



For Office Use Only
(to be inserted by the Secretary-Treasurer
after application is deemed complete)

FILE NUMBER: A-2024-0347

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)** DO THI HOANG YEN
Address 196 LOCKWOOD ROAD

Phone # 6474490196 **Fax #** _____
Email doyen71@yahoo.com ; dh.construction70@gmail.com

2. **Name of Agent** GEORGIO LOLOS
Address 217 - 220 DUNCAN MILL ROAD

Phone # 4166177331 **Fax #** _____
Email glolos@glolosedesigns.com

3. **Nature and extent of relief applied for (variances requested):**
TO OBTAIN RELIEF FROM THE ZONING BY LAW FOR AN EXISTING NON CONFORMIN REAR YARD ONE STOREY ADDITION (SEE ATTACHED ORDER TO COMPLY OF PLANNING AND DEVELOPMENT SERVICES)

4. **Why is it not possible to comply with the provisions of the by-law?**
EXIST. NON CONFORMING CONDITIONS

5. **Legal Description of the subject land:**
Lot Number 160
Plan Number/Concession Number M1141
Municipal Address 196 LOCKWOOD ROAD

6. **Dimension of subject land (in metric units)**
Frontage 10.32
Depth 31.65
Area 291.3

7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>

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.)

EXISTING TWO STOREY DWELLING

PROPOSED BUILDINGS/STRUCTURES on the subject land:

EXISTING SINGLE STOREY REAR YARD ADDITION

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	6.09	_____
Rear yard setback	7.59	_____
Side yard setback	1.49	_____
Side yard setback	1.48	_____

PROPOSED

Front yard setback	6.09	_____
Rear yard setback	4.15	_____
Side yard setback	1.49	_____
Side yard setback	1.41	_____

10. Date of Acquisition of subject land: 2015
11. Existing uses of subject property: SINGLE FAMILY RESIDENCE
12. Proposed uses of subject property: SINGLE FAMILY RESIDENCE
13. Existing uses of abutting properties: SINGLE FAMILY RESIDENCE
14. Date of construction of all buildings & structures on subject land: ORIGINAL 1997, ADDITION 2023
15. Length of time the existing uses of the subject property have been continued: SINCE CONSTRUCTION

16. (a) What water supply is existing/proposed?
- | | | |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Well | <input type="checkbox"/> | |
- (b) What sewage disposal is/will be provided?
- | | | |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Septic | <input type="checkbox"/> | |
- (c) What storm drainage system is existing/proposed?
- | | | |
|---------|-------------------------------------|-----------------------|
| Sewers | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Ditches | <input type="checkbox"/> | |
| Swales | <input type="checkbox"/> | |

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 TORONTO _____

THIS 29 DAY OF 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.

G. J. I, GEORGIO LOLOS YEN DO TO OF THE CITY OF Brampton IN THE Region PROVINCE OF Peel ONTARIO 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 TORONTO Brampton

IN THE Region PROVINCE OF Peel

ONTARIO THIS 29 10th DAY OF

JULY September 2024

A Commissioner etc.

Gagandeep Jaswal
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton
Expires September 20, 2026

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: R1D, MATURE NEIGHBOURHOOD

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

JOHN C. CABRAL

Zoning Officer

2024-08-15

Date

DATE RECEIVED

Sept. 10, 2024

Date Application Deemed Complete by the Municipality

✓

APPOINTMENT AND AUTHORIZATION OF AGENT

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

LOCATION OF THE SUBJECT LAND: 196 LOCKWOOD ROAD

I/We, DO THI HOANG YEN
please print/type the full name of the owner(s)

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

GEORGIO LOLOS
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 29 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.)

(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
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 196 LOCKWOOD ROAD

I/We, DO THI HOANG YEN

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 29 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.)

(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 I - PLAN OF
LOTS 160, 161, 162, 163, 164 AND 165
REGISTERED PLAN 43M-1141
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL**

