

FILE NUMBER: A-2024-0003

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)** MARIAMMA KOSHY, KIZHAKKETHIL MATHEN SAMUEL MANGATTU
Address _____

Phone # 647-766-7790 **Fax #** _____
Email someysabu72@yahoo.in

2. **Name of Agent** PAVNEET KAUR(NOBLE PRIME SOLUTIONS LTD)
Address 2131 WILLIAMS PKWY BRAMPTON UNIT#19, L6S 5Z4

Phone # 437-888-1800 **Fax #** _____
Email APPLICATIONS@NOBLELTD.CA

3. **Nature and extent of relief applied for (variances requested):**
-TO PERMIT A ROOFED PORCH ATTACHED TO THE PROPERTY IN THE REAR YARD,

4. **Why is it not possible to comply with the provisions of the by-law?**
WHEREAS ZONING BY LAW DOES NOT PERMIT CONSTRUCTION OF ANY KIND OUTSIDE THE BUILDING ENVELOPE IN THIS ZONE.

5. **Legal Description of the subject land:**
Lot Number BLK B
Plan Number/Concession Number M40
Municipal Address 11 HORATIO CRT BRAMPTON ON L6S 1X8

6. **Dimension of subject land (in metric units)**
Frontage 12.49 M
Depth 24.1 M
Area 308.43M²

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.)

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	6.7M
Rear yard setback	11.5M
Side yard setback	3.4M
Side yard setback	0 M

PROPOSED

Front yard setback	N/A
Rear yard setback	6.6M
Side yard setback	N/A
Side yard setback	N/A

10. Date of Acquisition of subject land: 11 AUG, 2021

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 _____

ASH
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON
THIS 03 DAY OF JANUARY, 20 24

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, TANVIRRAI, 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 3rd DAY OF
January, 20 24

ASH
Signature of Applicant or Authorized Agent

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

Expires September 20, 2026

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R3A(4)-127

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

2023-12-15

Date

DATE RECEIVED

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: 11 Horatio crt Brampton

I/We, Mariamma Koshy & Kizhakkethil Mathen Samuel Mangattu
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 3 day of November, 2023

Mariamma Koshy & S.M.D
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

Mariamma Koshy & Kizhakkethil Mathen Samuel Mangattu
(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: 11 Horatio Crt Brampton

I/We, Mariama Koshy & Kizhakke Thil Mathen
please print/type the full name of the owner(s) Samuel Magattu

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.

