

Application for Minor VarianceSection 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-2023-0386
Property Address: 112 Fairhill Ave.
Legal Description: Plan 43M1492 Blk 278 Plan 43M1541 Blk 135, Ward 6
Agent: Noble Prime Solutions Ltd. (Pavneet Kaur)
Owner(s): Mary Guillaume
Other applications: nil
under the *Planning Act*
Meeting Date and Time: Tuesday, February 20, 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 an existing exterior stairway leading to a below grade entrance located between the main wall of the dwelling and the flankage lot line, whereas the by-law does not permit a stairway constructed below established grade to be located between the main wall of a dwelling and the flankage lot line;
2. To permit a existing exterior side yard setback of 2.47 metres to a stairway leading to a below grade entrance, whereas the by-law requires a minimum exterior side yard setback of 3.0 metres;
3. To permit an existing exterior side yard setback of 2.45 metres to a roof structure. Whereas the by-law requires a minimum exterior side yard setback of 3 metres;
4. To permit a combined gross floor area of 20.25 square metres for 3 accessory structures, whereas the by-law permits a maximum combined gross floor area of 20 square metres for 2 accessory structures;
5. To permit an accessory structure in the exterior side yard, whereas the by-law does not permit an accessory structure in the exterior side yard;
6. To permit 2 accessory structures on a landscaped deck, whereas the by-law permits only one accessory structure on a landscaped deck; and
7. To permit an accessory structure on a landscaped deck having an area of 10.32 square metres, whereas the by-law permits a maximum gross floor area of 10 square 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, along with authorization to post your correspondence on the agenda and must be received no later than **4:00 pm on Thursday, February 15, 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, February 15, 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.

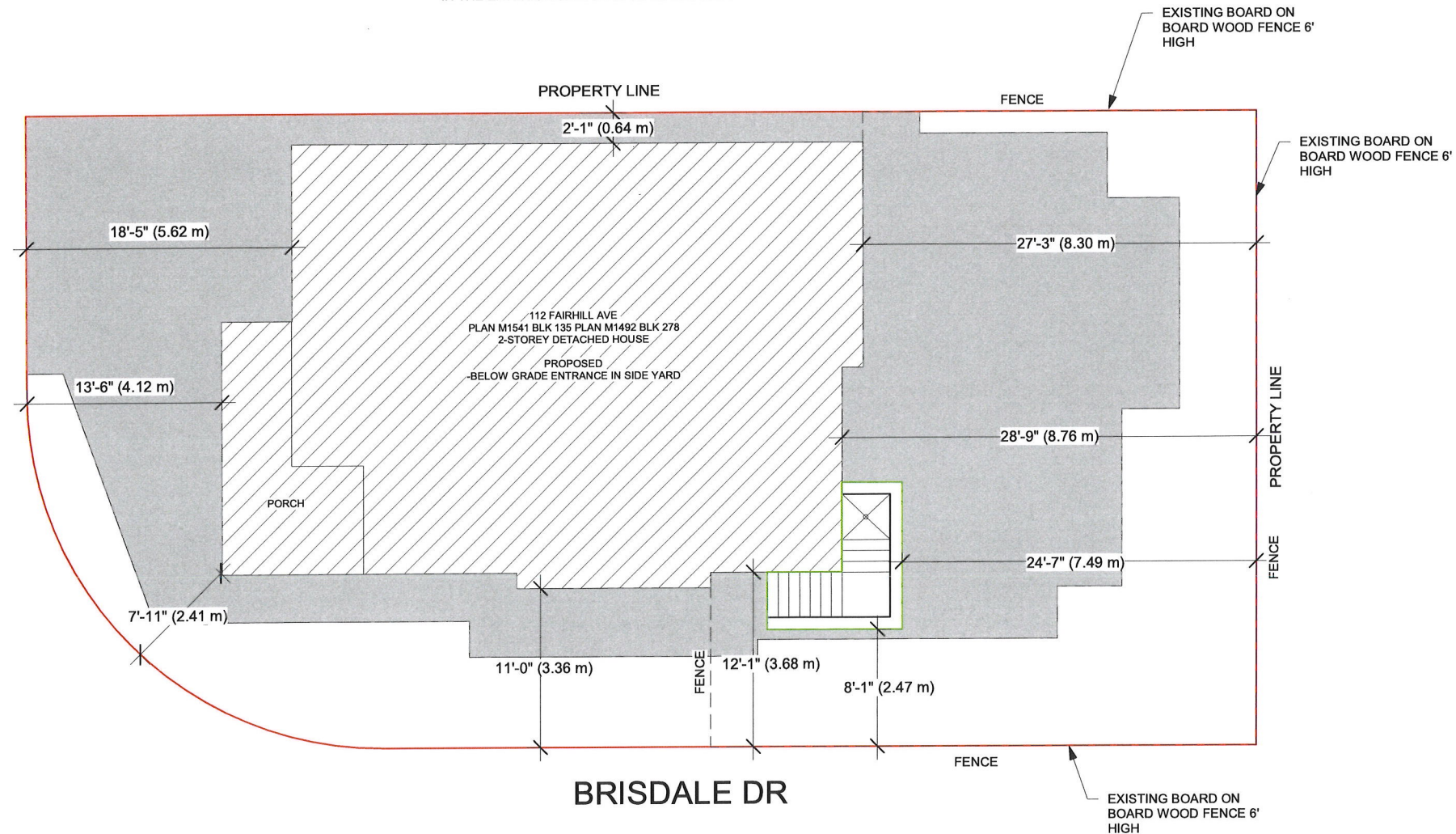
Appeal Process: If you wish to be notified of the decision of Committee, you must submit a written request to coa@brampton.ca. This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, municipality, certain public 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 7th 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

FAIRHILL AVE



SITE PLAN

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION.
CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

STAMP

01 ISSUED FOR PERMIT NOV 17/23

ADDRESS:
112 FAIRHILL AVE,
BRAMPTON, ON

DRAWN BY: VS CHECKED BY: TR
PROJECT NUMBER: 23R-28711

**NOBLE PRIME
SOLUTIONS LTD**
2131 WILLIAMS PARKWAY
UNIT 19,
BRAMPTON, ON
info@nobleltd.ca
(437) 888 1800

DATE: NOV 17/23 DWG No:
SCALE: 1/8" = 1'-0" A-1

RECEIVED

JAN 04 2024

CITY CLERK'S OFFICE