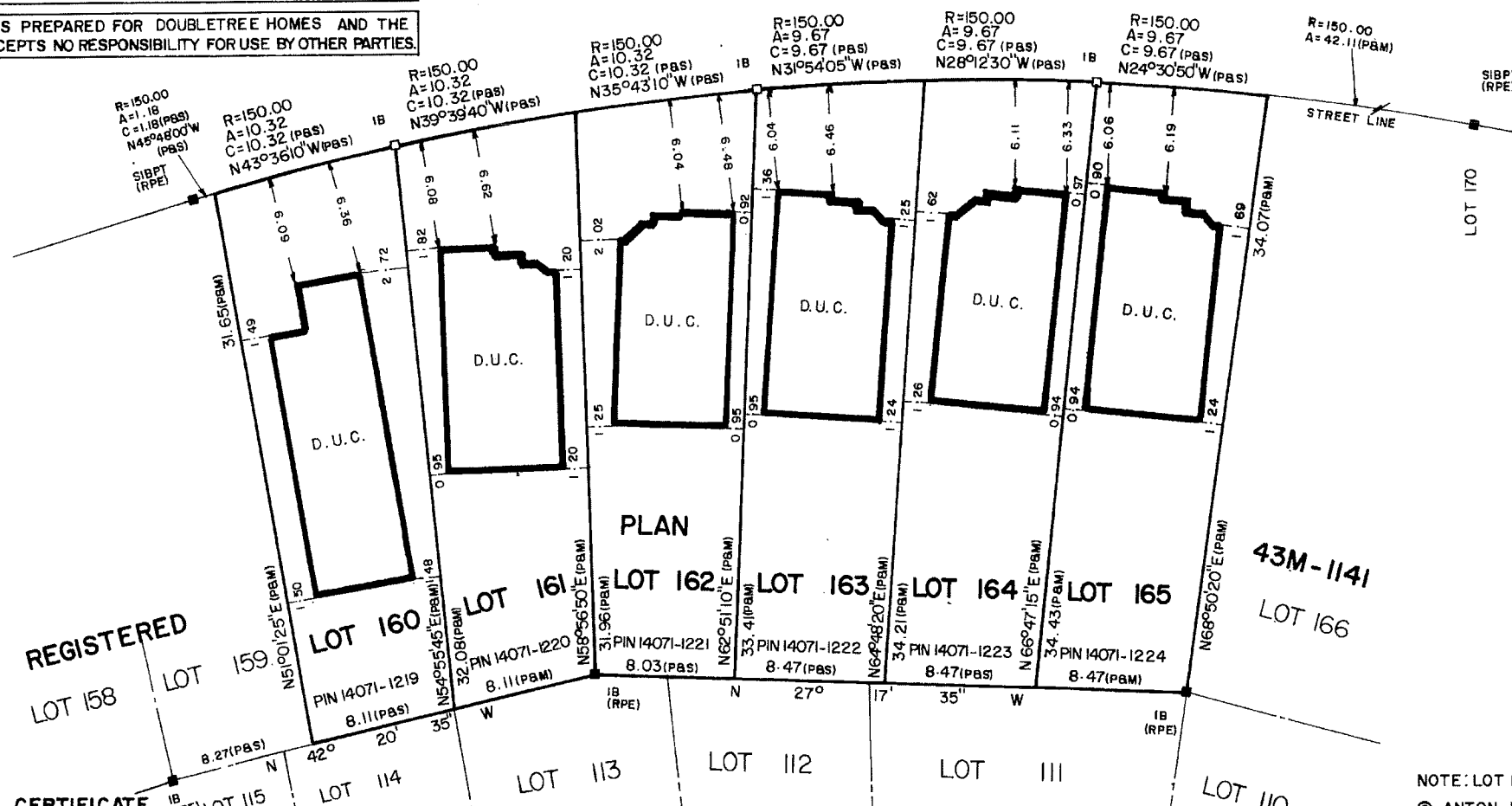
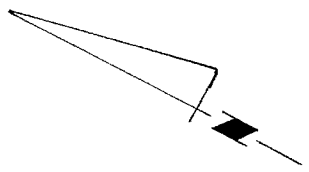


SCALE 1 : 300
ANTON KIKAS LIMITED
ONTARIO LAND SURVEYORS, 1997

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

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

LOCKWOOD ROAD
(DEDICATED BY REGISTERED PLAN 43M-1140)



NOTES:
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHWESTERLY LIMIT OF LOTS 162, 163, 164 AND 165 AS SHOWN ON REGISTERED PLAN 43M-1141 HAVING A BEARING OF N 27°17'35" W.

BUILDING TIES SHOWN HEREON ARE TO CONCRETE FOUNDATION UNLESS NOTED OTHERWISE.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - S.I.B. DENOTES STANDARD IRON BAR
 - I.B. DENOTES IRON BAR
 - D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
 - (P&S) DENOTES REGISTERED PLAN 43M-1141 AND SET
 - (P&M) DENOTES REGISTERED PLAN 43M-1141 AND MEASURED
 - (RPE) DENOTES RADY-PENK & EDWARD O.L.S.
 - PT DENOTES POINT OF TANGENCY

PART 2 - REPORT
THIS PLAN REPRESENTS LOTS DESCRIBED UNDER THE TITLE BLOCK AND SHOWS BOUNDARIES, MONUMENTATION, DWELLINGS UNDER CONSTRUCTION AND RESPECTIVE SET BACKS TOGETHER WITH EASEMENTS/RIGHT-OF-WAYS IF APPLICABLE LOCATION OF FENCES IN RELATION TO THE BOUNDARY LINE IF ANY ARE SHOWN THEREON.

