

**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-2024-0181  
**Property Address:** 2 Leslie Street  
**Legal Description:** Plan 606, Lot 277, Ward 5  
**Agent:**  
**Owner(s):** Eugene Gibson  
**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,  
4<sup>th</sup> Floor Brampton City Hall, 2 Wellington Street West

**Purpose of the Application:**

1. To permit a rear yard setback of 0.858 metres to a proposed addition, whereas the by-law requires a minimum rear yard setback of 7.5 metres; and
2. To permit a lot coverage of 34.05%, 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](mailto: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](mailto: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](mailto: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](http://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](http://www.brampton.ca).

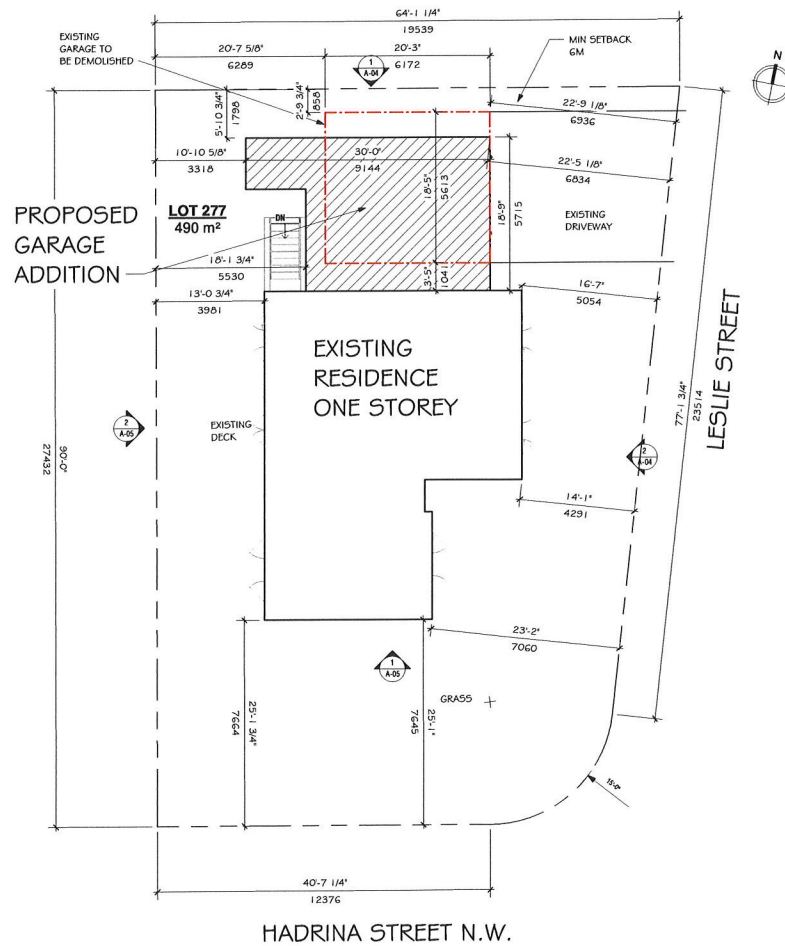
**Appeal Process:** If you wish to be notified of the decision of Committee, you must submit a written request to [coa@brampton.ca](mailto:coa@brampton.ca). This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant,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

REGISTERED PLAN 606 LOT 277  
 CITY OF BRAMPTON  
 REGIONAL MUNICIPALITY OF PEEI

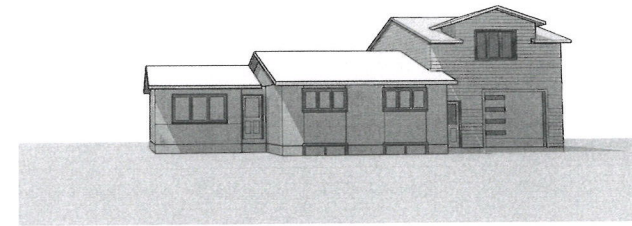


**SITE STATISTICS: 2 LESLIE STREET BRAMPTON**

**ZONING CLASSIFICATION: R1B**  
 MIN LOT AREA 940 SQ M (CORNER LOT)  
 MIN LOT DEPTH 30m  
 MIN LOT WIDTH 18m

**SETBACKS:**  
 FRONT - 6.0m  
 REAR - 7.5m  
 STREET SIDE YARD - 3.0m  
 INTERIOR SIDE YARD - 1.2m ONE STOREY / 1.8m TWO STOREY  
 MAX BUILDING HEIGHT 10.6m  
 MAX BUILDING LOT COVERAGE - NO REQUIREMENT

SITE AREA	SQ FT	SQ M
EXISTING GROSS AREAS:		
EXISTING MAIN FLOOR HABITABLE	1077.1	100.06
EXISTING GARAGE (TO BE DEMOLISHED)	372.9	34.64
EXISTING BASEMENT LEVEL HABITABLE	587.6	54.59
<b>PROPOSED GROSS AREAS:</b>		
PROPOSED GARAGE ADDITION	720	66.89
PROPOSED GARAGE STORAGE LOFT	600	55.74
<b>LOT COVERAGE %:</b>		
EX MAIN FLOOR + GARAGE + ADDITION / LOT %		34.05
MAIN FLOOR HABITABLE + GARAGE + UPPER FLOOR HABITABLE / LOT %		45.41



2 FRONT CORNER PERSPECTIVE VIEW

1 SITE PLAN  
 1/8" = 1'-0"

The contractor has agreed and shall be responsible for the proper use of the information contained in this drawing. The contractor shall be responsible for the proper use of the information contained in this drawing. The contractor shall be responsible for the proper use of the information contained in this drawing.

**EXCALIBUR CAD DESIGNS**  
 97 EDELWILD DRIVE,  
 BRAMPTON, ONTARIO  
 L6W 2Y4  
 PHONE: 519-940-3763  
 FAX: 519-940-3763  
 EMAIL: XDESIGNS@ROBBERSON.COM

**GIBSON RESIDENCE GARAGE ADDITION**  
 2 LESLIE STREET  
 BRAMPTON ONTARIO

PROPOSED GARAGE ADDITION  
 SITE PLAN

OWNER: J FINLAY	PROJECT No: 2401
DATE: JAN 5 2024	DESIGNER:
SCALE: 1/8" = 1'-0"	DRAWING No: A-00
CHECKED:	CHECKER: