

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-2024-0240
Property Address: 554 Conservation Drive
Legal Description: Plan 893, Lot 10, Ward 2
Agent: Huis Design Studio Limited
c/o Shane Edwards/Kurtis Van Keulen
Owner(s): Jaideep Singh Sidhu, Rupinder Kaur Sidhu
Other applications: nil
under the *Planning Act*
Meeting Date and Time: Tuesday, August 20, 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, two storey single family dwelling with an interior side yard setback of 2.4 metres, whereas the by-law requires a minimum interior side yard setback of 3.0 metres;
2. To permit a proposed, two storey single family dwelling having a maximum building height of 13.768 metres, whereas the by-law permits a maximum building height of 7.6 metres;
3. To permit a proposed Attached Garage, having 3 vehicle garage doors, all with a maximum door height of 2.743 metres, whereas the by-law permits a maximum garage door height of 2.4 metres for an Attached Garage;
4. To permit one proposed Detached Garage, where there already is a proposed Attached Garage, whereas the by-law permits only one Detached Garage or carport on each lot, and only if there is no attached private garage or carport already on the lot;
5. To permit a proposed Detached Garage, having a maximum gross floor area of 76.90 square metres, whereas the by-law permits a maximum gross floor area of 48 square metres for a Detached Garage;
6. To permit a proposed, Detached Garage having a maximum building height of 7.564 metres, whereas the by-law permits a maximum height of 4.5 metres in the case of a peaked roof, and 3.5 metres in the case of a flat roof for a Detached Garage; and
7. To permit a proposed Detached Garage, having 3 vehicle garage doors, all with a maximum door height of 2.743 metres, whereas the by-law permits a maximum vehicle garage door height of 2.4 metres for a Detached Garage.

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 **12:00 pm on Thursday, August 15, 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 **12:00 pm on Thursday, August 15, 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.

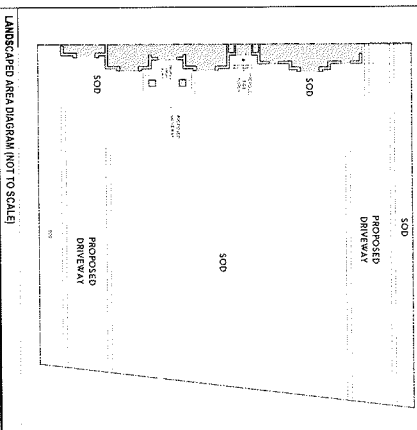
Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. This notice is to be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

Dated this 7th day of August 2024

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

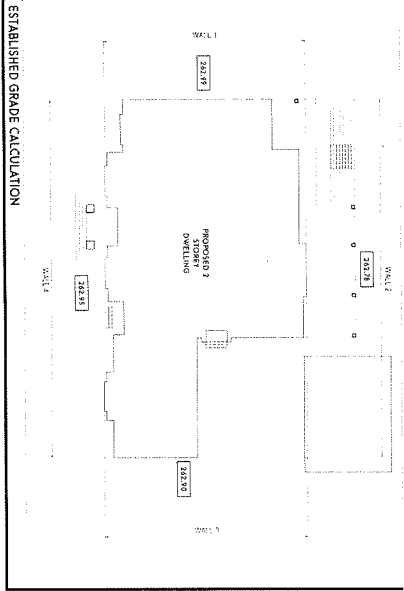
SITE STATISTICS - 554 CONSERVATION ROAD

LOT PART OF LOT 10 REGISTERED PLAN 893 ZONE CODE (R442)	
SITE AREA	4,188.72 SQ.M (10,408.72 HA)
SITE FRONTAGE	39.01 M
BUILDING HEIGHT	13.77 M
LOT COVERAGE	
PROPOSED DWELLING	4,288.88 SQ.FT (404.95 SQ.M)
PROPOSED FRONT PORCH (COV. PORTION)	10,778.50 SQ.FT (1,001.50 M)
PROPOSED SIDE PORCHES (COV. PORTION)	53,743.50 SQ.FT (4,959.50 M)
PROPOSED REAR PORCHES (COV. PORTION)	665.65 SQ.FT (61.84 SQ.M)
PROPOSED DETACHED GARAGE	827.77 SQ.FT (78.93 SQ.M)
PROPOSED SECOND FLOOR OVERHANG	17,123.02 SQ.FT (1,593.50 M)
COVERAGE TOTAL	68,628.30 SQ.M
PERCENTAGE OF LOT COVERAGE	13.79%
GROSS FLOOR AREA	
PROPOSED GARAGE AREA (NOT INCL.)	827.77 SQ.FT (78.93 SQ.M)
PROPOSED BASEMENT AREA (NOT INCL.)	3,470.33 SQ.FT (322.40 SQ.M)
PROPOSED GROUND FLOOR	3,461.10 SQ.FT (321.24 SQ.M)
PROPOSED SECOND FLOOR	4,336.26 SQ.FT (401.32 SQ.M)
GRN AREAS TO DEDUCT	68,065.50 SQ.FT (7,493.50 M)
G.F.A. TOTAL	7,125.70 SQ.FT (662.90 M)
FRONT YARD LANDSCAPING	
PROPOSED FRONT YARD AREA	13,982.40 SQ.FT (1,292.01 SQ.M)
PROPOSED DRIVEWAY	4,672.32 SQ.FT (434.09 SQ.M)
PROPOSED PORCHES & PATH	293.14 SQ.FT (27.32 SQ.M)
TOTAL FRONT LANDSCAPED AREA	48,947.86 SQ.M (53,529)
PROPOSED GRASS	65.66 SQ.M
TOTAL SOFT LANDSCAPED AREA	837.6 SQ.M (844.8)



