

Flower City



brampton.ca

FILE NUMBER:

4-2024-0327

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) RONNIE ABBOTT & Linda Abbott
Address 24 Foxacre Row BRAMPTON L6V 3P5
Phone # (416) 891-9954 Fax #
Email rabbott@alumasafway.com

2. Name of Agent VIVEK GUPTA
Address 603 Argus Rd #201, Oakville, ON L6J 6G6
Phone # (647) 973-1733 Fax #
Email itipermitt@gmail.com

3. Nature and extent of relief applied for (variances requested):
PROPOSED DETACHED SHED IN REAR YARD
VARIANCE 1- Excessive height by 0.38 m
VARIANCE 2- Excessive area by 5.8 sqm

4. Why is it not possible to comply with the provisions of the by-law?
The maximum permitted area limit of 15 sq m.
The maximum permitted height of 3.0m.

5. Legal Description of the subject land:
Lot Number 90
Plan Number/Concession Number
Municipal Address 24 Foxacre Row BRAMPTON L6V 3P5

6. Dimension of subject land (in metric units)
Frontage 8.12 M
Depth 55.26 M
Area 902.01 m2

7. Access to the subject land is by:
Provincial Highway [ ] Seasonal Road [ ]
Municipal Road Maintained All Year [x] 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.)

Existing Semi-detached brick two Storey Dwelling. The built-up area is 101.69 m<sup>2</sup>. Existing height of the building is 10.8 m.

**PROPOSED BUILDINGS/STRUCTURES on the subject land:**

PROPOSED DETACHED SHED IN REAR YARD. THE FLOOR AREA IS 20.81 M<sup>2</sup> AND HEIGHT IS 3.38 M.

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	N/A
Rear yard setback	N/A
Side yard setback	N/A
Side yard setback	N/A

**PROPOSED**

Front yard setback	34.33 M
Rear yard setback	3.02M
Side yard setback	2.0M
Side yard setback	14.84 M

10. Date of Acquisition of subject land: 1982
11. Existing uses of subject property: RESIDENTIAL
12. Proposed uses of subject property: RESIDENTIAL
13. Existing uses of abutting properties: RESIDENTIAL
14. Date of construction of all buildings & structures on subject land: 1982
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  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 \_\_\_\_\_

X Linda Abbott  
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY \_\_\_\_\_ OF BRAMPTON \_\_\_\_\_

THIS 23 DAY OF Aug, 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.

Linda Abbott City Brampton  
I, VIVEK GUPTA, OF THE TOWN OF OAKVILLE

IN THE REGION OF HALTON 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 23 DAY OF  
Aug, 2024  
[Signature]  
A Commissioner etc.

Valerie Low  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton.  
Expires June 1, 2027  
X Linda Abbott  
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY  
Present Official Plan Designation: \_\_\_\_\_  
Present Zoning By-law Classification: R2A(2)-121 Residential  
This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.  
Angelo Barbato Zoning Officer August 1, 2024 Date

DATE RECEIVED Aug 23, 2024  
Vh

**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: 24 Foxcroft Row BRAMPTON, L6Y 3P5

I/We, RONNIE ABBOTT & Linda Abbott  
please print/type the full name of the owner(s)

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

VIVEK GUPTA  
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 25 day of JULY, 2024.

x R. Abbott

(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: 24 Foxacre Row BRAMPTON, L6V 3P5 JL

I/We, RONNIE ABBOTT ✓ ~~Ron~~ Linda Abbott

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 25 day of JULY, 2024.

x Ron Abbott

(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.**

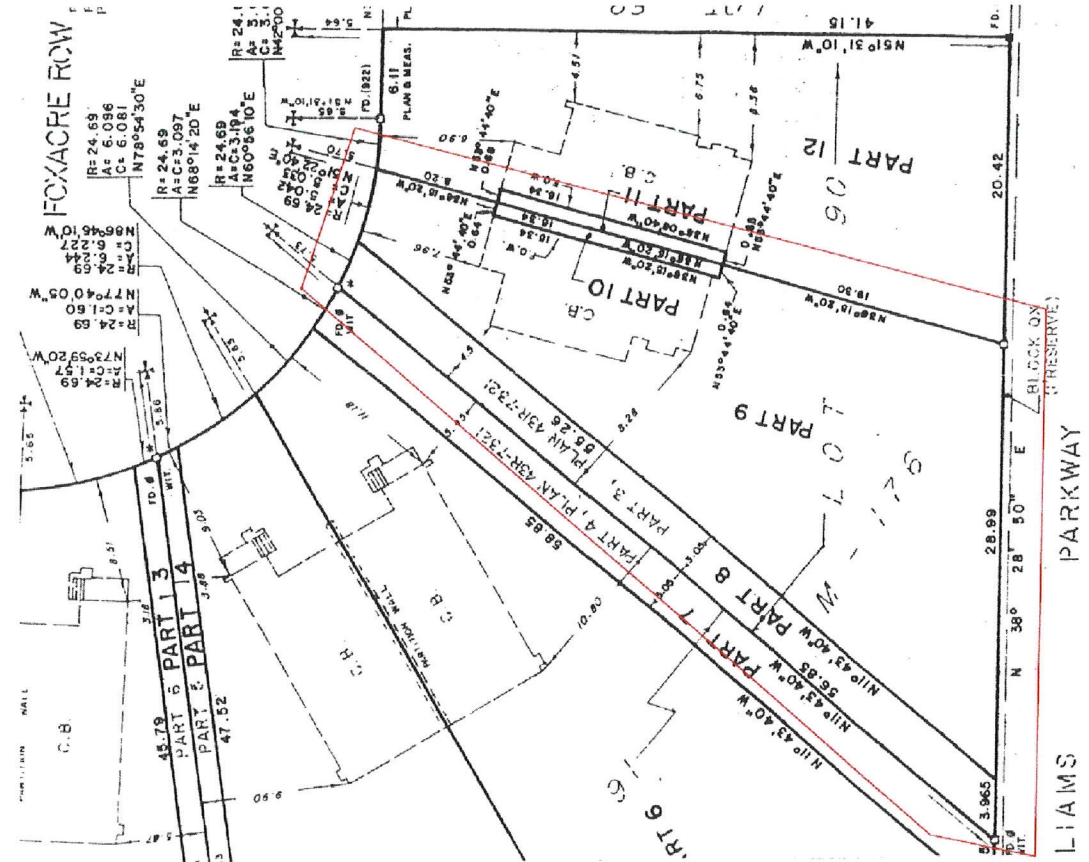
**NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION**

# PROPOSED SHED (REAR YARD)

24 Foxacre Row, Brampton, ON L6V 3P5

## DRAWING LIST

- A000 - COVER SHEET
- A101 - SITE PLAN
- A102 - GARAGE FLOOR PLAN
- A103 - ELEVATION 01
- A104 - SECTION 01
- A105 - DETAILS



**NOTES:**  
 1- CONTRACTOR TO CONFIRM ON SITE PRIOR TO COMMENCEMENT THAT ALL THE EXISTING STRUCTURAL MEMBERS MATCH THE INFORMATION STATED IN THESE PERMIT DRAWINGS  
 2- REPORT ANY DISCREPANCIES TO THE CONSULTANT  
 3- ALL WORK SHALL BE CARRIED OUT AS PER LATEST SPECS AND OBC

**LEGEND:**

**ITIPERMIT DESIGNERS INC.**  
 603 Argus Rd, Suit 201  
 Oakville, ON  
 (647) 973-1733  
 itipermi@gmail.com  
 itipermi.com

The undersigned has reviewed & taken responsibility for this design, and has the Qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION  
 Required unless design is exempt under 3.2.5 of Div.C, of the building code

