

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-2024-0328
Property Address: 78 Deerpark Crescent
Legal Description: Plan M416, Part Lot 195, RP 43R10655, Part 2, Ward 1
Agent: Muhammad Adnan Tahir
Owner(s): Leonlehcer E Agcaoili, Jerry Mae Ann Agcaoili,
and Joshua Aeron Agcaoili

Other applications: nil
under the *Planning Act*

Meeting Date and Time: Tuesday, October 15, 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 an interior side yard setback of 1.23 metres to a proposed second storey addition, whereas the by-law requires a minimum interior side yard setback of 1.2 metres of the first storey, or part thereof, plus 0.6 metres for each additional storey, or part thereof, where the lot width is less than or equal to 16 metres.

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, October 10, 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, October 10, 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.

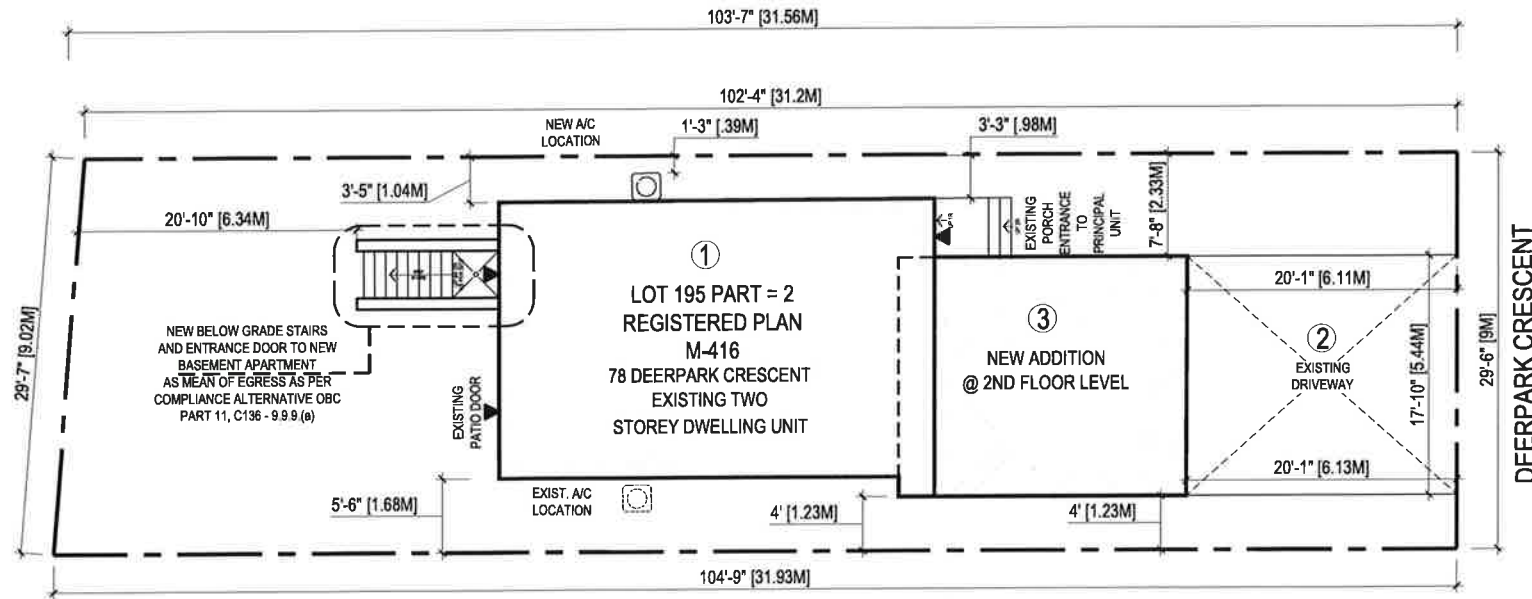
Note: Information provided in your correspondence, virtual or in-person delegation will become part of the public meeting record and will be posted on the City's website. If you do not participate in the public meeting, Committee may make a decision in your absence, and you will not be entitled to any 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 2nd day of October 2024Secretary Treasurer
Committee of Adjustment, City Clerk's Office
2 Wellington Street West, Brampton, L6Y 4R2
E: coa@brampton.ca



