



FILE NUMBER: A-2024-0029

The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, City of Brampton.

APPLICATION

Minor Variance or Special Permission

(Please read Instructions)

NOTE: It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law **270-2004**.

1.

Name of Owner(s)

HARJIT SINGH GHUMAN, SWARNJEET KAUR GHUMAN

Address

42 BRUNETTA WAY, BRAMPTON, ON L6P 1M9

Phone #

647-283-1331

Fax #

Email

info@harjitghuman.com

2.

Name of Agent

HARPREET CHATRATH (IAG 2515320 Ontario Ltd.)

Address

UNIT-218, 50 SUNNY MEADOW BLVD, BRAMPTON, ON L6R 0Y7

Phone #

647-852-5086

Fax #

Email

harpreet@inspireag.ca

3.

Nature and extent of relief applied for (variances requested):

POSSIBLE VARIANCES REQUIRED FOR LOT-1 AT 66 MARYSFIELD DRIVE, BRAMPTON

	PERMITTED	PROPOSED
1) MIN. INTERIOR SIDE YARD (EAST)	7.5M	3M (Till Garage wall), 5.92m (till building)
2) MIN. INTERIOR SIDE YARD (WEST)	7.5M	4.45M
3) MAX. LOT COVERAGE	10%	11.86%
4) MIN. DWELLING SEPERATION	15M	10.64M Garage to Garage distance (EAST)
		17.77M House to House distance (EAST)
		Vacant Property (WEST)

4.

Why is it not possible to comply with the provisions of the by-law?

SINCE THE LOT IS SEVERED AND THE LOT IS BIGGER IN LENGTH THAN DEPTH, HOWEVER THE CLIENT WANTS TO UTILIZE MAXIMUM WIDTH FOR THE FULFILLMENT OF THE REQUIREMENTS AND NEEDS.

5.

Legal Description of the subject land:

Lot Number 17 (ROLL NO: 10-12-0-003-15700-0000)

Plan Number/Concession Number RP-406 / CON. 10 N.D.

Municipal Address (LOT-1) 66 MARYSFIELD DR. BRMAPTON

6.

Dimension of subject land (in metric units)

Frontage 28.94M

Depth 143.41M

Area 4385.26 SQ.MT.

7.

Access to the subject land is by:

Provincial Highway ☐

Municipal Road Maintained All Year ☒

Private Right-of-Way ☐

Seasonal Road ☐

Other Public Road ☐

Water ☐

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land:

VACANT LAND

PROPOSED BUILDINGS/STRUCTURES on the subject land:

PROPOSED 2 STOREY SINGLE DETACHED CUSTOM HOUSE.

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

EXISTING

Front yard setback	<u>N/A</u>
Rear yard setback	<u>N/A</u>
Side yard setback	<u>N/A</u>
Side yard setback	<u>N/A</u>

PROPOSED

Front yard setback	<u>19.39M</u>
Rear yard setback	<u>78.15M</u>
Side yard setback	<u>3M (EAST SIDE) (TILL GARAGE WALL), 5.92M (TILL BUILDING LINE)</u>
Side yard setback	<u>4.45M (WEST SIDE)</u>

10. Date of Acquisition of subject land: 28th JUNE 2023

11. Existing uses of subject property: RESIDENTIAL

12. Proposed uses of subject property: RESIDENTIAL

13. Existing uses of abutting properties: RESIDENTIAL

14. Date of construction of all buildings & structures on subject land: 2024-07-01

15. Length of time the existing uses of the subject property have been continued: _____

16. (a) What water supply is existing/proposed?
Municipal ☒ Other (specify) _____
Well ☐

(b) What sewage disposal is/will be provided?
Municipal ☐ Other (specify) _____
Septic ☒

(c) What storm drainage system is existing/proposed?
Sewers ☐ Other (specify) _____
Ditches ☒
Swales ☐

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes ☒ No ☐

If answer is yes, provide details: File # B18-005 Status APPROVED

18. Has a pre-consultation application been filed?

Yes ☐ No ☒

19. Has the subject property ever been the subject of an application for minor variance?

Yes ☒ No ☐ Unknown ☐

If answer is yes, provide details:

File #	<u>A18-027</u>	Decision	<u>APPROVED</u>	Relief	<u>LOT AREA & LOT WIDTH (Sevarence)</u>
File #	<u></u>	Decision	<u></u>	Relief	<u></u>
File #	<u></u>	Decision	<u></u>	Relief	<u></u>

HKaur

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON
THIS 08th DAY OF February, 20 24

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, HARPREET CHATRATH, OF THE CITY OF BRAMPTON
IN THE REGION OF PEEL SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

City OF Brampton
IN THE Region OF Peel
THIS 8th DAY OF Feb, 20 24

HKaur

Signature of Applicant or Authorized Agent

Clara Vani
A Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton

Expires September 20, 2026
FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification: RE2-2919

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

Connor Cowan
Zoning Officer

2024-02-02
Date

DATE RECEIVED Feb 8, 2024

APPOINTMENT AND AUTHORIZATION OF AGENT

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 66 Marysfield Drive, Brampton, ON

I/We, Harjit Singh Ghuman & SWARNJEET KAUR GHUMAN
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject lands, hereby authorize

Harpreet Chatrath

please print/type the full name of the agent(s)

to make application to the **City of Brampton Committee of Adjustment** in the matter of an application for **minor variance** with respect to the subject land.

Dated this 21 day of November, 2023.

 Swarnjeet Kaur
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(where the owner is a firm or corporation, please print or type the full name of the person signing.)

NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

NOTE: Unit owners within a Peel Standard Condominium Corporation are to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to submission of an application. Signatures from all Members of the Board of Directors are required.

PERMISSION TO ENTER

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 66 Marysfield Drive, Brampton

I/We. HARJIT SINGH GHUMAN & SWARNJEET KAUR GHUMAN
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject land, hereby authorize the Members of the City of Brampton Committee of Adjustment and City of Brampton staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to the attached application for Minor Variance and/or consent.

Dated this 21 day of November, 2023.

 Swarnjeet Kaur
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(where the owner is a firm or corporation, please print or type the full name of the person signing.)

NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION

City of Brampton,
Building Division,
8850 McLaughlin Rd, Unit-1
Brampton, ON

Date: 2023-11-21

From: Harjit Singh Ghuman & Swarnjeet Kaur Ghuman.

