



FILE NUMBER: A-2024-0326

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)** CARLOS SIERRA
Address 740 BALMORAL DRIVE. BRAMPTON ON L6T-1X4

Phone # (647) 668-3770 **Fax #** _____
Email carsiesolutions@hotmail.ca

2. **Name of Agent** Joseph Domb
Address 207-133 Torresdale Ave, North York ON M2R 3T2

Phone # (647) 228-8460 **Fax #** _____
Email jdcoaconsulting@gmail.com

3. **Nature and extent of relief applied for (variances requested):**
Maximum lot coverage in a Mature Neighbourhood is 30% (248.32 m²) of the Lot Area (827.74 m²). The current proposed Lot Coverage is 34.9% (288.63 m²).

4. **Why is it not possible to comply with the provisions of the by-law?**
EXISTING SITE CONDITIONS DO NOT ALLOW TO COMPLY; OWNER WOULD LIKE ADDITIONAL SPACE FOR FAMILY

5. **Legal Description of the subject land:**
Lot Number 221
Plan Number/Concession Number Registered Plan 809
Municipal Address 740 BALMORAL DRIVE. BRAMPTON ON L6T-1X4

6. **Dimension of subject land (in metric units)**
Frontage 17.46
Depth 51.82
Area 827.74

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

EXISTING ONE STOREY SFD, ABOVE GROUND POOL AND A WOOD SHED

PROPOSED BUILDINGS/STRUCTURES on the subject land:

PROPOSED 2ND FLOOR ADDITION, ATTACHED GARAGE, AND A COVERED PATIO AT REAR

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	12.58
Rear yard setback	30.0
Side yard setback	2.8
Side yard setback	1.30

PROPOSED

Front yard setback	8.20
Rear yard setback	17.92
Side yard setback	1.80
Side yard setback	1.30

0. Date of Acquisition of subject land: 2015

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: 1975

5. Length of time the existing uses of the subject property have been continued: 49 YRS

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 _____



Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON
THIS AUGUST DAY OF 22TH, 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, CARLOS SIERRA, 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 22 DAY OF
Aug, 2024.



A Commissioner etc.

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

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

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.

Zoning Officer

Date

DATE RECEIVED

Aug 22, 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: 740 BALMORAL DRIVE

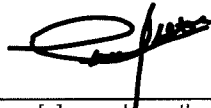
I/We, CARLOS SIERRA
please print/type the full name of the owner(s)

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

Joseph Domb
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 29th day of JULY, 2024.



(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

CARLOS SIERRA

(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

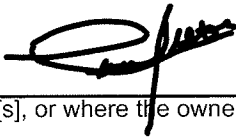
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 740 BALMORAL DRIVE

I/We, CARLOS SIERRA
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 29TH day of JULY, 2024.



(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

CARLOS SIERRA

(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 SURVEY OF
 LOT 221**
REGISTERED PLAN 809
CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEL
 SCALE 1:200

0 5 10 20 Metres

© COPYRIGHT
PEARSON & PEARSON SURVEYING LTD. 2023
 Ontario Land Surveyors

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

Part 2
 DESCRIPTION OF LAND: LOT 221, REGISTERED PLAN 809,
 CITY OF BRAMPTON, REGIONAL MUNICIPALITY OF PEEL.
 REGISTERED EASEMENTS AND/OR RIGHTS OF WAY: SUBJECT TO EASEMENT
 IN FAVOUR OF THE BELL TELEPHONE COMPANY OF CANADA AS IN
 INSTRUMENT No.VS106569 AND SUBJECT TO EASEMENT IN FAVOUR OF THE
 HYDRO-ELECTRIC COMMISSION OF ONTARIO AS IN INSTRUMENT
 No.VS89925.

BOUNDARY FEATURES: NOTE FENCES, CURB, SHEDS, CONCRETE
 AREA, RETAINING WALL, SWIMMING POOL AND HOT TUB ARE SHOWN
 IN RELATION TO THE BOUNDARY.

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS: THIS PLAN DOES NOT
 CERTIFY ZONING COMPLIANCE OR IDENTIFY WHAT ZONING RESTRICTIONS
 ARE INVOLVED.

Bearing Note

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY
 LIMIT OF BALMORAL DRIVE AS SHOWN ON REGISTERED PLAN 809 AS
 HAVING A BEARING OF N88°36'20"W.

Benchmark

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO A
 CITY OF BRAMPTON BENCHMARK
 BENCHMARK : 280 ELEVATION=185.567m

Note

TREE CALIPERS ARE NOT TO ARBORIST STANDARDS. FOR ARBORIST
 CALIPERS REFER TO ARBORIST REPORT.
 SUBSTANTIAL AMOUNTS OF SNOW & ICE ACCUMULATION ON THE
 GROUND AT TIME OF SURVEY, FROZEN GROUND, SNOW COVER & ICE ETC.
 MAY HAVE HIDDEN SOME FEATURES.

