

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-2024-0110
Property Address: 5 Crescent Hill Drive South
Legal Description: Con 4, EHS Part Lot 7, Ward7
Agent: Harpreet Bhons
Owner(s): Paramjit Gill
Other applications: nil
under the *Planning Act*

Meeting Date and Time: Tuesday, June 18, 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 new single detached dwelling having a building height of 11.73 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, June 13, 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, June 13, 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 5th day of June 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



1 PROPOSED SITE PLAN
1/200

LEGEND	PROPOSED NORTH	TRUE NORTH
EXISTING ASPHALT DRIVEWAY TO REMAIN AS IS	EXISTING ASPHALT DRIVEWAY TO REMAIN AS IS	EXISTING ASPHALT DRIVEWAY TO REMAIN AS IS
PROPOSED ASPHALT DRIVEWAY TO BE REMOVED	PROPOSED ASPHALT DRIVEWAY TO BE REMOVED	PROPOSED ASPHALT DRIVEWAY TO BE REMOVED
PROPOSED ASPHALT DRIVEWAY	PROPOSED ASPHALT DRIVEWAY	PROPOSED ASPHALT DRIVEWAY
PERMISSIBLE PATHWAY	PERMISSIBLE PATHWAY	PERMISSIBLE PATHWAY
EXISTING DWELLING	EXISTING DWELLING	EXISTING DWELLING
PROPOSED DWELLING	PROPOSED DWELLING	PROPOSED DWELLING
TREE TO BE REMOVED	TREE TO BE REMOVED	TREE TO BE REMOVED
TREE TO REMAIN	TREE TO REMAIN	TREE TO REMAIN

STATE	PERMISSIBLE AS ZONING	EXISTING	PROPOSED
STANDARDS	PERMISSIBLE AS ZONING	EXISTING	PROPOSED
MINIMUM LOT AREA	820 M ² Minimum (971.38 SQ FT)	428.91 M ² (986.91 SQ FT)	EXISTING TO REMAIN AS IS
MINIMUM LOT WIDTH	18.0 M Minimum	18.29 M	EXISTING TO REMAIN AS IS
MINIMUM LOT DEPTH	31.0 M Minimum	30.34 M	EXISTING TO REMAIN AS IS
LOT COVERAGE	25%	51.6%	12.26%

STANDARDS	PERMISSIBLE AS ZONING	EXISTING	PROPOSED
MINIMUM FRONT YARD SETBACK	7.5 M	7.5 M	7.5 M (BOLLARD LINE LOT LINE)
MINIMUM INTERIOR SIDE SETBACK	1.0 M	1.0 M	1.0 M (CAR PORT LINE LOT LINE)
MINIMUM INTERIOR REAR SETBACK	2.0 M	2.0 M	2.0 M (BOLLARD LINE LOT LINE)
MINIMUM REAR YARD SETBACK	7.5 M	7.5 M	7.5 M (BOLLARD LINE LOT LINE)
MINIMUM BUILDING HEIGHT - END OF ROOF	14.0 M	14.0 M	14.0 M (PROPOSED DWELLING 2ND FLOOR GRADE TO TOP OF ROOF)
MINIMUM LOT COVERAGE	25%	51.6%	12.26% (EXCLUDING PORCH AND DECK AREA)
MINIMUM SECOND FLOOR AREA FOR MAIN BUILDING	200.00 SQ FT	540.00 SQ FT (204.18 SQ M)	540.00 SQ FT (204.18 SQ M)
SUICIDE GEAR TO BE REMOVED	N/A	N/A	300.00 SQ FT (278.00 SQ M)
LANDSCAPE AREA (FRONT YARD)	77.17 M ²	77.17 M ²	77.17 M ²

FINISHED GRADE LEVEL	PROPOSED NORTH	TRUE NORTH
BASEMENT FLOOR	+ 230.76 (+ 8'-0")	+ 230.76 (+ 8'-0")
FIRST FLOOR LEVEL	+ 231.44 (+ 8'-7")	+ 231.44 (+ 8'-7")
SECOND FLOOR LEVEL	+ 238.01 (+ 15'-0")	+ 238.01 (+ 15'-0")
FINISHED GRADE LEVEL	+ 231.44 (+ 8'-7")	+ 231.44 (+ 8'-7")

RD	MINOR VARIANCE	2024-05-16
REV	ISSUED FOR	DATE

PROJECT NAME AND ADDRESS:

PROPOSED NEW 2 STOREY DWELLING
AT 5 CRESCENT HILL DRIVE SOUTH, BRAMPTON, ON L6S 2P2

LEAD CONSULTANT:



UNIT-214 - 2550 MATHESON BLVD. E,
MISSISSAUGA, ON, Canada L4W 4Z1
Tel: +1-805-792-0038
Cell: +1-416-729-8454
Email: hibi@technoarch.ca
www.technoarch.ca



ONTARIO ASSOCIATION OF ARCHITECTS
HARPREET SINGH BHONS
LICENCE 6942

STRUCTURAL CONSULTANT:

MEP CONSULTANT:

DRAWING TITLE:

SITE PLAN	
DRAWN BY	S
CHECKED BY	JK
APPROVED BY	HB
SCALE	SIZE
1:200	A1
SHEET NO	STAGE
A1.0	MINOR VARIANCE
PHASE	REV
00	R0
ISSUED DATE	2024-05-16