

FILE NUMBER:

A-2023-0386

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) MARY GUILLAUME

Address 112 FAIRHILL AVE BRAMPTON, ON, L7A 2H5

Phone # 416-801-5337

Fax #

Email MARYOSEI61@GMAIL.COM

2.

Name of Agent PAVNEET KAUR(NOBLE PRIME SOLUTIONS LTD)

Address 2131 WILLIAMS PKWY UNIT#19 BRAMPTON ON, L6S 5Z4

Phone # 437-888-1800

Fax #

Email APPLICATIONS@NOBLELTD.CA

3.

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

TO PERMIT A BELOW GRADE ENTRANCE IN THE EXTERIOR SIDE YARD OF A PROPERTY FACILITATING THE SECOND DWELLING UNIT IN BASEMENT,

4.

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

WHEREAS ZONING BY LAW DOES NOT PERMIT A BELOW GRADE ENTRANCE IN THE EXTERIOR SIDE YARD OF A PROPERTY

5.

Legal Description of the subject land:

Lot Number

Plan Number/Concession Number PLAN M1541 BLK 135 PLAN M1492 BLK 278

Municipal Address 112 FAIRHILL AVE BRAMPTON, ON, L7A 2H5

6.

Dimension of subject land (in metric units)

Frontage 13.38 M

Depth 26M

Area 3614.65M²

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 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.)

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 in metric units)

EXISTING

Front yard setback	4.12M
Rear yard setback	8.30M
Side yard setback	3.36M
Side yard setback	0.64M

PROPOSED

Front yard setback	N/A
Rear yard setback	7.49M
Side yard setback	2.47M
Side yard setback	N/A

10. Date of Acquisition of subject land: 2002/ july31
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: _____
15. Length of time the existing uses of the subject property have been continued: _____

16. (a) What water supply is existing/proposed?
Municipal ☒ Other (specify) _____
Well ☐
- (b) What sewage disposal is/will be provided?
Municipal ☒ Other (specify) _____
Septic ☐
- (c) What storm drainage system is existing/proposed?
Sewers ☒ 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 _____

852

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton
THIS 6th DAY OF December, 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.

I, TANVIR RAI, 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 6th DAY OF

December, 2023

Clara Vani

A Commissioner etc.

Clara Vani
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton

852

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1D-1088

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

2023-12-05

Date

DATE RECEIVED

DEC 6, 2023 VL

Date Application Deemed
Complete by the Municipality

Revised 2022/02/17

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: 112 FAIRHILL AVE BRAMPTON, ON, L7A 2H5

I/We, MARY Guillaume
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 _____ day of _____, 20____.

Mary Guillaume
(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

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: 112 FAIRHILL AVE BRAMPTON, ON, L7A 2H5

I/We, MARY GUILLAUME
please print/type the full name of the owner(s)

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

Noble Prime Solutions Ltd
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 _____ day of _____, 20____.