Legend

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
IB	DENOTES	IRON BAR
CC	DENOTES	CUT CROSS
OU	DENOTES	ORIGIN UNKNOWN
WT	DENOTES	WITNESS
S	DENOTES	SET
M	DENOTES	MEASURED
PRODN	DENOTES	PRODUCTION
N/S/E/W	DENOTES	NORTH/SOUTH/EAST/WEST
RP	DENOTES	REGISTERED PLAN 809
P1	DENOTES	PLAN OF SURVEY BY JOHN MCKIMMING, O.L.S., DATED AUGUST 06, 1968.
P2	DENOTES	PLAN OF SURVEY BY JOHN MCKIMMING, O.L.S., DATED JUNE 19, 1968.
PC	DENOTES	POINT OF CURVATURE
BR	DENOTES	TIES TO BRICK
FR	DENOTES	TIES TO FRAME
WD	DENOTES	TIES TO WOOD
AL	DENOTES	TIES TO ALUMINUM
FDN	DENOTES	TIES TO CONCRETE FOUNDATION
VIN	DENOTES	TIES TO VINYL
CLF	DENOTES	CHAIN LINK FENCE
BF	DENOTES	BOARD FENCE
WRW	DENOTES	WOOD RETAINING WALL
BC	DENOTES	BOTTOM OF CURB ELEVATION
CCUT	DENOTES	CURB CUT ELEVATION
MH	DENOTES	MANHOLE
WV	DENOTES	WATER VALVE
Ø	DENOTES	DIAMETER (ROUND)
DS	DENOTES	DOOR SILL ELEVATION
⊙	DENOTES	DECIDUOUS TREE WITH TRUNK DIAMETER

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 REGULATIONS
 MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 21ST DAY OF FEBRUARY, 2023.

