON,
THIS 26 DAY OF OCTOBER, 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, CHRISTINE MERRIFIELD 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 26th DAY OF
October, 2020

Heanie Myers
A Commissioner etc.

Christine Merrifield
Signature of Applicant or Authorized Agent
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires April 8, 2021.

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

R1B, MATURE NEIGH

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

Hothi S
Zoning Officer

OCT. 27. 2020
Date

DATE RECEIVED October 26, 2020

NELSON STREET EAST (NOT OPEN)

LOT 30

AREA = 0.238 AC.

LOT 29

52.80'

LOT 31

AREA = 0.246

LOT 28

2 STY BRICK HOUSE

LOT 32

AREA = 0.242 AC

LOT 27

211.45'

REGISTERED PLAN N^o BR - 2

N →

LOT 22

LOT 23

LOT 24

LOT 25

LOT 26

LOT 22

LOT 23

LOT 24

LOT 25

LOT 26

QUEEN STREET EAST

CHRISTINE MERRIFIELD - 13 Scott St



The Corporation Of The City Of Brampton

Public Works and Building Department

June 29, 1984

RECEIVED JUL - 5 1984

Callahan & Leschied
Suite 201
60 Queen Street East
Brampton, Ontario
L6V 1A9

re: Merrifield p/f Zadavec
13 Scott Street

Dear Sir:

Please be advised that the above mentioned property is zoned Residential R1B and subject to the provisions of By-law 200-82.

Prior to the passage of By-law 200-82 the property was zoned to permit a duplex with a maximum of two dwelling units.

(18-27 did allow duplex.)

There is a deed restriction registered on the property restricting its use to two families.

As we are not in receipt of a copy of legal survey showing a building located thereon, we are unable to confirm compliance with the set back requirements.

Yours truly,

A handwritten signature in cursive script that reads "F. Wingrove".

F. Wingrove,
Supervisor of Zoning Standards.

FW/ka
(Dennis Warren)

X 201

Canada
PROVINCE OF ONTARIO

In the Matter of the title to 13 Scott St.,
Brampton, Ontario.

AND IN THE MATTER OF THE SALE THEREOF FROM
FRANK ZADRAVEC & MARIE ZADRAVEC TO CHRISTINE
MERRIFIELD.

To Wit:

I, WE, FRANK ZADRAVEC & MARIE ZADRAVEC,
of the City of Brampton,
Regional Municipality of Peel,

in the

Do Solemnly Declare, that

1. All work in connection with the establishment of the one basement apartment at 13 Scott Street, Brampton, was carried out in accordance with all municipal and governmental requirements in effect at the relevant time.
2. All of the aforesaid work and the establishment of such one basement apartment was installed and completed in or about 1966.
3. The said one basement apartment has been occupied by a tenant or tenants continuously and in an uninterrupted manner since its establishment and accordingly constitutes a lawful non-conforming use.
4. The declarants herein warrant the hereinbefore stated facts as true and acknowledge that such warranty shall not merge on closing but remain in full force and effect as a continuing warranty notwithstanding closing.

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 and by virtue of the Canada Evidence Act.

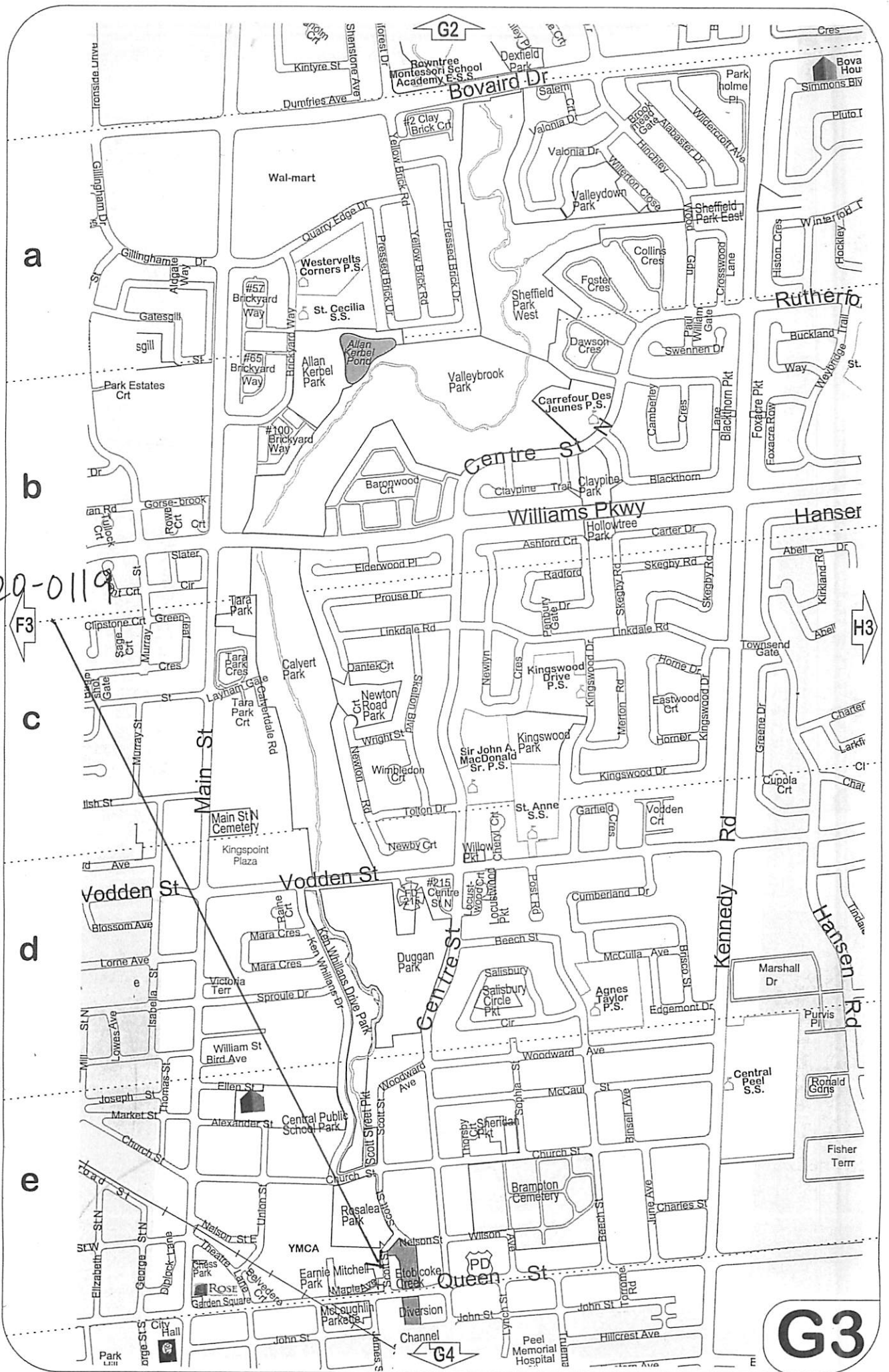
Declared before me at the City
of Welland,
in the Regional Municipality
of Niagara,

this 27th day of June 19 84

Frank Zadavec
Marie Zadavec

[Signature]

A Commissioner, etc.



A-2020-0119

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