

Flower City



brampton.ca

FILE NUMBER:

A-2024-0252

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) Justin Watters / Monica Nayar  
Address 65 Torrance Woods, Brampton ON L6Y 2X4  
Phone # 647-272-6916 Fax # \_\_\_\_\_  
Email Justinwatters@hotmail.ca

2. Name of Agent \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_ Fax # \_\_\_\_\_  
Email \_\_\_\_\_

3. Nature and extent of relief applied for (variances requested):  
7ft. Fence around property backyard (due to pool)

4. Why is it not possible to comply with the provisions of the by-law?  
It is possible however we have a safety concern due to people trying to access our property through the forest behind our house. (Major safety concern)

5. Legal Description of the subject land: Residential Property  
Lot Number 310  
Plan Number/Concession Number 43M-426  
Municipal Address 65 Torrance Woods, Brampton, ON ~~L7G 5S1~~ L6Y 2X4

6. Dimension of subject land (in metric units)  
Frontage 16.20  
Depth 33.00  
Area 495.75

7. Access to the subject land is by:  
Provincial Highway  Seasonal Road   
Municipal Road Maintained All Year  Other Public Road   
Private Right-of-Way  Water

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.)

pool shed - L-7 FT W-3 FT - H 7 FT  
Cubic meters 0.198 - 0.085 - 0.198  
Inground pool 33 FT L - W-14 FT - D 8.5 FT in deep end of pool.  
Cubic meters - 0.434 - 0.396 - 0.241

PROPOSED BUILDINGS/STRUCTURES on the subject land:

N/A

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  
Rear yard setback  
Side yard setback  
Side yard setback

Left side 74 FT = 2.095 m / back side 55 FT = 1.557 m / right side 74  
= 2.095 m  
Fence outline

PROPOSED

Front yard setback  
Rear yard setback  
Side yard setback  
Side yard setback

Left side 74 FT = 2.095 m / back 55 FT

10. Date of Acquisition of subject land: Oct. 31, 2016

11. Existing uses of subject property: Detached home

12. Proposed uses of subject property: N/A

13. Existing uses of abutting properties: Residential neighbourhood

14. Date of construction of all buildings & structures on subject land: June 13, 2023 / May 12, 2024

15. Length of time the existing uses of the subject property have been continued: Built in 1983

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

Municipal   
Well

Other (specify) \_\_\_\_\_

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

Municipal   
Septic

Other (specify) \_\_\_\_\_

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

Sewers   
Ditches   
Swales

Other (specify) \_\_\_\_\_

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 _____

Justin Watters  
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton  
THIS 28 DAY OF June, 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, Justin Watters, 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 region OF  
Peel THIS 28<sup>th</sup> DAY OF  
June, 2024.  
[Signature]  
A Commissioner etc.

**Ayena Zahid**  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton  
Expires June 20, 2025.

Justin Watters  
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY	
Present Official Plan Designation:	_____
Present Zoning By-law Classification:	<u>R1B-3166 Residential</u>
This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.	
<u>Angelo Barbato</u> Zoning Officer	<u>June 25, 2024</u> Date

DATE RECEIVED June 28, 2024  
✓

**APPOINTMENT AND AUTHORIZATION OF AGENT**

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

LOCATION OF THE SUBJECT LAND: \_\_\_\_\_

I/We, \_\_\_\_\_  
please print/type the full name of the owner(s)

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

\_\_\_\_\_  
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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
(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

LOCATION OF THE SUBJECT LAND: 65 Torrance woods, Brampton, ON

I/We: Justin Watters / Monica Nayar  
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 7 day of June, 2024

