

FILE NUMBER: A-2024-0267

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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, 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) SAMIRA MANN & KALSOOM MANN
 Address 13 MERLIN DR
BRAMPTON, ONT L6P 1E9
 Phone # 647-618-6039 Fax # N/A
 Email 647-216-2278 Ali@euro-motors.ca

2. Name of Agent FERAS EWEIDAH
 Address 50 VAN KIRK DR UNIT #6
BRAMPTON, ONT
L7A 1G7
 Phone # 416-829-2116 Fax # _____
 Email libertystone@live.ca

3. Nature and extent of relief applied for (variances requested):
Approval of existing side door.

4. Why is it not possible to comply with the provisions of the by-law?
The side set back at the door location is 1.05 m.
The by-law requirement is 1.2 m.

5. Legal Description of the subject land:
 Lot Number Plan M1429 Lot 36
 Plan Number/Concession Number PIN, 14220 - 1025
 Municipal Address 13 Merlin Drive

6. Dimension of subject land (in metric units)
 Frontage 13.75 m.
 Depth _____
 Area 346.5 m2 25.2

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

0. 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:

Ground Floor = 92.16 m²
 Second Floor = 75.34 m²
 Gross Building Area Without Borch = 129.7 m²
 Gross Building Area With Borch = 141.1 m²
 Building Width = 11.34 m
 Building Length = 12 m² Building Height = 6.91 m

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Same as above

1. 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 6 m
 Rear yard setback 7.2 m
 Side yard setback 1.06 m
 Side yard setback 1.26 m

PROPOSED

Front yard setback 6 m
 Rear yard setback 7.2 m
 Side yard setback 1.06 m
 Side yard setback 1.26 m

0. Date of Acquisition of subject land: _____
1. Existing uses of subject property: Residential
2. Proposed uses of subject property: Residential
3. Existing uses of abutting properties: Residential
4. Date of construction of all buildings & structures on subject land: 1999
5. Length of time the existing uses of the subject property have been continued: 26 Years

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

Municipal Other (specify) _____
 Well

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

Municipal Other (specify) _____
 Septic

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

Sewers Other (specify) _____
 Ditches
 Swales

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 of an application for minor variance? ever been the subject

Yes _____ No Unknown _____

If answer is yes, provide details:

File # _____ Decision _____ Relief _____
File # _____ Decision _____ Relief _____
File # _____ Decision _____ Relief _____



Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY ~~BRAMPTON~~ OF PEEL BRAMPTON
THIS 10 DAY OF June/July, 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, FERAS EWIEDAH 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 10 DAY OF
JULY, 2024

Valerie Low
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires June 21, 2027.


Signature of Applicant or Authorized Agent


A Commissioner etc.

| | |
|--|-----------------------------|
| FOR OFFICE USE ONLY | |
| Present Official Plan Designation: | <u>R1A-1711 Residential</u> |
| 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. | |
| <u>Angelo Barbato</u> Zoning Officer | <u>July 4, 2024</u> Date |

DATE RECEIVED JULY 10, 2024
VL

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: 13 MERLINDA BRAMPTON, ONT L6P 1E9

I/We, SAMIYA MANN & KALSOOM MANN
please print/type the full name of the owner(s)

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

FERAS EWEIDAH
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 20 day of June, 2024

Samiya Kalsoom
(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.

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: 13 MERLIN DR, BRAMPTON, ONT L6P 1E9

I/We, Samira Mann & Kalsom Mann
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 20 day of June, 2024

Samira Mann Kalsom Mann
(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

SURVEYOR'S REAL PROPERTY REPORT

PART 1

PLAN OF LOTS 34, 35, 36, 37, 38, 39, 40 AND 41

PLAN 43M-1429

CITY OF BRAMPTON

REGIONAL MUNICIPALITY OF PEEL

SCALE 1:300



RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S., 2001.

