

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-2024-0106
Property Address: 51 Drury Crescent
Legal Description: Plan 809, Lot 38, Ward 7
Agent: We Design Build Inc. c/o Haroon Malik
Owner(s): Gurpreet Kaur Kahlon
Other applications: nil
under the *Planning Act*
Meeting Date and Time: Tuesday, May 21, 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 7.5 metres, whereas the by-law requires a minimum rear yard setback of 9.78 metres;
2. To permit an interior side yard setback of 1.2 metres to a second storey, whereas the by-law requires a minimum interior side yard setback of 1.8 metres to a second storey;
3. To permit a lot coverage of 43.5%, whereas the by-law permits a maximum lot coverage of 30%; and
4. To permit a building height of 8.08 metres, whereas the by-law permits a maximum building height of 7.6 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, May 16, 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, May 16, 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.

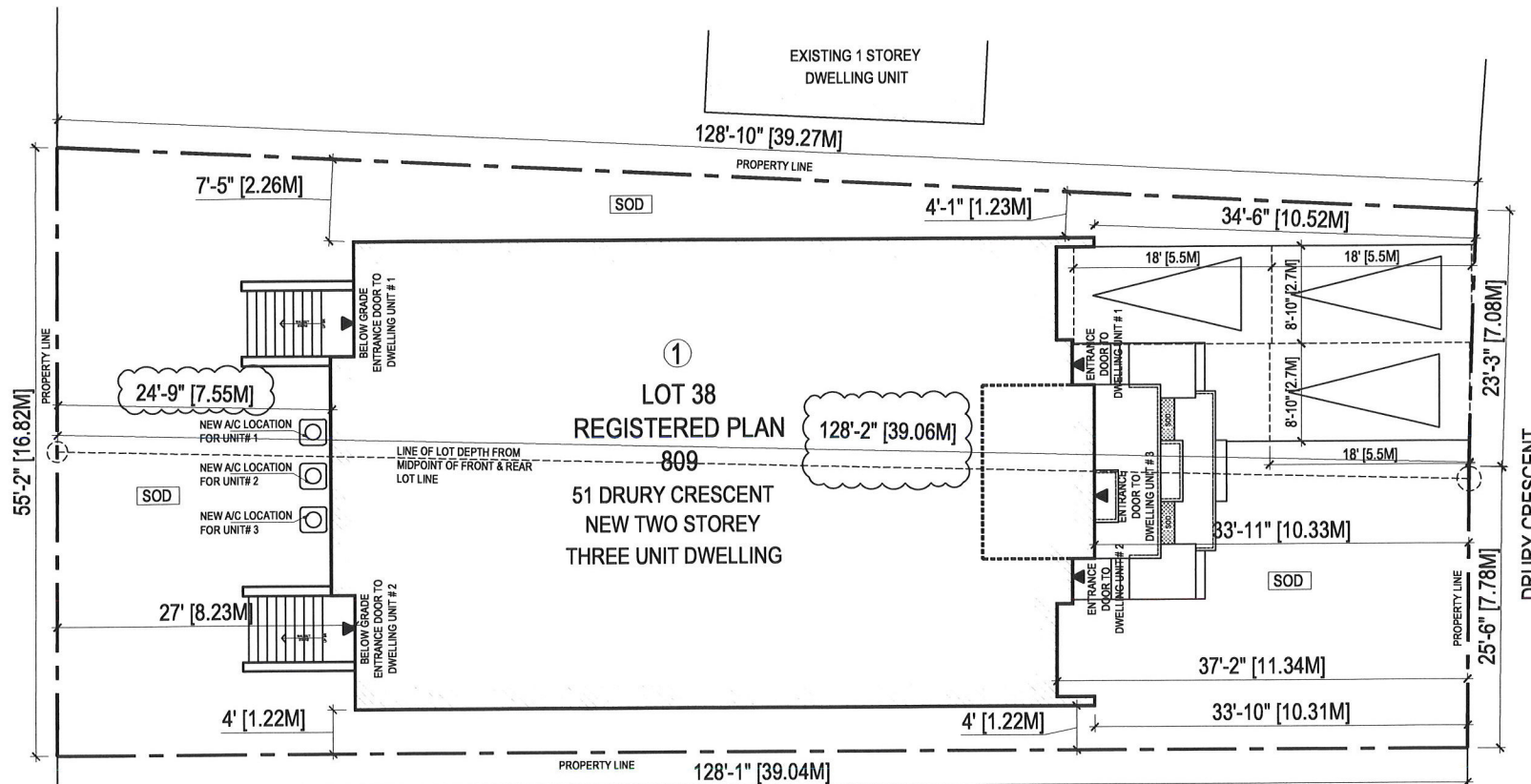
Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