Justin Watters  
(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**



DESIGN CONCEPT #

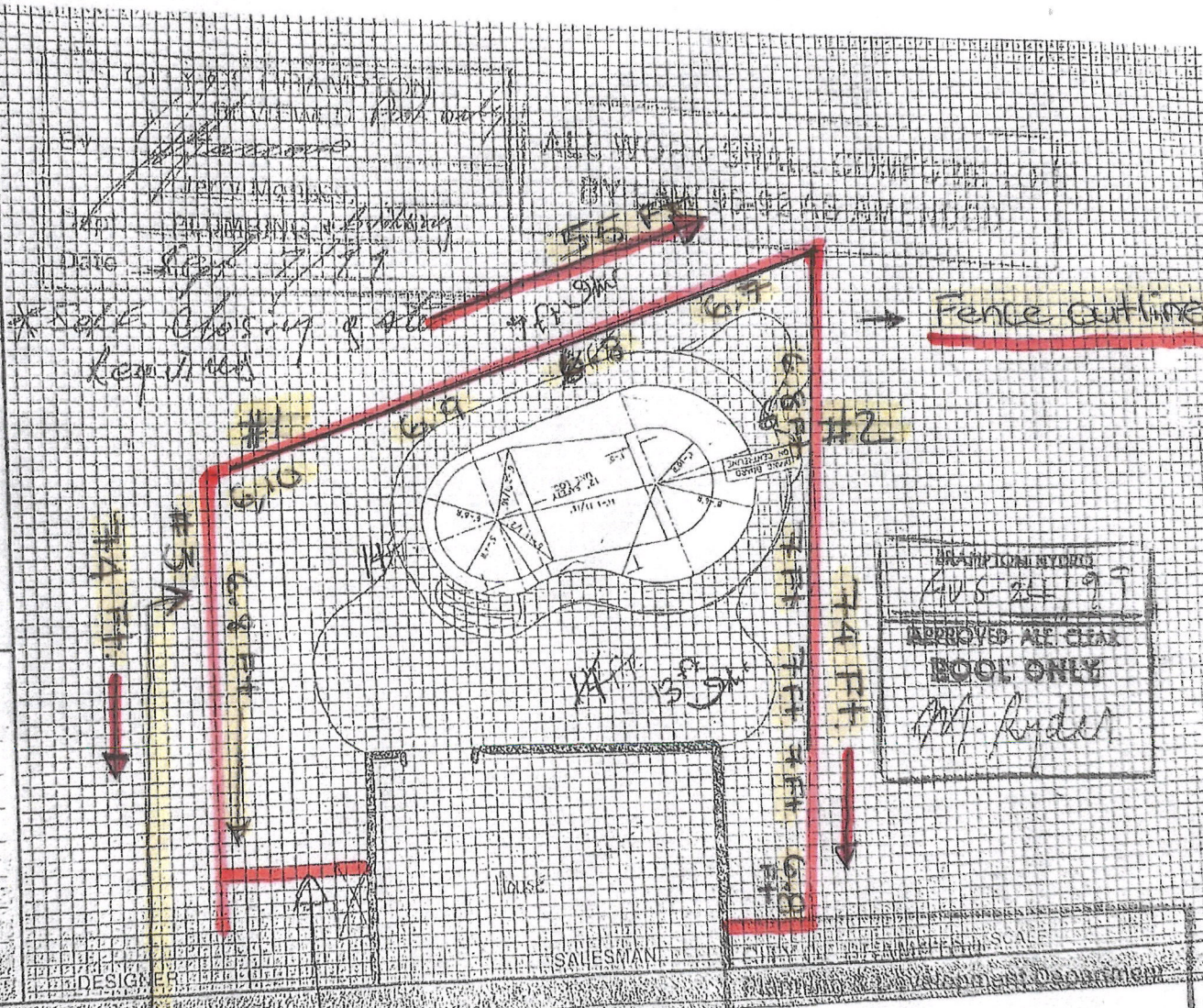
for: Bob Ingram McLeod  
65 TORRANCE WOODS  
BRAMPION, ONT.  
905-452-0374

LOT 310 PLAN 43m-426

- 2nd MACHINE
- HEATER
- STAIRS W/JETS
- LIGHT
- EXTRA CONCRETE
- TINTING
- QUARRY TILE
- EXTRA GRADING
- OTHER

INSTRUCTIONS:

BENCHMARK



APPROVED BY  
AUG 24 1999  
APPROVED - ALL CLEAR  
POOL ONLY  
M. Fisher

ZONING REVIEWED  
by: R  
date: Sept 1/99

Asking permission to raise to 7ft for the first 24ft then the next 50ft at 6.8ft.

REPRODUCTION OF THESE DOCUMENTS  
IS STRICTLY PROHIBITED WITHOUT THE WRITTEN  
CONSENT OF THE DESIGNER.

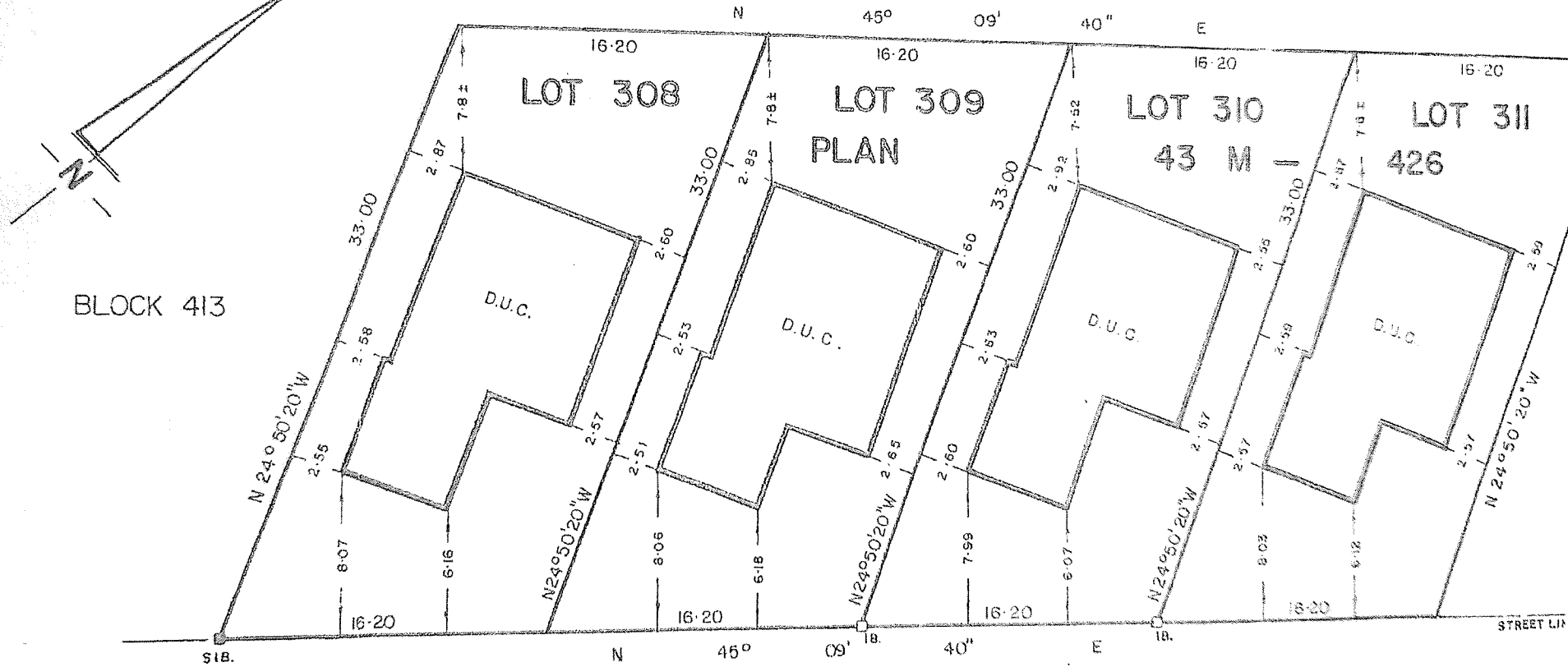
PLAN SHOWING BUILDING LOCATION SURVEY OF  
 LOTS 308 TO 311 BOTH INCLUSIVE PLAN 43M-426  
 CITY OF BRAMPTON  
 REGIONAL MUNICIPALITY OF PEEL

BEARINGS ARE ASTRONOMIC AND ARE REFERRED  
 TO THE NORTHWESTERLY LIMIT OF TORRANCE  
 WOODS AS SHOWN ON PLAN 43M-426  
 HAVING A BEARING OF N 45° 09' 40" E

METRIC:  
 DISTANCES SHOWN  
 IN METRES AND  
 TO FEET BY DI



BLOCK 413, PLAN 43M-426



**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
 THE FIELD SURVEY REPRESENTED ON THIS PLAN  
 WAS COMPLETED ON THE 12<sup>th</sup> DAY OF JULY, 1983

DATE July 19, 1983

*W. John Burg*  
 W. JOHN BURG  
 ONTARIO LAND SURVEYOR

TORRANCE WOODS

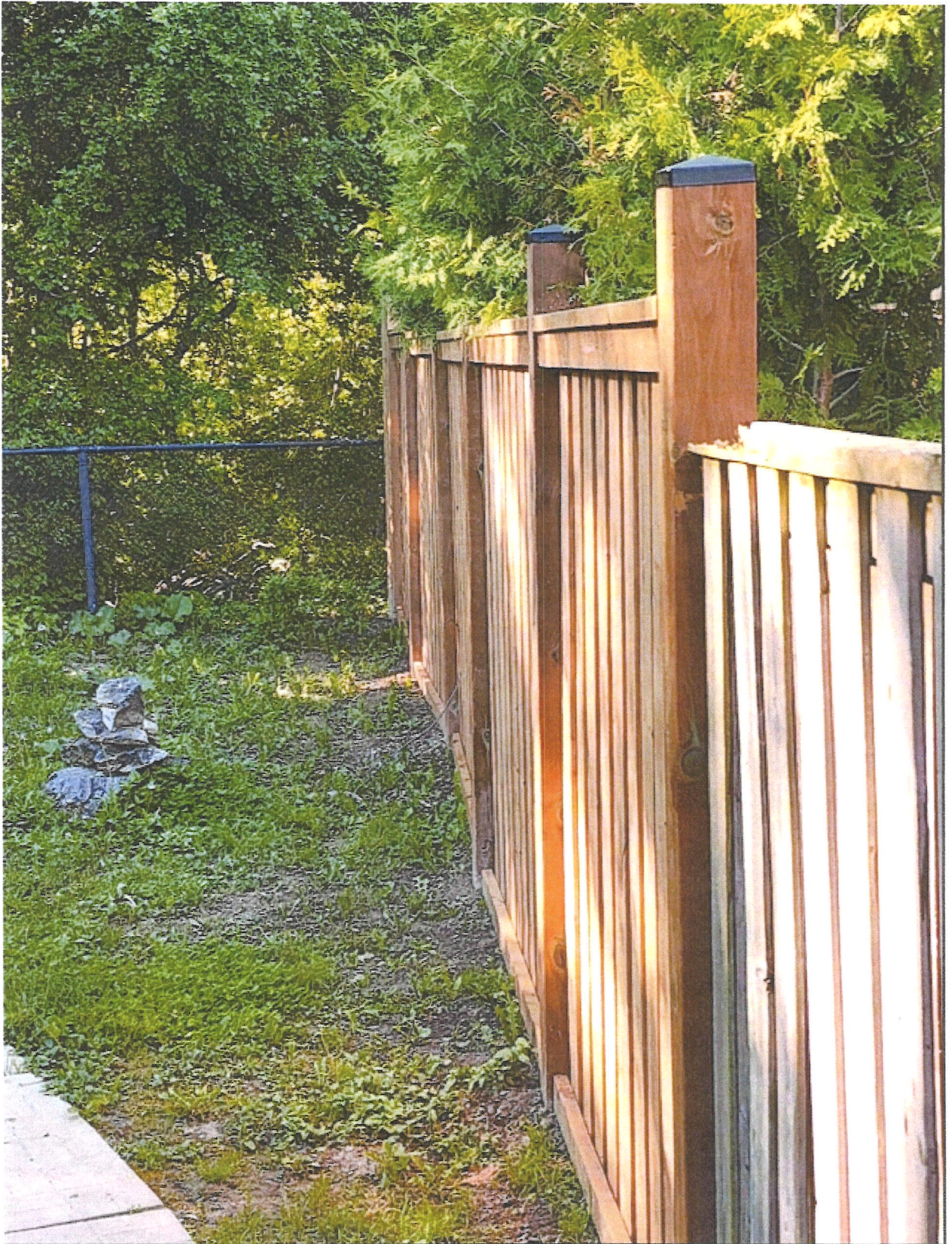
NOTES  
 D.U.C. DENOTES DWELLING UNDER CONSTRUCTION  
 TIES ARE TAKEN TO CONCRETE FOUNDATION