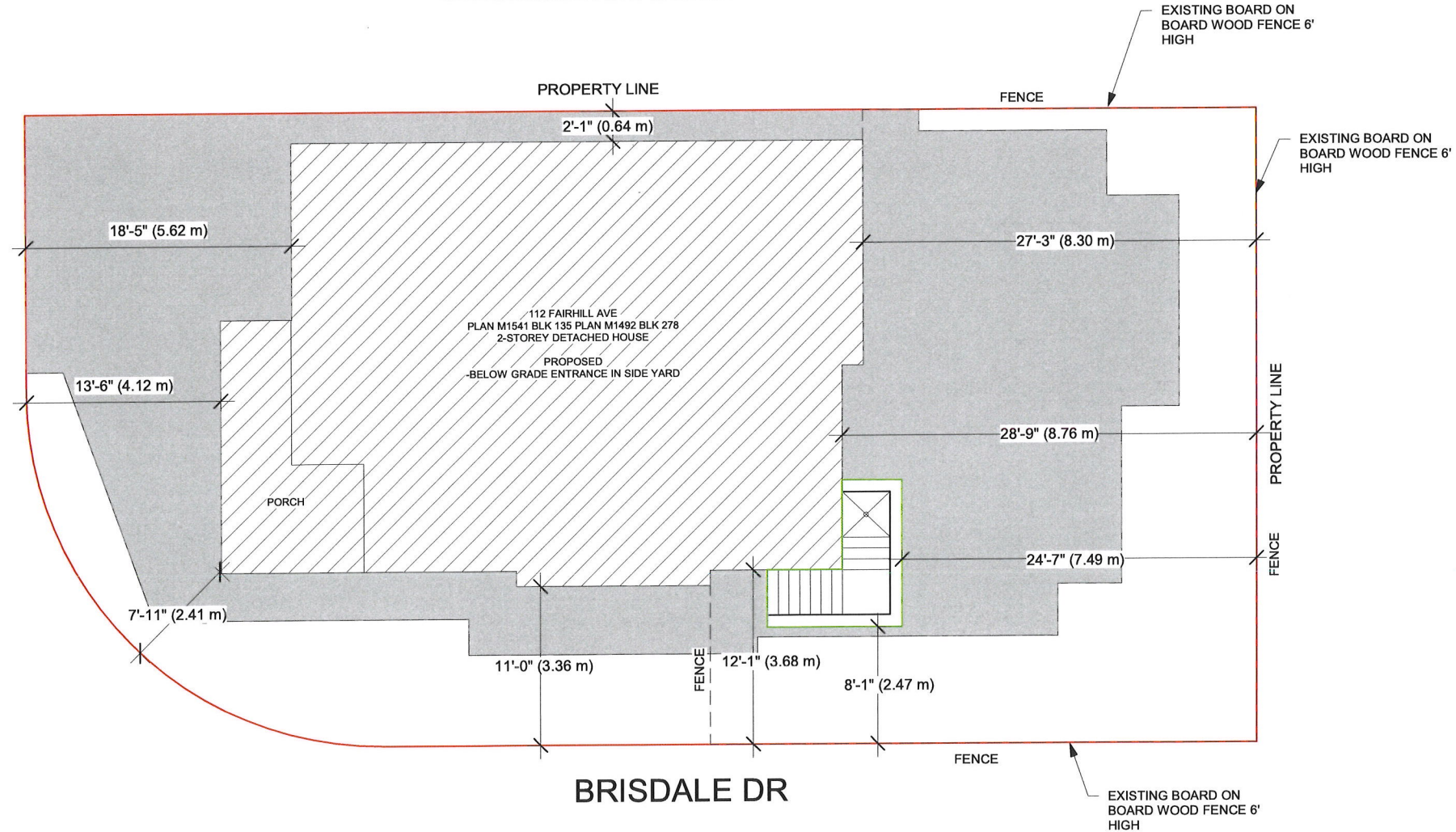
Mary Guillaume
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(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.