Address: 42 Brunetta way, Brampton, ON.

Authorization - To Whom It May Concern

I/We, the Current Owner(s) HARJIT SINGH GHUMAN & SWARNJEET KAUR GHUMAN of the above subject property, hereby authorize IAG (2515320 Ontario Ltd), to retrieve any information from City of Brampton, they may need regarding the property (i.e. Survey Plan, As-Built Drawings, etc).

I further authorize Harpreet Chatrath to make any application (Lot Severance/Consent application/Minor Variance/Building permit/ Zoning certification/site plan application/conservation application etc. as applicable).

You may rely on a copy of this document to the same extent as the original on 22-11-2023, at _____.

Owner(s) Name(s): _____

Address: 42 BRUNETTA WAY, BRAMPTON ON L6P 1M9

Owner(s) Phone number(s): 647-283-1331

Email(s): info @ HARJITGHUMAN.COM

Owner(s)
Signature(s)  Swarnjeet Kaur

SHEET LIST	
SHEET NO.	SHEET NAME
00	COVER SHEET
00	SURVEY
A1.0	SITE PLAN
A1.1	SITE SUMMARY
A2.0	PROPOSED BASEMENT FLOOR PLAN
A2.1	PROPOSED FIRST FLOOR PLAN
A2.2	PROPOSED SECOND FLOOR PLAN
A2.3	PROPOSED ROOF PLAN
A3.0	CONCEPTUAL NORTH & WEST SIDE ELEVATION
A3.1	CONCEPTUAL SOUTH & EAST SIDE ELEVATION

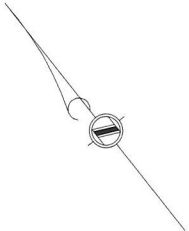
PROPOSED 2 STOREY SINGLE DETACHED
DWELLING AT (LOT-1) 66 MARYSFIELD DRIVE,
BRAMPTON

VICINITY MAP

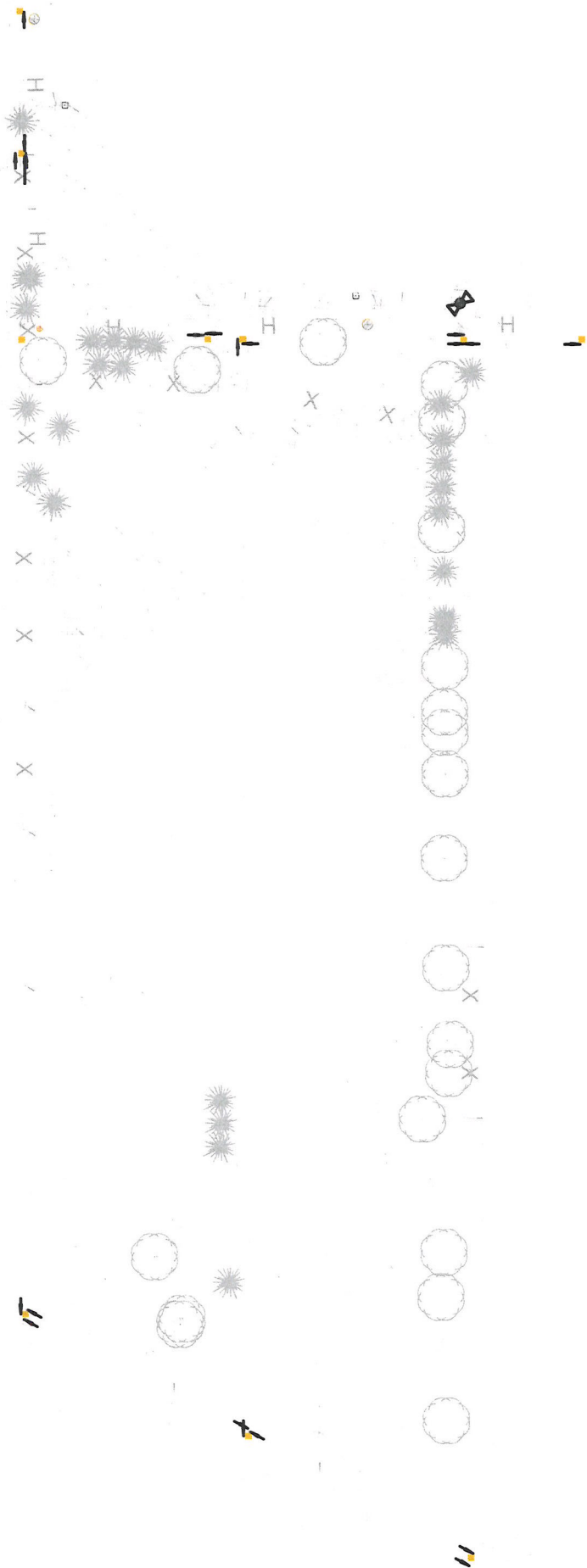


ISSUED FOR: MINOR VARIANCE

LEGEND



METRIC



NOTE

BEARING NOTE

ELEVATION NOTE

SURVEYOR'S CERTIFICATE



CENTRO LAND SURVEYORS

This drawing, as an instrument of service, is provided by and is the property of Inspire Architectural Group. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Inspire Architectural Group of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "For Construction" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