VIVEK GUPTA	39587
Name	BCIN
Signature	#CURDATE
Date	

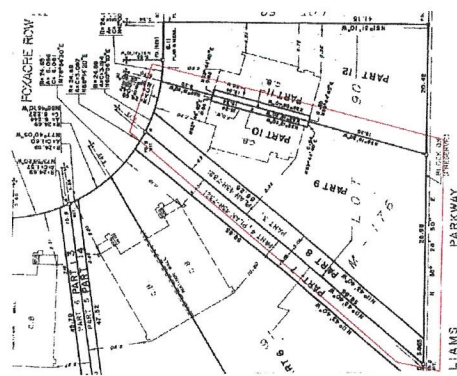
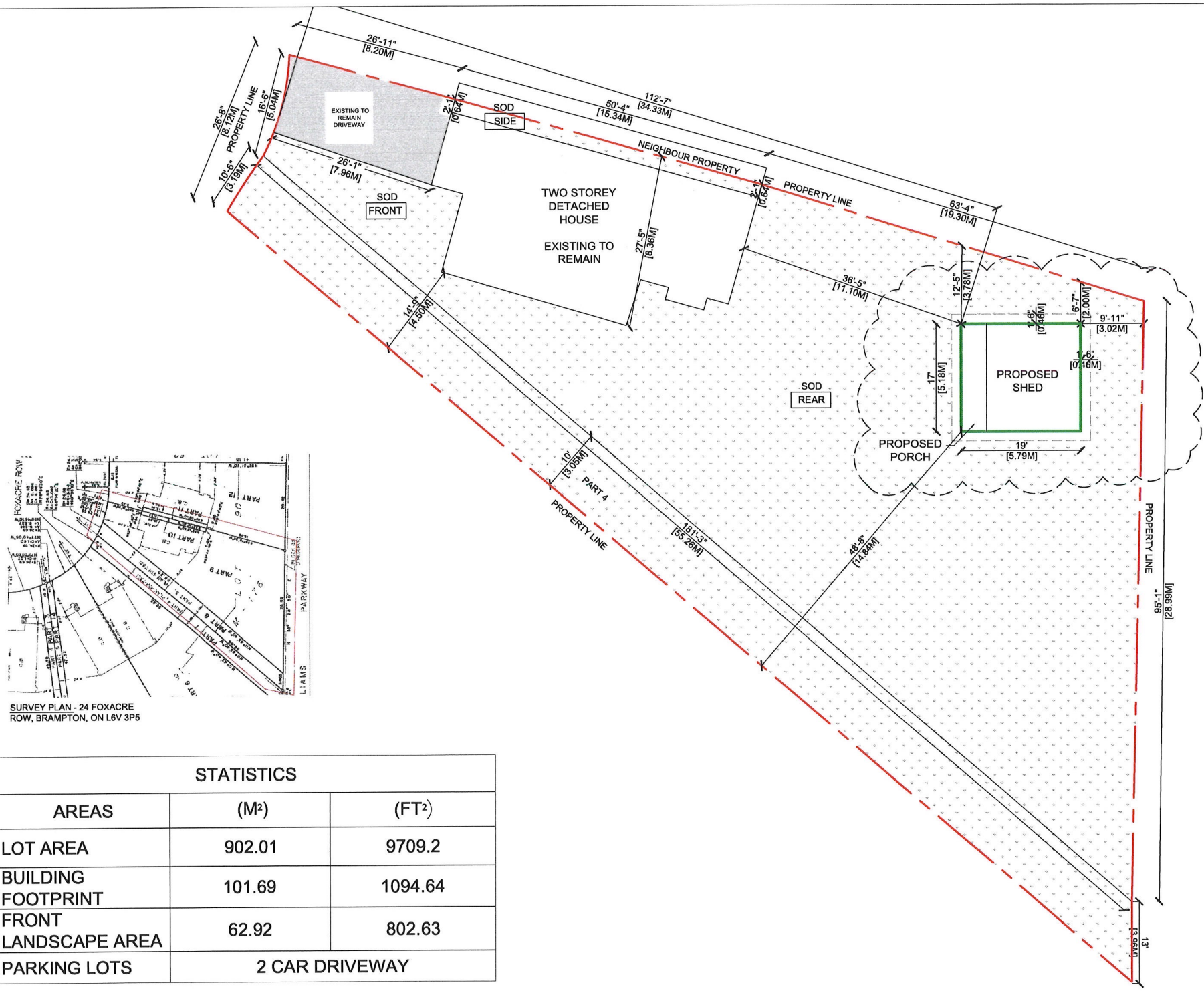
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Firm Name	BCIN

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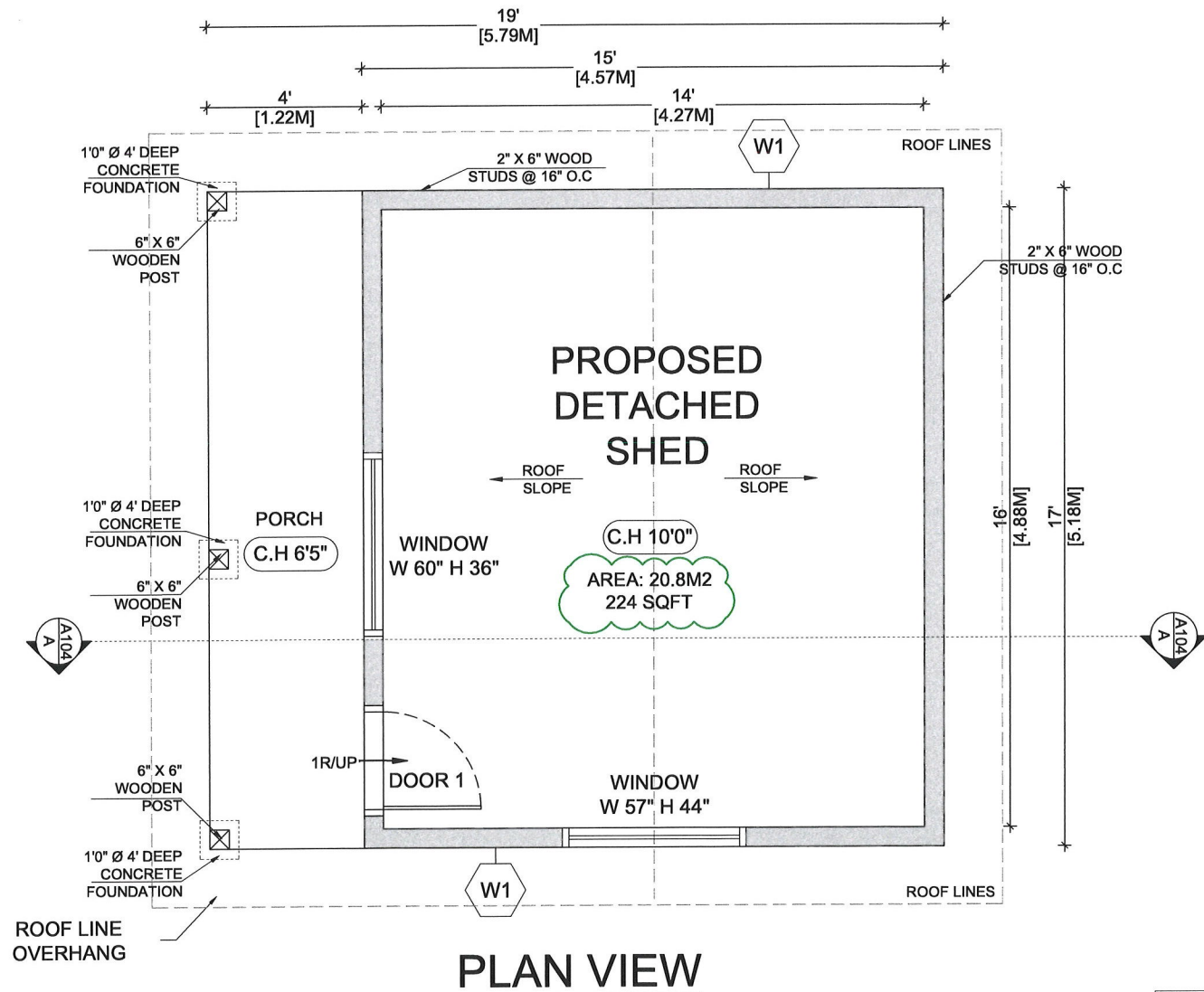
	CLIENT APPROVAL DATE:	ORIGINAL DATE: 10-05-2024
	REV. 1 DATE: 18-07-24	REV. 2 DATE: 25-07-24
	REV. 3 DATE:	REV. 4 DATE:
	REV. 5 DATE:	REV. 6 DATE:
	REV. 7 DATE:	REV. 8 DATE:
	REV. 9 DATE:	REV. 10 DATE:
DRAWN BY: KJ	DRG. SCALE: 1:175	DRAWING NO: A101
CHECKED BY: VG	SHEET SIZE: 17" x 11"	



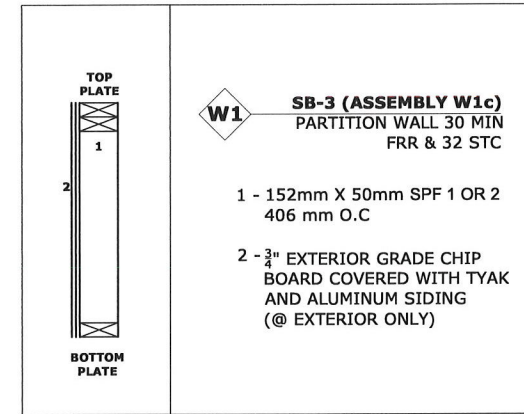
SURVEY PLAN - 24 FOXACRE ROW, BRAMPTON, ON L6V 3P5

