



For Office Use Only
(to be inserted by the Secretary-Treasurer after application is deemed complete)

FILE NUMBER: A-2024-0150

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 and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, 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)** Andre Hill and Krystal Lewis
Address 102 Fairglen ave, Brampton, On, L6X 1K8

Phone # 647-719-9999 **Fax #** _____
Email Real estate.hill@gmail.com

2. **Name of Agent** _____
Address _____

Phone # _____ **Fax #** _____
Email _____

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

I am applying for a minor variance to increase the allowable lot coverage by 6.65% for the proposed addition to my property currently zoned as R1C. Due to the property location it is subject to Zoning By-law (Section 10.27) allowing for a maximum lot coverage of 30% as per the Mature Neighbourhood requirements. My proposed addition would result in a lot coverage of 36.65%, therefore I am requesting relief from the lot coverage requirement to allow for the proposed development.

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

While I understand the provisions of the zoning by-law regarding lot coverage, complying with the 30% limit would significantly restrict my ability to extend my property in a manner that meets my family's needs and respects the existing structure and layout of the property. The proposed addition is essential to accommodate the growing needs of my household, such as additional living space.

5. **Legal Description of the subject land:**

Lot Number 190
Plan Number/Concession Number M-416
Municipal Address 102 Fairglen Avenue, Brampton ON, L6X 1K8

6. **Dimension of subject land (in metric units)**

Frontage 7.05 m
Depth 37.21 m
Area 447.23 m²

7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>

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: List all structures (dwelling, shed, gazebo, etc.)

SINGLE FAMILY DWELLING	Ground Floor Area: 93.68 m ²
Two-Storey	Gross Floor Area: 160.96 m ²
Height: 8.22 m	
Width: 8.03 m	
Length: 14.58 m	

PROPOSED BUILDINGS/STRUCTURES on the subject land:

ADDITION	Ground Floor Area: 39.14 m ²
One-Storey	Gross Floor Area: 39.14 m ²
Height: 4.53 m	
Width: 4.88 m	
Length: 8.03 m	

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	7.04 m
Rear yard setback	15.45 m
Side yard setback	1.23 m
Side yard setback	1.23 m

PROPOSED

Front yard setback	7.04m
Rear yard setback	10.57m
Side yard setback	1.23 m
Side yard setback	1.23 m

10. Date of Acquisition of subject land: January 11, 2019

11. Existing uses of subject property: SINGLE FAMILY DWELLING

12. Proposed uses of subject property: SINGLE FAMILY DWELLING

13. Existing uses of abutting properties: SINGLE FAMILY DWELLING

14. Date of construction of all buildings & structures on subject land: 1993

15. Length of time the existing uses of the subject property have been continued: 31 years

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 # _____ Status _____

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 # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE City _____ OF Brampton _____

THIS 9th DAY OF May, 2024.

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, Andree Hill, 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 Province Region OF

Peel Ontario THIS 9th DAY OF

May, 2024

A Commissioner etc.

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

Expires September 20, 2026

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

Mature Neighbourhood, R1C

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

Shiza Athar
Zoning Officer

2024/05/08
Date

DATE RECEIVED May 9, 2024

Date Application Deemed Complete by the Municipality Clara

PERMISSION TO ENTER

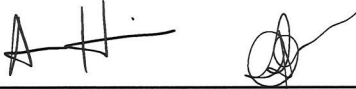
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 102 Fairglen ave Brampton On L6X 1K8

I/We, Andre Hill And Krystal Lewis
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 6th day of May, 2024.