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

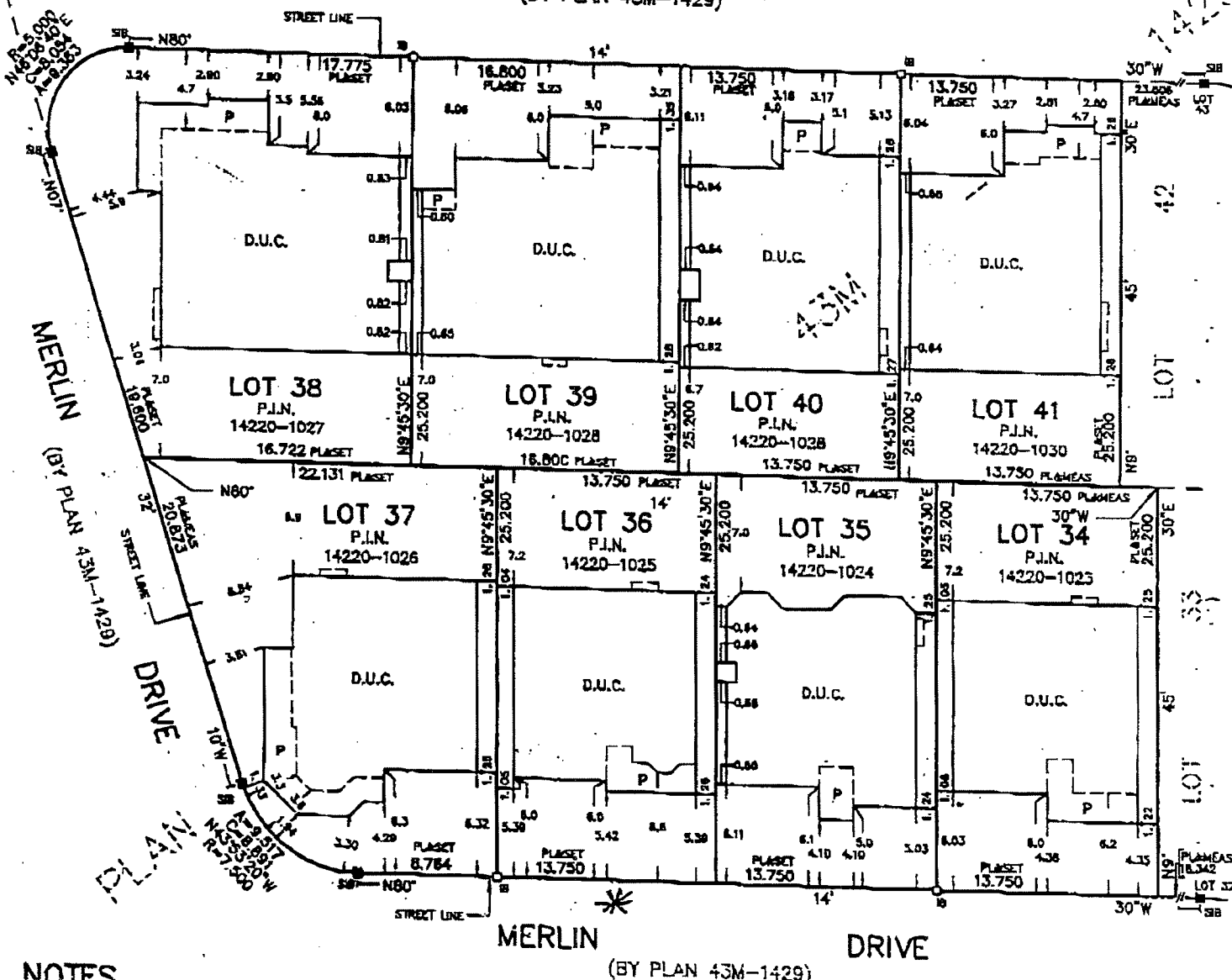
PART 2 (SURVEY REPORT)

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: NONE
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1349436

THIS PLAN CANNOT BE VALID
UNLESS IT IS ACCOMPANIED BY
ORIGINAL COPY
ISSUED BY THE SURVEYOR
IN ACCORDANCE WITH
REGULATION 210, SECTION 29(3)

WONDER WAY
(BY PLAN 43M-1429)



NOTES

- DENOTES MONUMENT FOUND
- DENOTES MONUMENT SET
- SB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- PL DENOTES PLAN 43M-1429
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- P DENOTES PORCH

ALL FOUND MONUMENTS BY J. D. BARNES LIMITED, O.L.S.
ALL TIES TO CONCRETE FOUNDATION.

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE
NORTHEAST LIMIT OF MERLIN DRIVE AS SHOWN ON
PLAN 43M-1429 HAVING A BEARING OF N07°32'10"W.