M.K. LOT 165, AUGUST 5, 1997

**ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1113660**

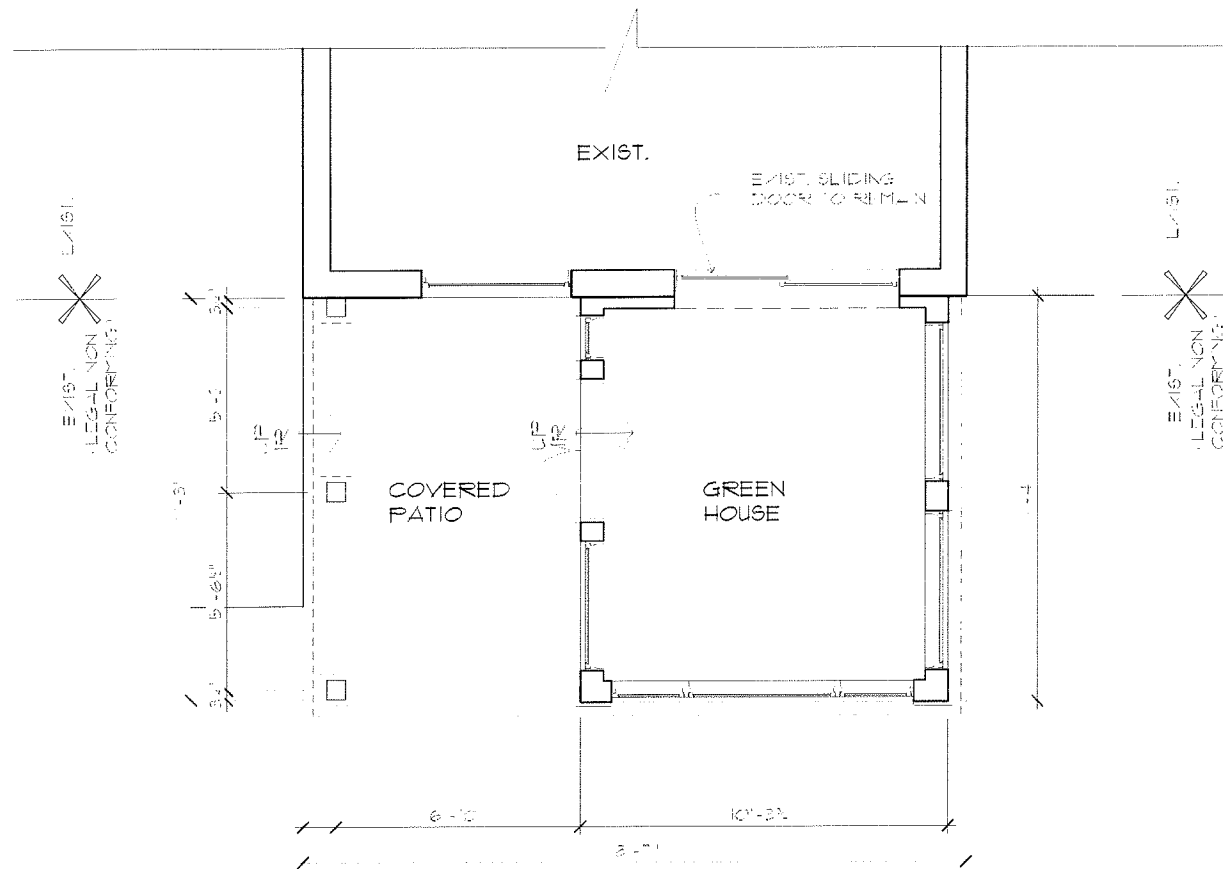
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR
In accordance with Regulation 1926, Section 29(3).

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 25th DAY OF June, 1997.
July 7, 1997
A. Kikas
ANTON KIKAS
ONTARIO LAND SURVEYOR

NOTE: LOT 165 ADDED AUGUST 5, 1997. *M.K.*
© ANTON KIKAS LIMITED

AK Anton Kikas Limited
Consulting Engineers
Ontario Land Surveyors - Planners
168 Bridgeland Avenue Toronto M6A 1Z4 Tel. 787-0303

DRAWN BY : T.V.	JOB N ^o 94-16-71
CHECKED BY : T.M.	

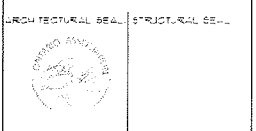


PROPOSAL FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



REVISIONS		
NO.	DESCRIPTION	DATE
1	ISSUED FOR CONSTRUCTION	07-11-14
2	ISSUED FOR REVIEW	07-11-14
3	ISSUED FOR ZONING REVIEW	09-08-14
4	ISSUED FOR ZONING REVIEW	09-08-14