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

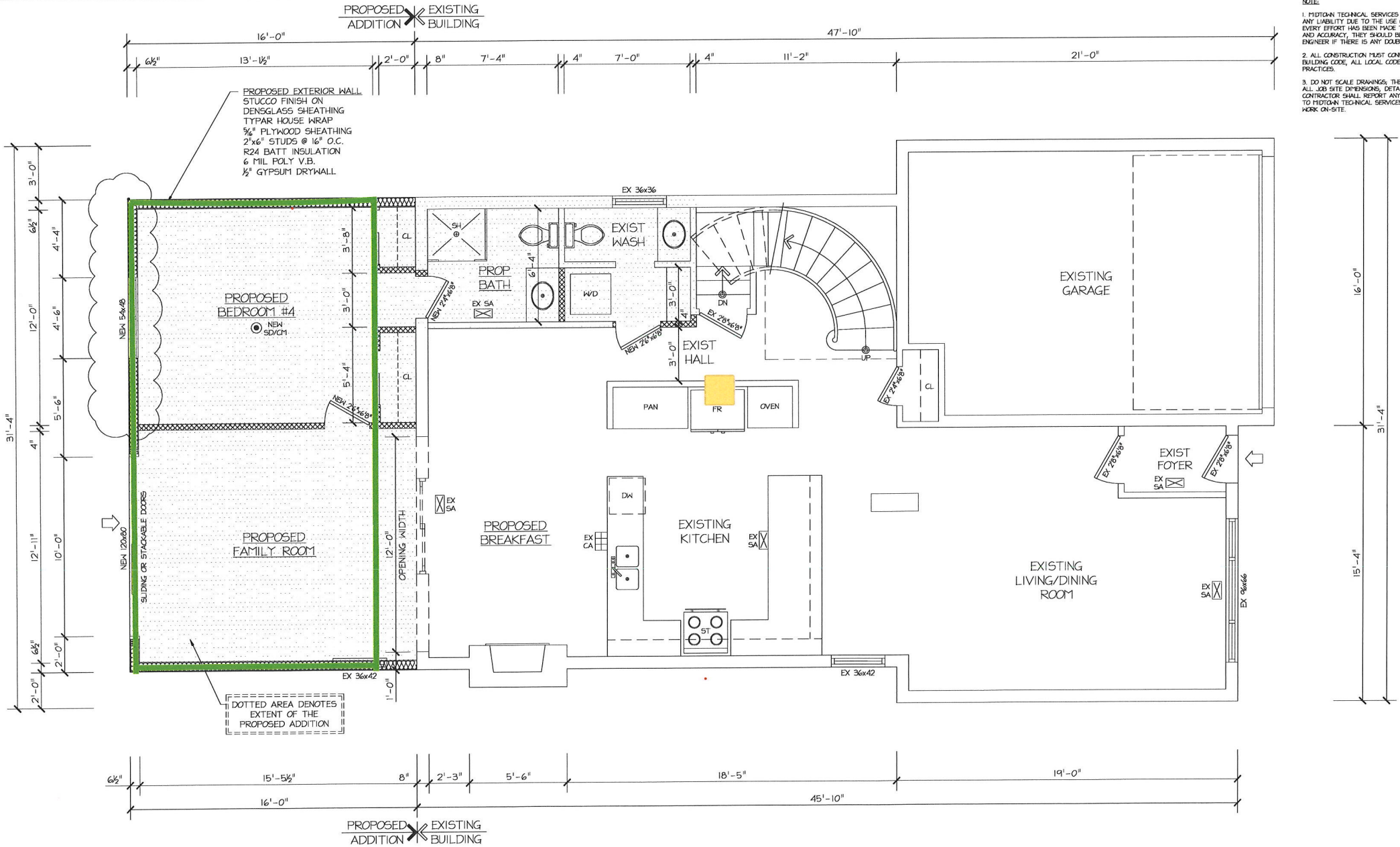
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

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



TRUE NORTH



- NOTE:**
1. MIDTOWN TECHNICAL SERVICES ARE NOT RESPONSIBLE FOR ANY LIABILITY DUE TO THE USE OF THESE DRAWINGS. WHILE EVERY EFFORT HAS BEEN MADE TO ENSURE THEIR INTEGRITY AND ACCURACY, THEY SHOULD BE EXAMINED BY A STRUCTURAL ENGINEER IF THERE IS ANY DOUBT BEFORE CONSTRUCTION.
 2. ALL CONSTRUCTION MUST CONFORM TO THE (OBC) ONTARIO BUILDING CODE, ALL LOCAL CODES AND GOOD CONSTRUCTION PRACTICES.
 3. DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL JOB SITE DIMENSIONS, DETAILS AND SPECIFICATIONS. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES, IN WRITING TO MIDTOWN TECHNICAL SERVICES PRIOR TO COMMENCING ANY WORK ON-SITE.