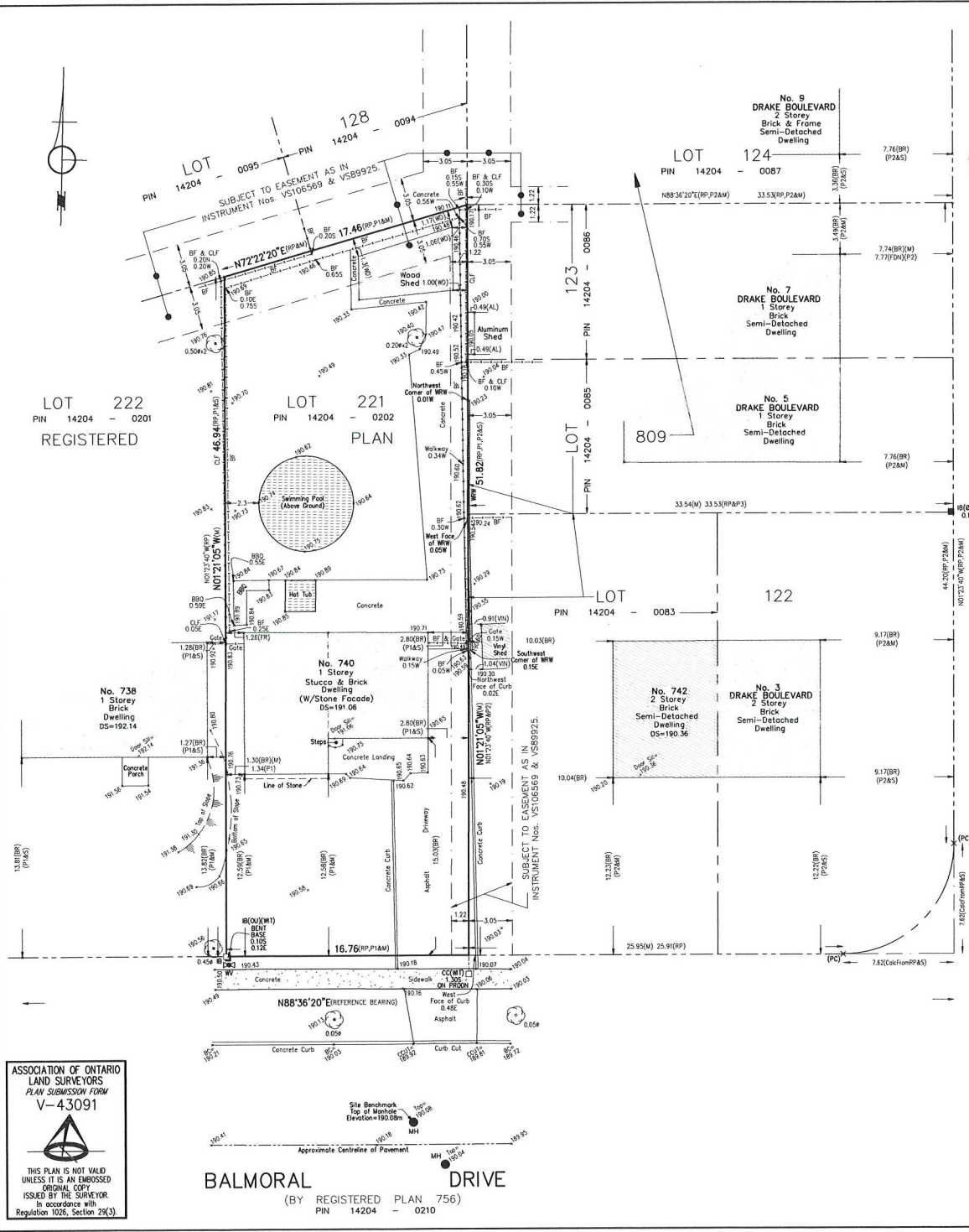
February 21, 2023
 Date

Jason Chun-Ho Mo
 Ontario Land Surveyor

10211 KEELE STREET, UNIT #116, MAPLE
 ONTARIO, L6A 4R7
 O.: (289) 553-5453
 E.: mich@pearsonandpearson.com



DRAWING : 2611-BalmoralDrive740-SRPR.DWG PROJECT : 2611
 CALC. BY DL DRAWN BY JC/JM CHECKED BY MP/JM



ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 V-43091

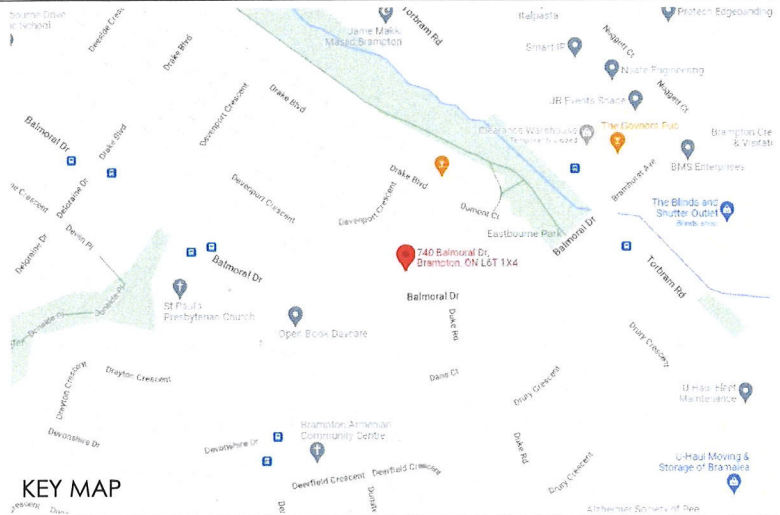
THIS PLAN IS NOT VALID
 UNLESS IT IS AN EMBOSSED
 ORIGINAL COPY
 ISSUED BY THE SURVEYOR
 IN ACCORDANCE WITH
 REGULATION 1026, SECTION 28(3)

BALMORAL DRIVE
 (BY REGISTERED PLAN 756)
 PIN 14204 - 0210

BOULEVARD (BY REGISTERED PLAN 809)

740 BALMORAL DRIVE

ZONING REVIEW & COMMITTEE OF ADJUSTMENT

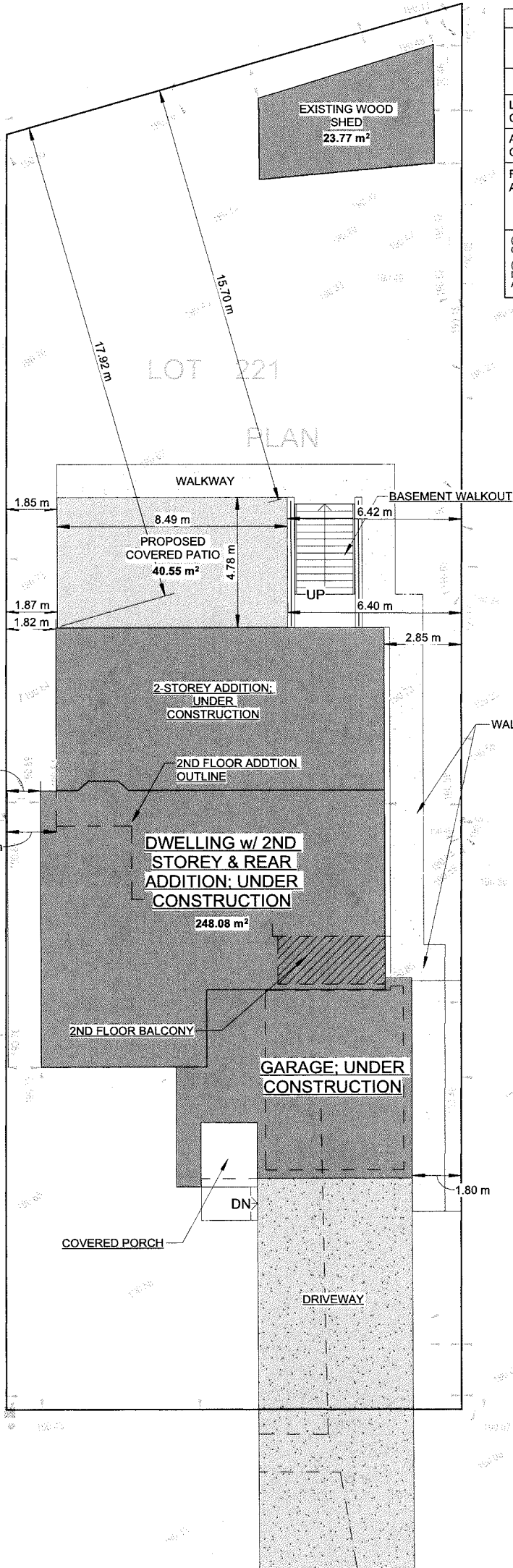


DRAWING LIST - ZONING	
TITLE SHEET	Z01.1
SITE PLAN	Z02.1
BASEMENT PLAN	Z02.2
MAIN FLOOR PLAN	Z02.3
2nd FLOOR PLAN	Z02.4
ROOF PLAN	Z02.5
EAST ELEVATION	Z03.1
NORTH ELEVATION	Z03.2
SOUTH ELEVATION	Z03.3
WEST ELEVATION	Z03.4

TITLE SHEET

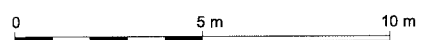
REAR COVERED PORCH
740 BALMORAL DR, BRAMPTON

