

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-2024-0118
Property Address: 21 Glenora Drive
Legal Description: Plan 866, Lot 12, Ward 8
Agent: Malav Shah
Owner(s): Satpal Kahlon, Narinder 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 an interior side yard setback of 1.3 metres to a proposed second storey of a single detached dwelling, 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;
2. To permit a rear yard setback of 7.5 metres to a proposed single detached dwelling, whereas the by-law requires a minimum rear yard setback of 9.125 metres (25% of the lot depth);
3. To permit a single detached dwelling having a building height of 8.4 metres, whereas the by-law permits a maximum building height of 7.6 metres; and
4. To permit a lot coverage of 44.37%, 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, 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.

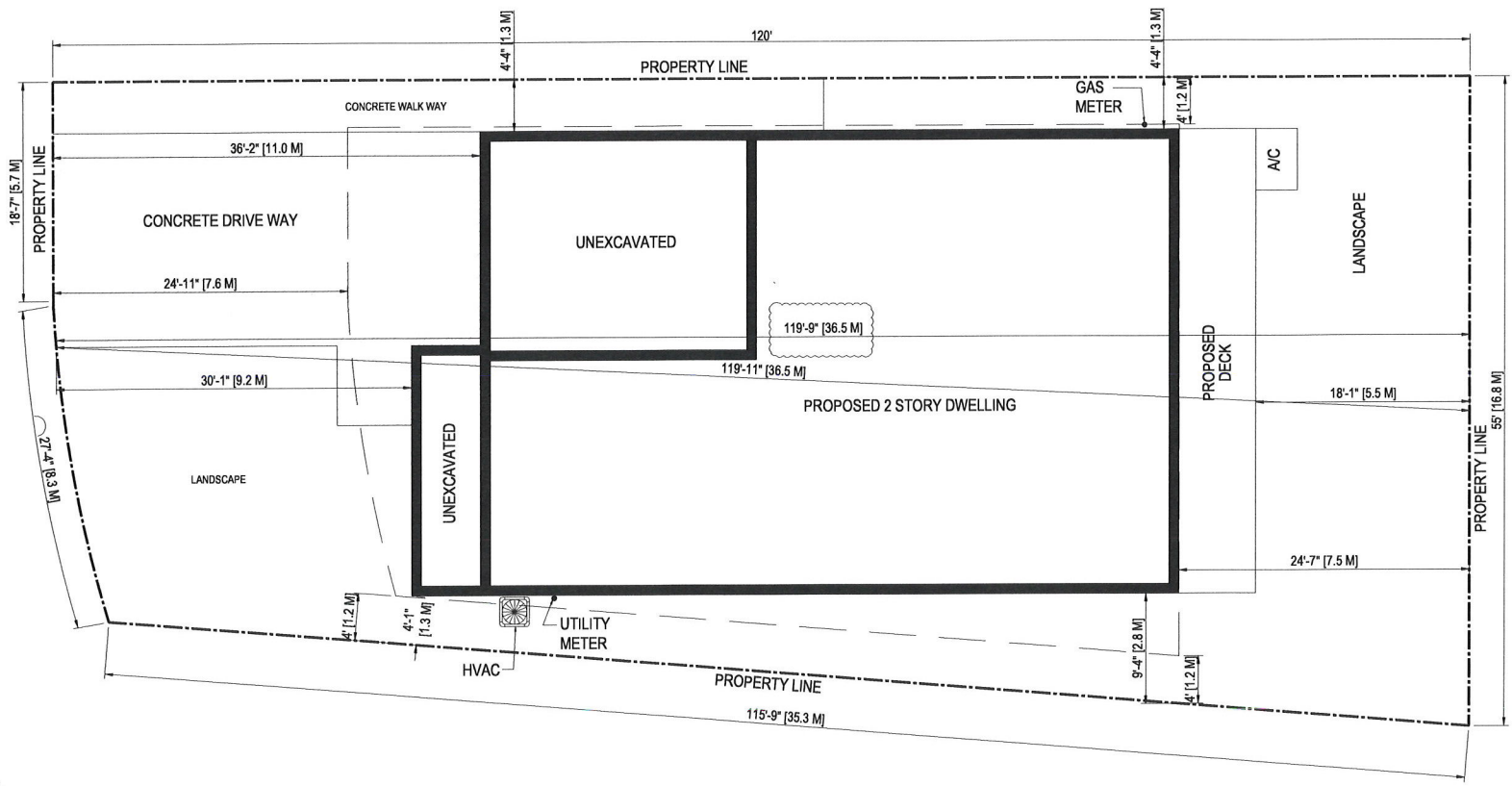
Appeal Process: If you wish to be notified of the decision of Committee, you must submit a written request to coa@brampton.ca. This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, municipality, certain public 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

REVISED
RECEIVED
April 30, 2024



02

FRONT YARD AREA = 139.16 SQM.
HARD SURFACE AREA = 64.75 SQM.
LANDSCAPED SOFT AREA = 74.41 SQM. --- (53.47%)

VARIANCE REQUESTED

ZONING BY-LAW	ALLOWED	PROPOSED
FRONT YARD SETBACK	7.5 M	9.2 M
REAR YARD SETBACK	7.5 M	7.5 M
RIGHT SIDE YARD SETBACK	1.8 M	1.3 M
LEFT SIDE YARD SETBACK	1.8 M	1.3 M
BUILDING HEIGHT	7.6 M	8.6 M

DESCRIPTION	EXISTING (TO BE DEMOLISHED)	ADDITION	TOTAL	%
LOT AREA	571.3 SQM			
LOT COVERAGE	180.1 SQM	253.5 SQM	253.5 SQM	44.37%
GROUND FLOOR AREA	180.1 SQM	253.5 SQM	253.5 SQM	
SECOND FLOOR AREA	N/A	216.4 SQM	216.4 SQM	
GFA TOTAL	180.1 SQM	469.9 SQM	469.9 (82%)	

VARIANCE REQUESTED

01

TOTAL LOT COVERAGE = 44.37%

21 GLENORA CRESCENT,
BRAMPTON, ON
SITE PLAN

PROJECT INFORMATION
NO: 23-301
DATE: 04/29/2024

DESIGNER INFORMATION
DATE: 04/29/2024

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SHEET
A102
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