

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, 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 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 **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.

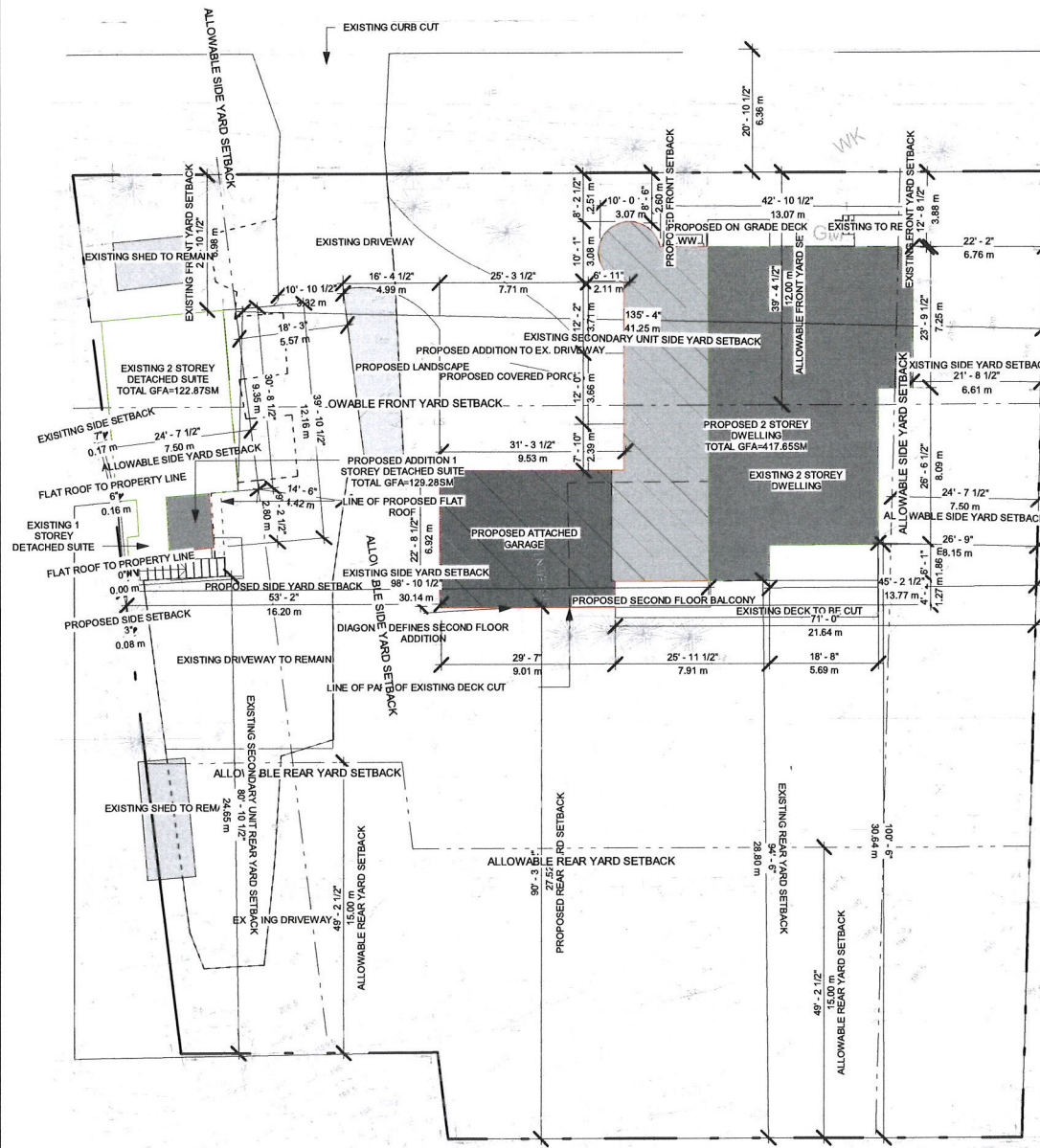
Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

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



- LEGEND
- EXISTING TWO STOREY DWELLING
 - PROPOSED ATTACHED GARAGE
 - PROPOSED GROUND FLOOR ADDITION
 - PROPOSED SECOND FLOOR ADDITION
 - EXISTING DRIVEWAY
 - PROPOSED DRIVEWAY
 - LANDSCAPE
 - EXISTING SHED TO REMAIN
 - PROPOSED LANDSCAPE
 - EXISTING SECONDARY UNIT
 - PROPOSED SECONDARY UNIT ADDITION

ZONING INFO.

ZONING INFORMATION FOR (14 RIVER ROAD) BY-LAW 204-2010		
ZONING: RHm1 (RESIDENTIAL HAMLET ONE)	MIN LOT AREA 4000 m ² 45 m	43055.64 SF 147.638 FT
LOT AREA	2259.38 m ²	24320 SF

PROPOSED DWELLING INFORMATION		
EX GROUND FLOOR	154.61 m ²	1664.20 SF
GROUND FLOOR ADDITION	82.62 m ²	889.32 SF
EX SECOND FLOOR	63.86 m ²	687.43 SF
SECOND FLOOR ADDITION	116.56 m ²	1254.60 SF
PROP. GFA	417.65 m ²	4495.54 SF
PROP DWELLING UNIT COVERAGE	300.59 m ²	3236 SF

SETBACKS	EXISTING		ALLOWABLE		PROPOSED	
	(m)	(ft)	(m)	(ft)	(m)	(ft)
FRONT:	3.88	12.72	12.00	39.37	2.60	8.53
REAR:	28.80	94.48	15.00	49.21	27.52	90.28
SIDE (RIGHT):	6.61	21.68	7.50	24.60	EXISTING TO REMAIN	
SIDE (LEFT):	30.14	98.88	7.50	24.60	16.20	53.14
BUILDING HEIGHT:	7.21	23.65	10.80	34.77	8.13	26.67

EXISTING SECONDARY UNIT INFORMATION		
PROP. LEGAL SECONDARY UNIT GROUND FLOOR AREA	70.36 m ²	757.38 SF
PROP LEGAL SECONDARY UNIT SECOND FLOOR AREA	58.92 m ²	634.22 SF
TOTAL: 2	129.28 m ²	1391.60 SF
PROP. SECONDARY UNIT COVERAGE 74.50/2259.38 = 3.30%	70.36 m ²	757 SF

SETBACKS	EXISTING		PROPOSED	
	(m)	(ft)	(m)	(ft)
FRONT:	6.98	22.90	EXISTING TO REMAIN	
REAR:	24.65	80.87	EXISTING TO REMAIN	
SIDE (RIGHT):	0.17	0.55	EXISTING TO REMAIN	
SIDE (LEFT):	41.25	135.33	EXISTING TO REMAIN	
BUILDING HEIGHT:	EXISTING TO REMAIN			

14 RIVER ROAD
BRAMPTON, ON L6X 0A6

STAGE: **COFA**

DRAWING NO.: **A0-03**

No.	Description	Date
018	ISSUED FOR PUBLIC NOTICE	2024-04-26

ARCHITECTS

TORONTO - CANADA
info@qbsarchitects.com

ONTARIO ASSOCIATION
OF
ARCHITECTS

SITE PLAN			
PROJECT NUMBER	200155	DRAWING STATUS	
DATE	11/03/23	ISSUED FOR PUBLIC NOTICE	
DRAWN	PP	SCALE	As indicated
CHECKED	SA	REVISION	01

4/26/2024 2:00:15 PM