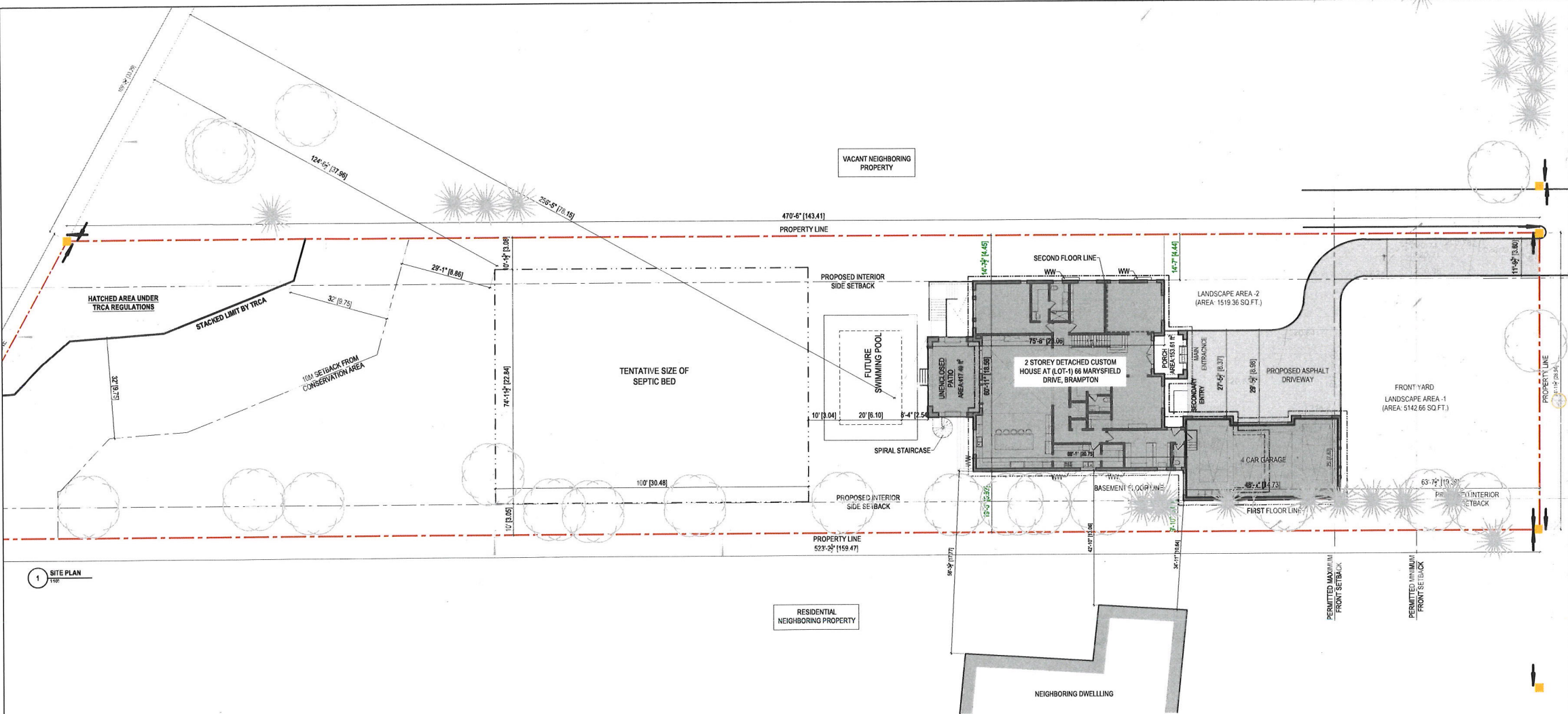
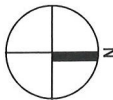
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1	2024-01-30	Minor Variance
#	DATE	ISSUED FOR



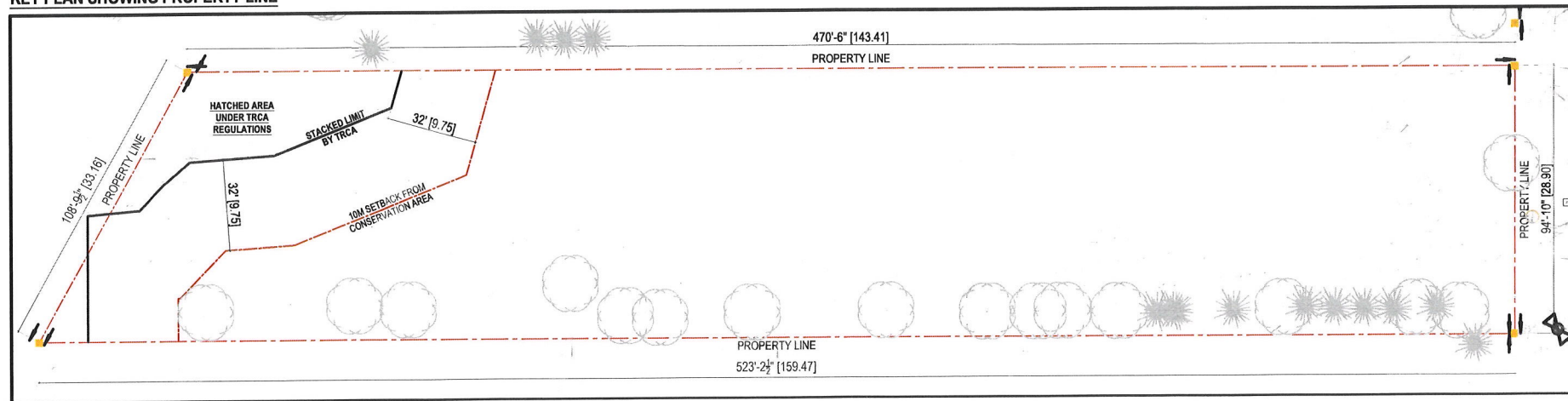
PROJECT NAME
CUSTOM HOUSE
AT (LOT-1) 66 MARYSFIELD DRIVE,
BRAMPTON, ON

DRAWING NAME
SITE PLAN

DRAWN BY HK	PROJECT NO. 23.018
CHECKED BY HK	Rev 00
Scale AS MENT.	Drawing no. A1.0
TRUE NORTH	PROJECT NORTH



KEY PLAN SHOWING PROPERTY LINE



LEGEND			
LOT LINE			
SETBACK LINE			
BASEMENT FLOOR LINE			
FIRST FLOOR LINE			
SECOND FLOOR LINE			
ROOF LINE			
PROPOSED DWELLING LINE			
POSSIBLE VARIANCES	GREEN COLOUR		

SITE STATISTICS			
ZONING: RE2 - 2919 (RESIDENTIAL)			
EXISTING: VACANT LOT			
SITE SUMMARY			
	PERMITTED	EXISTING	PROPOSED
MINIMUM LOT AREA (AS PER ZONE RE2-2919.2 (a))	0.4 hectares	0.43 hectares 4385.26 m ²	Existing to remain as is
MINIMUM LOT WIDTH (AS PER ZONE RE2-2919.2 (b))	30 M	28.94 M	Existing to remain as is
SETBACKS			
MIN. FRONT YARD (AS PER ZONE RE2)	12 m	-	19.39 m
MAX. FRONT YARD DEPTH (AS PER ZONE RE2-2919.2 (c))	20 m	-	19.39 m
MIN. INTERIOR SIDE YARD (EAST) (AS PER ZONE RE2)	7.5 m	-	3m (Till Garage Wall) 5.92m (Till Building Wall)
MIN. INTERIOR SIDE YARD (WEST) (AS PER ZONE RE2)	7.5 m	-	4.44 m