1 PROPOSED MAIN FLOOR PLAN
A2 SCALE: 3/8" = 1'-0"

PROPOSED MAIN FLOOR AREA-1766.24 SQ.FT. (164.09 SQ.M.)

REV	DESCRIPTION	DATE	BY
2	Preliminary Client Review 2	Jan 19 24	
1	Preliminary Client Review	Nov 24 23	

MIDTOWN Technical Services
DESIGN, PERMITS & PROJECT MANAGEMENT
(C) 416-315-4184 (T) 705-955-8184
rjablonski@bellnet.ca

CLIENT:
HILL RESIDENCE
102 FAIRGLEN AVENUE
BRAMPTON ONTARIO

DRAWING TITLE:
PROPOSED MAIN FLOOR PLAN
PROPOSED ADDITION/INTERIOR RENOVATION

DRAWN BY: MIDTOWN	PROJECT No:
DATE: Nov 24 23	REFERENCE:
SCALE: AS NOTED	DRAWING No. A-2
CHECKED:	

- NOTE:**
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1 NORTH ELEVATION (OPTION #1)
 A4 SCALE: 3/16"=1'-0"

REV	DESCRIPTION	DATE	BY
1	Preliminary Client Review	Feb 08 24	

MIDTOWN Technical Services
 DESIGN, PERMITS & PROJECT MANAGEMENT

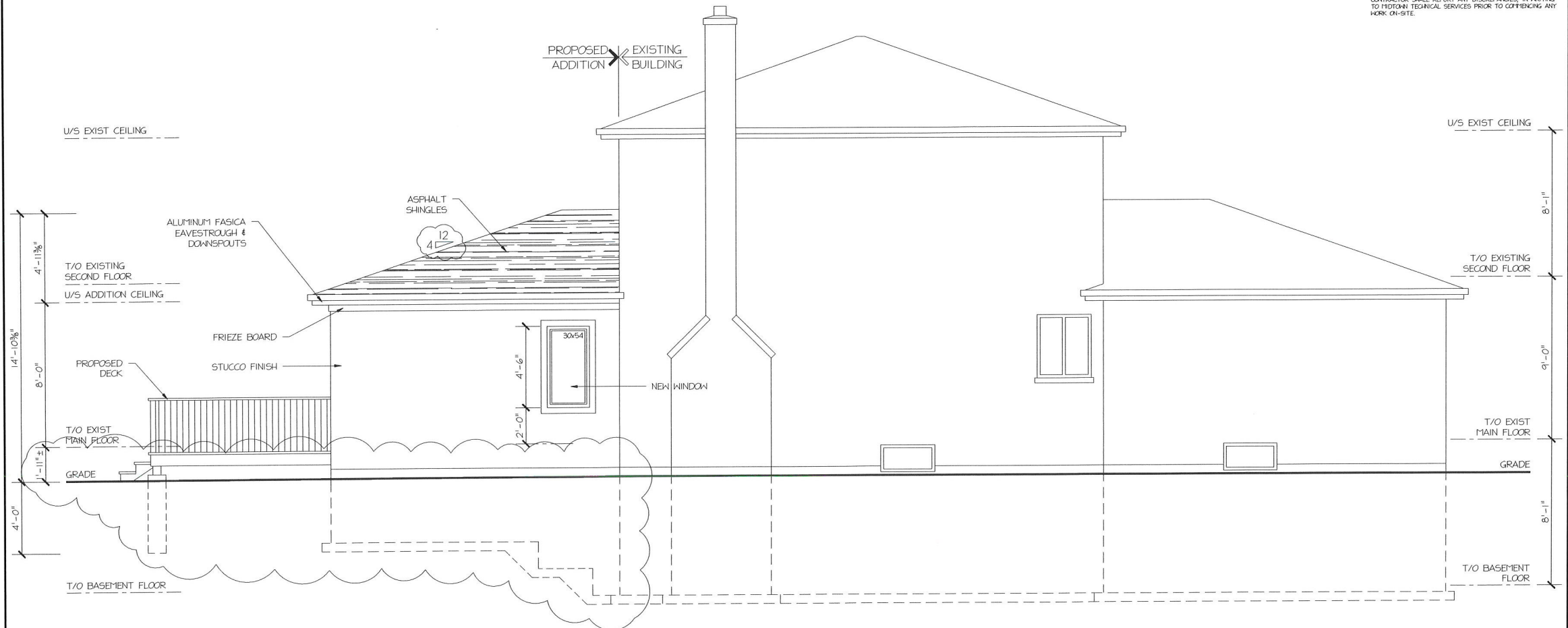
(C) 416-315-4184 (T) 705-955-8184
 rjablonski@bellnet.ca