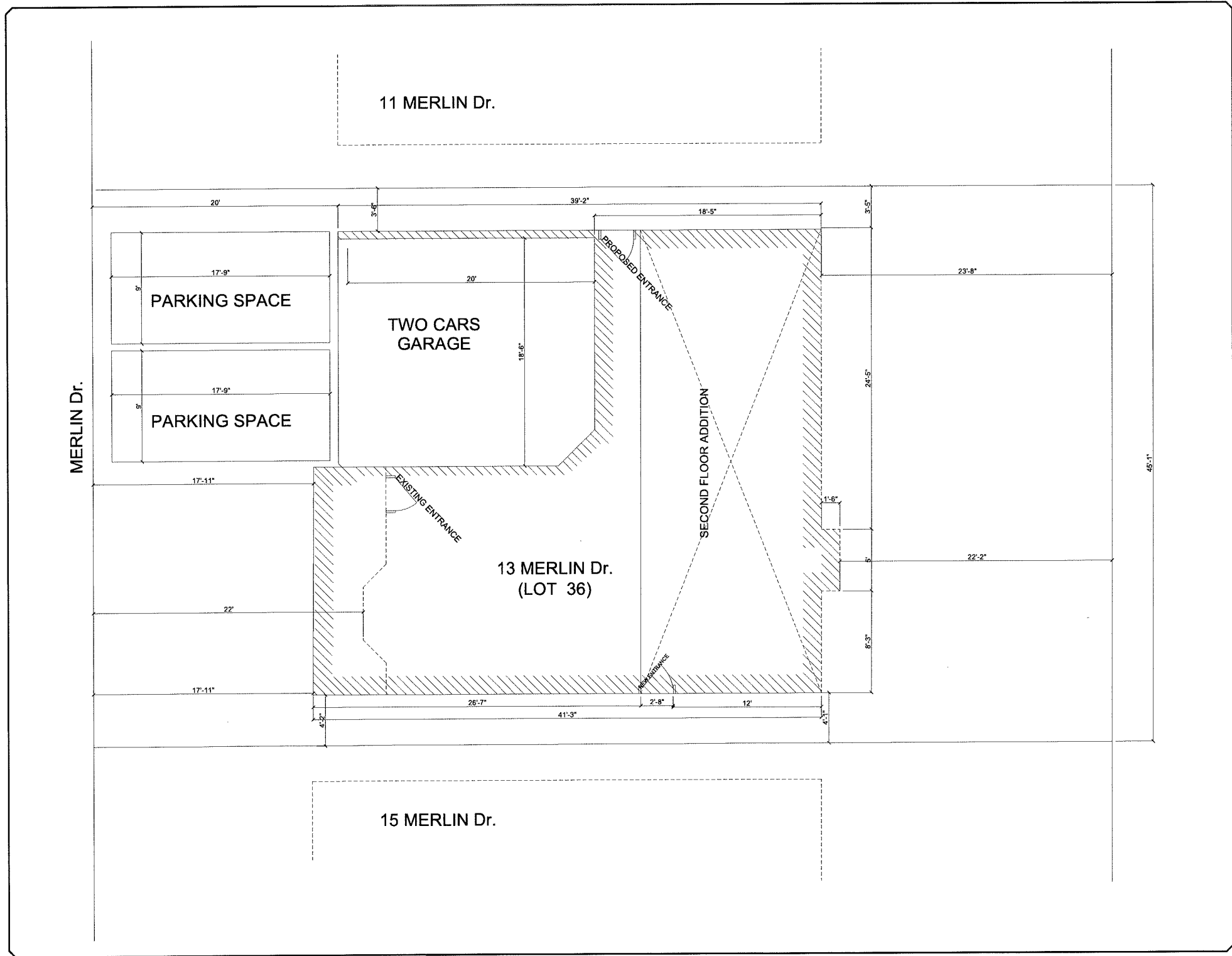
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND
TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 2ND DAY OF APRIL, 2001
DATE APRIL 24, 2001.

Joseph Rady-Pentek
JOSEPH RADY-PENTEK
ONTARIO LAND SURVEYOR

RP RADY-PENTEK & EDWARD SURVEYING LTD.
ONTARIO LAND SURVEYORS
465 WILSON AVENUE, DOWNSVIEW, ONTARIO
635-5009
DRAWN: V.K. CHECKED: J.R.-P.
JOB No. 00-190 ACAD No. 1429-34

THIS REPORT WAS PREPARED FOR
MATTAMY HOMES
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY OTHER PARTIES.



NOTES:

LOT AREA = 3,494.15 SF
= 324.6 m²

COVERAGE AREA
W/OUT PORCH
= 1396.58 SF
= 129.74 m²

W/ PORCH
= 1,519.58 SF.
= 141.17 m²

| | | |
|------|---------------|------------------------|
| 6 | JUNE 7 2024 | ISSUE FOR PERMIT |
| 5 | MAY 29 2024 | ISSUE FOR PERMIT |
| 4 | MAY 24 2024 | ISSUE FOR PERMIT |
| 3 | APRIL 12 2024 | ISSUE FOR COORDINATION |
| 2 | JUNE 8 2023 | ISSUE FOR COORDINATION |
| 1 | MARCH 27 2024 | ISSUE FOR COORDINATION |
| DATE | | REVISION |

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND SHALL NOTIFY THE ENGINEER OF ANY SITE CONDITIONS OR FIELD DIMENSIONS WHICH MAY BE AT VARIANCE WITH THE DRAWINGS.
THIS DRAWING IS NOT TO BE SCALED.