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

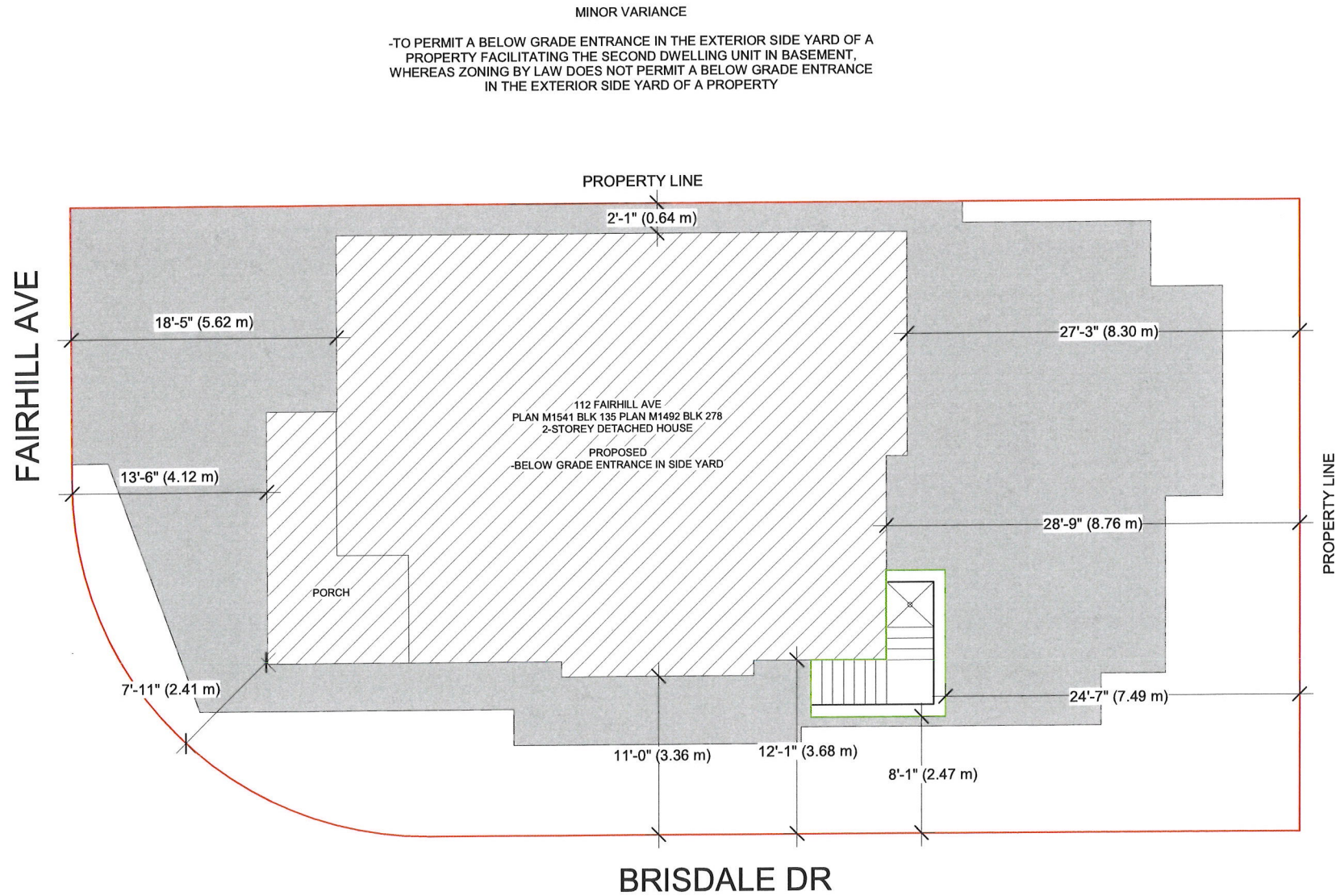
**NOBLE PRIME
SOLUTIONS LTD**
2131 WILLIAMS PARKWAY
UNIT 19,
BRAMPTON, ON
info@nobleltd.ca
(437) 888 1800

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

RECEIVED

JAN 04 2024

CITY CLERK'S OFFICE



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	

**SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF BLOCK 135, PLAN 43M-1541
AND BLOCK 278, PLAN 43M-1492
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL**

SCALE 1:300

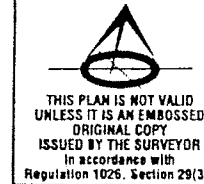
10m 5m 0 10m 20metres

RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.

METRIC

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

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1454008



PART 2 (SURVEY REPORT)

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: NONE
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING

