



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)** Kyle Pulis, Emily Miles
Address 6220 Highway 7, Suite 500, Vaughan, Ontario L4H 4G3

Phone # (905) 452-1305 **Fax #** N/A
Email kyle.pulis@lankin.com

2. **Name of Agent** Marc De Nardis
Address 7685 Hurontario Street, Suite 501, Brampton, Ontario, L6W 0B4

Phone # (905) 796-5790 x257 **Fax #** N/A
Email mdenardis@gwdplanners.com

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

To permit a maximum driveway width of 12.25m, whereas the Zoning By-law permits a maximum driveway width of 9.14m (10.0m per CofA A17-046).

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

10.9.1.B.1).e. Requires a residential driveway (including the portion of the residential driveway within the road right-of-way) to have minimum width 3.0m and a maximum width of 9.14m, or the width of the garage, whichever is greater, on lots having a width equal to and greater than 18.30m.

5. **Legal Description of the subject land:**
Lot Number 4
Plan Number/Concession Number 1 E.H.S.
Municipal Address 76 Main Street South

6. **Dimension of subject land (in metric units)**
Frontage 19.90m
Depth 90.35m
Area 0.179ha

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

Provincial Highway	<input type="checkbox"/>		<input type="checkbox"/>		Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>		<input type="checkbox"/>		Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>		<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 detached residential dwelling, detached metal shed.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

No new buildings/structures proposed.

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	29.39m	_____
Rear yard setback	40.95m	_____
Side yard setback	4.16m (North)	_____
Side yard setback	2.77m (South)	_____

PROPOSED

Front yard setback	No Change - 29.39m	_____
Rear yard setback	No Change - 40.95m	_____
Side yard setback	No Change - 4.16m (North)	_____
Side yard setback	No Change - 2.77m (South)	_____

10. Date of Acquisition of subject land: April 26, 2016

11. Existing uses of subject property: Residential (Detached)

12. Proposed uses of subject property: No Change

13. Existing uses of abutting properties: Residential (Detached), Place of Worship, School

14. Date of construction of all buildings & structures on subject land: 1875

15. Length of time the existing uses of the subject property have been continued: 150 years

16. (a) What water supply is existing/proposed?

Municipal	<input checked="" type="checkbox"/>	Other (specify) _____
Well	<input type="checkbox"/>	

(b) What sewage disposal is/will be provided?

Municipal	<input checked="" type="checkbox"/>	Other (specify) _____
Septic	<input type="checkbox"/>	

(c) What storm drainage system is existing/proposed?

Sewers	<input checked="" type="checkbox"/>	Other (specify) _____
Ditches	<input type="checkbox"/>	
Swales	<input type="checkbox"/>	

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 # B17-004 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>A17-046</u>	Decision <u>Approved</u>	Relief <u>Min. Lot Width, Min. Interior Side Yard, Max. Driveway Width</u>
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

[Signature]
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton
THIS 17 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, Marc De Nardis, OF THE City OF Vaughan

IN THE Region OF York 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 17th DAY OF
May, 2024

[Signature]
A Commissioner etc.

Gagandeep Jaswal
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton
Expires September 20, 2026

[Signature]
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

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

Zoning Officer Date

DATE RECEIVED May 17, 2024

Date Application Deemed Complete by the Municipality _____

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: 76 Main Street South

I/We, Kyle Pulis, Emily Miles
please print/type the full name of the owner(s)

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

Gagnon Walker Domes Ltd.
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 15th day of May, 2024.

DocuSigned by:
kyle pulis

E138D4A31982451

DocuSigned by:
Emily Miles

161723B8CCDD4C8

(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: 76 Main Street South

I/We, Kyle Pulis, Emily Miles
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 15th day of May, 20²⁴.

DocuSigned by:
Kyle Pulis E:38D4A31982451
DocuSigned by:
Emily Miles 161723B8CCDD468
signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

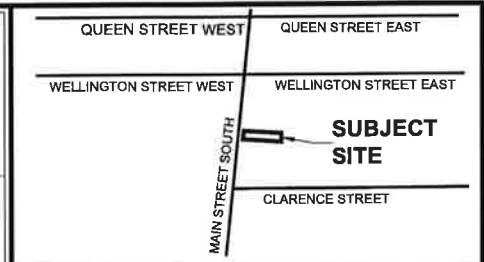
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

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

MINOR VARIANCES

- To permit a maximum driveway width of 12.25 metres, whereas the Zoning By-law permits a maximum driveway width of 9.14 metres (10.0m per CofA A17-046).