CSC GROUP
CONSULTING ENGINEERS

2522 KEELE ST. UNIT 408
TORONTO, ON M6L 0A2
T. 416-670-6822
E. cscgroupuk@rogers.com

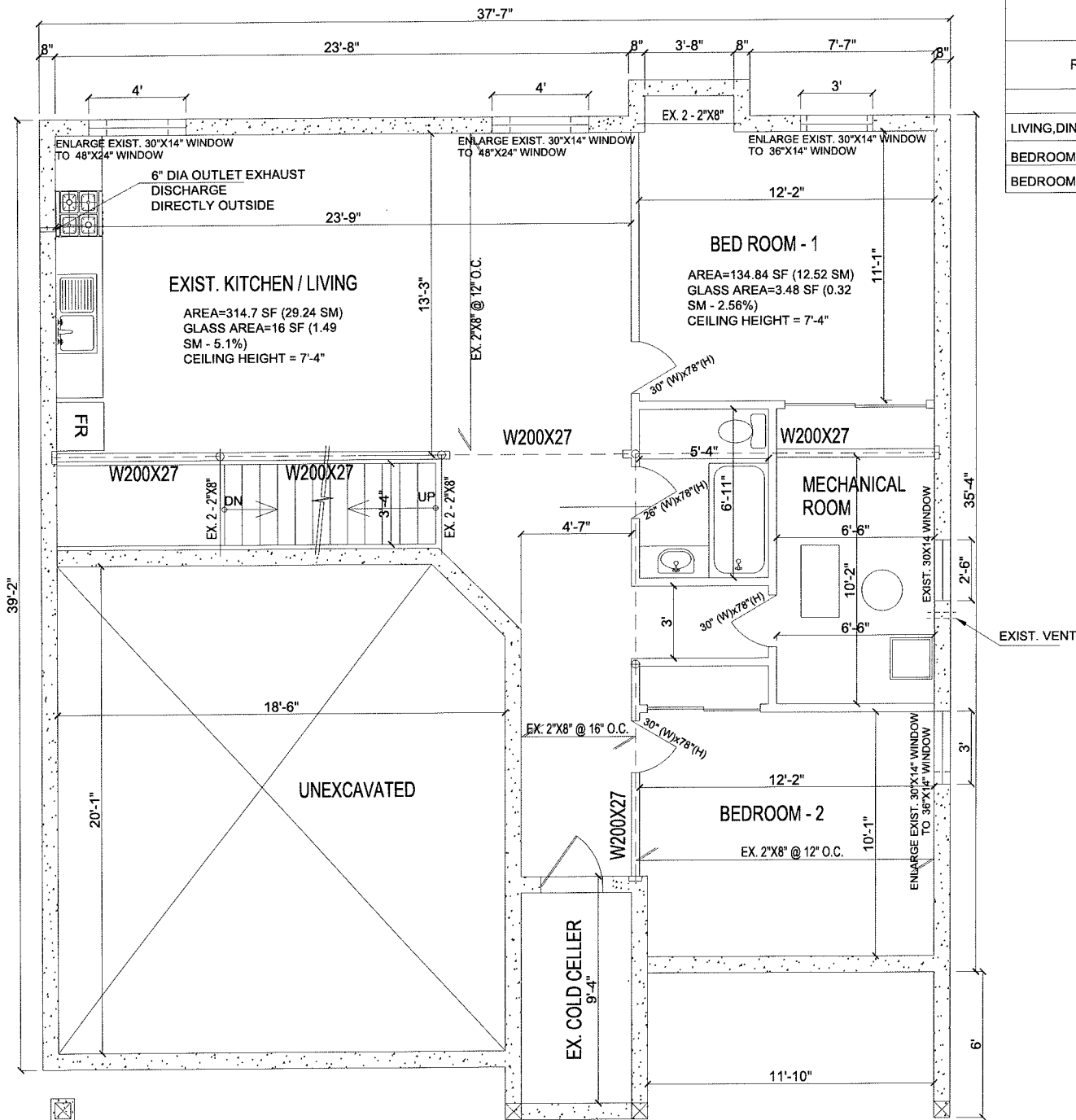
PROJECT

13 MERLIN Dr.
BRAMPTON, ON.

SHEET TITLE

SITE PLANE

| | | |
|---------------------|---------------------|--------------------------|
| DRAWN BY: O.G. | DATE: JUNE, 2023 | SHEET NO. A-10 |
| CHECKED BY: S.I. | SCALE: 1:150 | |
| CAD FILE: | JOB NO.: | |



Calculation of Glass Area as per Compliance Alternative C107 Part 11 of OBC 2012

| ROOM TYPE | ROOM AREA (ft ²) | EXIST / PROP GLASS AREA (ft ²) | PROVIDED GLASS AREA (ft ²) |
|-------------------------|------------------------------|--|--|
| LIVING, DININ & KITCHEN | 314.7 | 5.83 | 16 (5.1%) |
| BEDROOM - 1 | 134.8 | 2.92 | 3.48 (2.6%) |
| BEDROOM - 2 | 122.61 | 2.92 | 3.48 (2.84%) |

NOTES:

NEW FINISHED BASEMENT AREA = 896.6 SF. = 83.29 m2

NEW FINISHED BASEMENT WILL BE RENTED



| NO. | DATE | ISSUE FOR COORDINATION | REVISION |
|-----|---------------|------------------------|----------|
| 4 | MAY 7 2024 | ISSUE FOR PERMIT | |
| 3 | MAY 29 2024 | ISSUE FOR PERMIT | |
| 2 | MAY 24 2024 | ISSUE FOR PERMIT | |
| 1 | APRIL 13 2024 | ISSUE FOR COORDINATION | |
| 1 | APRIL 8 2024 | ISSUE FOR COORDINATION | |
| 1 | MARCH 21 2024 | ISSUE FOR COORDINATION | |

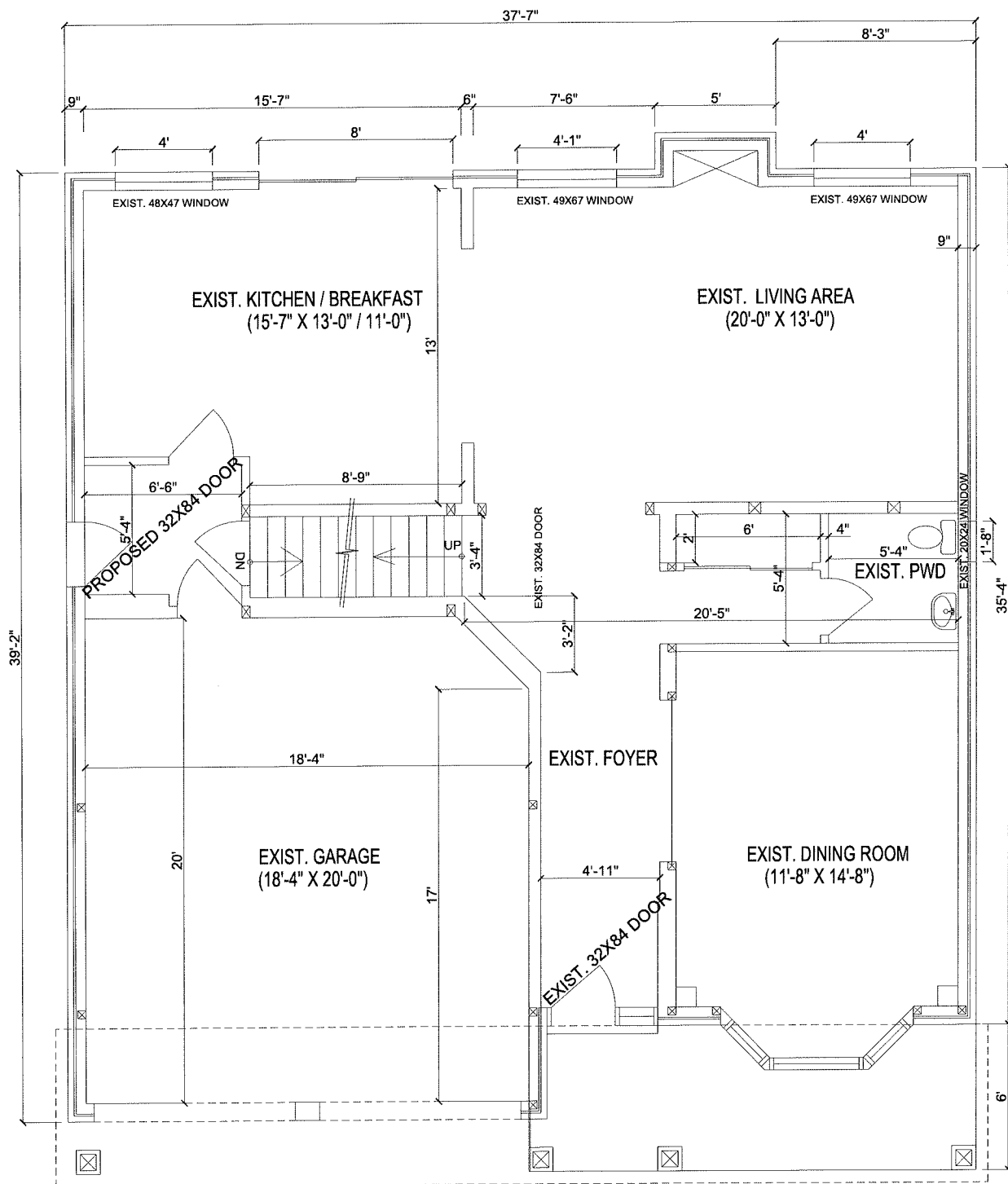
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TORONTO, ON M6L 0A2
T.416-670-6822
E.cscgroupitd@rogers.com

PROJECT
13 MERLIN Dr.
BRAMPTON, ON.

SHEET TITLE
BASMENT

| | | |
|---------------------|---------------------|--------------------------|
| DRAWN BY: O.G. | DATE: JUNE, 2023 | SHEET No. A-20 |
| CHECKED BY: S.I. | SCALE: 1:150 | |
| CAD FILE: | JOB No.: | |



CALCULATION OF GLASS AREA AS PER
COMPLIANCE ALTERNATIVE C107 PART 11 OF OBC 2012

| ROOM TYPE | ROOM AREA (ft ²) | REQUIRED GLASS AREA 5.0% (ft ²) | EXIST / PROP GLASS AREA (ft ²) |
|-------------------------|---------------------------------|---|--|
| LIVING, DININ & KITCHEN | 468 | 23.4 | 116 |
| EXIST. DINING ROOM | 171.2 | 8.56 | 51.6 |
| --- | --- | --- | --- |

SMOKE ALARM/CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED AND HAVE VISUAL SIGNAL.