LEGEND



BATTAGLIA ARCHITECT INC.
230 FRENCH CREEK AVE
SHELBURGH, ONT L4B 3N7
TEL: (416) 461-1110

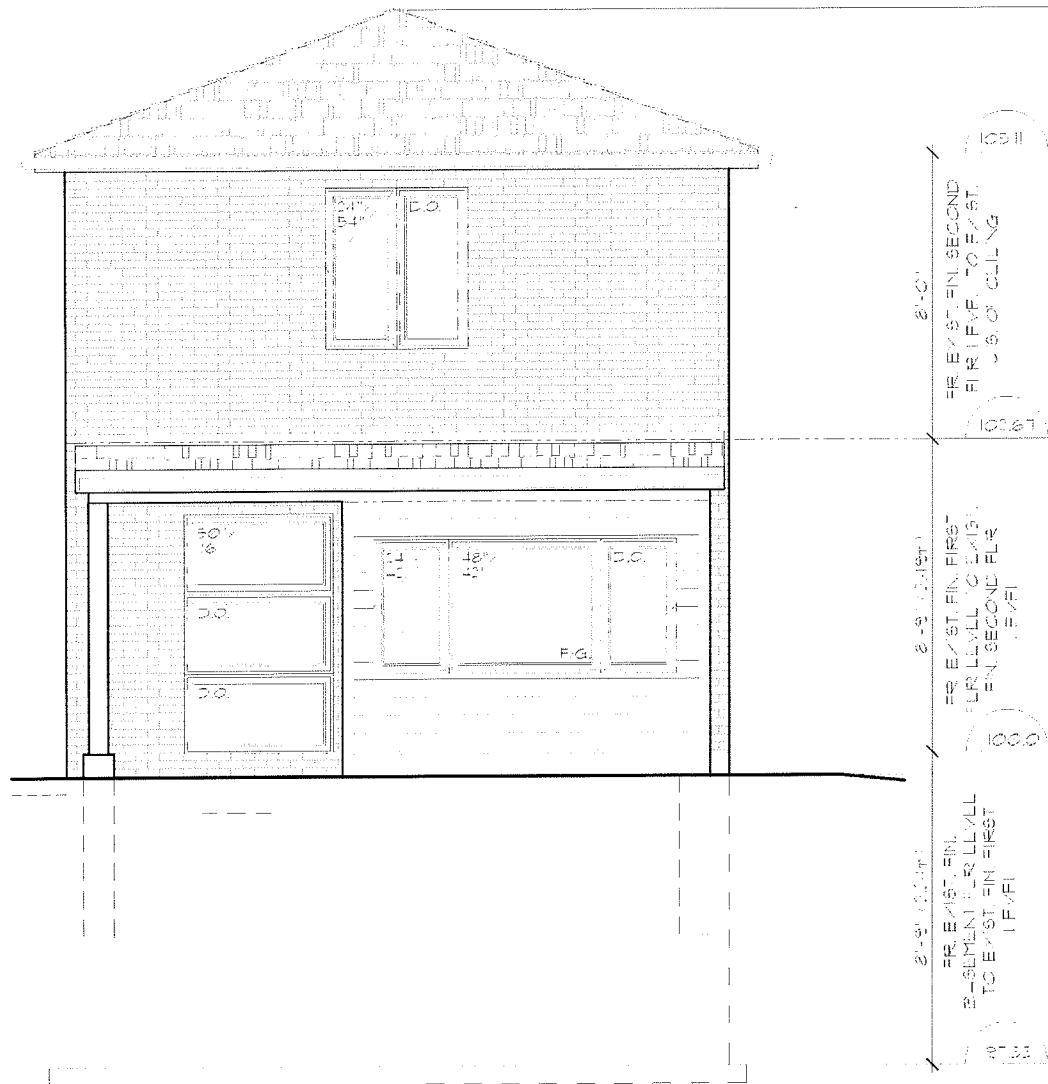
CONSULTING DESIGN BY:
Georgio Lolos Design Inc.
A Division of Delta Design



210 DUNCAN HILL RD
SUITE 101
BONHOPE ONTARIO
M3B 3K0
TEL: (416) 655-5108
FAX: (416) 754-1129

PROPOSED REFRIG. AND GREEN-HOUSE COVER
FOR CONSTRUCTION FOR
Thi-Hoank-Yen
230 FRENCH CREEK AVE
SHELBURGH, ONT L4B 3N7

PROP. FLOOR PLAN		
DESIGN BY	CHECKED BY	DATE
THY	GL	07-11-14
DATE	SCALE	1:8
07-11-14	1/4" = 1'-0"	04-15



PROPOSAL REAL (EAST) ELEVATION
SCALE: 1/4"=1'-0"



REVISIONS		
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT REVIEW	07/11/14
2	ISSUED FOR PERMIT REVIEW	07/11/14
3	ISSUED FOR PERMIT REVIEW	09/08/14

LEGEND

ARCHITECTURAL SCALE | STRUCTURAL SCALE



BATTAGLIA ARCHITECT INC.
130 MAIN STREET, SUITE 101
DORCHESTER, MA 01920
Tel: 617-451-1111
battaglia@battaglia.com

WE WILL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR SYSTEM UNLESS WE HAVE PREPARED THE DESIGN OR CONSTRUCTION DOCUMENTS FOR THE SAME.