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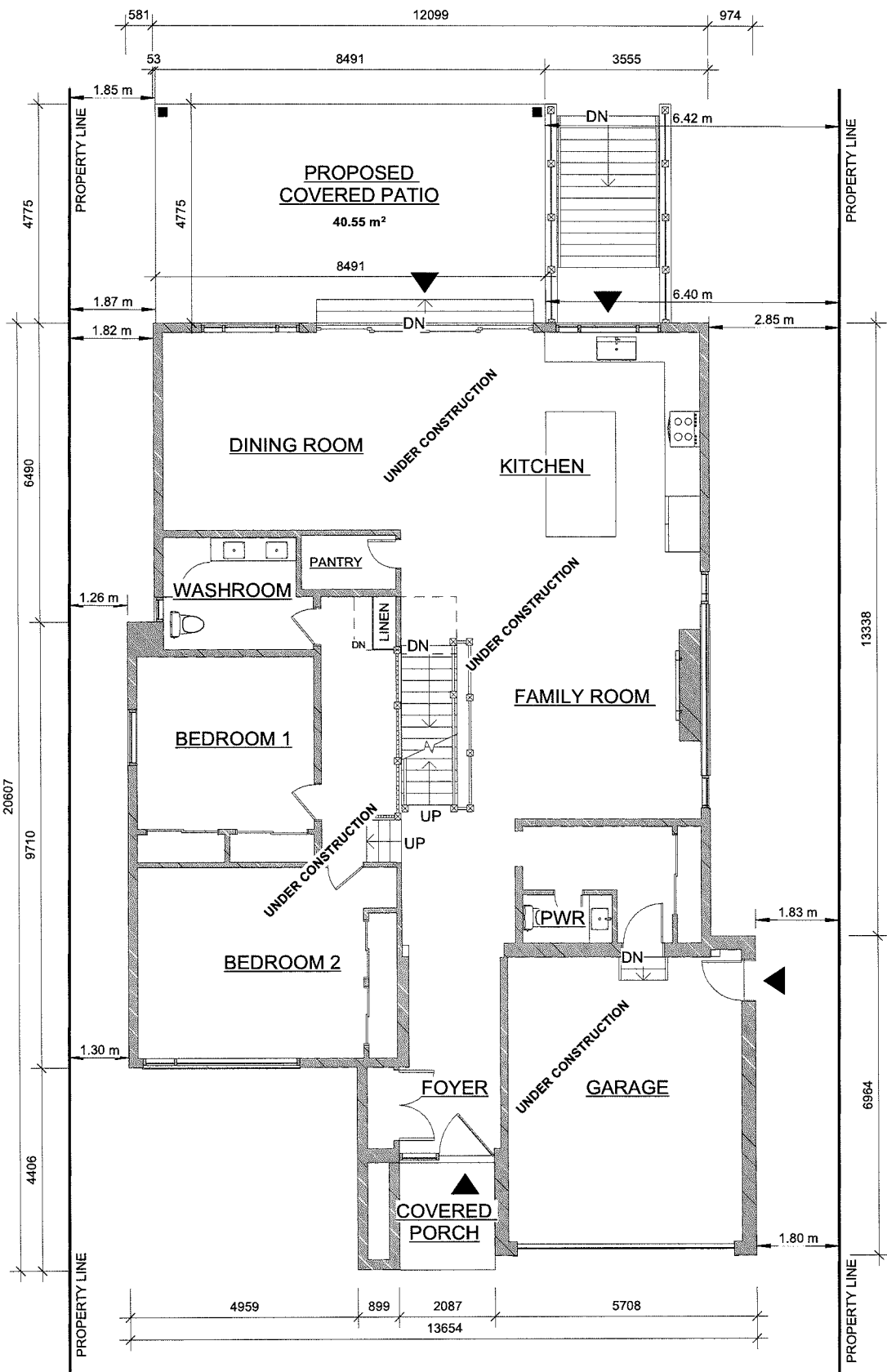
SITE STATISTICS					
ZONING:	LOT NO:	PLAN NO:	LOT AREA:	LOT FRONTAGE:	LOT DEPTH:
R1B(1)	221	809	827.74 m ²	16.76 m	49.38 m
DESCRIPTION		EXISTING	PROPOSED	%	REQUIRED
LOT COVERAGE ⁽¹⁾		112.71 m ²	288.63 m ²	34.9	248.32 m ²
ACCESSORY BUILDING COVERAGE		23.77 m ²	N/A		
FLOOR AREA ⁽²⁾	1ST FLOOR	102.09 m ²	177.22 m ²		
	2ND FLOOR		85.40 m ²		
	TOTAL		262.62 m ²	31.8	
(1) COVERAGE CALCULATION INCLUDES COVERED PORCHES AND GARAGE			BLDG. STOREYS	REQD.	PROP.
(2) GROSS FLOOR AREA CALCULATION DOES NOT INCLUDE OPEN TO BELOW AREAS			PARKING SPACES	2	2

SETBACKS	REQUIRED	PROPOSED
FRONT YARD	7.60 m	8.20 m
REAR YARD	12.35 m	17.92 m
SIDE YARD (EAST)	1.80 m	1.80 m
SIDE YARD (WEST)	1.80 m	(EX-)1.30 m
HEIGHT	7.60 m	7.60 m
LENGTH		16.34 m