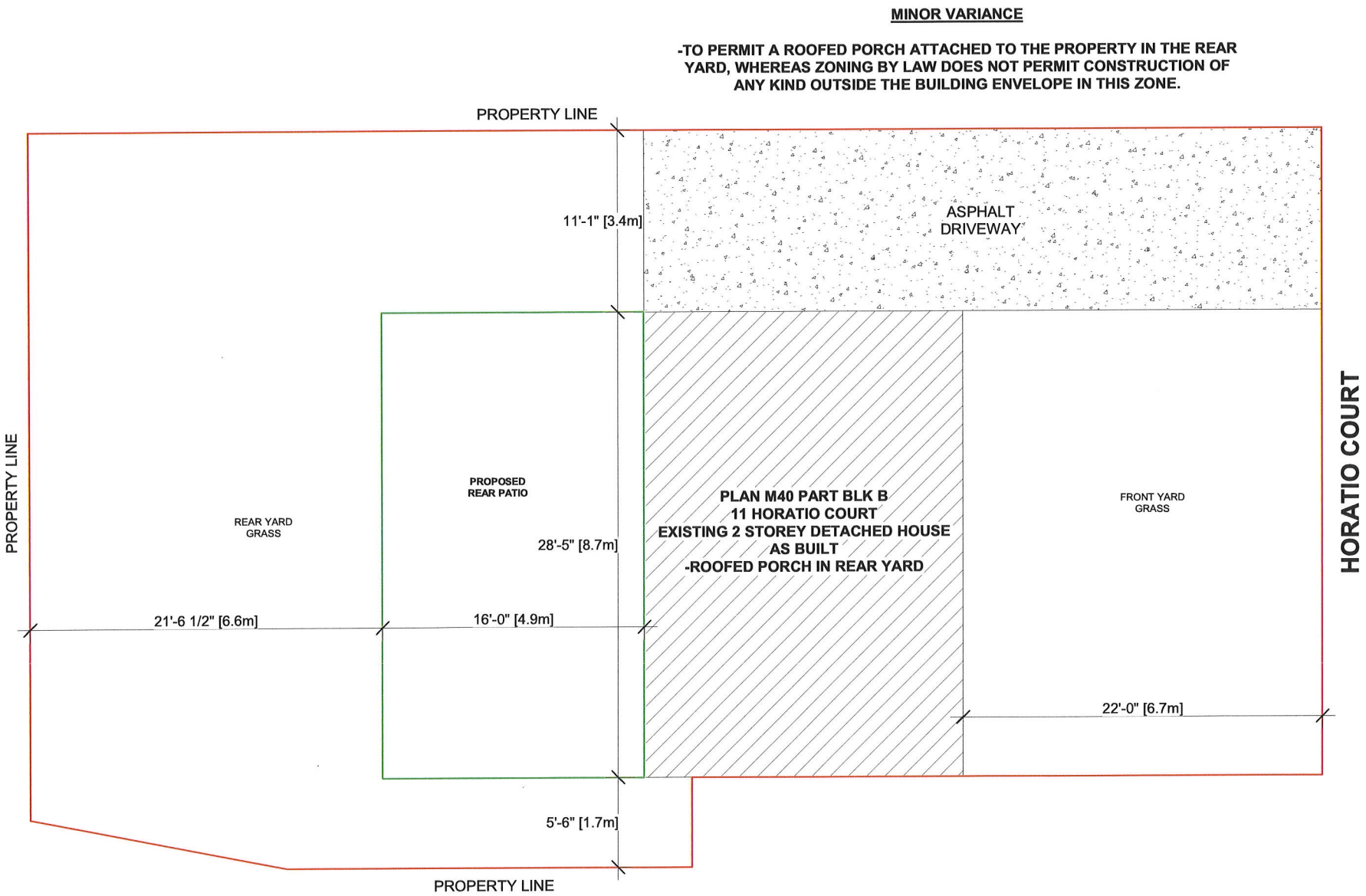
Dated this 3 day of November, 2023

Mariama Koshy & S.M.M
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

Mariama Koshy & Kizhakke Thil Mathen
(where the owner is a firm or corporation, please print or type the full name of the person signing.) Samuel Magattu

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.



LOT AREA	308.46 M²			
DESCRIPTION	EXISTING	ADDITION	TOTAL	%
LOT COVERAGE	51.39 M²	42.24 M²	93.63 M²	30.35 %

FRONT YARD LANDSCAPE AREA : 80.76 SQM
FRONT YARD SOFT LANDSCAPE AREA : 58.08 SQM
RAER YARD LANDSCAPE AREA : 112.49 SQM
RAER YARD SOFT LANDSCAPE AREA : 112.49 SQM

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	OCT 20/23
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ADDRESS:
11 HORATIO COURT,
BRAMPTON, ON.

DRAWN BY: RS	CHECKED BY: TR
PROJECT NUMBER:	23R-28827

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

DATE: OCT 20/23	DWG No: A-1
SCALE: 1" = 6'-8"	

4" X 4" WOOD POST RESTING ON
10" CONCRETE PIER
CALULATED BASED ON 75kPa
SOIL BEARING PRESSURE
MINIMUM 4'-0" BELOW GRADE

4" X 4" WOOD POST RESTING ON
10" CONCRETE PIER
CALULATED BASED ON 75kPa
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4" X 4" WOOD POST RESTING ON
10" CONCRETE PIER
CALULATED BASED ON 75kPa
SOIL BEARING PRESSURE
MINIMUM 4'-0" BELOW GRADE

5 1/2"

6'-7"

7'-0"

6'-9"

7'-2"

5 1/2"

5 1/2"

2-2"x6" WOOD BEAM

2-2"x6" WOOD BEAM

2-2"x6" WOOD BEAM

2-2"x6" WOOD BEAM

ROOF JOISTS
2 X 6" @ 24" O.C.