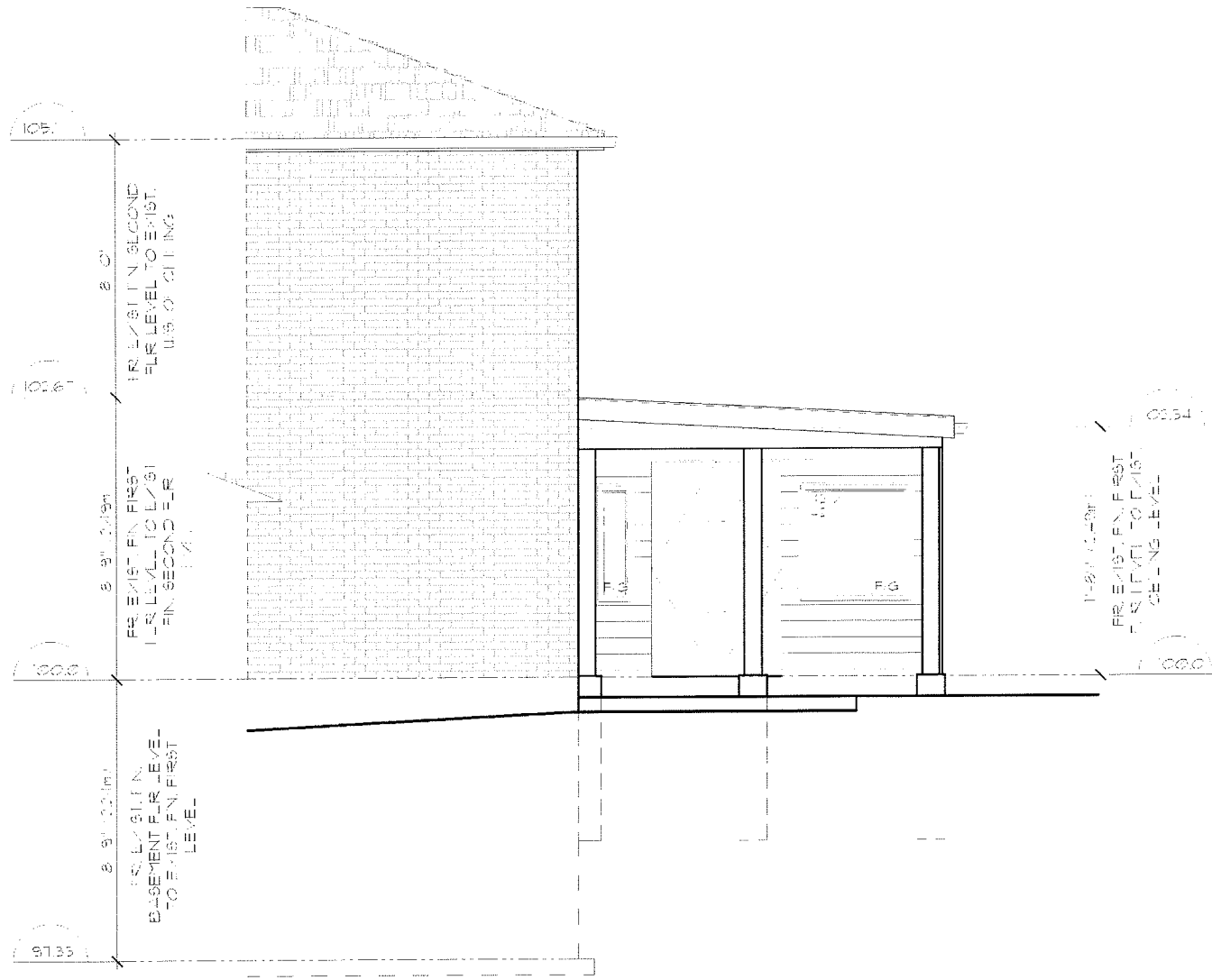
CONSULTING DESIGN, ETC.
Georgio Lolos Design Inc.
A Division of Delta Design



Distinctive & Innovative Design
200 DUNSTON MILL RD
SUITE 101
DORCHESTER, MA 01920
TEL: 617-451-1111
www.georgiololos.com

REGISTERED ARCHITECT AND GREEN DESIGN COUNCIL MEMBER
WORKING TOGETHER FOR A BETTER WORLD
Thi-Hoank-Yen
158 WOODBURY ROAD
BOSTON, MA 02114

PROPOSED ELEVATION		
DRAWN BY	CHECKED BY	SHEET
PT	GL	A2
DATE	SCALE	PL
AUG 2014	1/4" = 1'-0"	24-15



PROPOSAL LEFT (NORTH) ELEVATION
SCALE: 1/4"=1'-0"

E/ST. X E/ST. LEGAL NON CONFORMING

DETAIL NO.
DETAIL SHEET NO.
REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR CLIENT REVIEW	07/11/14
2	ISSUED FOR ARCHITECTURE CONSULTATION REVIEW	07/11/14

LEGEND

ARCHITECTURAL SCA. STRUCTURAL SCA.



BATTAGLIA ARCHITECT INC.
690 Hwy. 99, Suite 418 TEL: 416-491-1171
SCARBOROUGH, ONT
battaglia@battaglia.com

AS PER THE TERMS OF THE PROFESSIONAL SERVICES AGREEMENT, THE ARCHITECT'S LIABILITY IS LIMITED TO THE AMOUNT OF THE FEE PAID TO THE ARCHITECT. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHER PROFESSIONALS.

CONSULTING DESIGNER
Georgio Lolos Design Inc.
A Division of Delta Design

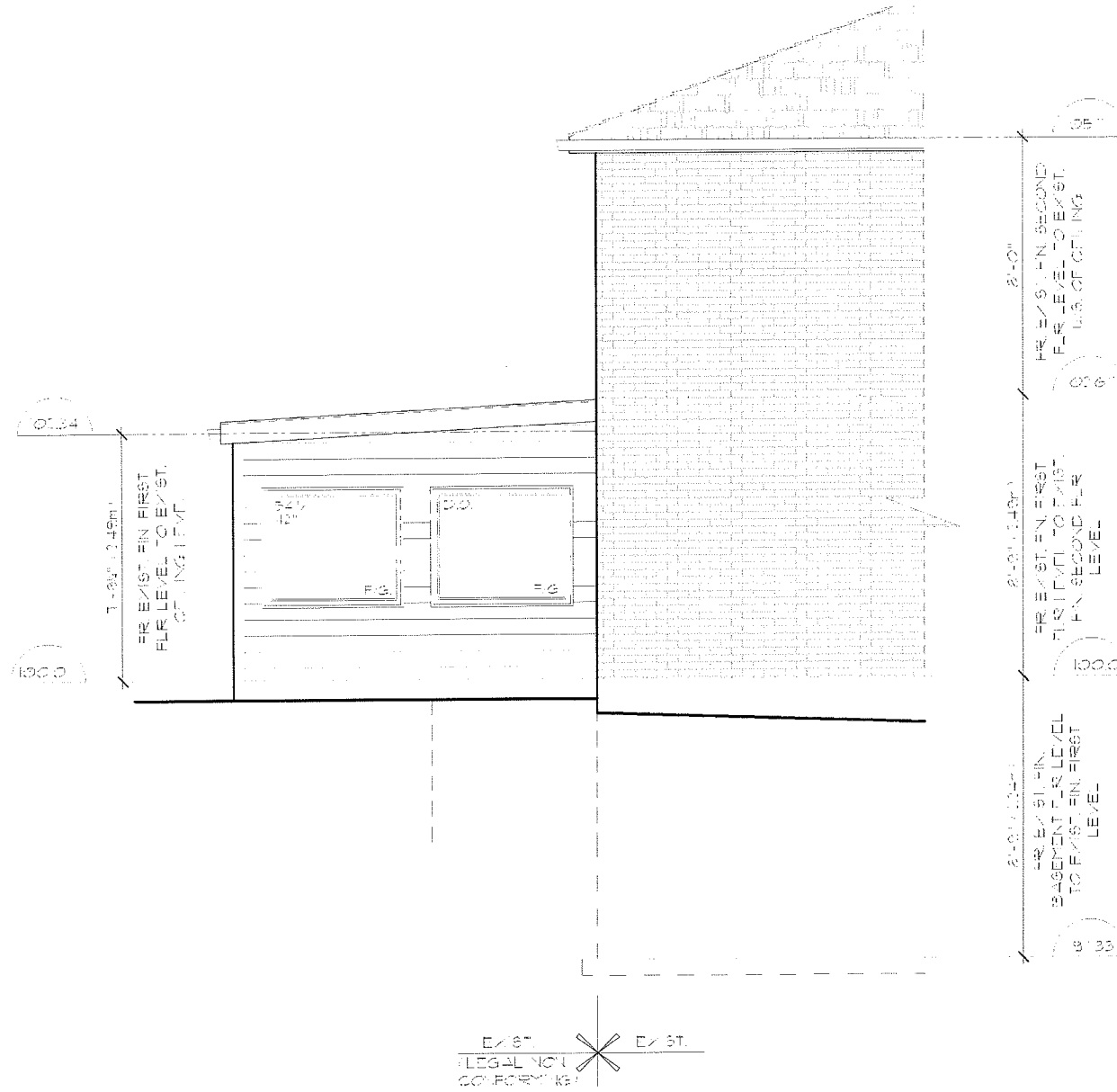


Distinctive & Innovative Design
200 DUNCAN MILL RD
SUITE 101
TORONTO, ONTARIO
M2H 3L7
PH: 416-491-1171
TEL: 416-491-1171
FAX: 416-491-1171

PROPOSED ELEVATION
Thi-Hoank-Yen
88-1000-1000 ROAD
SCARBOROUGH, ONTARIO M1V 1T4

PROPOSED ELEVATION

DRAWN BY	CHECKED BY	SHEET
FTJ	G.L.	A3
DATE	SCALE	1/4" = 1'-0"
JUL 2014	1/4" = 1'-0"	24/16



PROPOSAL RIGHT (SOUTH) ELEVATION
SCALE: 1/4"=1'-0"