NOTES:

EXISTING GROUND FLOOR FINISHED AREA = 992. SF. = 92.16 m2

EXISTING GROUND FLOOR, NO CHANGE.



| NO. | DATE | REVISION |
|-----|----------------|------------------------|
| 1 | JUNE 7, 2024 | ISSUE FOR PERMIT |
| 2 | MAY 29, 2024 | ISSUE FOR PERMIT |
| 3 | MAY 14, 2024 | ISSUE FOR PERMIT |
| 4 | MAY 14, 2024 | ISSUE FOR PERMIT |
| 1 | APRIL 12, 2024 | ISSUE FOR COORDINATION |
| 2 | APRIL 8, 2024 | ISSUE FOR COORDINATION |
| 1 | MARCH 21, 2024 | ISSUE FOR COORDINATION |

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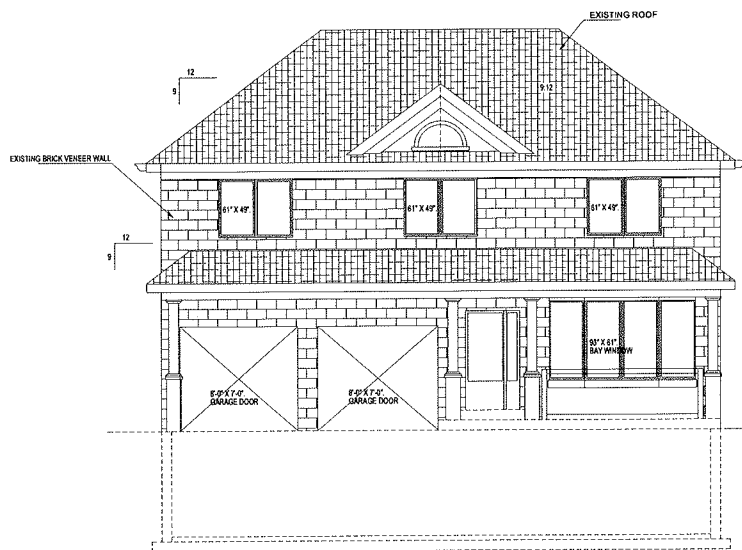
CSC GROUP
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T. 416-670-6822
E. cscgroup10@rogers.com

PROJECT
13 MERLIN Dr.
BRAMPTON, ON.

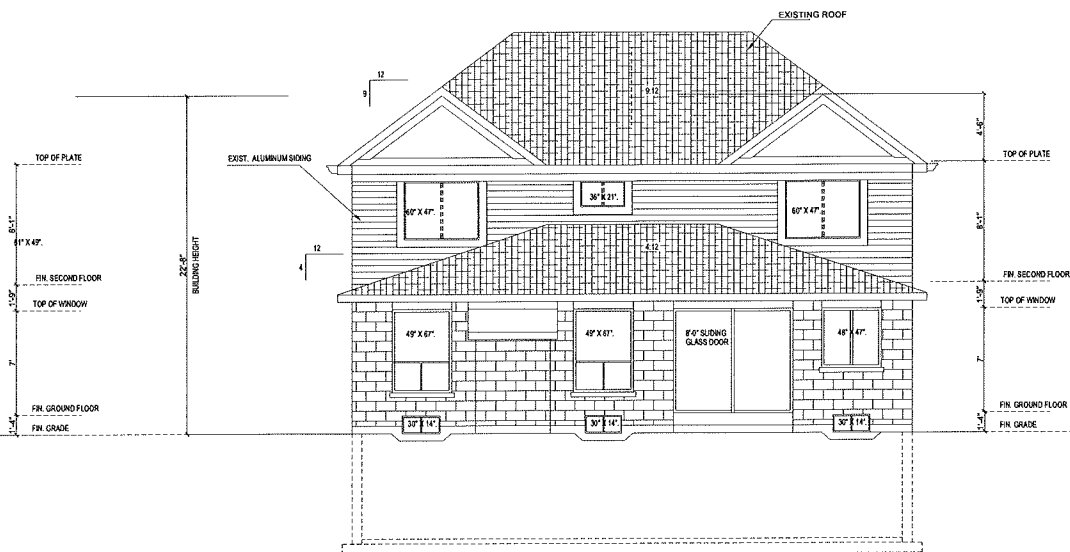
SHEET TITLE
GROUND FLOOR

EXISTING GROUND FLOOR PLAN
GROUND FLOOR GFA 904.5 ft² / 84 m²
(NOT INCLUDING PORCH & GARAGE & STAIRS)
CEILING HEIGHT = 8'-0"