MIN. REAR YARD (AS PER ZONE RE2)	15 m	-	78.15 m
MAX. BUILDING HEIGHT (AS PER ZONE RE2)	10.6 m	-	10.6 m
MAX. LOT COVERAGE (AS PER ZONE RE2-2919.2 (e))	10% (4720.25 ft ²)	-	11.86% (5602.71 ft ²)
		First Floor Area: 5031.61 ft ² (including garage area) Front Porch: 153.61 ft ² Rear Deck: 417.49 ft ²	
MIN. LANDSCAPE AREA (AS PER ZONE RE2 & 2919)	70%	-	71.06%
		TOTAL FRONT YARD AREA: 9411.19 SQ.FT. LANDSCAPE AREA -1: 5142.66 SQ.FT. LANDSCAPE AREA -2: 1502.56 SQ.FT. DRIVEWAY AREA: 2512.96 SQ.FT. HARDSCAPE AREA: 83.00 SQ.FT. PLANTER AREA: 42.61 SQ.FT.	
		TOTAL SOFT LANDSCAPE AREA: 6687.83 SQ.FT. 6687.83 X 100 = 71.06% 9411.19	
MIN. GROUND FLOOR AREA OF MAIN BUILDING (AS PER ZONE RE2)	115 m ²	-	467.41 m ²
MIN. DWELLING SEPERATION (AS PER ZONE RE2-2919.2 (d))	15 m	-	(EAST SIDE) Garage to Garage distance: 10.64m (approx) House to House distance: 17.77m (WEST SIDE) VACANT PROPERTY
MAXIMUM DRIVEWAY WIDTH BETWEEN A STREET EDGE AND A POINT 10 METRES FROM A STREET EDGE (AS PER CLAUSE RE2-2919.2 (g))	6 m	-	3.6 m



INSPIRE
ARCHITECTURAL GROUP
2515320 Ontario Ltd
218 - 50 Sunny Meadow Blvd, Brampton, ON L6R 0Y7
+1 905-861-2032
harpreet@inspireag.ca

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3		
2		
1	2024-01-30	Minor Variance
#	DATE	ISSUED FOR



2024-01-30
ARCHITECTS
HARPREET KAUR CHATRATH
LICENCE 9554

PROJECT NAME CUSTOM HOUSE AT (LOT-1) 66 MARYSFIELD DRIVE, BRAMPTON, ON	
DRAWING NAME SITE SUMMARY	
DRAWN BY HK	PROJECT NO. 23.018
CHECKED BY HK	Rev 00
Scale N.T.S	Drawing no. A1.1
TRUE NORTH	PROJECT NORTH
	

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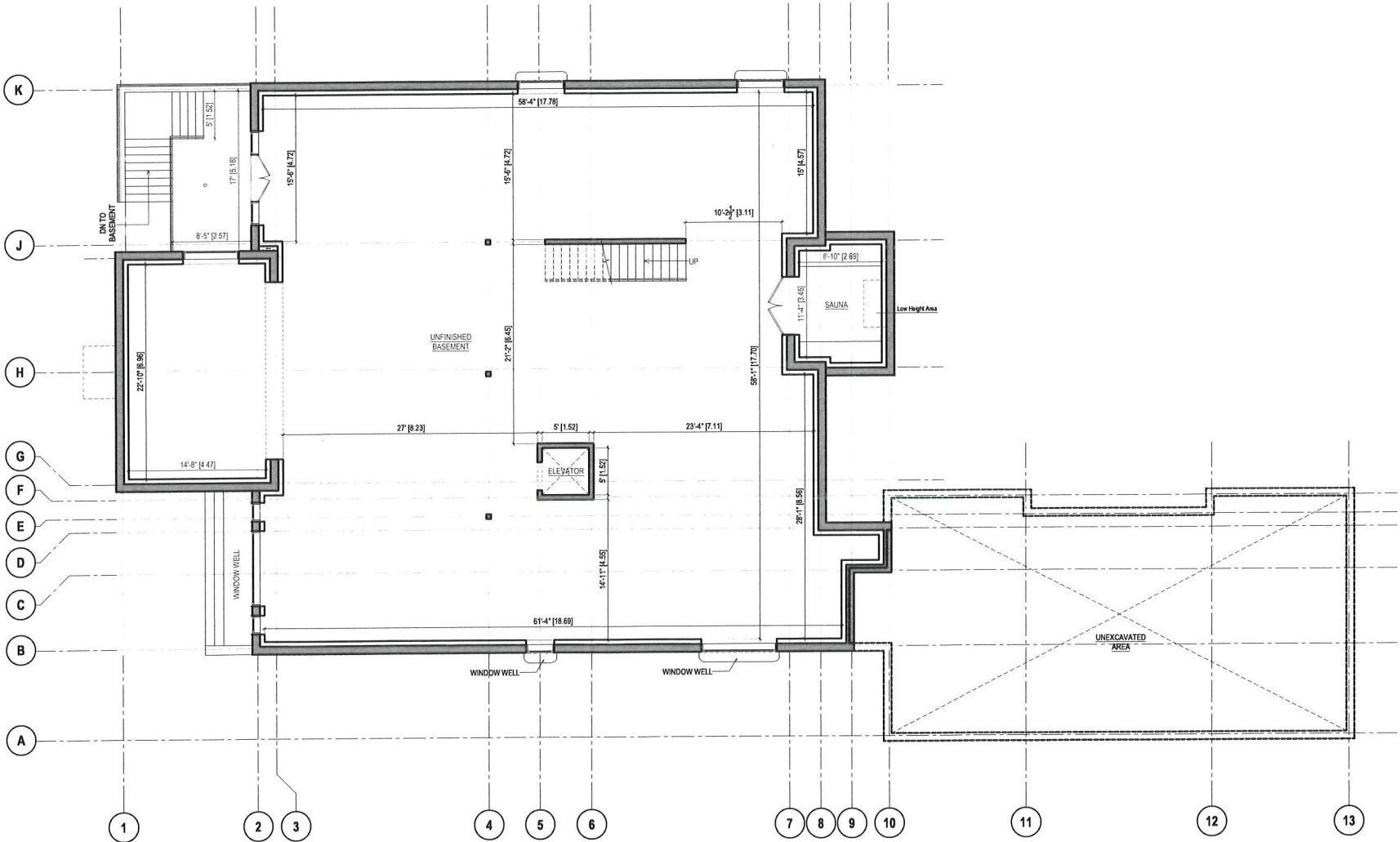
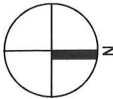
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PROJECT NAME
CUSTOM HOUSE
AT (LOT-1) 66 MARYSFIELD DRIVE,
BRAMPTON, ON