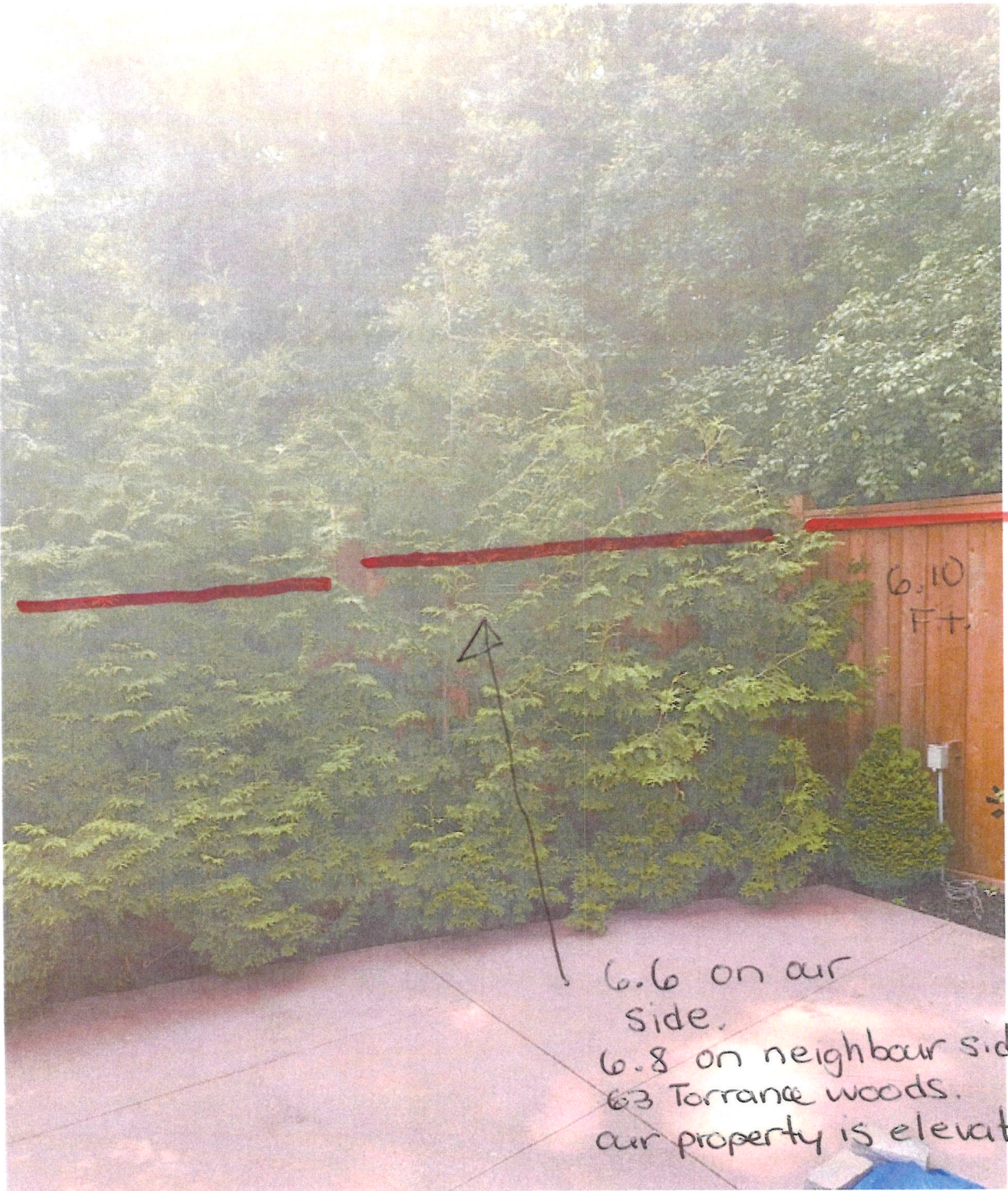
Picture 1 - Photo view from neighbour's property 63 Torrance woods facing our property 65 Torrance woods.







