

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-2024-0067
Property Address: 14 River Road
Legal Description: Con 5, WHS Part Lot 6, Plan 311, Part Lot 7, RP 43R18560, Part 1, Ward 6
Agent: QBS Architects Inc., c/o Saba A.Mathno
Owner(s): Binu Mathew Abraham, Mercy Mathew
Other applications: nil
under the *Planning Act*
Meeting Date and Time: Tuesday, July 16, 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 front yard setback of 2.6 metres to a proposed two-storey addition to an existing single detached dwelling, whereas the by-law requires a minimum front yard setback of 12 metres;
2. To permit an addition to an existing Legal Non-Conforming Garden Suite having a setback of 0.0 metres to the interior property line, whereas the by-law requires a minimum interior side yard width of 1.2 metres;
3. To permit an increase of GFA of 65.33 square metres to an existing legal non-conforming garden suite, with an existing gross floor area of 63.95 square metres resulting in a total GFA of 129.28 square metres, whereas the by-law permits a maximum of Garden Suite Gross Floor Area of 80 square metres on a lot in a Residential Hamlet zone; and
4. To permit a minimum landscaped open space of 68.71% of the front yard, whereas the by-law a minimum landscaped open space of 70% of the front yard.

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, July 11, 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, July 11, 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.

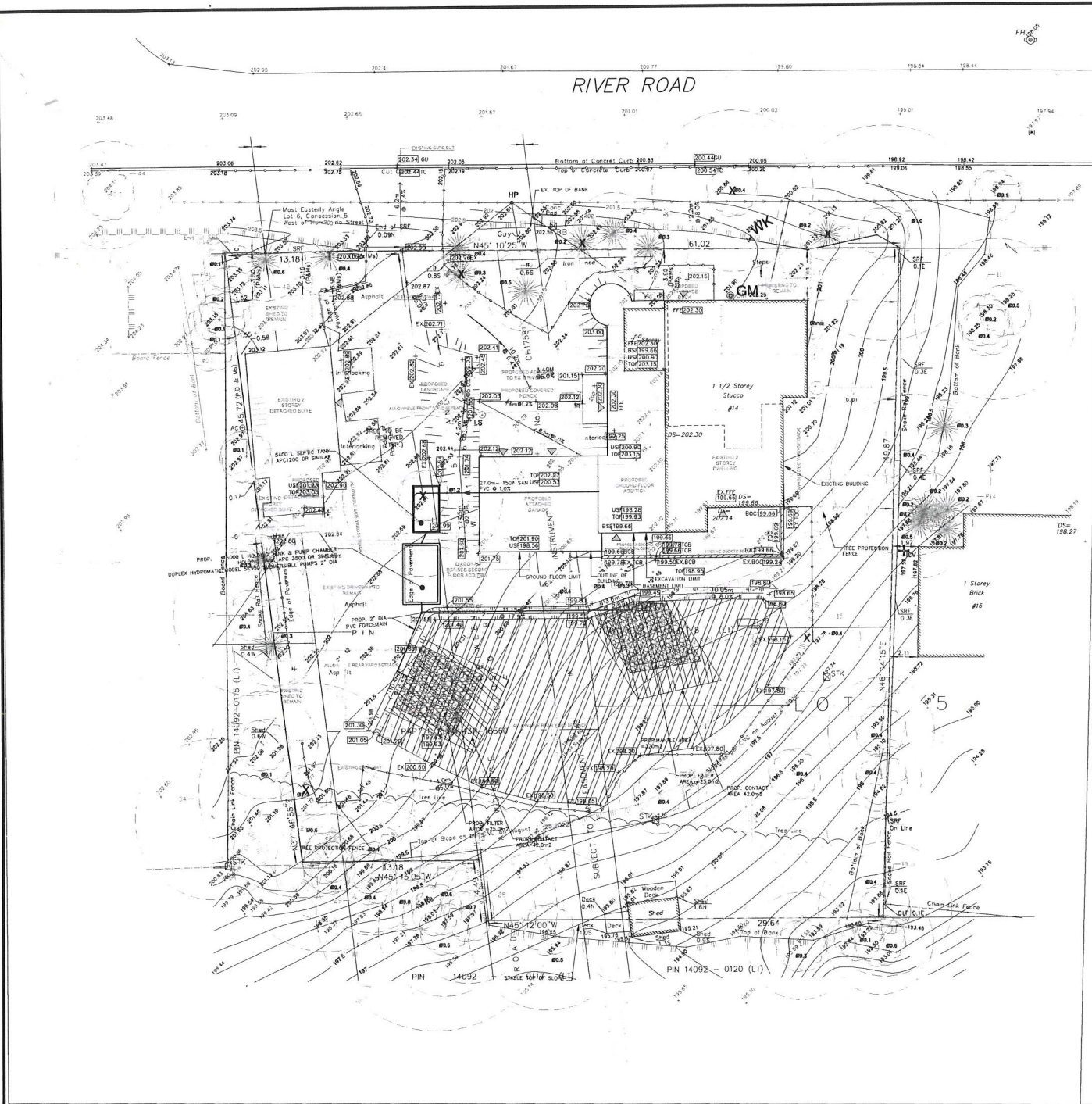
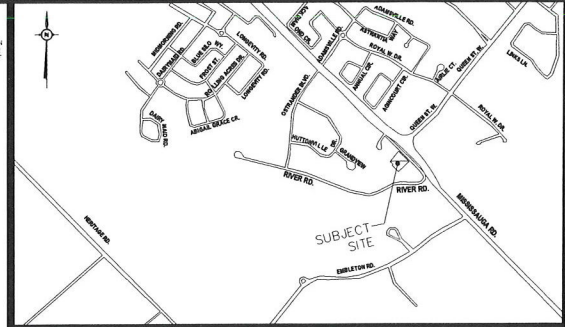
Dated this 2nd day of July 2024