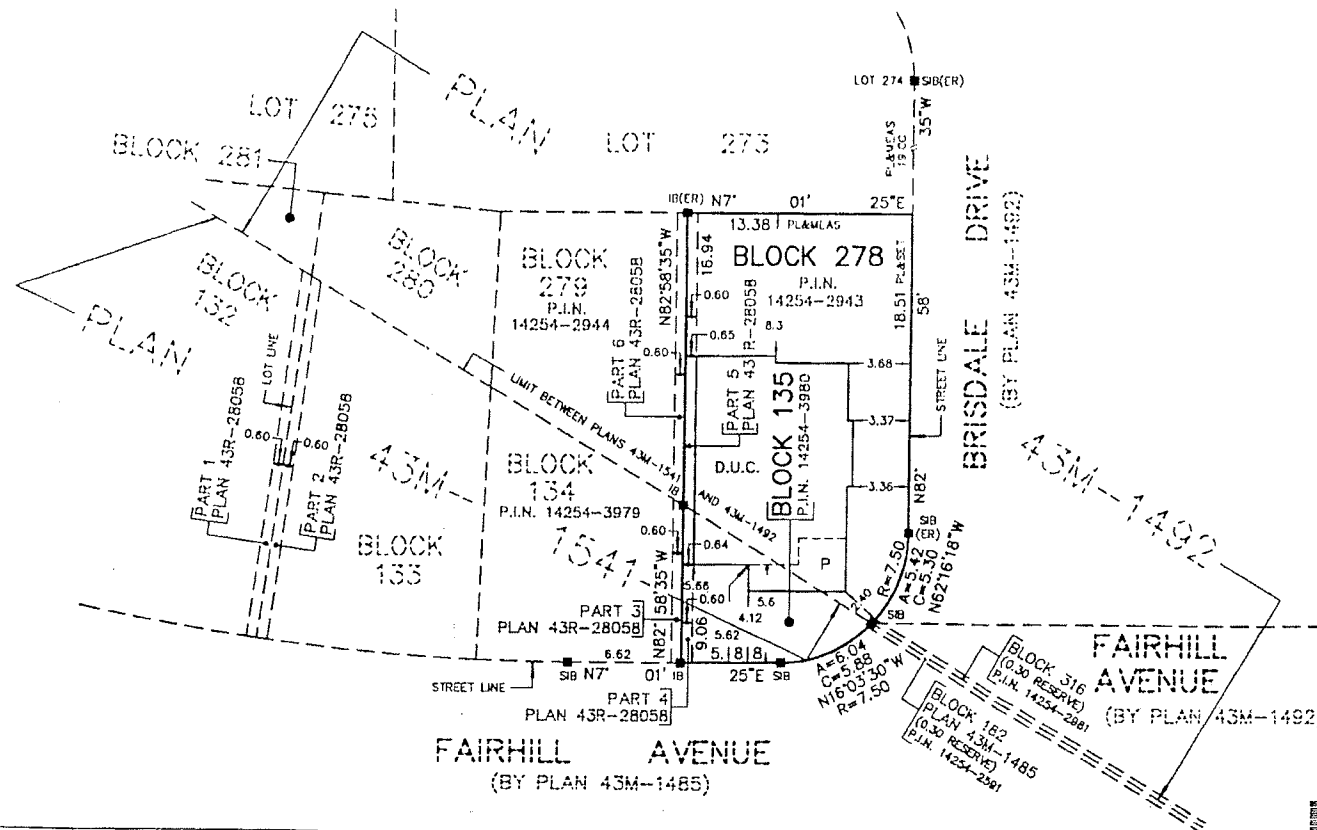
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORD WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 27TH DAY OF J

DATE APRIL 30, 2003

JOSEPH RADY-PI
ONTARIO LAND SU



NOTES

- DENOTES MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- D.U.C. DENOTES DWELLING UNDER CON
- P.I.N. DENOTES PROPERTY IDENTIFIER
- PL DENOTES 43M-1492
- P DENOTES PORCH
- (ER) DENOTES ERTL SURVEYORS O.L

ALL FOUND MONUMENTS BY RADY-PEN SURVEYING LTD., O.L.S. UNLESS NOTED
ALL TIES TO CONCRETE FOUNDATIONS
BEARINGS ARE GRID AND ARE REFERRED TO THE WESTERLY LIMIT OF FAIRHILL AVENUE A PLAN 43M-1485 HAVING A BEARING OF

THIS REPORT WAS PREPARED FOR
FANDOR HOMES
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY OTHER PARTIES

©RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S. 2003



RADY-PENTEK & EDWARD SURVEY

ONTARIO LAND SURVEYORS
465 WILSON AVENUE, DOWNSVIEW, ONTARIO
Tel. (416)635-5000 Fax (416)635-5001
Website: www.rpesurveying.ca
DRAWN: G.Y. CHECKED:
CAD FILE No.1541-BL135 & 278 JOB No.

Zoning Non-compliance Checklist

File No.
A-2023-0386

Applicant: MARY GUILLAUME
Address: 112 FAIRHILL AVE BRAMPTON, ON, L7A 2H5
Zoning: R1D-1088
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BELOW GRADE ENTRANCE	To permit a proposed 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.	10.23.1
SETBACKS	To permit a proposed exterior side yard setback of 2.47m to a stairway leading to a below grade entrance.	Whereas the by-law requires a minimum exterior side yard setback of 3.0m.	13.3.2(f)
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

2023-12-05

Date