CLIENT:
 HILL RESIDENCE
 102 FAIRGLEN AVENUE
 BRAMPTON ONTARIO

DRAWING TITLE:
 NORTH ELEVATION-OPTION #1
 PROPOSED ADDITION/INTERIOR RENOVATION

DRAWN BY: MIDTOWN	PROJECT No:
DATE: Feb 08 24	REFERENCE:
SCALE: AS NOTED	DRAWING No: A-4
CHECKED:	

- NOTE:**
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1 WEST ELEVATION
A5 SCALE: 3/16" = 1'-0"

REV	DESCRIPTION	DATE	BY
1	Preliminary Client Review	Feb 08 24	

MIDTOWN Technical Services
DESIGN, PERMITS & PROJECT MANAGEMENT

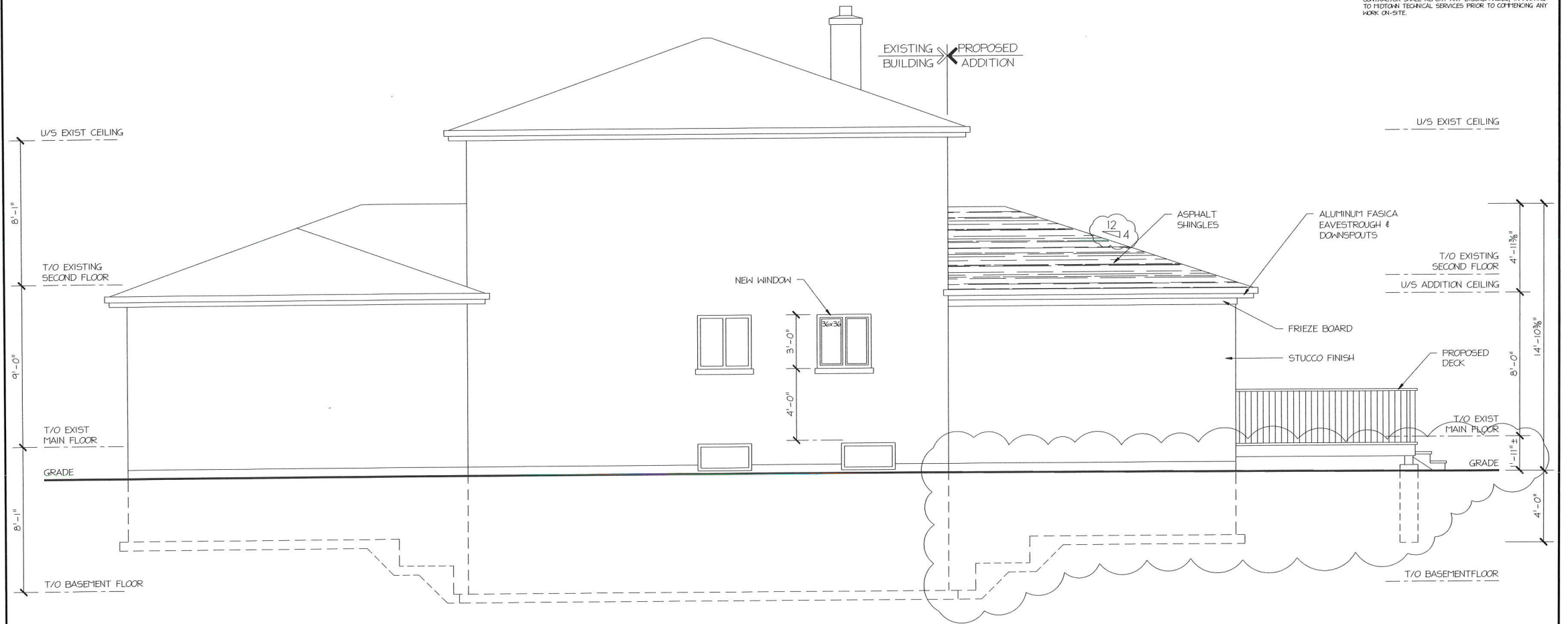
(C) 416-315-4184 (T) 705-955-8184
rjablonski@bellnet.ca