EST. GRADE CALCULATION

ELEVATION CHANGE	ELEVATION
WALL 1	262.99
WALL 2	262.78
WALL 3	262.90
WALL 4	262.50
TOTAL	1051.17
EST. GRADE	262.79

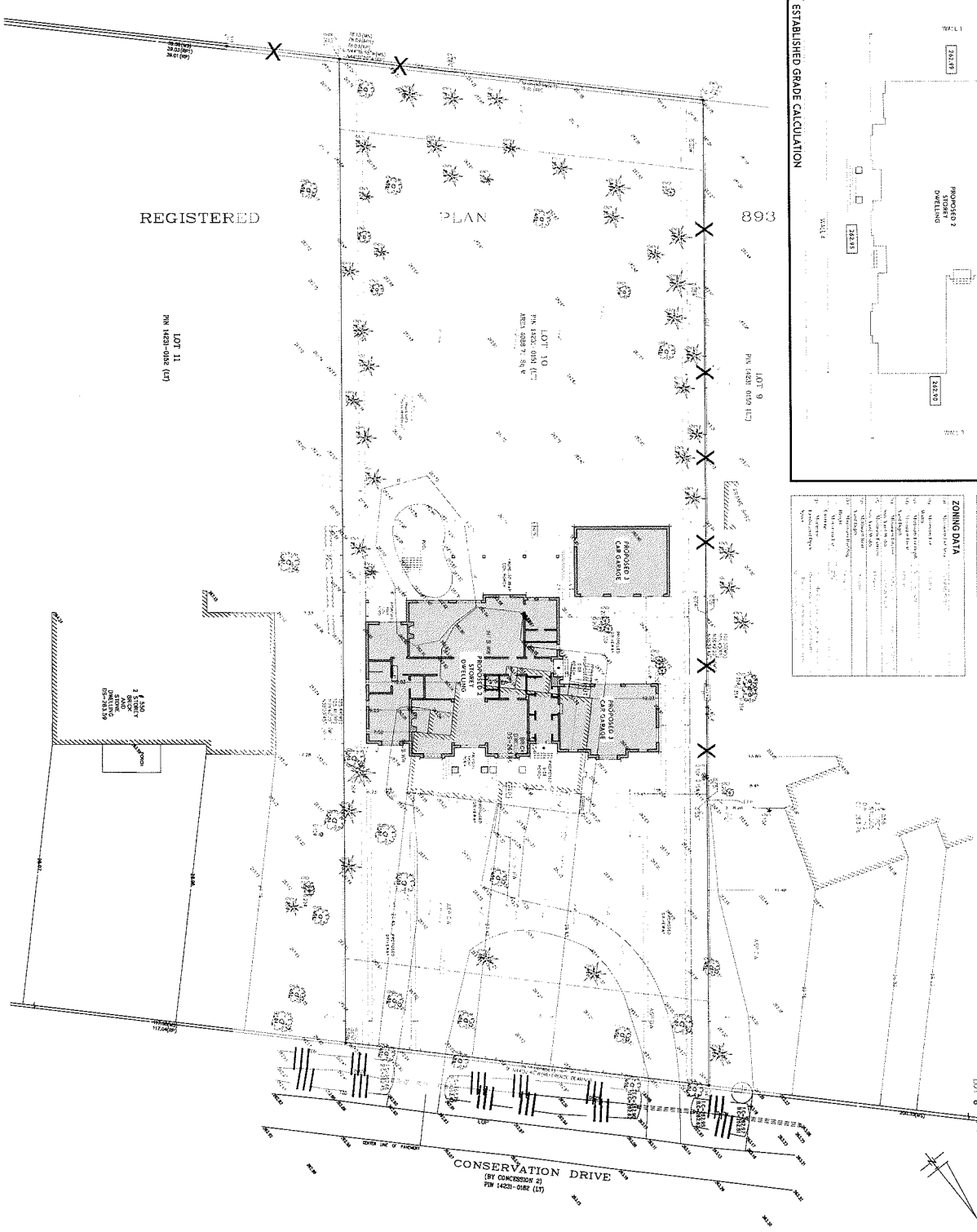


SITE STATISTICS - 554 CONSERVATION ROAD GARAGE

LOT PART OF LOT 10 REGISTERED PLAN 893 ZONE CODE (R442)	
GARAGE AREA	827.77 SQ.FT (78.93 SQ.M)
GARAGE HEIGHT	7.56 M

ZONING DATA

Zone: R442
 Maximum Building Height: 13.77 M
 Maximum Floor Area: 4,288.88 SQ.FT
 Maximum Lot Coverage: 13.79%
 Minimum Setback: 3.0 M
 Minimum Front Yard: 3.0 M
 Minimum Side Yard: 3.0 M
 Minimum Rear Yard: 3.0 M
 Minimum Front Yard: 3.0 M



ARCHITECTURAL SITE PLAN

huis | *interior*
 huishuis.nl

ASP