Secretary Treasurer
Committee of Adjustment, City Clerk's Office
2 Wellington Street West, Brampton, L6Y 4R2
P: 905.874.2117
E: coa@brampton.ca

BENCHMARK
CITY OF TORONTO BENCHMARK NO. 5257
ELEVATION=102.105 (DATUM CGVD 28.78)

CITY OF TORONTO SUB-STATION BUILDING ON
W. SIDE OF RIDGEWOOD ROAD, SOUTH OF 122
RIDGEMOUNT RD. 14.41. IN E. WALL 0.20 M N OF
S.E. CORNER AND
9.24 ABOVE GROUND.

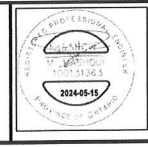
BEARING NOTE
BEARINGS ARE ASTROPHIC AND ARE
REFERRED TO THE SOUTH WESTERLY LIMIT
OF RIDGEWOOD ROAD AS SHOWN ON PLAN
649-10413 HAVING A BEARING OF
N47°54'30"W



- LEGEND**
- CB EX EXISTING CATCHBASIN
 - WV EX EXISTING WATER VALVE
 - PROPOSED OVERLAND FLOW ROUTE
 - PROPOSED SLOPE
 - PROPOSED GRADE
 - PROPOSED TOP OF CURB
 - PROPOSED BOTTOM OF CURB
 - PROPOSED TOP OF RETAINING WALL
 - PROPOSED TOP OF RETAINING WALL
 - PROPOSED FINISH FLOOR ELEVATION
 - PROPOSED BASEMENT SLAB ELEVATION
 - PROPOSED UNDERSIDE OF FOOTING
 - PROPOSED TOP OF FOUNDATION
- KEY PLAN**
N.T.S.
- PROPOSED TREE PROTECTION FENCE WITH SOLID HOARDING
 - EXISTING TREE
 - PROPOSED ENTRANCE
 - PROPERTY LINE
 - TREE PROPOSED TO BE REMOVED
 - PROPOSED MAX.3:1 SLOPE
 - TREE IDENTIFICATION NUMBER AS PER TREE ASSESSMENT AND PRESERVATION PLAN(TAPP)
 - MINIMUM TREE PRESERVATION ZONE(mTPZ)
 - 2X DRIFLINE: (mTPZ) FOR TREES GREATER THAN 30cm DBH

Revised.

N&N Engineers LTD.
TEL: 905-237-3971
CELL: 947-889-2971
email: smashou@nandeng.com
www.nandeng.com



No.	DATE	REVISIONS	SM
1.	2024-05-15	FIRST SUBMISSION	SM
		REVISIONS	INITIAL
			SIGNED

BRAMPTON ENGINEERING AND CONSTRUCTION SERVICES

ACCEPTED TO BE IN ACCORDANCE WITH THE CITY OF TORONTO STANDARDS.
THIS ACCEPTANCE IS NOT TO BE CONSTRUED AS VERIFICATION OF ENGINEERING CONTENT

MANAGER, DEVELOPMENT ENGINEERING
DATE: _____

**PROPOSED ONE SINGLE FAMILY
14 RIVER ROAD
BRAMPTON, ONTARIO**

DESIGN: ZM	DRAFTING: ZM	SITE GRADING & SITE SERVICING PLAN	SHEET No. SPGR
SCALE: 1:150	CHECK: SM		
DATE: SEPTEMBER 2023	PROJECT # 22-215		