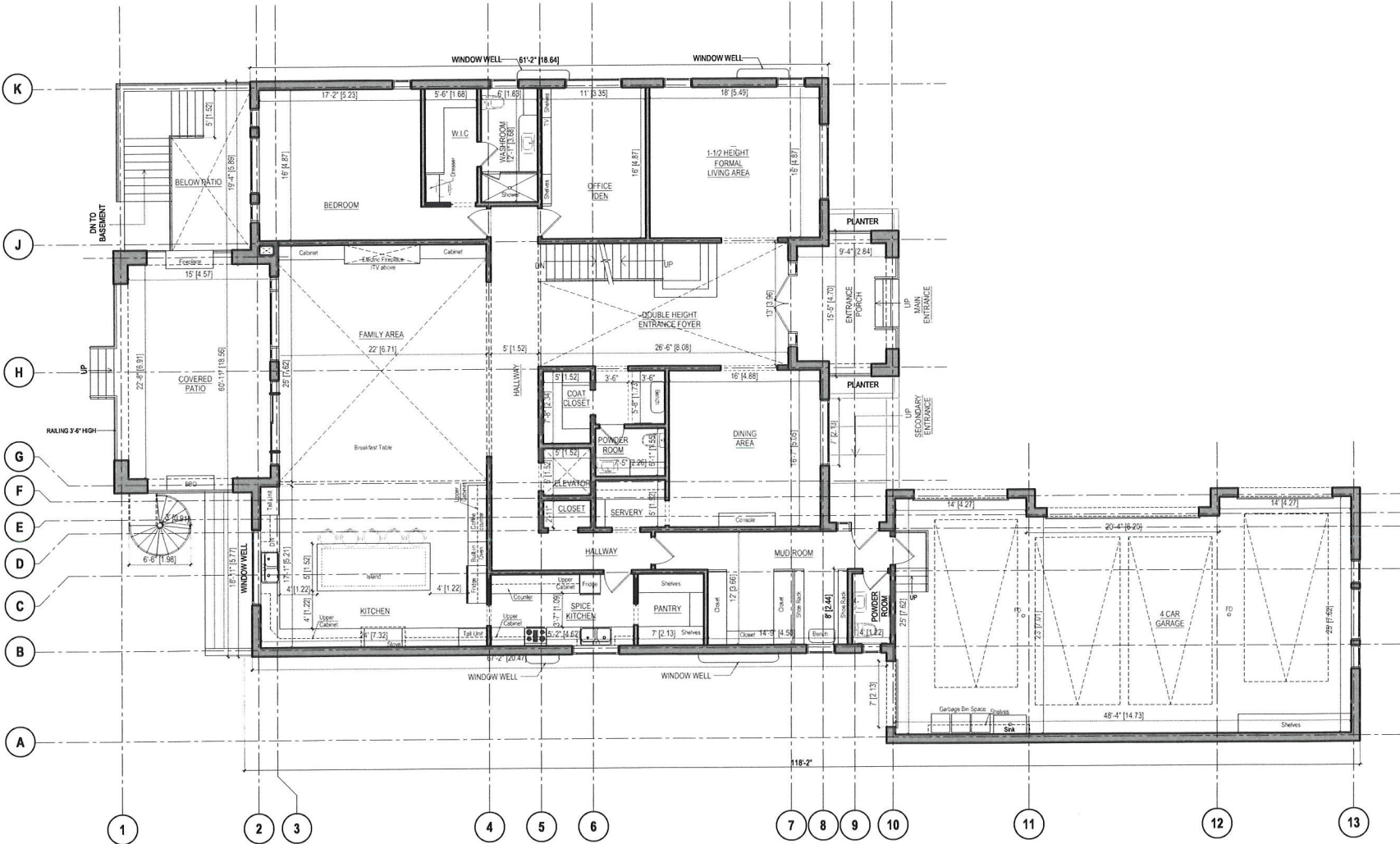
DRAWING NAME
PROPOSED BASEMENT FLOOR
PLAN

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Scale 1:200	Drawing no. A2.0
TRUE NORTH	PROJECT NORTH



BASEMENT FLOOR PLAN

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FIRST FLOOR PLAN	
First Floor Area (Excluding garage): 3731.70 sq.ft. Garage Area: 1299.91 sq.ft.	Gross Floor Area: First Floor Area: 3731.70 sq.ft. Second Floor Area: 3217.87 sq.ft. (excluding double height) Total GFA: 6949.57 sq.ft.

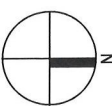
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1	2024-01-30	Minor Variance
#	DATE	ISSUED FOR



PROJECT NAME
CUSTOM HOUSE
AT (LOT-1) 66 MARYSFIELD DRIVE,
BRAMPTON, ON

DRAWING NAME
PROPOSED FIRST FLOOR PLAN

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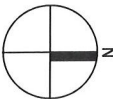
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#	DATE	ISSUED FOR