CLIENT:
HILL RESIDENCE
102 FAIRGLEN AVENUE
BRAMPTON ONTARIO

DRAWING TITLE:
WEST ELEVATION
PROPOSED ADDITION/INTERIOR RENOVATION

DRAWN BY: MIDTOWN	PROJECT No.:
DATE: Feb 08 24	REFERENCE:
SCALE: AS NOTED	DRAWING No. A-5
CHECKED:	

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1 EAST ELEVATION
A6 SCALE: 3/8" = 1'-0"

REV	DESCRIPTION	DATE	BY
1	Preliminary Client Review	Feb 08 24	

MIDTOWN Technical Services
DESIGN, PERMITS & PROJECT MANAGEMENT
(C) 416-315-4184 (T) 705-955-8184
rjablonski@bellnet.ca

CLIENT:
HILL RESIDENCE
102 FAIRGLEN AVENUE
BRAMPTON ONTARIO

DRAWING TITLE:
EAST ELEVATION
PROPOSED ADDITION/INTERIOR RENOVATION

DRAWN BY: MIDTOWN
DATE: Feb 08 24
SCALE: AS NOTED
CHECKED:

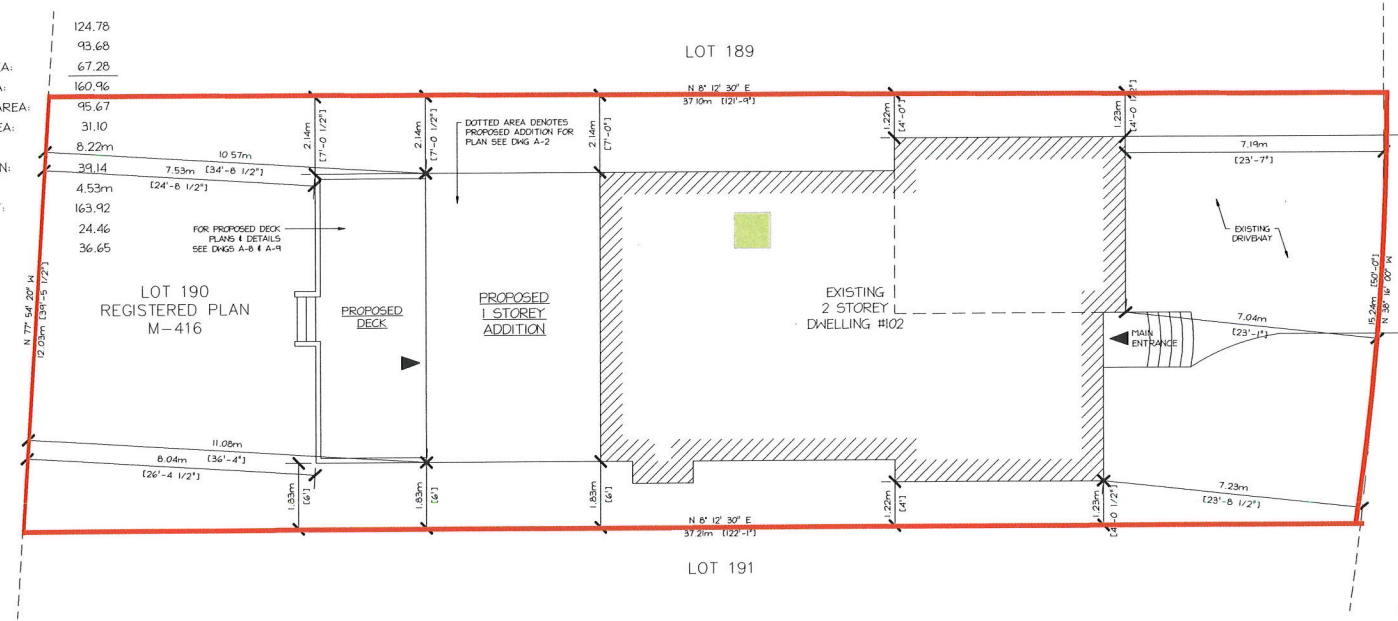
PROJECT No:
REFERENCE:
DRAWING No:
A-6

PLAN OF SURVEY OF:
LOT 190
REGISTERED PLAN M-416
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

INFORMATION FOR THIS PLAN TAKEN FROM SURVEY
 AS PROVIDED BY: YATES & YATES LIMITED O.L.S.
 DATED: JANUARY 4, 1983.

SITE STATISTICS:

	AREA (m) ²
LOT GROSS AREA:	447.23
EXISTING:	
EXISTING HOUSE FOOTPRINT:	124.78
EXISTING MAIN FLOOR AREA:	93.68
EXISTING SECOND FLOOR AREA:	67.28
EXISTING GROSS FLOOR AREA:	160.96
EXISTING BASEMENT FLOOR AREA:	95.67
EXISTING GARAGE FLOOR AREA:	31.10
EXISTING BUILDING HEIGHT:	8.22m
PROPOSED BUILDING ADDITION:	39.14
PROPOSED BUILDING HEIGHT:	4.53m
PROPOSED HOUSE FOOTPRINT:	163.92
PROPOSED DECK AREA:	24.46
% LOT COVERAGE:	36.65



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I SITE PLAN
 SCALE: 3/32"=1'-0"

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
 Required unless design is exempt under 3.1.3.3 of Division "C" of the Ontario Building Code