STATISTICS		
AREAS	(M <sup>2</sup> )	(FT <sup>2</sup> )
LOT AREA	902.01	9709.2
BUILDING FOOTPRINT	101.69	1094.64
FRONT LANDSCAPE AREA	62.92	802.63
PARKING LOTS	2 CAR DRIVEWAY	





### PLAN VIEW



STATISTICS		
AREAS	(M <sup>2</sup> )	(FT <sup>2</sup> )
TOTAL AREA (Shed + covered Porch)	30	323

**NOTES:**  
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 3- ALL WORK SHALL BE CARRIED OUT AS PER LATEST SPECS AND OBC

**LEGEND:**

SYMBOL	DESCRIPTION
	INTERCONNECTED SMOKE ALARM WITH A VISUAL SIGNAL
	WALL MOUNTED LIGHT SWITCH AND CEILING FIXTURE. MAX. 160cm <sup>2</sup> PERMITTED OPENINGS IN FIRE SEPARATIONS.
	WARM-AIR SUPPLY OUTLET. MAX. PERMITTED OPENING IN CEILING FIRE SEPARATIONS: 0.025m <sup>2</sup> (277 s.f.)
	RETURN-AIR GRILLE. PROVIDED IN ALL FIRE COMPARTMENTS SHALL NOT BE INSTALLED WITHIN FIRE SEPARATIONS.
	EXHAUST FAN VENTED DIRECTLY TO EXTERIOR.
	EXISTING WALL TO REMAIN.
	PROPOSED WALL DESIGNER TO PROVIDE ALL REQUIRED DETAILS TO DEMONSTRATE CONSTRUCTION
	FIRE SEPARATION. PROVIDE CONSTRUCTION LABEL ALL REQUIRED SEPARATIONS WITH MINUTE RATINGS.
	CEILING HEIGHT TAG.
	WALL TYPE TAG. PROVIDE CONSTRUCTION DETAILS FOR ALL APPLICABLE WALLS.
	EMERGENCY LIGHTING PER OBC 2012 DIV.B 9.9.12.3
	CARBON MONOXIDE DETECTOR
	THREE WAY ELECTRIC OUTLET
	SPRINKLES AS PER BUILDING CODE
	A DUCT TYPE SMOKE DETECTOR INSTALLED IN THE SUPPLY AND RETURN AIR DUCT SYSTEM SERVING THE ENTIRE BUILDING MUST TURN OFF THE FUEL SUPPLY AND ELECTRICAL POWER TO THE HEATING SYSTEM UPON ACTIVATION.

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 603 Argus Rd, Suit 201  
 Oakville, ON  
 (647) 973-1733  
 itipermits@gmail.com  
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VIVEK GUPTA	39587
Name	BCIN
	#CURDATE
Signature	Date

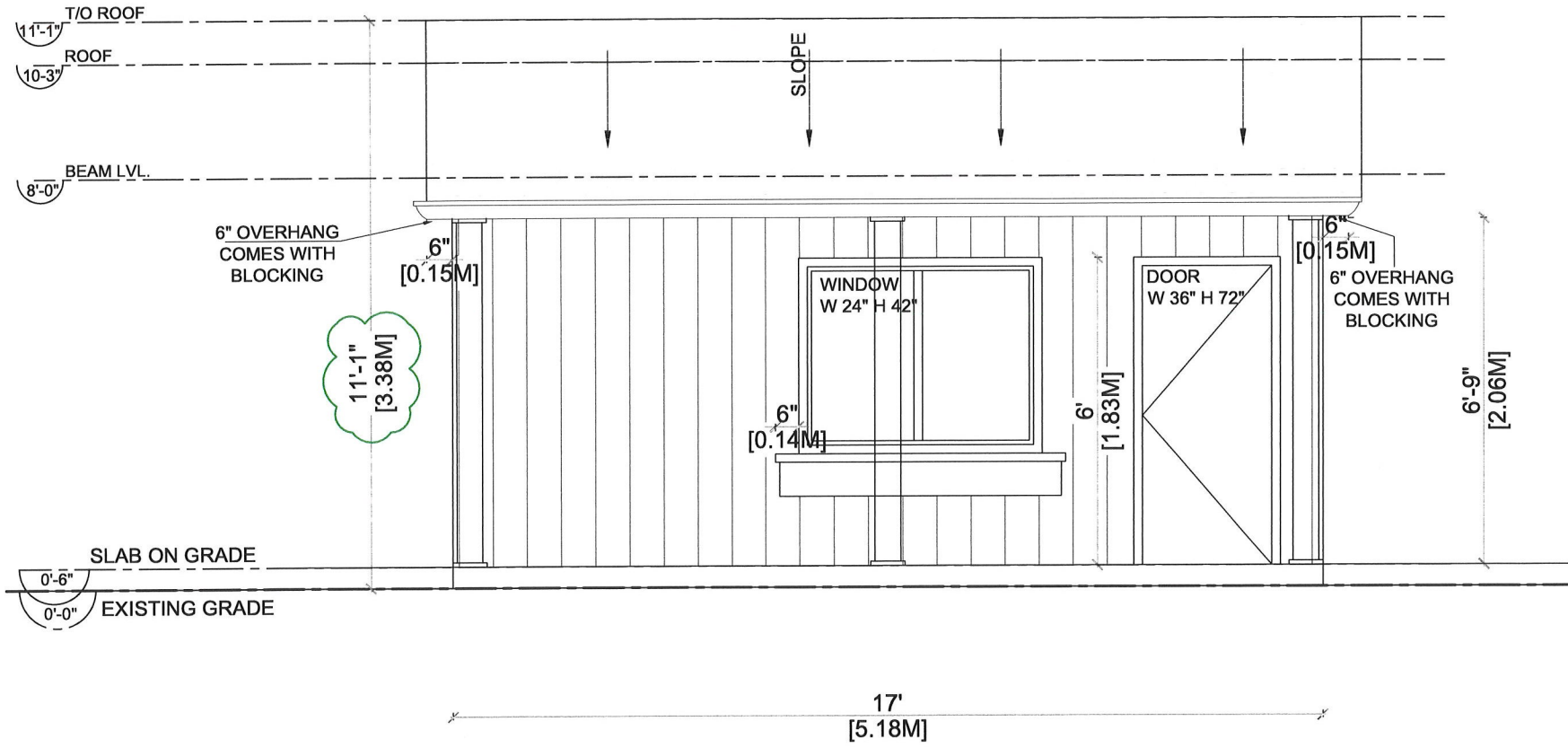
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Firm Name	BCIN

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	REV. 3 DATE: 08-01-24	REV. 4 DATE:
	REV. 5 DATE:	REV. 6 DATE:
DRAWN BY: KJ	REV. 7 DATE:	REV. 8 DATE:
CHECKED BY: VG	REV. 9 DATE:	REV. 10 DATE:
DRAWING NAME: GARAGE PLAN	DRG. SCALE: 1:30	DRAWING NO: A102
		SHEET SIZE: 17" x 11"