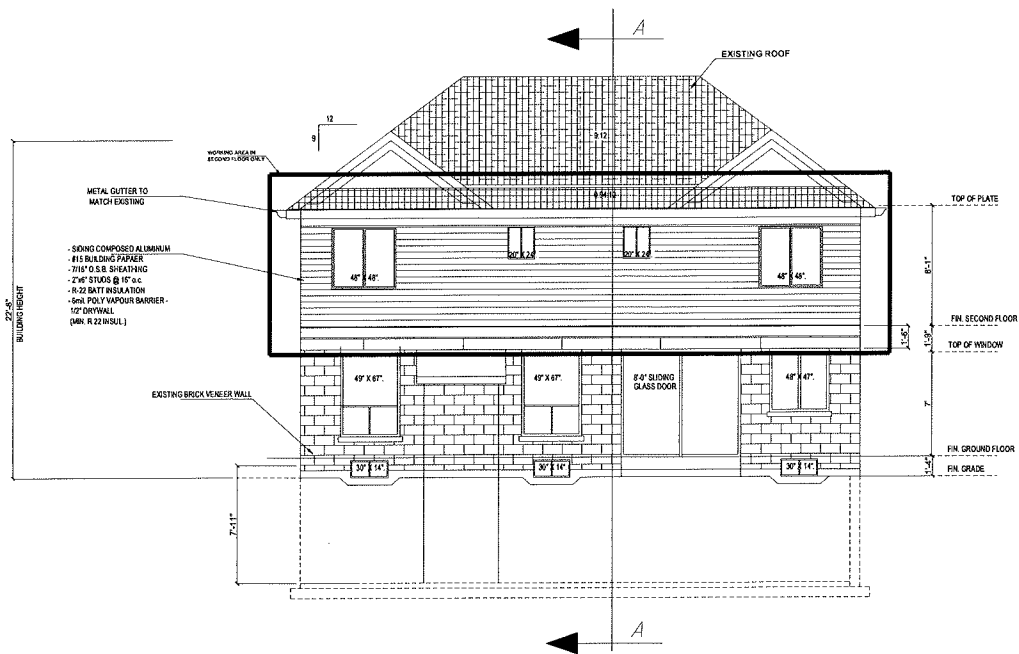
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| CHECKED BY: S.L. | SCALE: 1:150 | |
| CAD FILE: | JOB No.: | |



EXIST. FRONT ELEVATION



EXIST. RARE ELEVATION



PROPOSED RARE ELEVATION

NOTES:

| NO. | DATE | REVISION |
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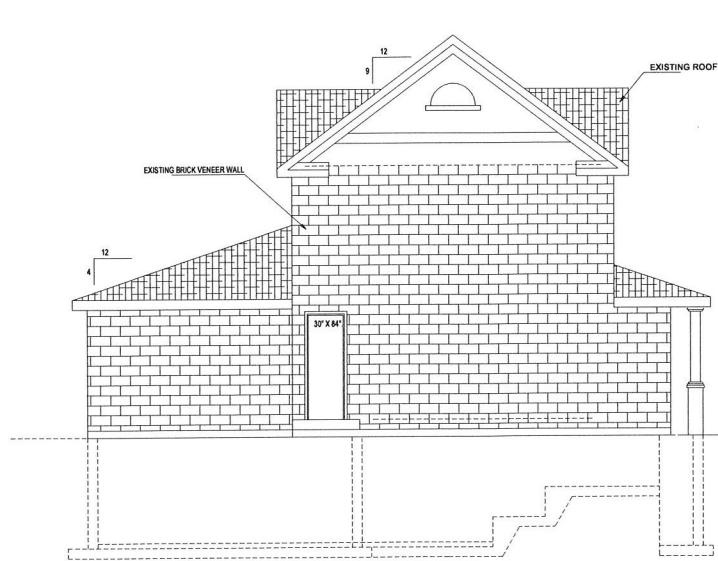
PROJECT