DETAIL NO.
DETAIL
NO. 15

REVISIONS

NO.	REVISION	DATE
1	ISSUED FOR PERMIT REVIEW	07/14
2	ISSUED FOR PERMIT REVIEW	07/14
3	ISSUED FOR PERMIT REVIEW	07/14
4	ISSUED FOR PERMIT REVIEW	07/14
5	ISSUED FOR PERMIT REVIEW	07/14
6	ISSUED FOR PERMIT REVIEW	07/14
7	ISSUED FOR PERMIT REVIEW	07/14
8	ISSUED FOR PERMIT REVIEW	07/14
9	ISSUED FOR PERMIT REVIEW	07/14
10	ISSUED FOR PERMIT REVIEW	07/14

LEGEND

ARCHITECTURAL SCL. / STRUCTURAL SCL.



BATTAGLIA ARCHITECT INC.
130 Main St. 4th Fl.
Dorchester, MA 01917
Tel: 617-552-1111
battagliaarchitect.com

CONSULTING DESIGN ENGINEER
Georgio Lolos Design Inc.
A Division of Delta Design



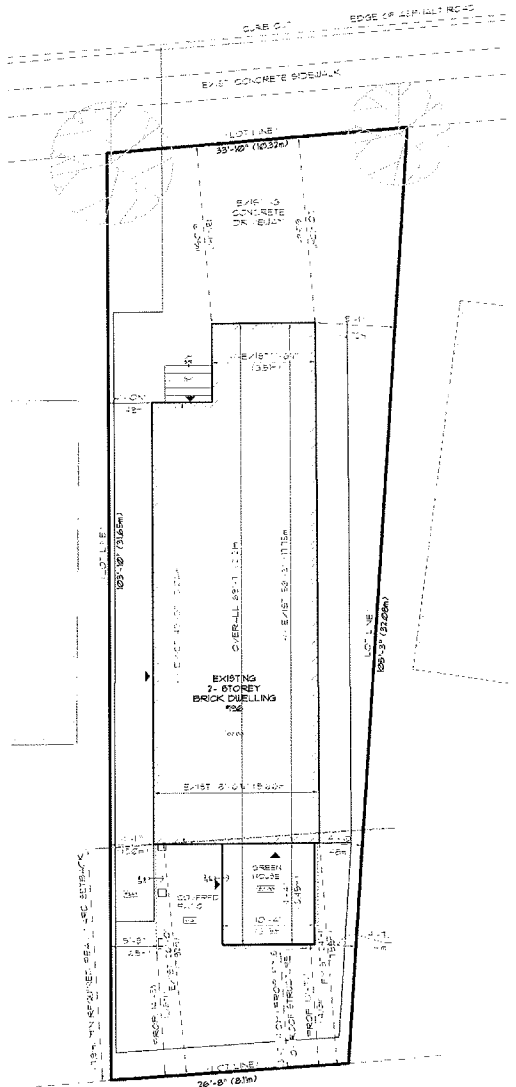
Distinctive & Innovative Design
300 DUNSTON MILL RD
SUITE 111
DORCHESTER, MA 01917
PH: 617-552-1111
TEL: 617-552-1111
FAX: 617-552-1111

PROJECT NO. 1300 GARDEN COURSE + 22222
PROJ. NO. 101
Thi-Hoark-Yen
300 GARDEN COURSE
DORCHESTER, MA 01917

PROPOSED ELEVATION

DESIGNER	CHECKED BY	COPY
THY	GL	A4
DATE	SCALE	1/4"=1'-0"
AUG 2011	1/4"=1'-0"	24-19

LOCKWOOD ROAD
DEDICATED BY REGISTERED
PLAN 43M-1141 OF BRAMPTON



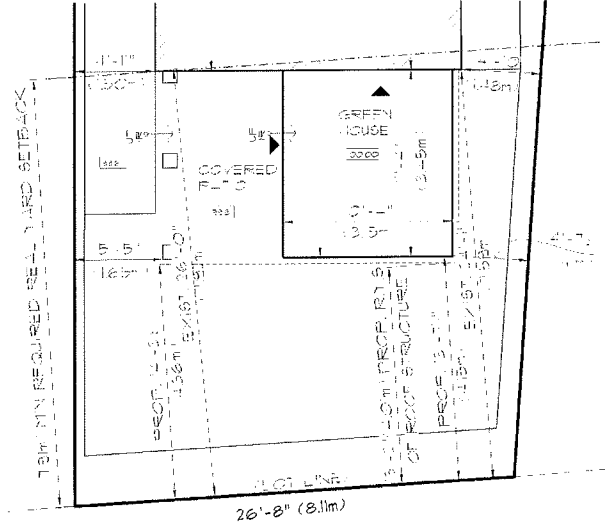
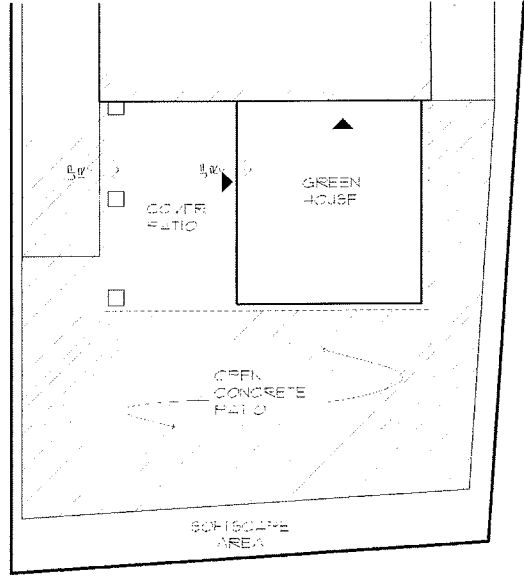
LEGAL DESCRIPTION:
PART OF LOT 160, REGISTERED PLAN 43M-1141
CITY OF BRAMPTON
ONTARIO LAND SURVEYOR, 1997