Picture 2 - Fence between 65 and 63 Torrance woods  
6.8 ft high.



6.10  
Ft.

6.6 on our  
side.

6.8 on neighbour side  
63 Torranea woods.  
our property is elevated.



Photo facing 67 Torrance woods



Photo facing city property - chain link fence behind wood fence  
chain link back city fence is 4-4.5 ft in height.

FLOWER CITY



BRAMPTON.CA

The Corporation of the City of Brampton

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# POOL ENCLOSURE PERMIT

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## PERMIT # 23 264220 000 00 PO

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MUNICIPAL ADDRESS: 65 Torrance Woods Brampton ON

LEGAL DESCRIPTION: PLAN M426 LOT 310

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### This Pool Enclosure Permit is issued to:

APPLICANT: JUSTIN WATTERS & MONICA NAYAR  
65 Torrance Woods  
Brampton, ON

OWNER(S): JUSTIN WATTERS & MONICA NAYAR  
65 Torrance Woods  
Brampton, ON

POOL CONTRACTOR: DURABLE FENCING ELITE  
725 Peter Robertson Blvd  
Brampton, ON

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POOL TYPE/LOCATION: Inground Interior Lot

FENCE TYPE: Wood

DESCRIPTION:

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Pool Enclosure proposed and authorized hereto, shall, in all respects, conform with the plans submitted and reviewed, the City of Brampton By-law 202-2011 as amended. It is the responsibility of the permit holder to ensure that the work authorized by this permit is carried out in accordance with the requirements set out hereto. This permit must be posted on the property in such a manner as to be visible from the street.

Contact By-law Enforcement Services at (905) 458-3424 to arrange for an inspection PRIOR to any water being placed in the pool.

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**DATE OF ISSUE: June 13, 2023**

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# Zoning Non-compliance Checklist

File No.

A-2024-0252

Applicant: Justin Watters/Monica Nayar

Address: 65 Torrance Woods

Zoning: R1B-3166 Residential

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			
GFA			
TOWER SEPARATION			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
RESIDENTIAL FENCE	To permit a fence in the rear and side yard having a height of 2.13m	whereas the by-law permits a maximum fence of 2.0m in the rear and side yard.	10.10.(b)

\_\_\_\_\_  
Angelo Barbato  
Reviewed by Zoning

\_\_\_\_\_  
June 25, 2024  
Date