13 MERLIN Dr.
BRAMPTON, ON.

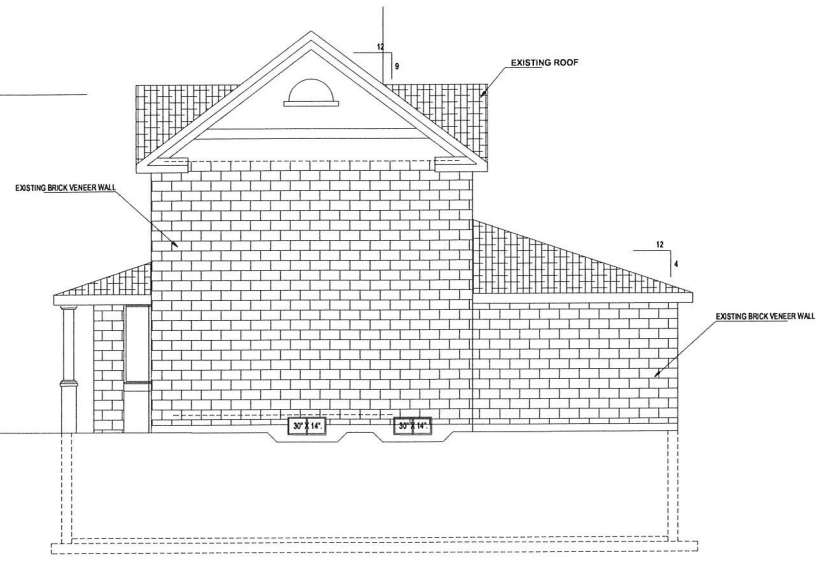
SHEET TITLE

BUILDING ELEVATIONS

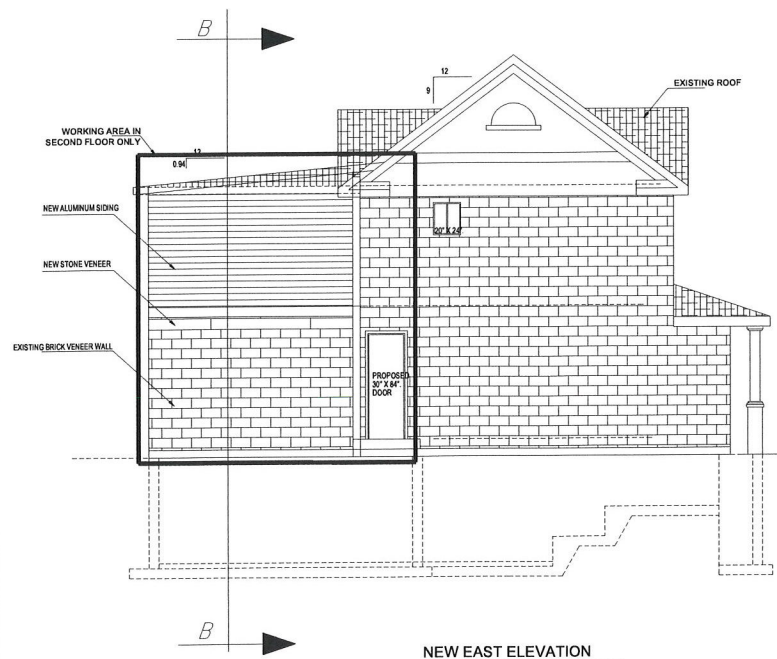
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| DRAWN BY: O.G. | DATE: JUNE, 2023 | SHEET No A-50 |
| CHECKED BY: S.I. | SCALE: 1:150 | |
| CAD FILE: | JOB No.: | |



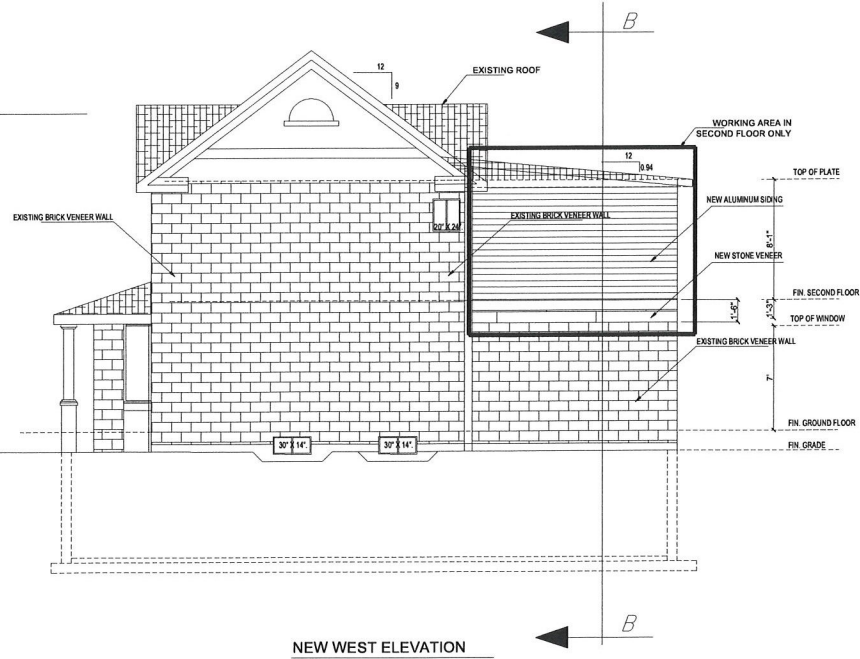
EXIST. EAST ELEVATION



EXIST. WEST ELEVATION



NEW EAST ELEVATION



NEW WEST ELEVATION

NOTES:

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T. 416-670-6822
E. cscgroup Ltd@rogers.com

PROJECT

13 MERLIN Dr.
BRAMPTON, ON.

SHEET TITLE

BUILDING ELEVATIONS

| | | |
|---------------------|---------------------|--------------------------|
| DRAWN BY: O.G. | DATE: JUNE, 2023 | SHEET No. A-60 |
| CHECKED BY: S.I. | SCALE: 1:150 | |
| CAD FILE: | JOB No.: | |

Zoning Non-compliance Checklist

File No.

A-2024-0267

Applicant: Feras Eweidah

Address: 13 Merlin Dr.

Zoning: R1A-1711 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 | | | |
| ABOVE GRADE SIDE ENTRANCE | To permit a <i>proposed</i> above grade entrance in a side yard having a minimum width of 1.05m extending from the front wall of the dwelling up to the door | whereas the by-law permits an above grade entrance when the side yard within which the door is located has a minimum width of 1.2m (3.94 ft.) extending from the front wall of the dwelling up to and including the door. | 10.24.1.a |
| ACCESSORY STRUCTURE SIZE / HEIGHT | | | |
| MULTIPLE ACCESSORY STRUCTURES | | | |
| DRIVEWAY WIDTH | | | |
| LANDSCAPED OPEN SPACE | | | |
| ENCROACHMENTS | | | |
| PARKING | | | |
| SCHEDULE "C" | | | |

Angelo Barbato
Reviewed by Zoning

July 4, 2024
Date