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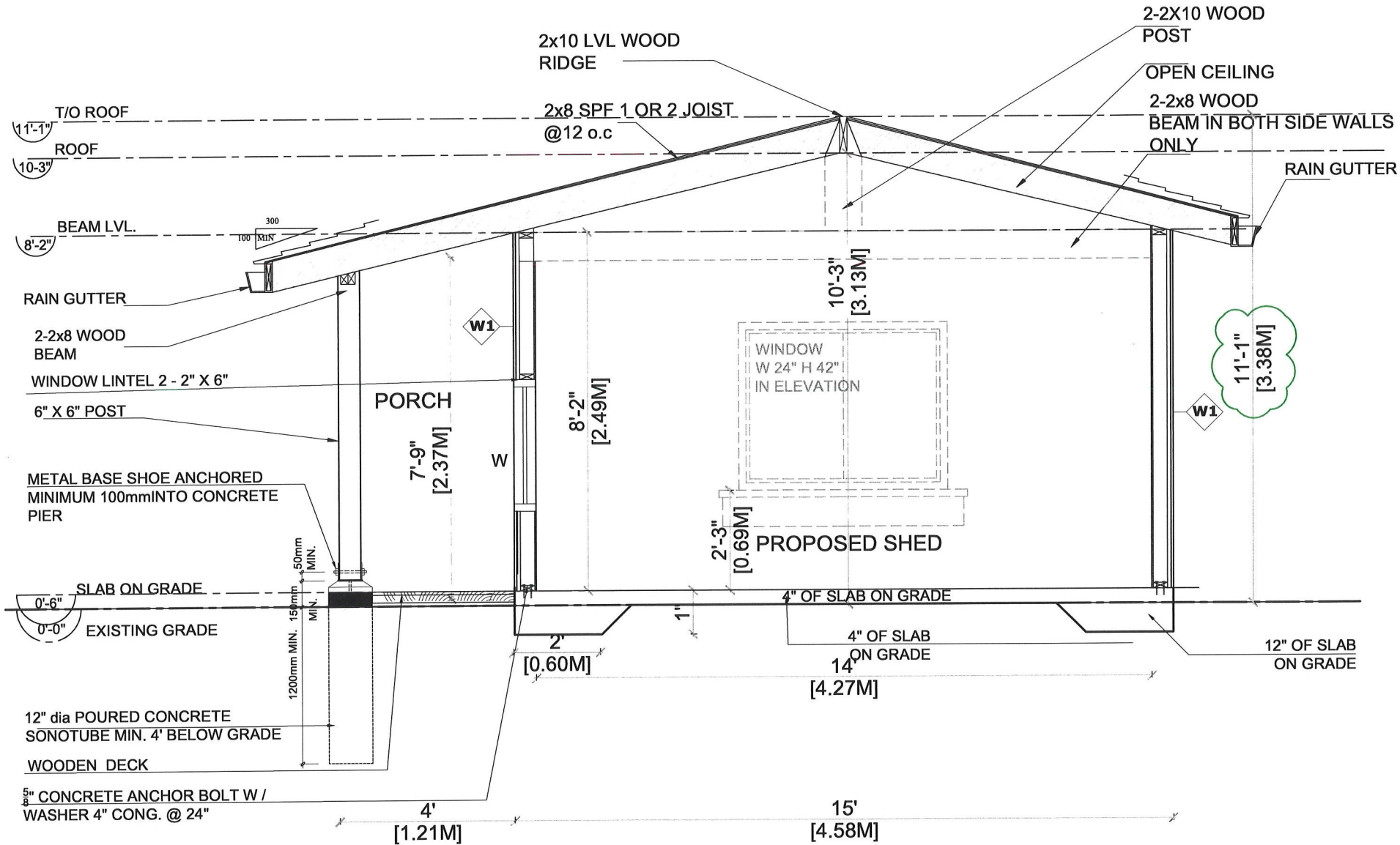
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	REV. 5 DATE:	REV. 6 DATE:
	REV. 7 DATE:	REV. 8 DATE:
DRAWN BY: KJ	REV. 9 DATE:	REV. 10 DATE:
CHECKED BY: VG	DRG. SCALE: 1:60	DRAWING NO: A103
ELEVATION 01	SHEET SIZE: 17" x 11"	

# FRONT ELEVATION



**NOTES:**

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 Oakville, ON (647) 973-1733  
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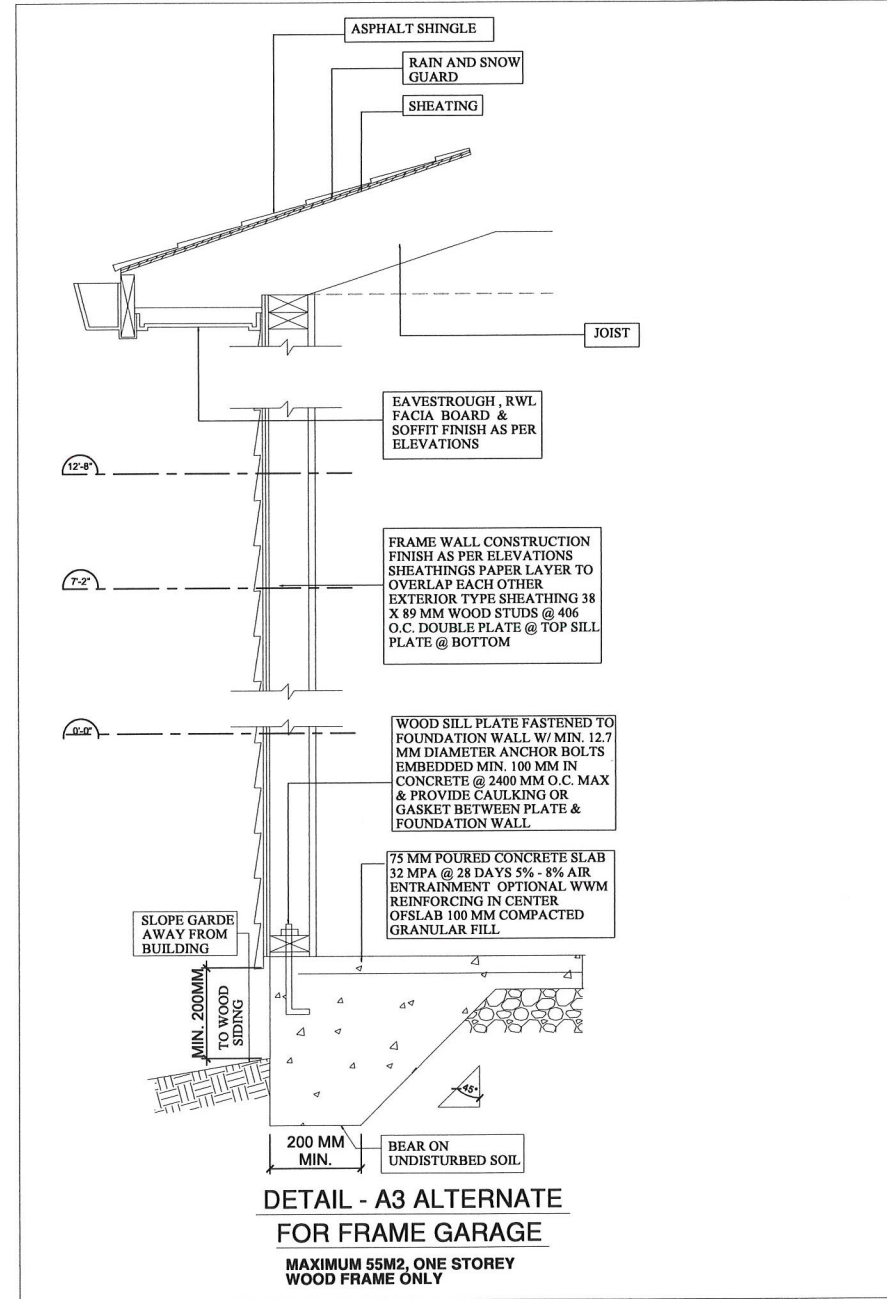
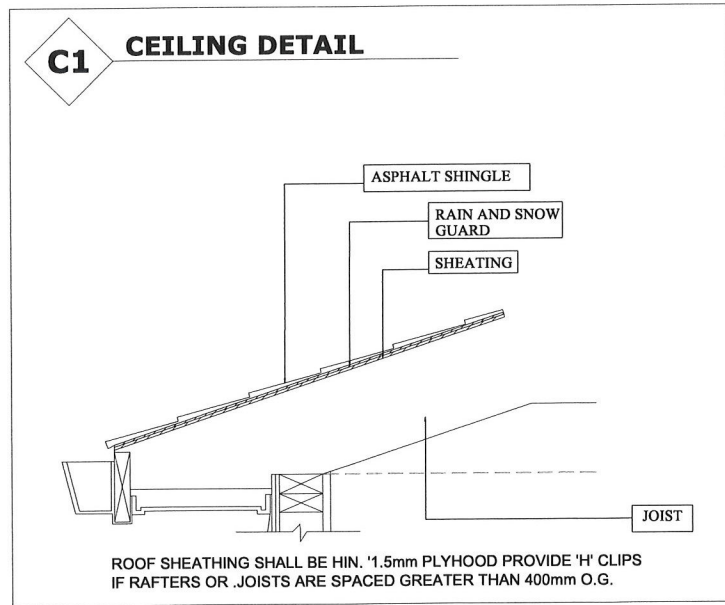
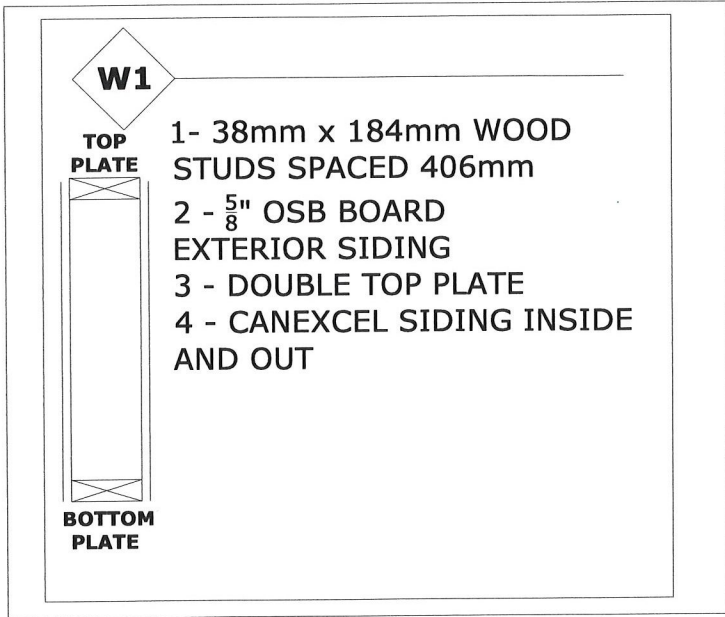
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REV. 7 DATE:	REV. 8 DATE:
REV. 9 DATE:	REV. 10 DATE:
DRAWN BY: KJ	
CHECKED BY: VG	
DRAWING NAME:	DRG. SCALE: 1:50
SECTION	DRAWING NO: A104
	SHEET SIZE: 17" x 11"