ALL SITE PLAN INFORMATION
EXTRACTED FROM PLAN OF
SURVEY AS PREPARED BY
ANTON KASHELYN, L.T.S.
ON 04/02/2024. ONTARIO LAND SURVEYOR
DATED LINE IS 1997

186 LOCKWOOD ROAD - SITE INFORMATION

ITEM	DESCRIPTION	AREA (SF)	LENGTH (M)	PERCENT
LOT AREA		33554 SF	113.20 M	
LOT COVERAGE				
EXIST. BUILDING COVERAGE		10484 SF	84.38 M	31.3%
FRONT YARD GREEN HOUSE		1828 SF	10.26 M	3.7%
FRONT YARD COVER RATIO		8140 SF	18.6 M	1.9%
OVERALL COVERAGE		11412 SF	11.00 M	33.7%



REAL YARD LANDSCAPING PLAN (N.T.S.)

FRONT YARD LANDSCAPING CALCULATIONS

COVER RATIO & GREEN HOUSE	1110 SF	19.76 M	20.3%
OPEN CONCRETE RATIO	3688 SF	34.06 M	37.0%
TOTAL LANDSCAPING AREA	5798 SF	50.80 M	26.1%
SOFTSCAPING AREA	1110 SF	10.1 M	7.3%
TOTAL AREA	7018 SF	80.9 M	100.0%

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR CLIENT REVIEW	07/11/24
2	REVISED FOR PRELIMINARY CONSULTATION REVIEW	07/11/24
3	REVISED FOR CONSTRUCTION REVIEW & APPROVAL	08/02/24

LEGEND

STRUCTURAL SEAL

STRUCTURAL SEAL

PROPOSED ASYLUM

BATTAGLIA ARCHITECT INC.
1760 MCNICOLL AVE
SCARBOROUGH, ONT.
M1B 4B9
battagliaarchitects.com

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CONSULTING DESIGN ENGINEER

Georgio Lolos Design Inc.
A Division of Delta Design



Distinctive & Innovative Design

120 DUNDAS MILL RD
SUITE 101
TORONTO, ONTARIO
M5B 1E5
TEL: (416) 633-9108
WWW.DIDD.CO

REGISTERED REALTOR AND GREEN HOUSE CONSULTANT
THI-HOANG-YEN
186 LOCKWOOD ROAD
BRAMPTON, ONTARIO L6Y 4M4

SITE PLAN

DRAWN BY THI	CHECKED BY GIL	DATE 08/02/24
SCALE 1:100	DATE 08/02/24	SCALE 1:100

Zoning Non-compliance Checklist

File No.

A-2024-0347

Applicant: DO THI HOANG YEN

Address: 196 Lockwood Rd, Brampton, ON L6Y 4Y4

Zoning: R1D, MATURE NEIGHBOURHOOD

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH	To permit a maximum lot coverage of 38.72%.	Whereas the by-law permits a maximum lot coverage of 30%.	10.27.(c)
BELOW GRADE ENTRANCE			
SETBACKS	To permit an addition (existing enclosed greenhouse) in the rear yard with a minimum rear yard setback of 4.15m	Whereas the by-law requires a minimum rear yard setback of 7.91m (25% of the lot depth)	10.27.(a)
	To permit an existing roof structure to encroach 3.9m into the rear yard setback, resulting in a setback of 4.01m from the roof structure to the rear lot line.	Whereas the by-law permits a roof structure to encroach a maximum 2.0 metres into the rear yard setback, resulting in a required setback of 5.91m from the roof structure to the rear lot line.	6.13.(d)
BUILDING HEIGHT			
OUTSIDE STORAGE			
LOT COVERAGE			
DRIVEWAY			
FENCE HEIGHT			
ACCESSORY STRUCTURE HEIGHT			
ACCESSORY STRUCTURE SETBACK			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
GARAGE DOOR HEIGHT			

John C. Cabral
Reviewed by Zoning

2024-08-15
Date