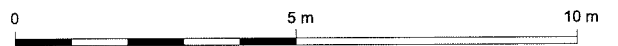


SITE PLAN

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2024-05-24 9:48:57 AM



TRUE NORTH	WALL LEGEND
	EXISTING WALLS TO REMAIN
	WALLS TO BE DEMOLISHED
	PROPOSED WALLS



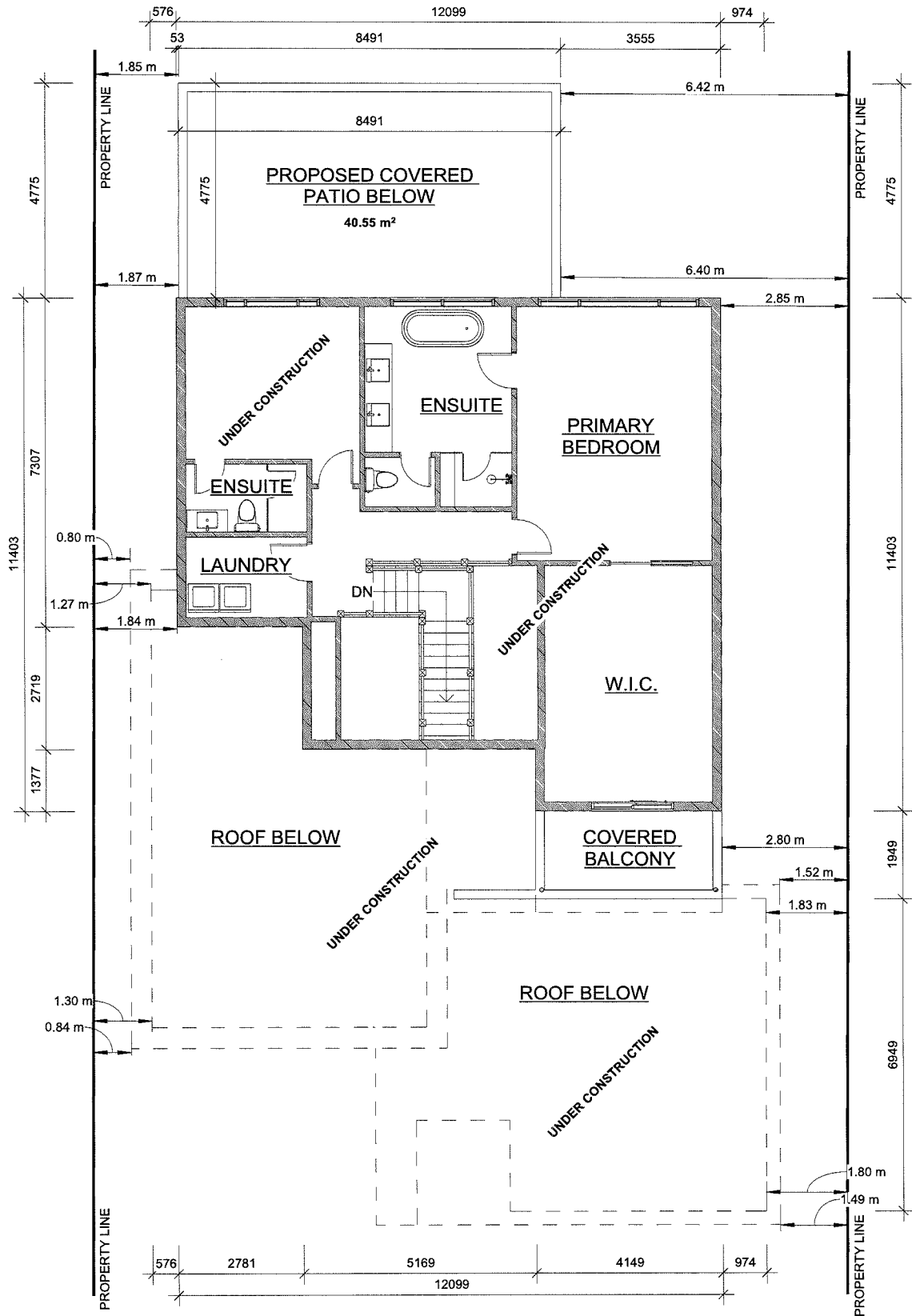
MAIN FLOOR PLAN

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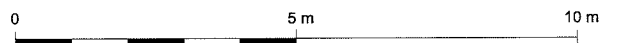
REAR COVERED PORCH
740 BALMORAL DR, BRAMPTON

