

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-2024-0101
Property Address: 171 Moffatt Avenue
Legal Description: Plan M960, Lot 6, Ward 4
Agent: Noble Prime Solutions Ltd., c/o Pavneet Kaur
Owner(s): Jasbir Singh Matharu,
Other applications: nil
under the *Planning Act*

Meeting Date and Time: Tuesday, April 23, 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 rear yard setback of 6.30 metres to a proposed two-storey addition, whereas the by-law requires a minimum rear yard setback of 8.85 metres;
2. To permit an interior side yard setback of 1.30 metres to a proposed second-storey addition, whereas the by-law requires a minimum interior side yard setback of 1.2 metres to the first storey, or part thereof, plus 0.6 metres for each additional storey, or part thereof, where the lot width is less than or equal to 16 metres; and
2. 3. To permit a lot coverage of 43.36%, whereas the by-law permits a maximum lot coverage of 30%.

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, April 18, 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, April 18, 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 10th day of April 2024

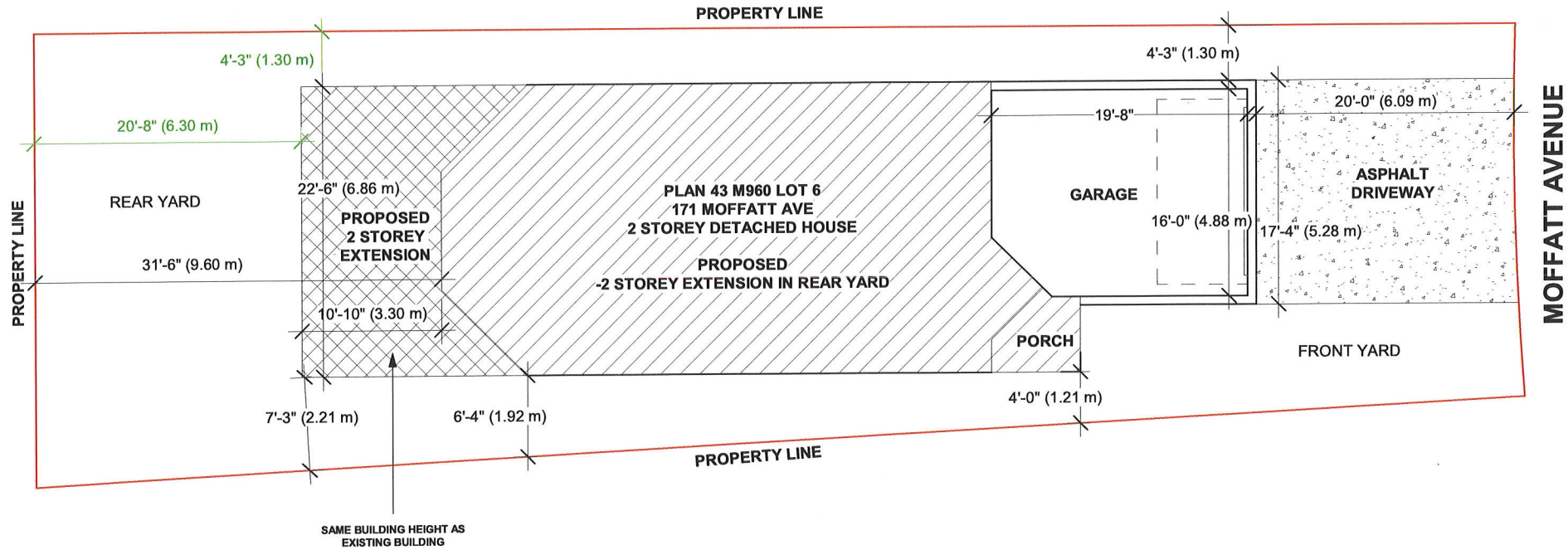
Secretary Treasurer
Committee of Adjustment, City Clerk's Office
2 Wellington Street West, Brampton, L6Y 4R2
P: 905.874.2117
E: coa@brampton.ca

MINOR VARIANCE

-TO PERMIT A REAR YARD DEPTH OF 6.30m, WHEREAS ZONING BY LAW REQUIRES A MINIMUM REAR YARD DEPTH OF 8.85m FOR THIS PROPERTY;

-TO PERMIT AN INTERIOR SIDE YARD SETBACK OF 1.30m TO A SECOND STOREY EXTENSION, WHEREAS ZONING BY LAW REQUIRES A MINIMUM 1.8m SETBACK TO A SECOND STOREY EXTENSION;

-TO PERMIT A LOT COVERAGE OF 43.36%, WHEREAS ZONING BY LAW PERMITS A MAXIMUM LOT COVERAGE OF 30% AT THIS PROPERTY.



LOT AREA: 341.55 SQM
 LOT COVERAGE: 148.11 SQM
 (43.36% OF LOT AREA)

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 VARIANCE FEB 29/24

ADDRESS:
 171 MOFFATT AVE,
 BRAMPTON, ON.

DRAWN BY: NK CHECKED BY: TR
 PROJECT NUMBER: 24R-29469

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

DATE: FEB 29/24 DWG No:
 SCALE: 1" = 8'-0" A-1