28'-5"

13'-5"

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.

PROPOSED GROUND FLOOR

The undersigned has reviewed and taken
responsibility for this design and has
qualifications and meet the requirements
set out in the Ontario Building Code to be a
designer

QUALIFICATION INFORMATION
(Required unless design is exempted under
3.2.5 Division C of OBC)

DESIGNER	BCIN
Tanvir Rai	103482

Tanvir Rai

FIRM	BCIN
Noble Prime Solutions Ltd	118716

OCT 20/23

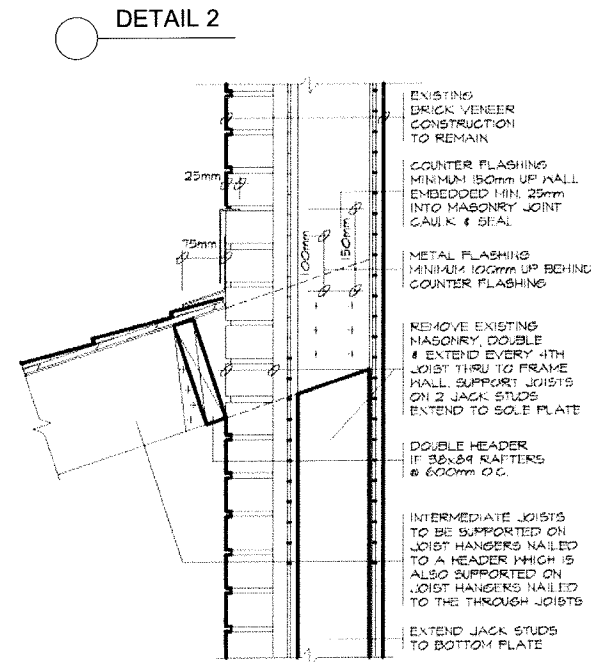
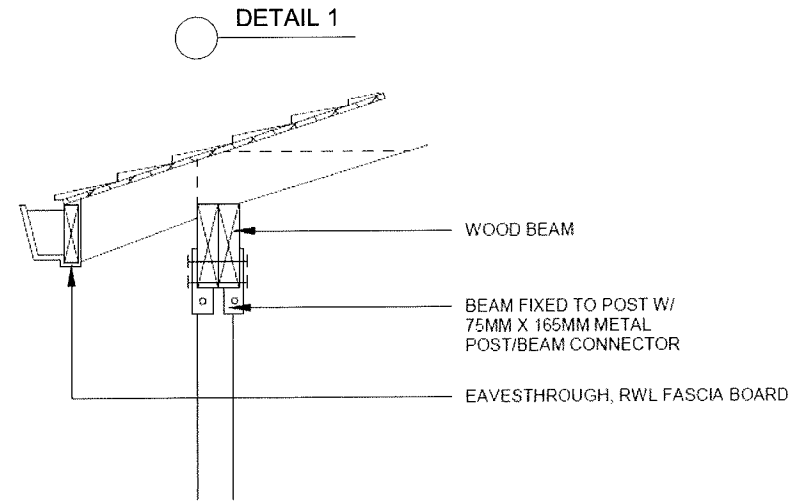
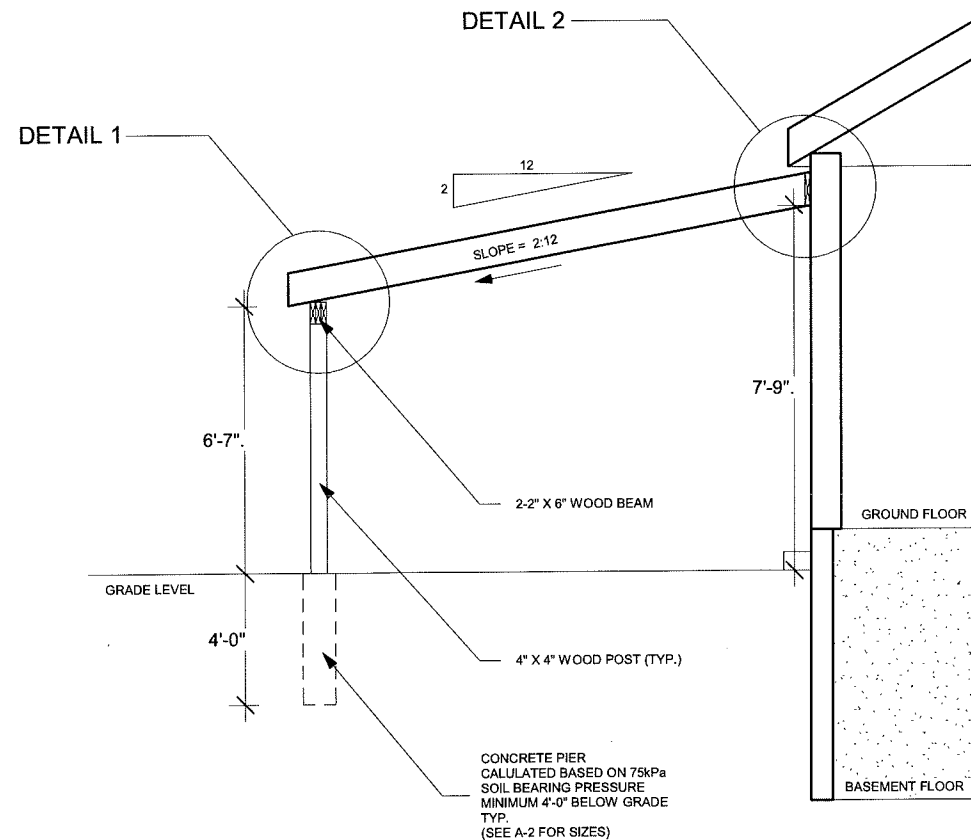
01	ISSUED FOR PERMIT	OCT 20/23
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ADDRESS:
11 HORATIO COURT,
BRAMPTON, ON.

