

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-2024-0053
Property Address:	0 Mosswood Trail
Legal Description:	Plan 43M2093, Lot 12, Ward 10
Agent:	Glen Schnarr and Associates Inc., c/o Jason Afonso
Owner(s):	Sundial Homes (Castlemore) Limited, c/o Flintshire
Building Group Corp.	
Other applications:	nil
under the <i>Planning Act</i>	
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 allow a minimum lot area of 625 square metres, whereas the by-law requires a minimum 690 square metres;
2. To allow a minimum rear yard depth of 6 metres provided that the area of the rear yard is at least 25% of the minimum required lot area, whereas the by-law requires a minimum rear yard of 7.5 metres;
3. To allow a minimum lot width of 20 metres, whereas the by-law requires a minimum lot width of 23 metres;
4. To allow a minimum lot depth of 25 metres, whereas the by-law requires a minimum lot depth of 30 metres; and
5. To allow a minimum interior side yard width of 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres, whereas the by-law requires a minimum of 1.8 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.

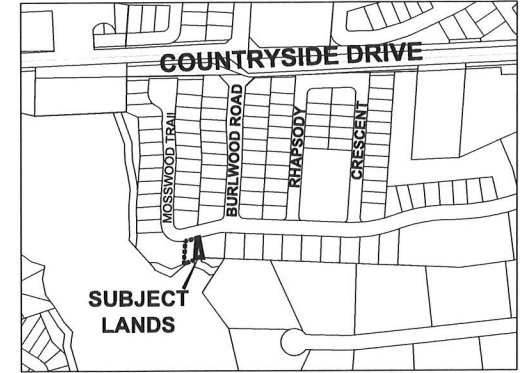
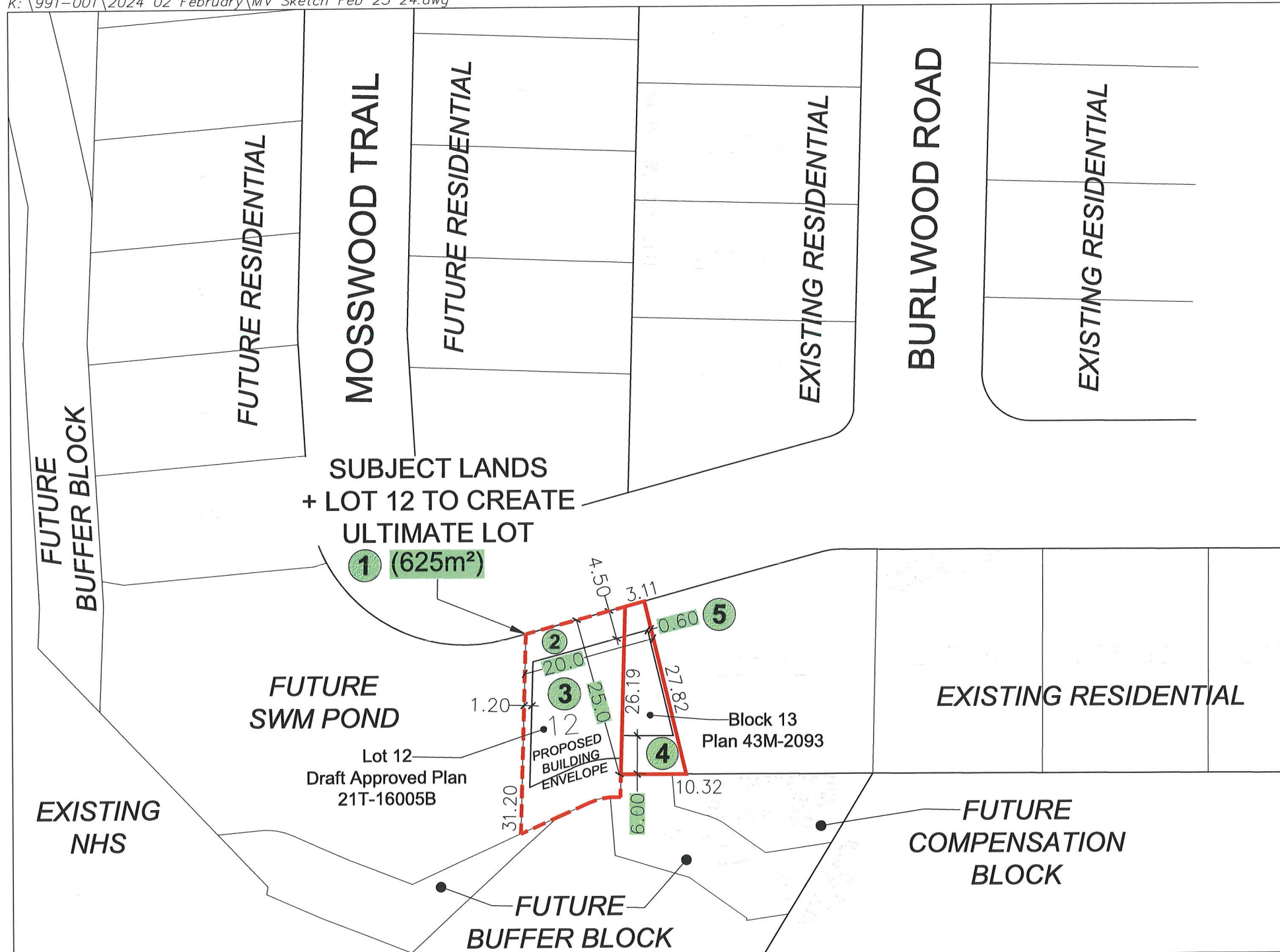
Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

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



MINOR VARIANCE SKETCH
SUNDIAL HOMES
(CASTLEMORE) LIMITED
BLOCK 13, PLAN 43M-2093
CITY OF BRAMPTON
REGION OF PEEL

Subject Lands: 178m²

Required Variances:

1. To allow a minimum lot area of 625m² whereas 690m² is required;
2. To allow a minimum lot width of 20.0 metres whereas 23.0 metres is required;
3. To allow a minimum lot depth of 25.0 metres is required whereas 30.0 metres is required;
4. To allow a minimum rear yard of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area, whereas 7.5 metres is required; and
5. To allow a minimum interior side yard width of 0.6 metres; provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres, whereas 1.8 metres is required.



SCALE 1:750
FEBRUARY 23, 2024

GSAI
Glen Schnarr & Associates Inc.