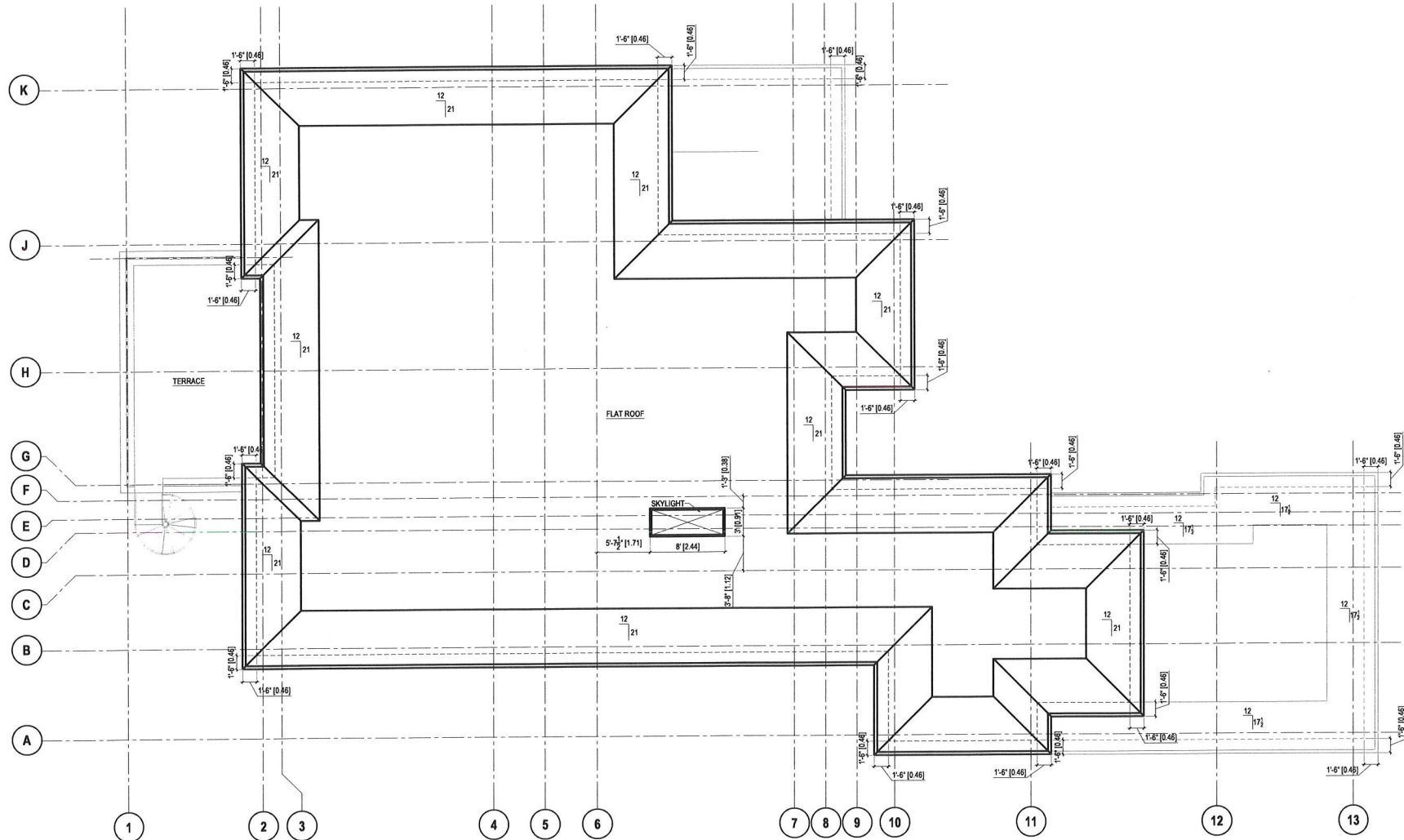
PROJECT NAME
CUSTOM HOUSE
AT (LOT-1) 66 MARYSFIELD DRIVE,
BRAMPTON, ON

DRAWING NAME
PROPOSED SECOND FLOOR PLAN

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TRUE NORTH	PROJECT NORTH



SECOND FLOOR PLAN Second Floor Area
(including Double height): 4026.66 sq.ft.
Double Height Area: 808.79 sq.ft.



ROOF PLAN

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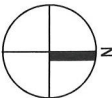
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1	2024-01-30	Minor Variance
#	DATE	ISSUED FOR



PROJECT NAME
CUSTOM HOUSE
AT (LOT-1) 66 MARYSFIELD DRIVE,
BRAMPTON, ON

DRAWING NAME
PROPOSED ROOF PLAN

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TRUE NORTH	PROJECT NORTH



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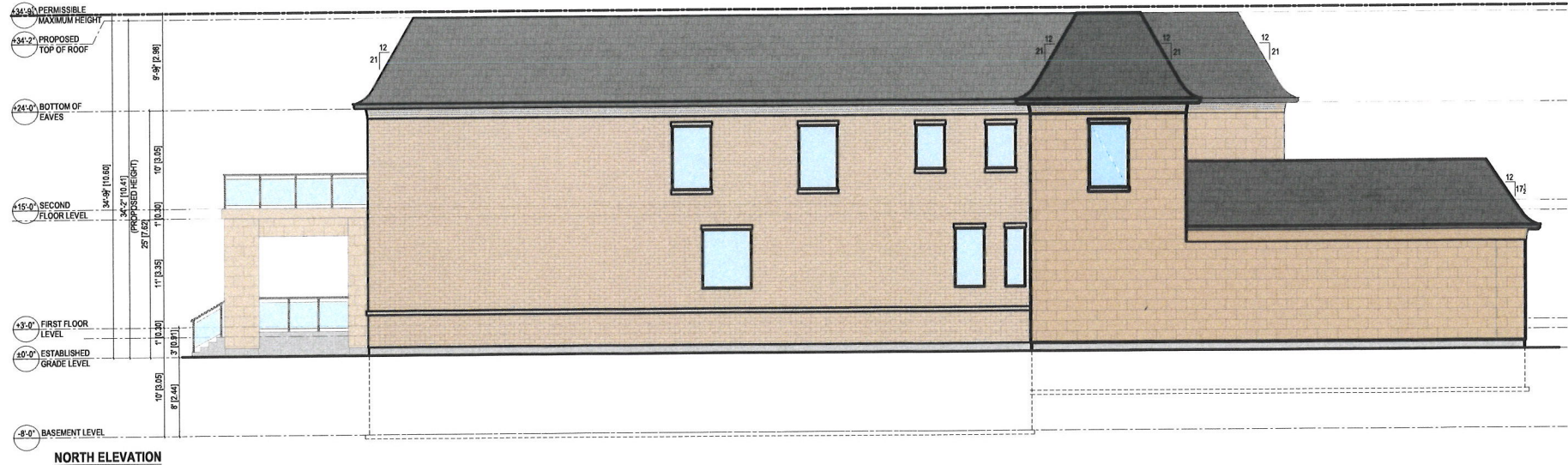
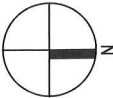
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1	2024-01-30	Minor Variance
#	DATE	ISSUED FOR



PROJECT NAME
CUSTOM HOUSE
AT (LOT-1) 66 MARYSFIELD DRIVE,
BRAMPTON, ON

DRAWING NAME
NORTH & WEST SIDE ELEVATION

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TRUE NORTH	PROJECT NORTH





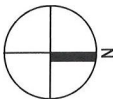
ONTARIO ASSOCIATION
2024-01-30
OF
ARCHITECTS
H Kaur
HARPREET KAUR CHATRATH
LICENCE
9554

PROJECT NAME
CUSTOM HOUSE
AT (LOT-1) 66 MARYSFIELD DRIVE,
BRAMPTON,ON

DRAWING NAME

SOUTH & EAST SIDE ELEVATIONS

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CHECKED BY HK	Rev 00
Scale 1:200	Drawing no. A3.1
TRUE NORTH	PROJECT NORTH





Marina Janakovic <Marina.Janakovic@trca.ca>

to info, Harpreet, me, jagroop@baltech.ca, Hardeep

Hi Harjit, Thank you for providing owner's authorization.