FINE LINES DESIGN

Z02.3



TRUE NORTH	WALL LEGEND
	EXISTING WALLS TO REMAIN
	WALLS TO BE DEMOLISHED
	PROPOSED WALLS



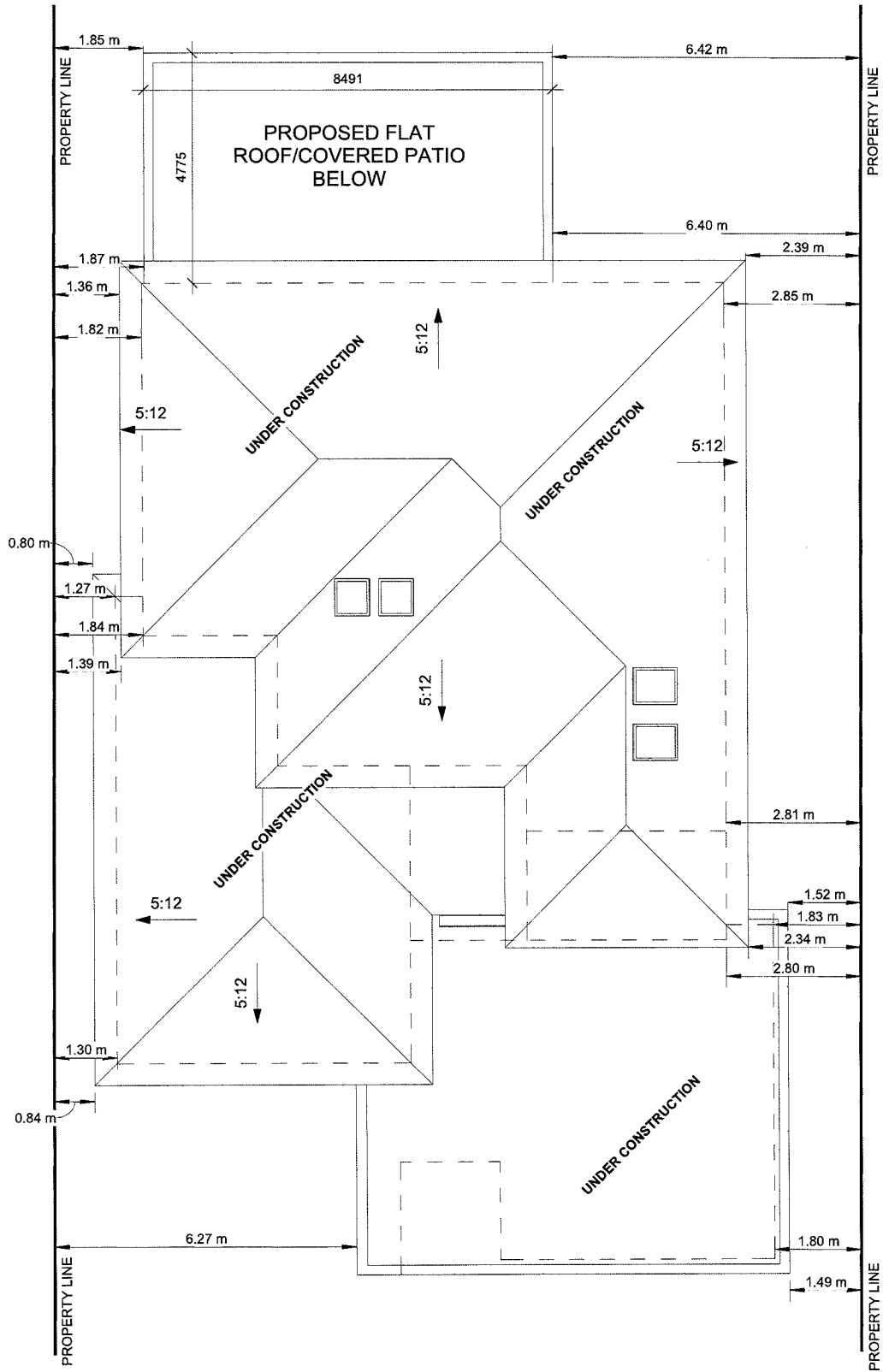
2nd FLOOR PLAN

Scale: 1 : 100
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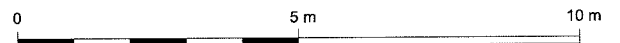
REAR COVERED PORCH
740 BALMORAL DR, BRAMPTON

FINE LINES DESIGN

Z02.4



TRUE NORTH	WALL LEGEND
	EXISTING WALLS TO REMAIN
	WALLS TO BE DEMOLISHED
	PROPOSED WALLS



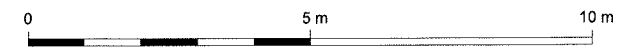
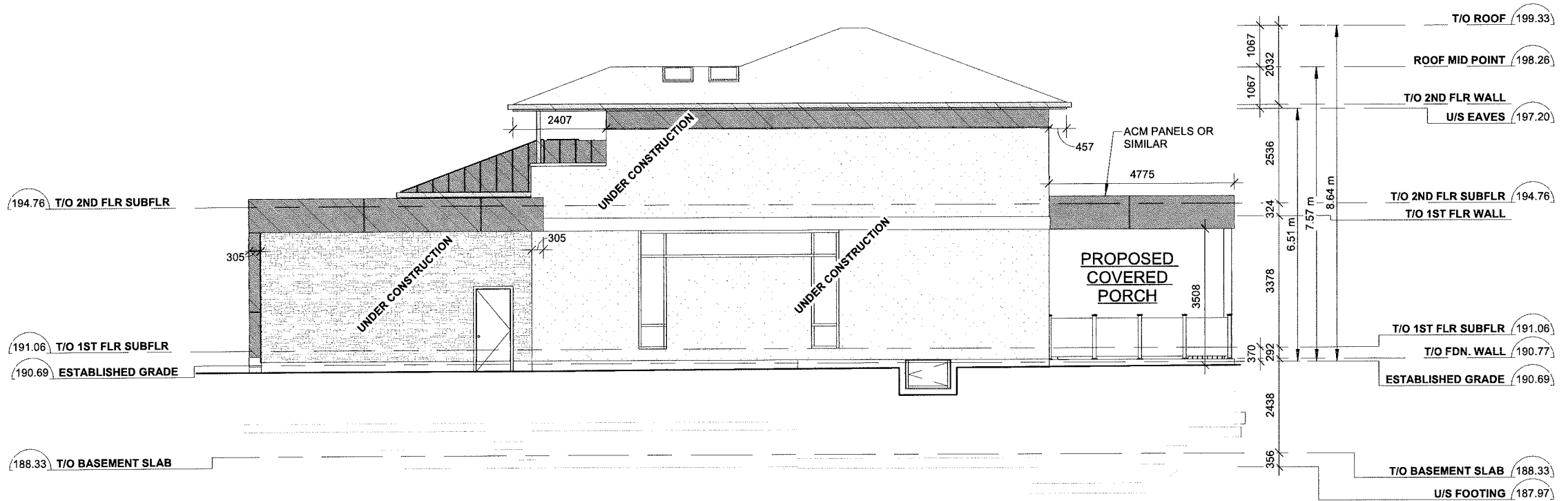
ROOF PLAN

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REAR COVERED PORCH
740 BALMORAL DR, BRAMPTON