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Name	BCIN
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ITI PERMIT DESIGNERS, INC.	BCIN
Firm Name	BCIN

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DETAILS		SHEET SIZE: 17" x 11"

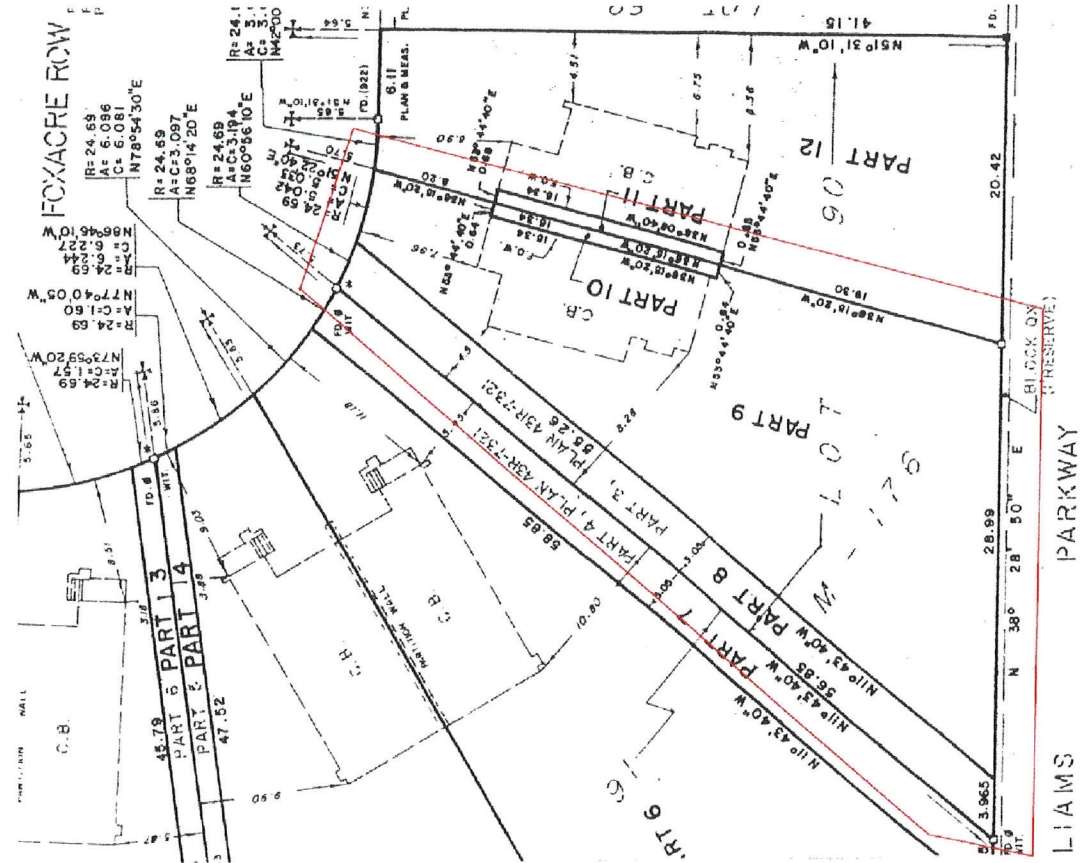


# PROPOSED SHED (REAR YARD)

24 Foxacre Row, Brampton, ON L6V 3P5

## DRAWING LIST

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- A102 - GARAGE FLOOR PLAN
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Signature	#CURDATE
Date	

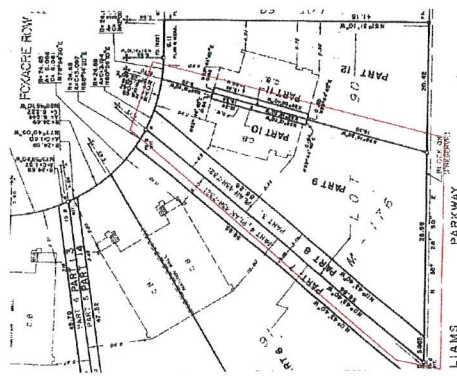
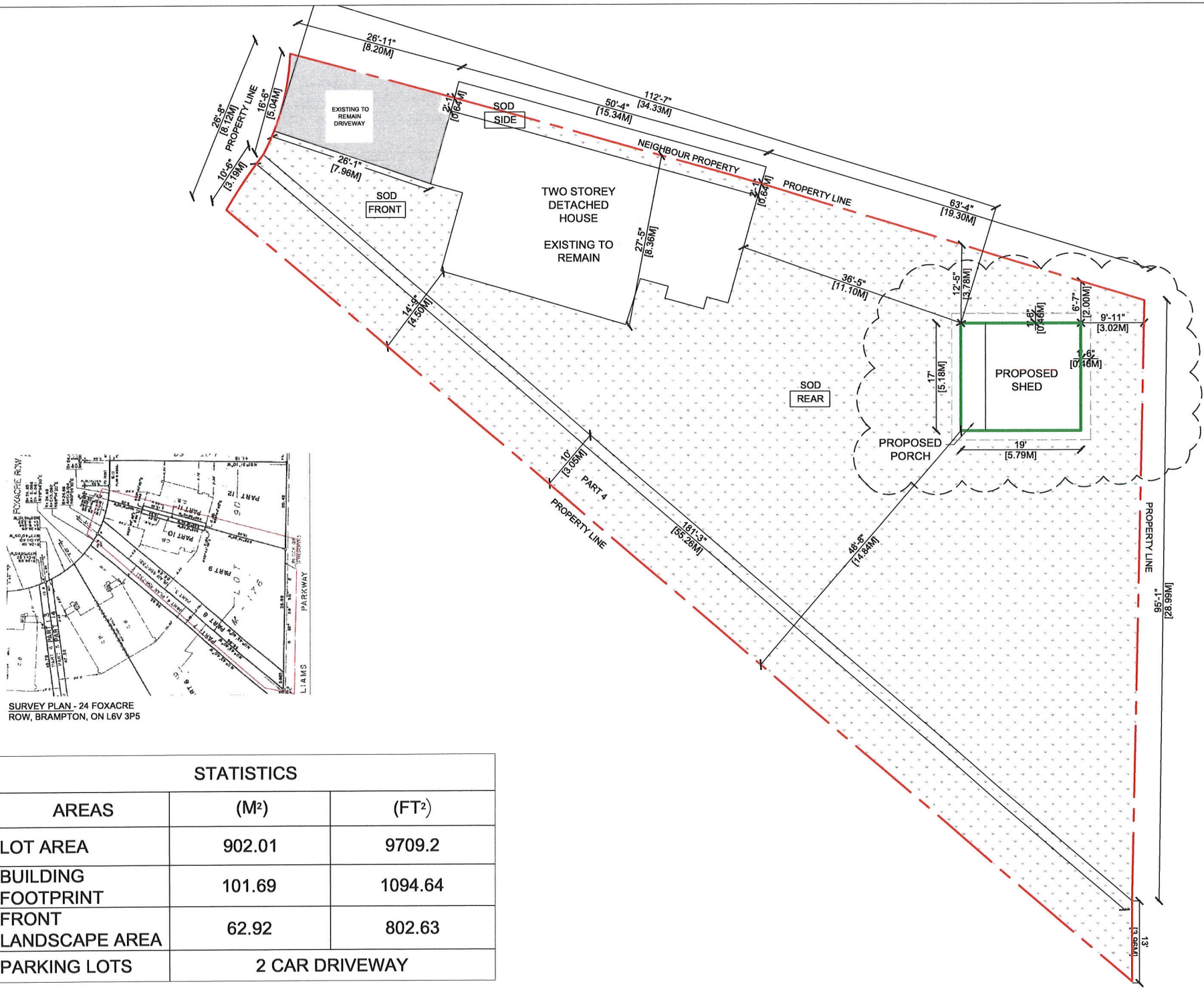
REGISTRATION INFORMATION  
 Required unless design is exempt under 3.2.5 of Div. C. of the building code