SITE PLAN

SCALE: 1/8" = 1'-0"

LOT STATISTICS

ZONING: R2C
 LOT NO: 195 - PART 2
 PLAN NO: M-416
 LOT AREA: 283.81 M²
 LOT FRONTAGE: 29'-6" = 9.0 M
 LOT DEPTH: 103'-7" = 31.56 M

- ① EXISTING DOUBLE STOREY DWELLING TO REMAIN
- ② EXISTING DRIVEWAY
- ③ NEW ADDITION AT 2ND FLOOR
- ▲ ENTRANCE / EGRESS

LOT COVERAGE STATISTICS

DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. M.)	% AGE COVERAGE
TOTAL LOT AREA	3055	283.81	100 %
EXISTING LOT COVERAGE	1011	93.92	33.09%
MAXIMUM ALLOWED LOT COVERAGE	---	---	— %

SCOPE OF WORK

NEW BASEMENT APARTMENT INCLUDING ONE NEW BASEMENT WINDOW & A NEW BELOW GRADE STAIRS FROM THE REAR YARD. ADDITION OF NEW BEDROOM AT SECOND FLOOR ABOVE EXISTING GARAGE AND A NEW WASHROOM & LAUNDRY AT SECOND FLOOR.

GROSS FLOOR AREA CALCULATIONS

A- PRINCIPAL RESIDENCE

BASEMENT FINISHED AREA (BASEMENT APARTMENT + FURNACE ROOM AREA):	59.73 M ²
EXISTING GROUND FLOOR AREA:	59.73 M ²
NEW SECOND FLOOR AREA (INCLUDING NEW ADDITION):	93.27 M ²
TOTAL AREA:	212.73 M²

B- BASEMENT

NEW BASEMENT APARTMENT 2nd DWELLING AREA:	52.95 M ²
BASEMENT APARTMENT GFA IS 24.89 % OF PRINCIPAL RESIDENCE GFA	

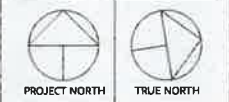
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THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THE INFORMATION PROVIDED IN THESE DRAWINGS BEFORE START OF ANY JOB AT SITE. WORK NOT SPECIFICALLY IDENTIFIED HEREWITH SHALL BE EXECUTED TO THE SAME QUALITY & SAME STANDARDS THAT ARE MENTIONED FOR SIMILAR WORK. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT ONTARIO BUILDING CODE & RESPECTIVE CITY'S ZONING BY-LAW AND STANDARDS.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE DESIGNER SHALL BE CONSULTED FOR CLARIFICATION OF THE SITE CONDITIONS ENCOUNTERED ARE DIFFERENT THAN SHOWN IN THE DRAWINGS. IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTERPRETATION OF THE PLANS OR NOTES, CONTRACTOR SHALL VERIFY AND SHALL BE RESPONSIBLE FOR ALL DIMENSIONS INCLUDING ROUGH OPENINGS ETC. CONSTRUCTION SHALL ONLY COMMENCE AFTER PERMIT APPROVAL HAS BEEN OBTAINED FROM ALL RESPECTIVE AUTHORITIES.

REV	DATE	DESCRIPTION



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND THE QUALIFICATION AND MEET THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK DESCRIBED ON THE ATTACHED DOCUMENTS.

QUALIFICATION INFORMATION
 Name: H.M. (Professional Engineer)
 No. of Years: 10
 Registration Information: 10754
 21006
 2021



weDesignBuild Inc.
 MAKE IDEAS HAPPEN

205 Advance Blvd Brampton ON L6T 4V9
 (647) 770 3230 info@weDesignBuild.ca
 www.weDesignBuild.ca

PROJECT TITLE
BASEMENT APARTMENT AS 2ND UNIT & ADDITION AT 2ND FLOOR
 PROJECT ADDRESS
78 DEERPARK CRESCENT BRAMPTON

DRAWING TITLE
SITE PLAN

PROJECT NO.
20240601

DRAWN M.N.	CHECKED H.M.
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DRAWING NO.
A102

DATE MODIFIED
 JUNE 26, 2024