FINE LINES DESIGN

Z02.5



EAST ELEVATION

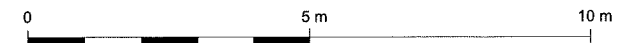
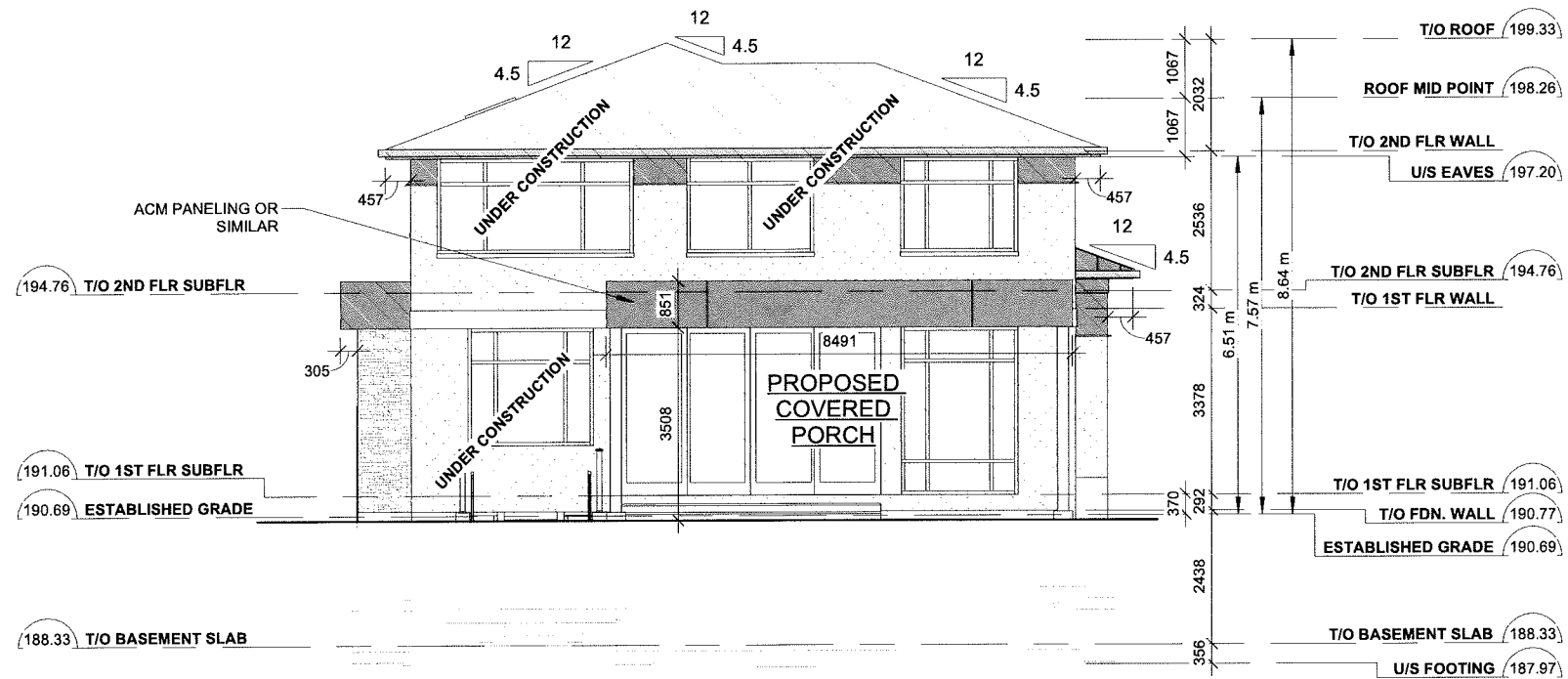
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REAR COVERED PORCH
740 BALMORAL DR, BRAMPTON

FINE LINES DESIGN

Z03.1



NORTH ELEVATION

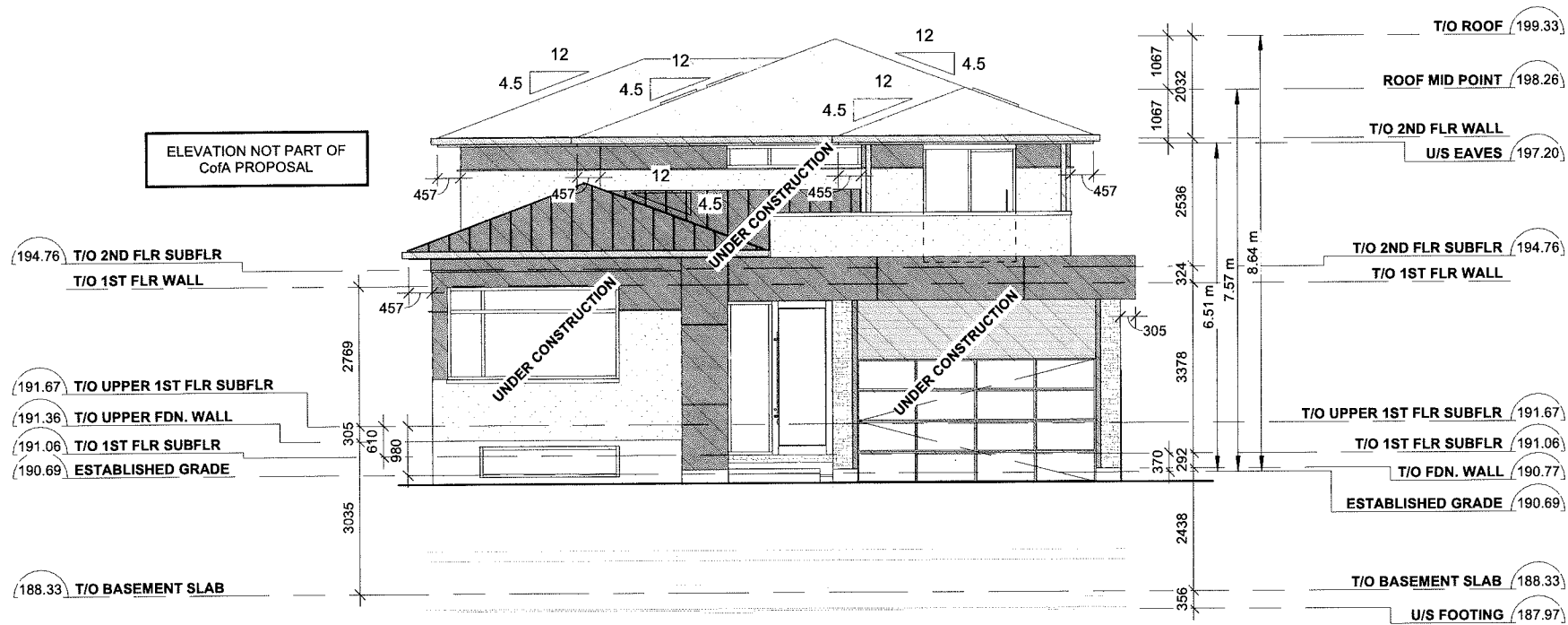
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2024-05-24 9:49:00 AM