ITIPERMIT DESIGNERS INC.	
Firm Name	BCIN

**ADDRESS:**  
 24 Foxacre Row, Brampton, ON L6V 3P5

**PROJECT NAME:**  
 PROPOSED SHED (REAR YARD)

	CLIENT APPROVAL DATE: 10-05-2024	ORIGINAL DATE: 10-05-2024
	REV. 1 DATE: 18-07-24	REV. 2 DATE: 25-07-24
	REV. 3 DATE:	REV. 4 DATE:
	REV. 5 DATE:	REV. 6 DATE:
	REV. 7 DATE:	REV. 8 DATE:
DRAWN BY: KJ	REV. 9 DATE:	REV. 10 DATE:
CHECKED BY: VG	DRG. SCALE: 1:175	DRAWING NO: A101
SITE PLAN		SHEET SIZE: 17" x 11"



SURVEY PLAN - 24 FOXACRE ROW, BRAMPTON, ON L6V 3P5

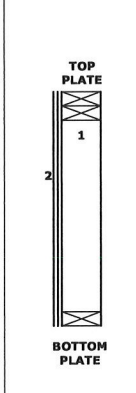
STATISTICS		
AREAS	(M <sup>2</sup> )	(FT <sup>2</sup> )
LOT AREA	902.01	9709.2
BUILDING FOOTPRINT	101.69	1094.64
FRONT LANDSCAPE AREA	62.92	802.63
PARKING LOTS	2 CAR DRIVEWAY	



**NOTES:**  
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**LEGEND:**

SYMBOL	DESCRIPTION
	INTERCONNECTED SMOKE ALARM WITH A VISUAL SIGNAL
	WALL MOUNTED LIGHT SWITCH AND CEILING FIXTURE. MAX. 160cm <sup>2</sup> PERMITTED OPENINGS IN FIRE SEPARATIONS.
	WARM-AIR SUPPLY OUTLET. MAX. PERMITTED OPENING IN CEILING FIRE SEPARATIONS: 0.025m <sup>2</sup> (277 s.f.)
	RETURN-AIR GRILLE. PROVIDED IN ALL FIRE COMPARTMENTS SHALL NOT BE INSTALLED WITHIN FIRE SEPARATIONS.
	EXHAUST FAN VENTED DIRECTLY TO EXTERIOR.
	EXISTING WALL TO REMAIN.
	PROPOSED WALL DESIGNER TO PROVIDE ALL REQUIRED DETAILS TO DEMONSTRATE CONSTRUCTION
	FIRE SEPARATION. PROVIDE CONSTRUCTION LABEL ALL REQUIRED SEPARATIONS WITH MINUTE RATINGS.
	CEILING HEIGHT TAG.
	WALL TYPE TAG. PROVIDE CONSTRUCTION DETAILS FOR ALL APPLICABLE WALLS.
	EMERGENCY LIGHTING PER OBC 2012 DIV.B 9.9.12.3
	CARBON MONOXIDE DETECTOR
	THREE WAY ELECTRIC OUTLET
	SPRINKLES AS PER BUILDING CODE
	A DUCT TYPE SMOKE DETECTOR INSTALLED IN THE SUPPLY AND RETURN AIR DUCT SYSTEM SERVING THE ENTIRE BUILDING MUST TURN OFF THE FUEL SUPPLY AND ELECTRICAL POWER TO THE HEATING SYSTEM UPON ACTIVATION.



**W1 SB-3 (ASSEMBLY W1c)**  
 PARTITION WALL 30 MIN FRR & 32 STC

1 - 152mm X 50mm SPF 1 OR 2 406 mm O.C  
 2 - 3/4" EXTERIOR GRADE CHIP BOARD COVERED WITH TYAK AND ALUMINUM SIDING (@ EXTERIOR ONLY)

603 Argus Rd, Suit 201  
 Oakville, ON  
 (647) 973-1733  
 itipermi@gmail.com  
 itipermi.com

The undersigned has reviewed & taken responsibility for this design, and has the Qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

**QUALIFICATION INFORMATION**  
 Required unless design is exempt under 3.2.5 of Div.C. of the building code

VIVEK GUPTA 39587  
 Name BCIN  
 Signature #CURDATE  
 Date

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ITI PERMIT DESIGNERS INC. -  
 Firm Name BCIN

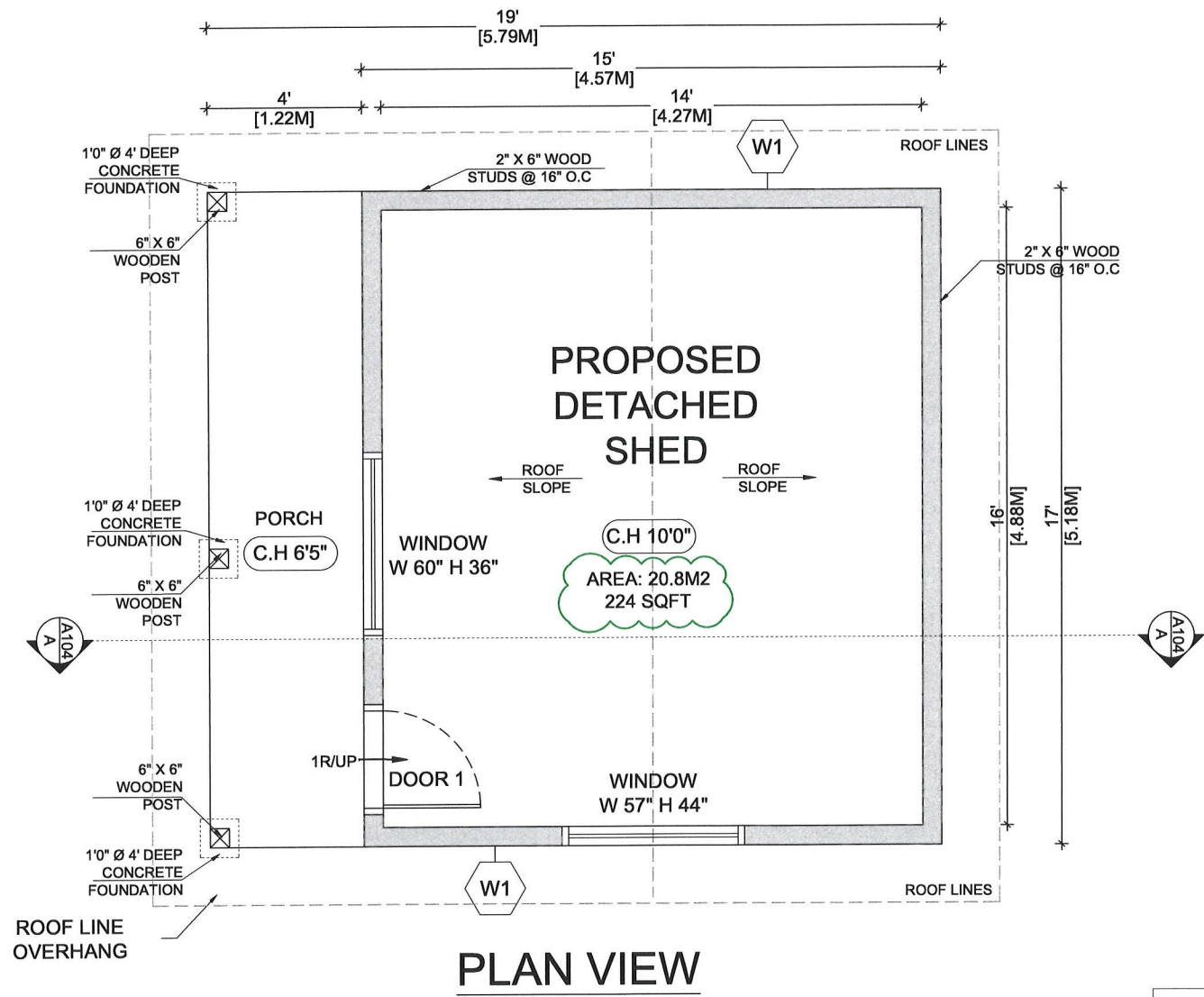
**ADDRESS:**  
 24 Foxacre Row, Brampton, ON L6V 3P5