KEY PLAN

LEGEND

- SUBJECT SITE
- 1 MINOR VARIANCES

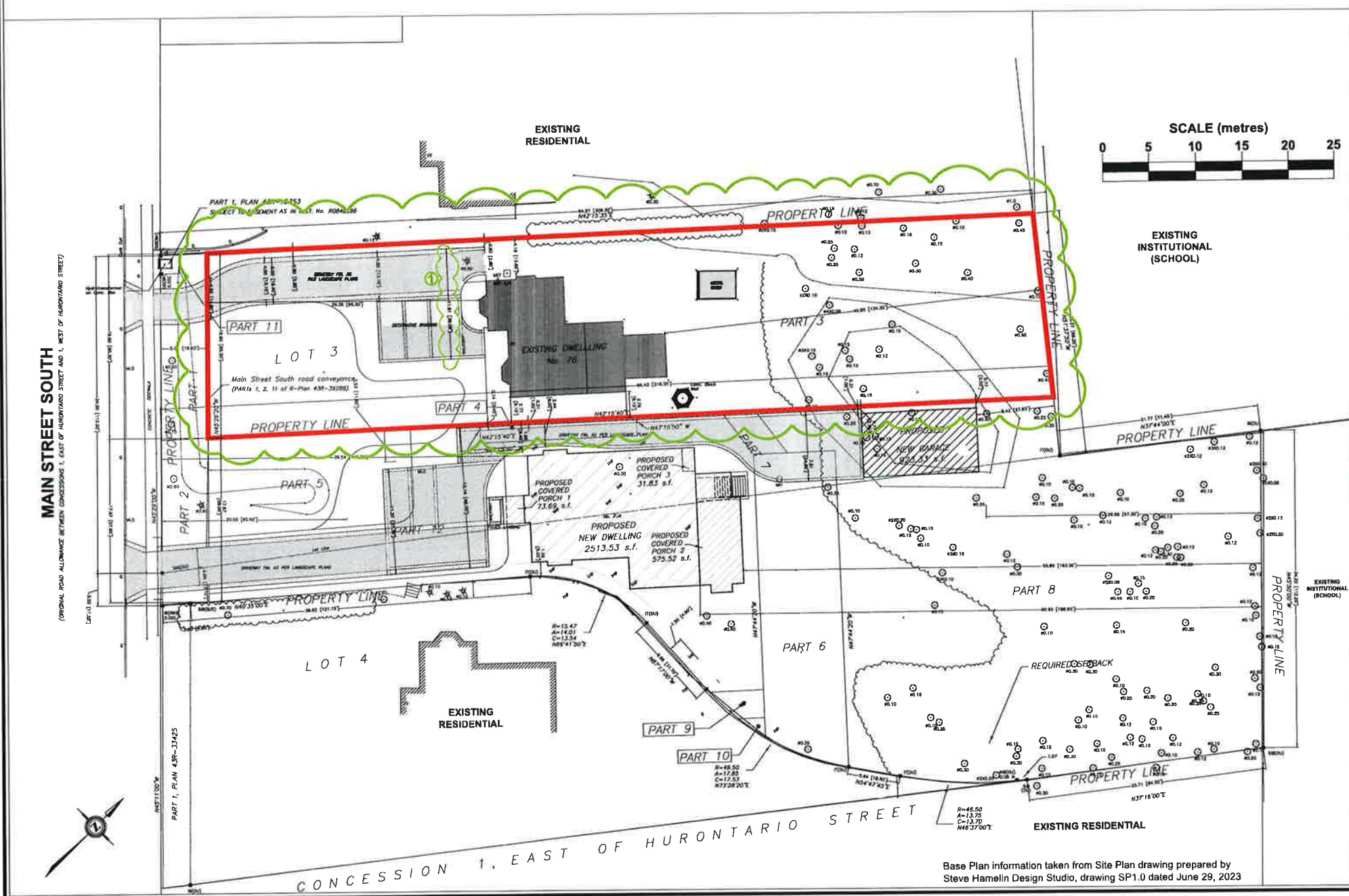
ZONING BY-LAW MATRIX

ZONING DESIGNATION	RESIDENTIAL - (R1A-3307) *REFER to CofA - A17-046	
	REQUIRED	PROPOSED
LOT AREA (MN)	630m ²	0.179ha (0.443ac)
LOT WIDTH (MIN)	19.50m*	19.90m
LOT DEPTH (MIN)	35m	90.35m
FRONT YARD SETBACK	20.0m (MIN)	29.36m
NORTH INTERIOR SIDE YARD SETBACK	3.98 (MIN)	3.93m
SOUTH INTERIOR SIDE YARD SETBACK	2.75* (MIN)	2.77m
REAR YARD SETBACK	25% of Lot Depth	40.85m
BUILDING HEIGHTS (MAX)	8.50m	8.30m
DWELLING G.F.A.	630m ² (MAX.)	305m ² (3 283ft ²)
LOT COVERAGE	30% (MAX)	10% (1.74m ²)
PARKING REQUIRED	2 SPACES	2 SPACES

COMMITTEE OF ADJUSTMENT MINOR VARIANCE PLAN 76 MAIN STREET SOUTH CITY OF BRAMPTON

P.N.: 16.2194	Date: May 3, 2024
Scale: N.T.S	Revised:
Drawn By: D.S.	File No.: MVP_MAY_03_2024

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f (905) 771-7266
www.gwdplanners.com



Base Plan information taken from Site Plan drawing prepared by Steve Hamelin Design Studio, drawing SP1.0 dated June 29, 2023

Zoning Non-compliance Checklist

File No. A-2024-0179

Applicant: Kyle Pulis, Emily Miles
 Address: 76 Main Street South
 Zoning: Highway Commercial 1
 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			
SIDE DOOR			
COVERAGE			
PARKING			
DRIVEWAY			
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH	To permit a driveway width of 12.25 metres.	Whereas the by-law permits a maximum driveway width of 9.14 metres.	10.9.1
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'			
FENCE HEIGHT			

Rose Bruno
 Reviewed by Zoning

May 17, 2024
 Date