NAME: JASON PINHAY SIGNATURE: [Signature] 30229 BCR
 FIRM NAME: MIDTOWN TECHNICAL SERVICES 31689 BCR

REV	DESCRIPTION	DATE	BY
1	Submitted for Building Permit	Apr 11 24	

MIDTOWN Technical Services
 DESIGN, PERMITS & PROJECT MANAGEMENT

(C) 416-315-4184 (T) 705-955-8184
 jpb@mts.net.ca

CLIENT:
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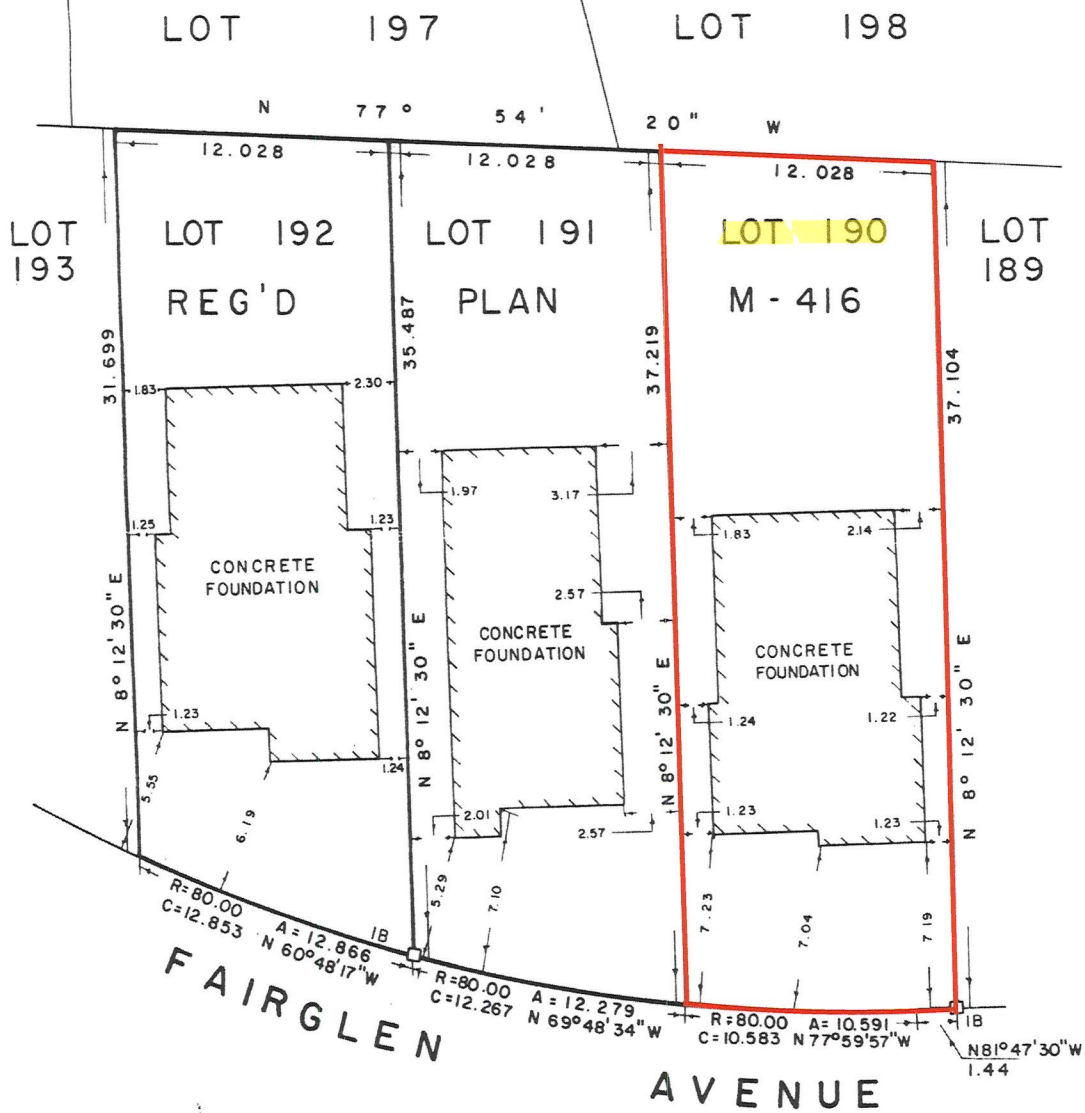
DRAWING TITLE:
SITE PLAN
PROPOSED ADDITION/INTERIOR RENOVATION

DRAWN BY:	PROJECT No.:
MIDTOWN	
DATE:	REFERENCE:
Nov 24 23	
SCALE:	DRAWING No.:
AS NOTED	SP-1
CHECKED:	

PLAN SHOWING LOCATION OF BUILDINGS ON
 LOTS 190, 191 AND 192
 REGISTERED PLAN M-416
 CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEL
 SCALE 1:250



DOCUMENTS RELEASED PURSUANT TO A REQUEST
 UNDER THE
 MUNICIPAL FREEDOM OF INFORMATION AND
 PROTECTION OF PRIVACY ACT R.S.O. 1990c. M56
 COPYRIGHT ACT R.S., 1985, c. C-42 APPLIES TO THE
 USE AND REPRODUCTION OF THESE DOCUMENTS



NOTE:

- DENOTES SURVEY MONUMENT SET
- IB DENOTES IRON BAR

METRIC: DISTANCES SHOWN ON THIS PLAN
 ARE IN METRES AND CAN BE CONVERTED TO
 FEET BY DIVIDING BY 0.3048.

YATES & YATES LIMITED
 ONTARIO LAND SURVEYORS
 SUITE 703, 250 CONSUMERS ROAD
 WILLOWDALE, ONTARIO, M2J 4V6
 (416) 498-9240

JANUARY 4, 1983.

Per *[Signature]*
 G. T. YATES, O.L.S.

Drawn by: Susan Samuel	
Checked by: J. D. Martin, C.S.T.	
W.O.	FILE
82-292	M-416(Peel) / 22

Zoning Non-compliance Checklist

File No.

A-2024-0150

Applicant: Andre Hill and Krystal Lewis
 Address: 102 Fairglen Ave
 Zoning: Mature Neighborhood, R1C-3167
 By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE	To permit a lot coverage of 36.65%,	whereas the by-law permits a maximum lot coverage of 30%.	10.27
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
GARAGE WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

2024/05/08

Date