**PROJECT NAME:**

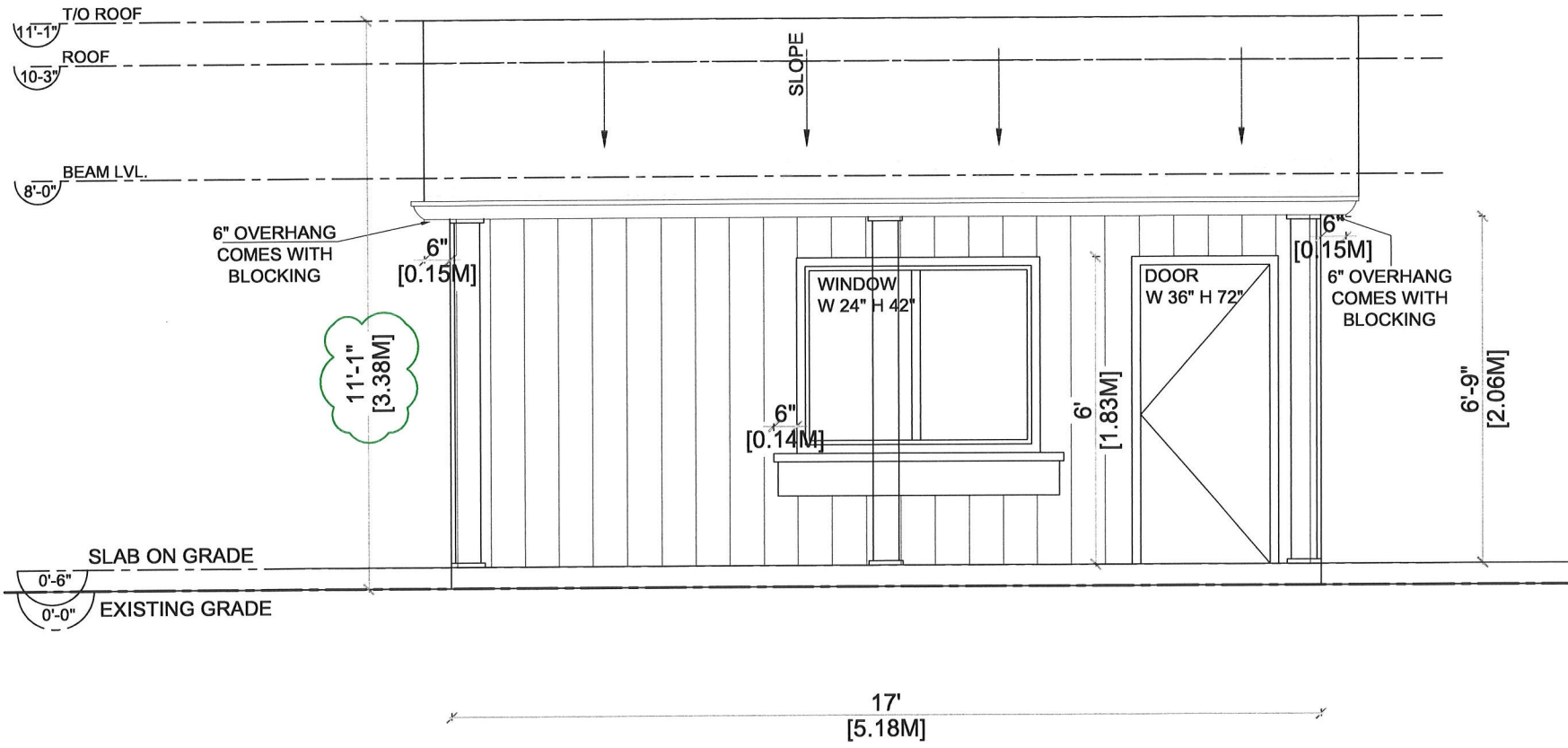
**PROPOSED SHED (REAR YARD)**

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	REV. 7 DATE:	REV. 8 DATE:
DRAWN BY: KJ	REV. 9 DATE:	REV. 10 DATE:
CHECKED BY: VG	REV. 9 DATE:	REV. 10 DATE:
DRAWING NAME: GARAGE PLAN	DRG. SCALE: 1:30	DRAWING NO: A102
		SHEET SIZE: 17" x 11"

STATISTICS		
AREAS	(M <sup>2</sup> )	(FT <sup>2</sup> )
FLOOR AREA	30	323



**PLAN VIEW**



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VIVEK GUPTA	39587
Name	BCIN
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Signature	Date

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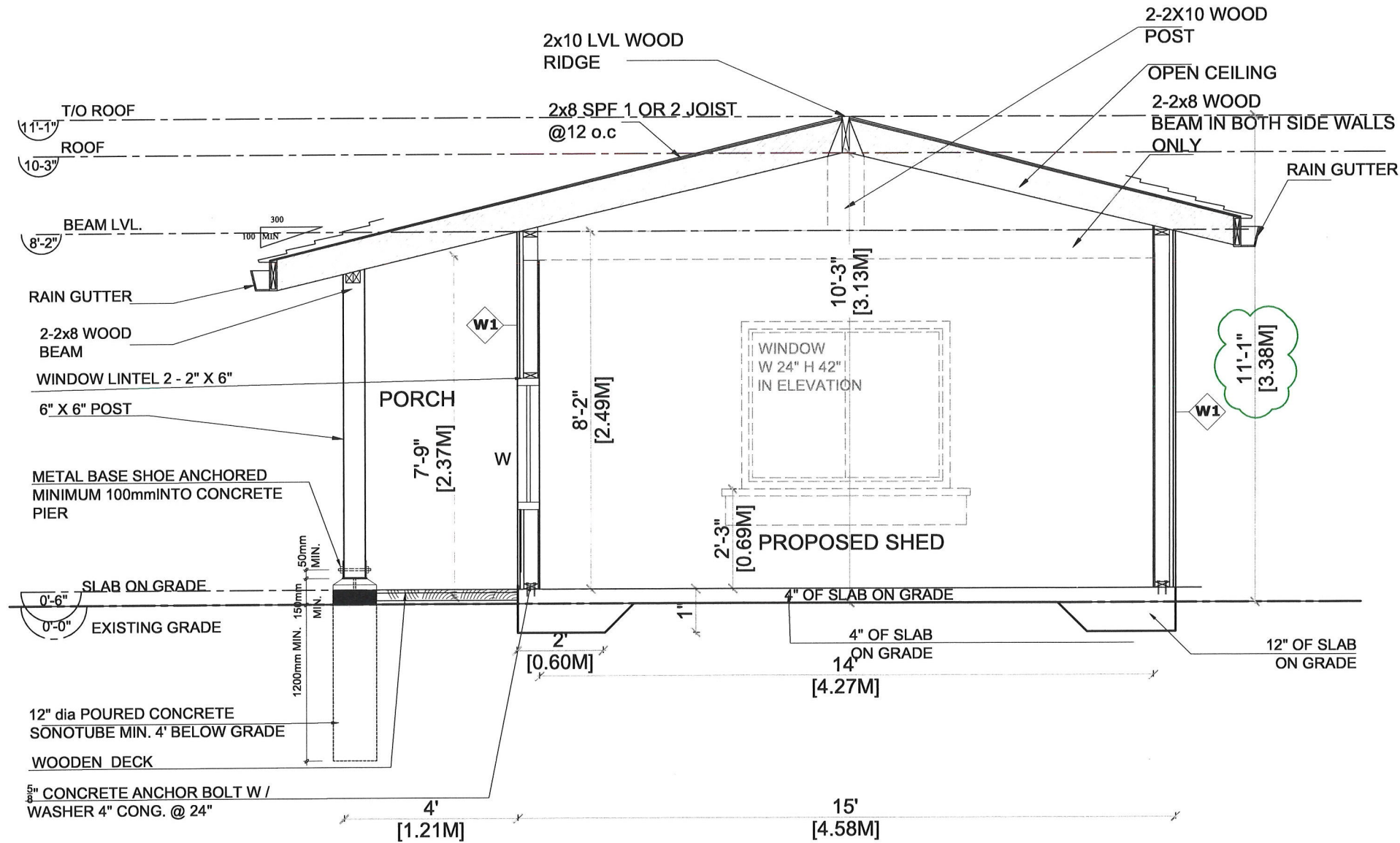
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Firm Name	BCIN

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	REV. 5 DATE:	REV. 6 DATE:
	REV. 7 DATE:	REV. 8 DATE:
DRAWN BY: KJ	REV. 9 DATE:	REV. 10 DATE:
CHECKED BY: VG	DRG. SCALE: 1:60	DRAWING NO: A103
ELEVATION 01	SHEET SIZE: 17" x 11"	