REAR COVERED PORCH
740 BALMORAL DR, BRAMPTON

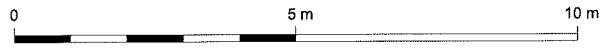
FINE LINES DESIGN

Z03.2



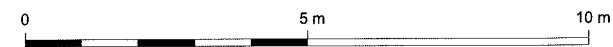
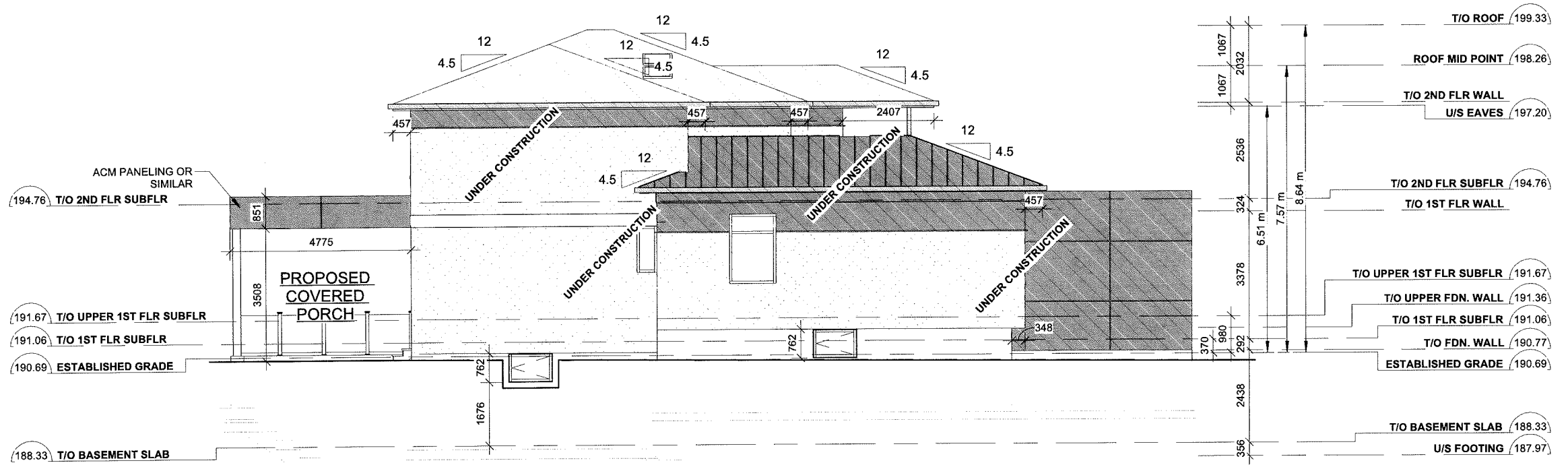
SOUTH ELEVATION

REAR COVERED PORCH
740 BALMORAL DR, BRAMPTON



Scale: 1 : 100

2024-05-24 9:49:01 AM



WEST ELEVATION

Scale: 1 : 100

2024-05-24 9:49:02 AM

REAR COVERED PORCH
740 BALMORAL DR, BRAMPTON

FINE LINES DESIGN | Z03.4

740 Balmoral Drive, Brampton, ON, L6T 1X4
R1B(1) Zoning and Mature Neighbourhood

1. Mature Neighbourhood Zoning By-law

Maximum lot coverage in a Mature Neighbourhood is **30% (248.32 m²)** of the Lot Area (827.74 m²). The current proposed Lot Coverage is **34.9% (288.63 m²)**.

Zoning Non-compliance Checklist

File No. A-2024-0326

Applicant: Joseph Domb
 Address: 740 Balmoral Drive
 Zoning: R1B(1) 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	To permit a lot coverage of 34.9%	whereas the by-law permits a maximum lot coverage of 30%	10.21.c
BUILDING HEIGHT			
GFA			
TOWER SEPARATION			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

 Angelo Barbato
 Reviewed by Zoning

 August 19, 2024
 Date