DRAWN BY:	RS	CHECKED BY:	JB
PROJECT NUMBER:	23R-28827		

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

DATE:	OCT 20/23	DWG. No:	A-2
SCALE:	1 : 45		



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.

SECTION VIEW

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
(Required unless design is exempted under 3.2.5 Division C of OBC)

DESIGNER	BCIN
Tanvir Rai	103482

[Signature]

FIRM	BCIN
Noble Prime Solutions Ltd	118716

OCT 20/23	
01 ISSUED FOR PERMIT	OCT 20/23

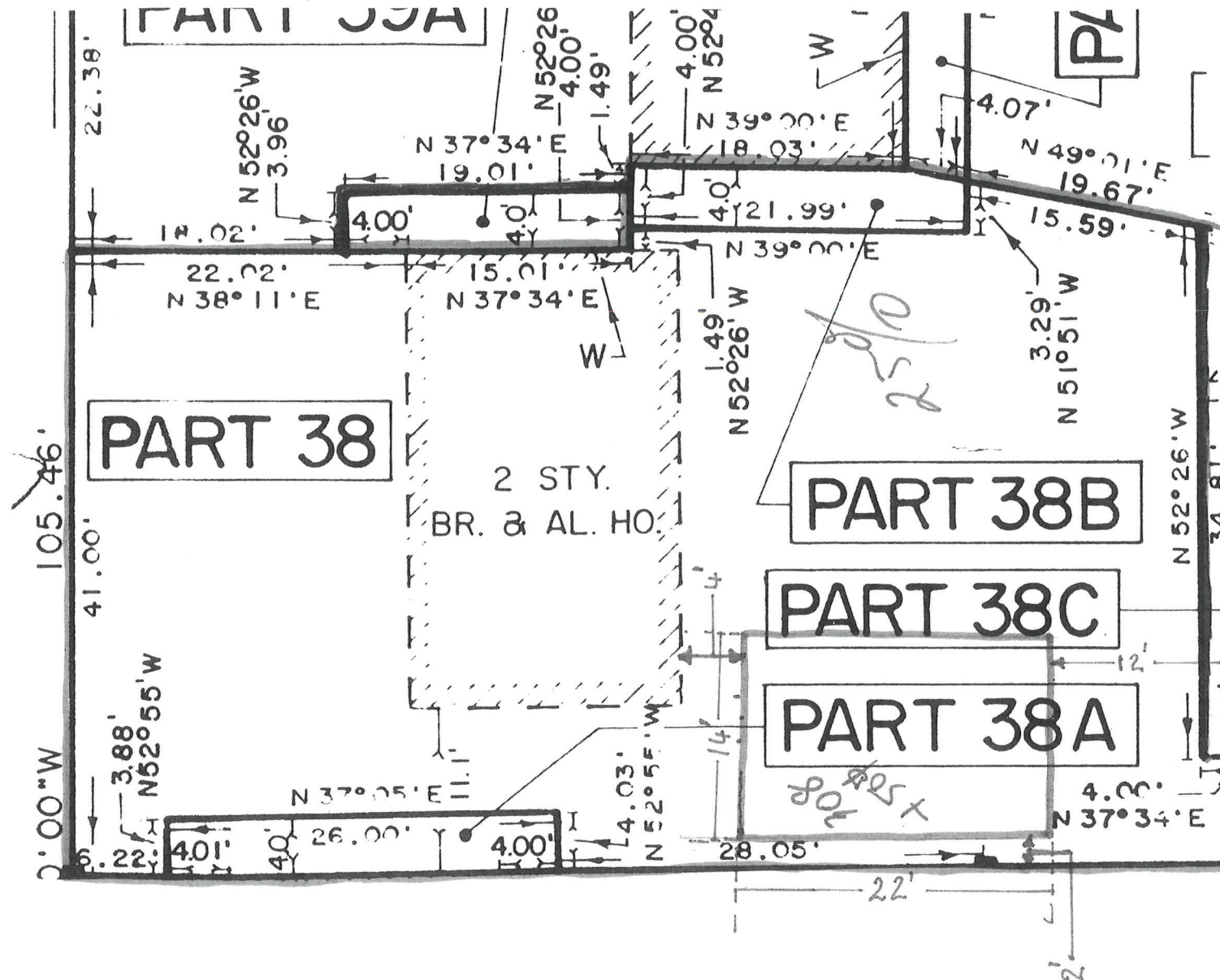
ADDRESS:
11 HORATIO COURT,
BRAMPTON, ON.

DRAWN BY: RS	CHECKED BY: JB
PROJECT NUMBER:	23R-28827

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

DATE: OCT 20/23	QWS No:
SCALE: 1 : 52	A-3

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USE AND REPRODUCTION OF THESE DOCUMENTS**



Zoning Non-compliance Checklist

File No.
A-2024-0003-

Applicant: MARIAMMA KOSHY, KIZHAKKETHIL MATHEN SAMUEL MANGATTU
Address: 11 HORATIO CRT BRAMPTON ON L6S 1X8
Zoning: R3A(4)-127
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To vary Schedule 'C' Section 127 (a) and (b) of the by-law to allow a proposed roofed porch to the rear of the dwelling located outside the approved building envelope.	Whereas the by-law requires that all buildings be constructed in accordance with Schedule 'C' Section 127 (a) and (b) of the by-law	Schedule C – Section 127 (a) and (b)
LOT COVERAGE	To permit a lot coverage of 30.35%	Whereas the by-law permits a maximum lot coverage of 25%.	16.5.2(i)
BELOW GRADE ENTRANCE			
SETBACKS			
BUILDING HEIGHT			
OUTSIDE STORAGE			
DRIVEWAY			
FENCE HEIGHT			
ACCESSORY STRUCTURE HEIGHT			
ACCESSORY STRUCTURE SETBACK			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
GARAGE DOOR HEIGHT			

John C. Cabral

Reviewed by Zoning

2023-12-15

Date