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 8th day of May 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 PLAN

SCALE : $\frac{1}{16}'' = 1'-0''$

SCOPE OF WORK

NEW CUSTOM HOME INFILL RESIDENTIAL PROJECT.

LOT STATISTICS

ZONING: R1B-(1)
 LOT NO: 38
 PLAN NO: 809
 LOT AREA: 619.01 M²
 LOT FRONTAGE: 14.86 M
 LOT DEPTH: 39.06 M

- ① NEW TWO STOREY THREE UNIT DWELLING
- ② DRIVEWAY
- ▲ ENTRANCE / EGRESS

LOT COVERAGE STATISTICS

DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. M.)	% AGE COVERAGE
TOTAL LOT AREA	6663	619.01	100 %
NEW LOT COVERAGE FOR THREE UNIT DWELLING	2899	269.33	43.50 %
MAXIMUM ALLOWED LOT COVERAGE	---	---	30 %

GFA CALCULATIONS (FOR REF. ONLY)

DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. M.)
BASEMENT FLOOR G.F.A	2808	260.86
MAIN FLOOR G.F.A	2846	264.40
SECOND FLOOR G.F.A	2850	264.77
TOTAL G.F.A FOR ALL FLOOR LEVELS	8504	790.04

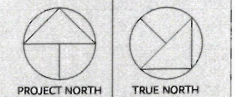
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THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THE INFORMATION PROVIDED IN THESE DRAWINGS BEFORE START OF ANY JOB AT SITE. WORK NOT SPECIFICALLY DETAILED HEREWITH SHALL BE EXECUTED TO THE SAME QUALITY & SAME STANDARDS THAT ARE MENTIONED FOR SIMILAR WORK. ALL WORKS SHALL BE DONE IN ACCORDANCE WITH CURRENT ONTARIO BUILDING CODE & RESPECTIVE CITY'S ZONING BY-LAWS AND STANDARDS.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF THE SITE CONDITIONS ENCOUNTERED ARE DIFFERENT FROM SHOWN IN THE DRAWINGS. IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES, CONTRACTOR SHALL VERIFY AND SHALL BE RESPONSIBLE FOR ALL DIMENSIONS INCLUDING ROUGH OPENINGS ETC. CONSTRUCTION SHALL ONLY COMMENCE AFTER PERMIT APPROVAL HAS BEEN OBTAINED FROM ALL RESPECTIVE AUTHORITIES.

REV DATE DESCRIPTION



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATION AND MEET THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS.

QUALIFICATION INFORMATION
 REGISTRATION NUMBER: 302742
 REGISTRATION EXPIRES: 31/03/2025
 REGISTRATION INFORMATION
 REGISTRATION NUMBER: 111901
 REGISTRATION EXPIRES: 31/03/2025



weDesignBuild Inc.

MAKE IDEAS HAPPEN
 205 Advance Blvd Brampton ON L6T 4V9
 (647) 770 3230 info@weDesignBuild.ca
 www.weDesignBuild.ca

PROJECT TITLE
NEW THREE UNIT DWELLING

PROJECT ADDRESS
51 DRURY CRESCENT BRAMPTON

DRAWING TITLE
SITE PLAN

PROJECT NO.
20230724 - G.S

DRAWN CHECKED
M.N. H.M.

DRAWING NO.
A101

DATE MODIFIED
JAN 30, 2024