I believe this is it (as attached). You will require to keep 10m back from the dripline.

I hope this helps. I look forward to commenting through the minor variance process.

Regards,

Marina Janakovic, BES (Hons)

Planner I

Development, Planning and Permits | Development and Engineering Services

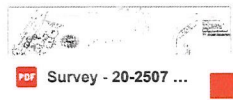
T: + 1 (437) 880-2368

E: Marina.Janakovic@trca.ca

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](#) | trca.ca



One attachment • Scanned by Gmail



Raman Kaur <raman@inspireag.ca>

to Marina, info, Harpreet, jagroop@baltech.ca, Hardeep

Thank You Marina, we really appreciate it.

Ramandeep Kaur

Architectural Technologist, B.Arch

Inspire Architectural Group

218 - 50 Sunny Meadow Blvd, Brampton, ON L6R 0Y7

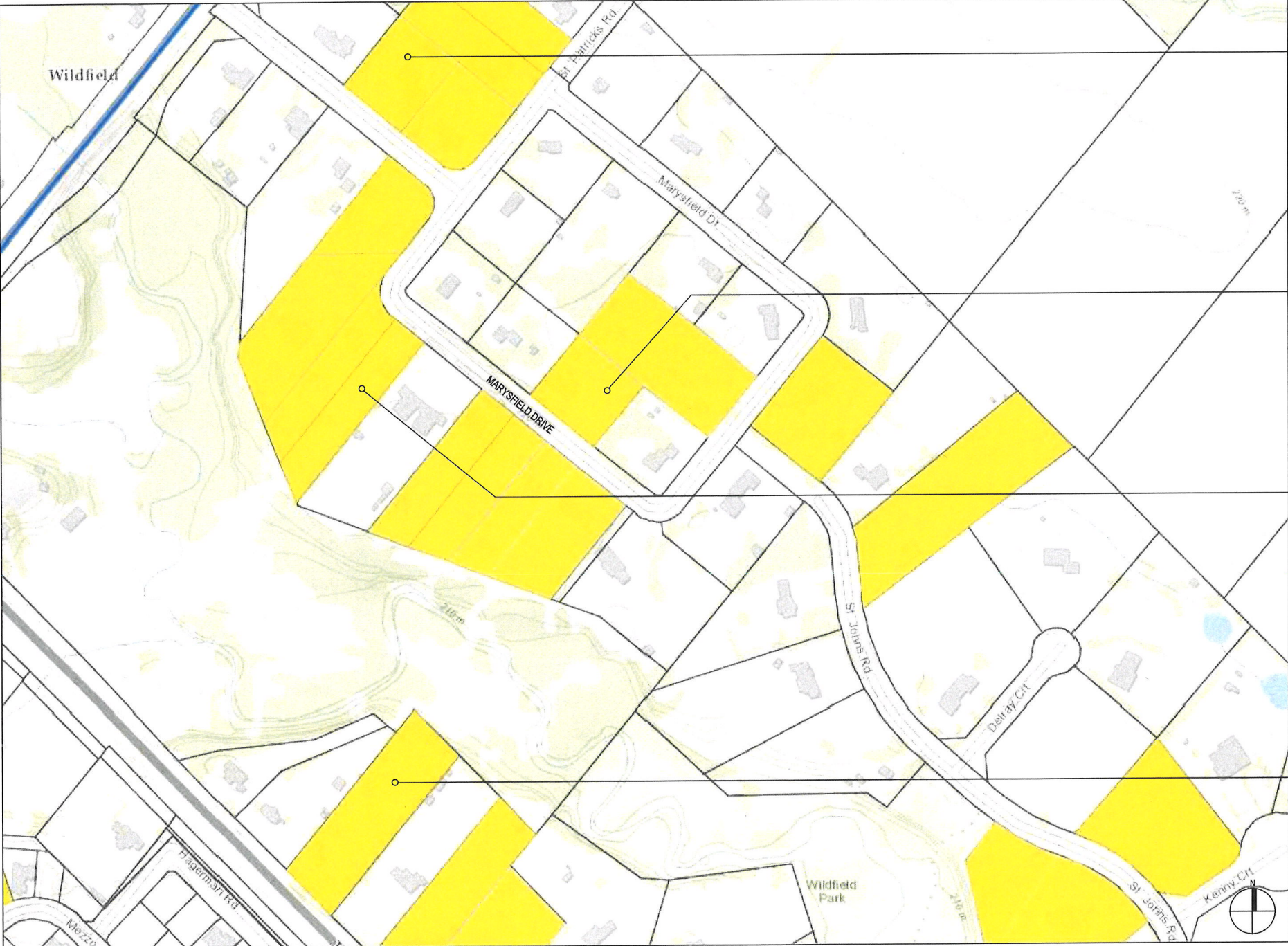
Tel: +1 905-861-2032 Cell: +1 647-761-4063

