

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-2024-0202
Property Address: 21 Hodgson Street
Legal Description: Plan M518, Lot 179, Ward 3
Agent: Wassay Gulrez
Owner(s): Albana Limani, Vilaznim
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 proposed exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required exterior side yard; and
2. To permit a proposed exterior side yard setback of 2.65 metres to a stairway leading to a below grade entrance, whereas the by-law requires a minimum exterior side yard setback of 3 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, 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.

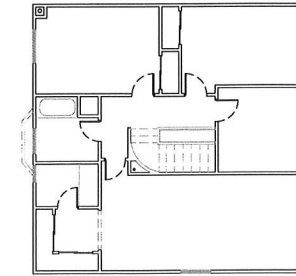
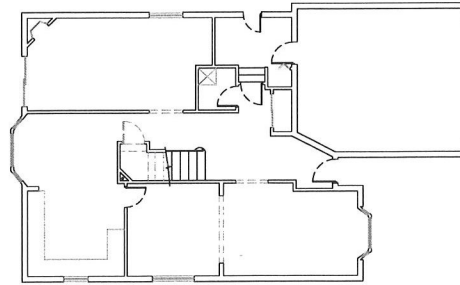
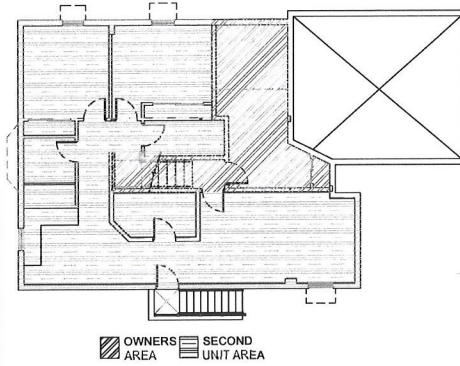
Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. This notice is to be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

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

Total GFA area: 2572.07 SFT / 238.95 m²
 Basement covered area excluding furnace :
 1,111.78 sft / 103.28 m²
 Ground floor covered area excluding garage:
 1177.63 SFT / 109.40 m²
 Second floor covered area:
 1045.33 SFT / 97.11 m²
 Parking required : 03
 Parking provided : 03
 Located 1 in garage

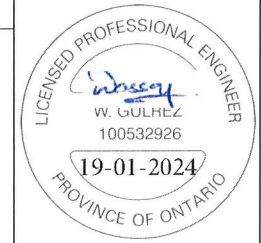
Primary Dwelling Area: 231.95 m²(DUFA)
 (GROUND FLOOR + SECOND FLOOR+BASEMENT-OWNER'S AREA)
 Secondary Dwelling Area : 82.45 m²(DUFA)
 (BASEMENT)
 FRONT LANDSCAPING AREA =
 724.05 sft (67.26 m²) = 60.63 %



ALPH HOMES
 3487 BALA DR. MISSISSAUGA,
 ON L5M0G6. TEL: +1 (437) 684-5252

DESIGNED BY:
 WASSAY GULREZ Ph.D, P.Eng.

Seal & SIG:



TITLE
 SITE PLAN

ADDRESS:
 21 HODGSON ST, BRAMPTON

NOTES:
 1- CONTRACTOR TO CONFIRM ON SITE PRIOR TO COMMENCEMENT THAT ALL THE EXISTING STRUCTURAL MEMBERS MATCH THE INFORMATION STATED IN ALL THIS PERMIT DRAWINGS.
 2- CONTRACTOR TO REPORT TO THE DESIGNER FOR ANY DISCREPANCIES BETWEEN THE EXISTING STRUCTURAL MEMBERS AND INFORMATION STATED IN ANY OF THIS PERMIT DRAWINGS.

DRAWN BY: A.M
 DATE: 18-01-24 SCALE: 1/8"=1'-0"

REVISED DWG:

DRAWING NO:

A-03

SHEET SIZE 16.5"X11.7"

