

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-2024-0025
Property Address: 18 Lucinda Court
Legal Description: Plan M724, Lot 9, Ward 10
Agent: Huis Design Studio Ltd.,
c/o Shane Edwards, Kurtis Van Keulen
Owner(s): Naginder Singh Mann, Kirandeep Mann
Other applications: nil
under the *Planning Act*

Meeting Date and Time: Tuesday, March 19, 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 a single detached dwelling having a building height of 14.28 metres, whereas the by-law permits a maximum building height of 10.6 metres; and
2. To permit a garage door height of 2.742 metres, whereas the by-law permits a maximum garage door height of 2.4 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, March 14, 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, March 14, 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 6th day of March 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

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SITE STATISTICS - 18 LUCINDA COURT	
LOT #	
2ND COR. REC. # (IDENTICAL)	
SITE AREA	8,008.48 S.Q.M. (20.70 AC)
SETBACK FOOTAGE	42.61 M
PAVING, DRIVE	142.8 M
GROSS FLOOR AREA	PROPOSED
GROUND FLOOR AREA	5343.50 M
SECOND FLOOR AREA	8405.50 M
BUILDING PROPOSED G.F.A.	13647.78 M
2ND FLOOR G.F.A. PERCENT	100.00 %
TOTAL PROPOSED G.F.A. (GROUND AREA)	13278.78 M
G.F.A. TO LOT AREA PERCENTAGE	16.58 % (16.58%)
LOT COVERAGE	PERMITTED
EXISTING FOOTPRINT (NOT DETACHED GARAGE)	110.1250 M
PROPOSED	113.50 M
PROPOSED FRONT OVERHANG	55.1550 M
SIDE ENTRY PORCH	149.1450 M
PROPOSED FRONT BALCONY OVERHANG	75.1550 M
TOTAL LOT COVER	106.1850 M (16.58%)

WALL NO.	MID. ELEV
1	226.00
2	225.36
3	225.47
4	225.55
TOTAL:	902.38
EST. GRADE	225.60

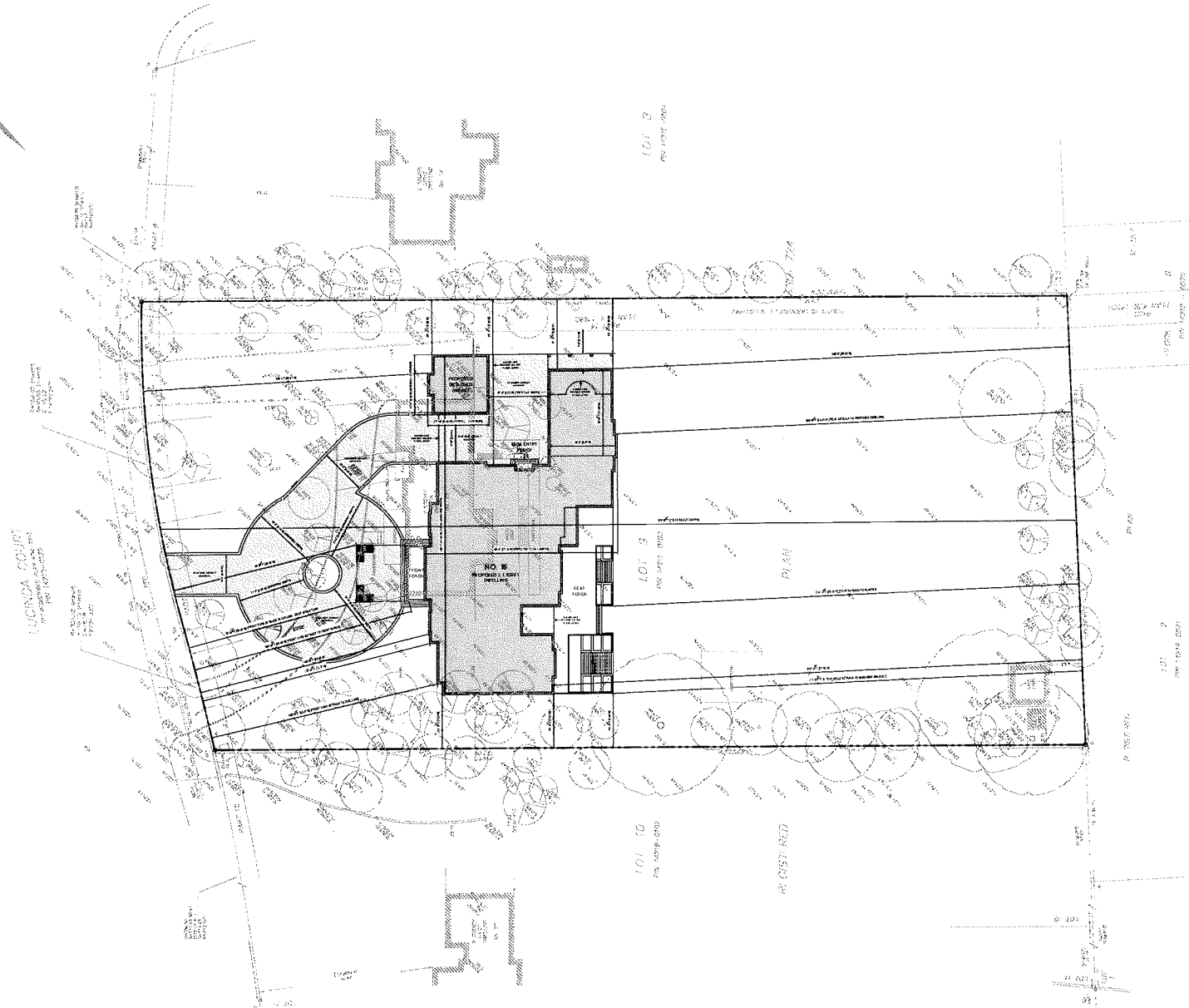
FRONT YARD LANDSCAPING CALCULATIONS	
FRONT YARD AREA	2,343.00 SQ.M
DRIVEWAY	858.59 SQ.M
FRONT PORCH STEPS	31.24 SQ.M
TOTAL HARD LANDSCAPING	695.35 SQ.M (29.67%)
GRASS	1,655.24 SQ.M
TOTAL SOFT LANDSCAPING	1,655.24 SQ.M (70.88%)

ESTABLISHED GRADE CALCULATION - 18 LUCINDA COURT

Site Plan showing the proposed 18-unit multi-family development. The plan includes setbacks and lot area calculations.

Setbacks and Dimensions:

- Front Setback: 25.00'
- Side Setback: 25.00'
- Back Setback: 25.00'
- Lot Area: 10,000.00 sq. ft.
- Building Footprint Area: 10,000.00 sq. ft.
- Remaining Area: 10,000.00 sq. ft.

[illegible]