email: raman@inspireag.ca

Reply

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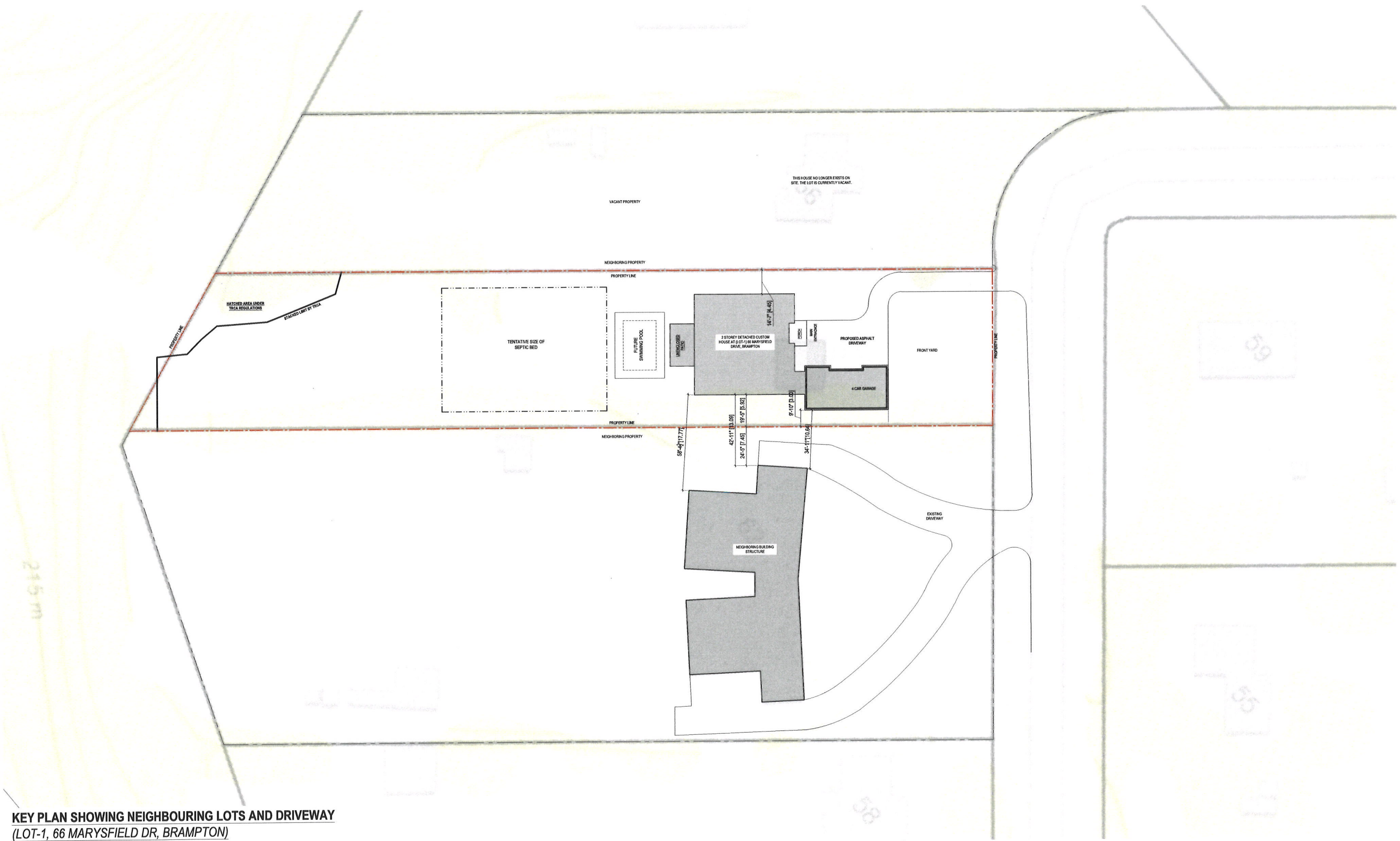
12 MARYSFIELD DR
Approved Minor Variance
• Interior Side yard Setback: 4.27m

51 MARYSFIELD DR
Approved Minor Variance
• Interior Side yard Setback: 1.3m
(For proposed attached Garage)

SUBJECT PROPERTY
LOT-1, 66 MARYSFIELD DR
BRAMPTON, ON
(Application for Minor Variance applied)

11621 THE GORE RD,
Approved Minor Variance
• Interior Side yard Setback: 4.4m
(For proposed attached Garage)

**KEY PLAN OF APPLIED MINOR VARIANCE APPLICATIONS TO THE CITY
(IN PAST YEARS) (LOT-1, 66 MARYSFIELD DRIVE, BRAMPTON)**



KEY PLAN SHOWING NEIGHBOURING LOTS AND DRIVEWAY
(LOT-1, 66 MARYSFIELD DR, BRAMPTON)



**INSPIRE
ARCHITECTURAL
GROUP**

2515320 Ontario Ltd.

Unit 218, 50 Sunny Meadow Blvd,
Brampton, ON L6R 0Y7, Canada

+1 647-852-5086

info@inspireag.ca

www.inspireag.ca

COVER LETTER

Date: 2024-01-30

To: City Of Brampton
Department of Planning
2 Wellington Street West
Brampton

Subject: Minor Variance Application Submission – (Lot-1) 66 Marysfield Drive, Brampton

On behalf of our client, I would like to submit the application for Minor Variance for a severed Lot 1 at 66 Marysfield Drive, Brampton. For details and reference, the key plan is shown in the drawings for the location of lot.

The Lot is 0.43 hec and currently zoned under RE2(2919) Zone. Our client wants to build Custom house for his family approx. 645.63 sq.mt (Gross Floor Area) and would like to request for possible Minor Variances as listed below along with reason for not able to comply with the few zoning regulations:

1. Min. Interior Side yard setback: East side-3.0 mt (till Garage wall) & 5.92m (till Building), West side-4.45 mt

East side is abutting neighboring residential property and proposed garage will be at 3 mts and proposed house will be at 5.92m from the neighboring existing house with complete landscape and tree buffer to reduce noise and visibility.

West Side is abutting a lot which belongs to our owner's friend and it a retained lot. The house will be 4.45mt from lot line.
2. Max. Lot Coverage proposed is 11.86% (5602.71 sq.mt) in which along with house and garage areas, the front porch area and rear deck area are also included whereas the permitted Maximum lot coverage is 10%.
3. Min. Dwelling Separation: East Side – Garage to Garage Distance = 10.64m (approximately) & House to House distance = 17.77m (approximately), West Side – Vacant Property

Below are the attachments:

1. Cover Letter
2. Minor Variance Form
3. Authorization Form
4. Permit to Enter Form
5. Survey Plan
6. Site plan
7. Conceptual Elevations

Since the Lot falls under TRCA, we contacted them, and they did the site visit earlier. All the reference emails with TRCA are attached as pdf.



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Kindly accept the application for Minor Variance Application for Lot – 1 at 66 Marysfield Drive, Brampton.
Please let me know if you need any other information from our side.

Thanks,

Harpreet Chatrath

Principal Architect, B.Arch, O.A.A, RAIC

Inspire Architectural Group,

Unit 218, 50 Sunny Meadow Blvd, Brampton, ON

Phone: 647-852-5086

email: harpreet@inspireag.ca