

Public Meeting Notice Committee of Adjustment

Application for Minor Variance

Section 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-2023-0312

Property Address: 4 Cynthia Crescent

Legal Description: Plan M-350, Lot 38, Ward 10 Agent: Huis Design Studio Ltd.,

c/oShane Edwards, Kurtis Van Keulen

Sukhpreet Singh Bedi,

Other applications: nil

under the Planning Act

Owner(s):

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 an interior side yard setback of 2.27 metres to a proposed two storey dwelling, whereas the by-law requires a minimum interior side yard setback

2. of 7.50 metres;

3. To permit a proposed detached dwelling having a building height of 14.0 metres, whereas the by-law permits a maximum building height of 10.6 metres; and

4. To permit a garage door height of 3.05 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 <u>coa@brampton.ca</u> 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.

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.

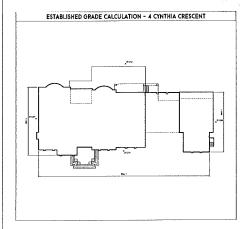
Dated this 6th day of March 2024

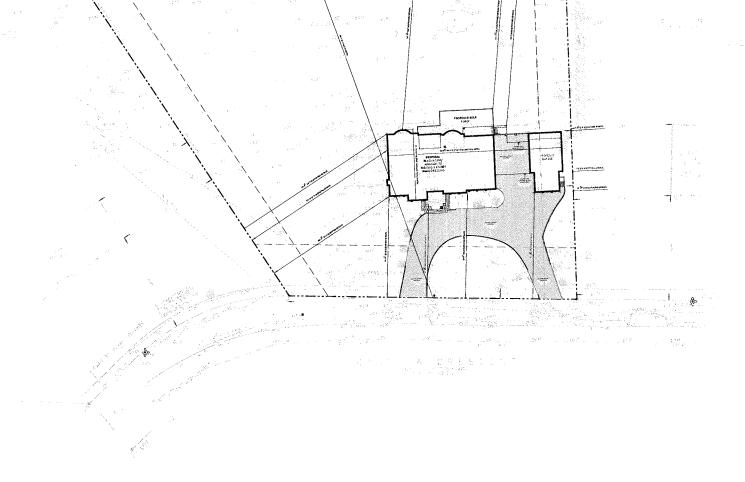
Secretary Treasurer Committee of Adjustment, City Clerk's Office 2 Wellington Street West, Brampton, L6Y 4R2

P: 905.874.2117 E: coa@brampton.ca

SITE STATISTICS - 4 CYNTHIA CRESCENT		
LOT: 35 CONCESSION: 8 N.D. ZONE CODE: REZ-1500 (RESIDENTUAL)		
SITE AREA	8,687.96 SQ.N (0.8688 Fe)	
S/TE FRONTAGE	67.061	
BUILDING HEIGHT	13.99 W	
GROSS FLOOR AREA	PROPOSED	
5 30 6 7 7 1 1 1 1 5 2 2	5 N.25	
erapi in house	011141	
GROUND FLOOR AREA (EXIST. + PROP.)	292.26 SQ.V	
SECOND FLOOR AREA (EXIST. + PROP.)	358.47 GO.V	
TOTAL PROPOSED G.F.A. (NO OPEN AREAS)	678.73 SQ.M	
G.F.A. TO LOT AREA PERCENTAGE	7.8% (7.81%)	
LOT COVERAGE	PROPOSED	
DWELLING FOOTPRINT (EXIST. + PROP.)	355.62 SQ.V	
PROKT PORCH	16.65 SQ.W	
REAR TERRACE	78.91 SQ.W	
SECOND FLOOR OVERHANG	70.87 SQ.W	
PROPOSED GARAGE	191,91 SQ.V	
TOTAL LOT COVERAGE	224.96 SQ.M (7.19%)	

EST. GRADE CALCULATION		
WALL NO.	MID. ELEV	
1	211.16	
2	210.07	
3	211.15	
4	211.96	
TOTAL:	844.34	
EST, GRADE	211.09	





ARCHITECTURAL SITE PLAN