# FRONT ELEVATION



**SECTION A**

**NOTES:**  
 1- CONTRACTOR TO CONFIRM ON SITE PRIOR TO COMMENCEMENT THAT ALL THE EXISTING STRUCTURAL MEMBERS MATCH THE INFORMATION STATED IN THESE PERMIT DRAWINGS  
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VIVEK GUPTA	39587
Name	BCIN
	#CURDATE
Signature	Date

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ITI PERMIT DESIGNERS, INC.	-
Firm Name	BCIN

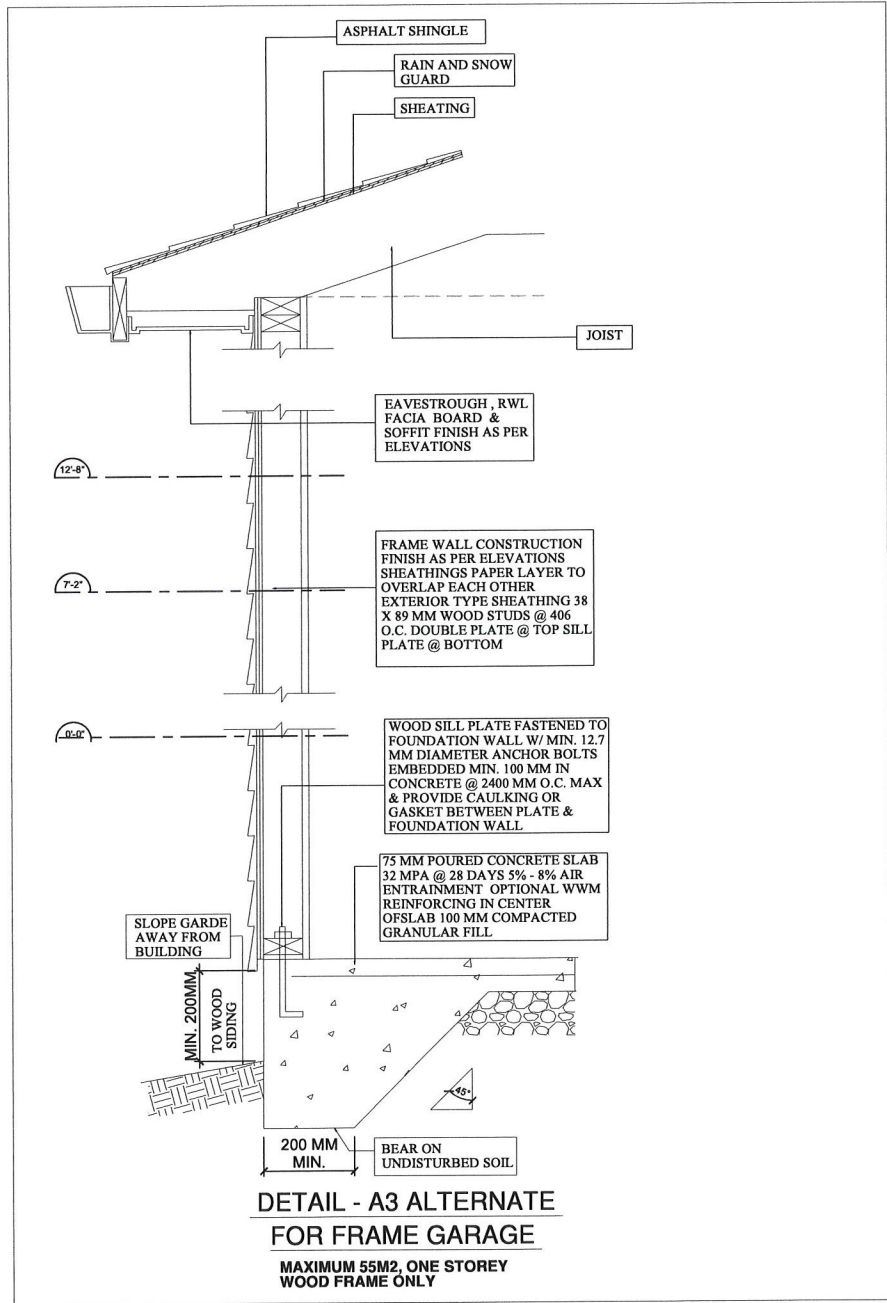
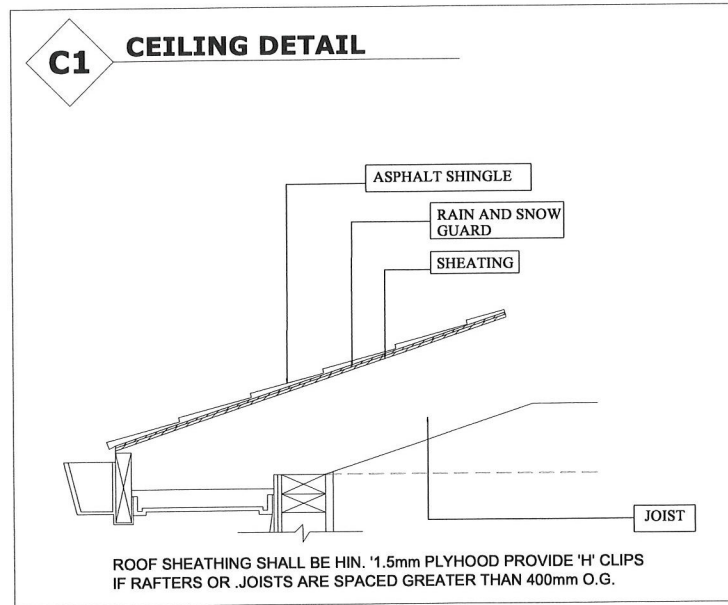
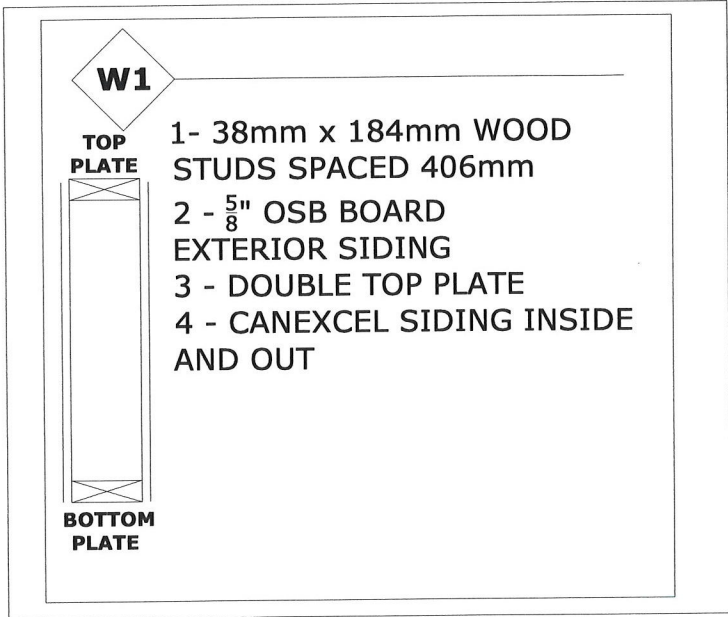
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REV. 9 DATE:	REV. 10 DATE:	

**DRAWN BY:** KJ  
**CHECKED BY:** VG  
**DRAWING NAME:** DRG. SCALE: 1:50  
**DRAWING NO:** A104  
**SHEET SIZE:** 17" x 11"





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39587  
 MVEK GUPTA  
 Name BCIN  
 Signature #CURDATE  
 Date

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	REV. 5 DATE:	REV. 6 DATE:
DRAWN BY: KJ	REV. 7 DATE:	REV. 8 DATE:
CHECKED BY: VG	REV. 9 DATE:	REV. 10 DATE:
DRAWING NAME:	DRG. SCALE: 1:50	DRAWING NO: A105
DETAILS		SHEET SIZE: 17" x 11"

# Zoning Non-compliance Checklist

File No.  
A-2024-0327

Applicant: Vivek Gupta  
 Address: 24 Foxacre Row  
 Zoning: R2A(2)-121 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	To permit an accessory structure ( <i>proposed shed</i> ) having a height of 3.38m (11'-1")	whereas the by-law permits an accessory structure having a maximum height of 3.0m	10.3.h
	To permit an accessory structure ( <i>proposed shed</i> ) having a gross floor area of 20.8 sq. m (224 sq. ft.)	whereas the by-law permits a maximum gross floor area of 15 sq.m for an individual accessory structure;	10.3.e.ii
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

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

\_\_\_\_\_  
 August 19, 2024  
 Date