

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-2024-0424
Property Address: 586 Conservation Drive
Legal Description: Plan 893 Lot 2, Ward 2
Agent: Antrix Architects Inc. c/o Nilesh Luhar
Owner(s): Robin Singh
Other applications: nil
under the *Planning Act*

Meeting Date and Time: Tuesday, December 10, 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 minimum lot area of 0.35 hectares, whereas the By-law requires a minimum lot area of 0.4 hectares;
2. To permit a minimum lot width of 29 metres, whereas the By-law requires a minimum lot width of 36.5 metres;
3. To permit a setback of 28.62 metres from the centre line of a street, whereas the by-law requires a minimum centre line setback of 32.0 metres;
4. To permit the surface area of a semi-circular driveway to be 52.08% of the front yard area, whereas the by-law permits a maximum 50% of the front yard area to be residential driveway;
5. To permit 0 metres of permeable landscaping abutting the side lot line, whereas the by-law requires a minimum 0.6 metres of permeable landscaping abutting the side lot line.

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, December 5, 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, December 5, 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.

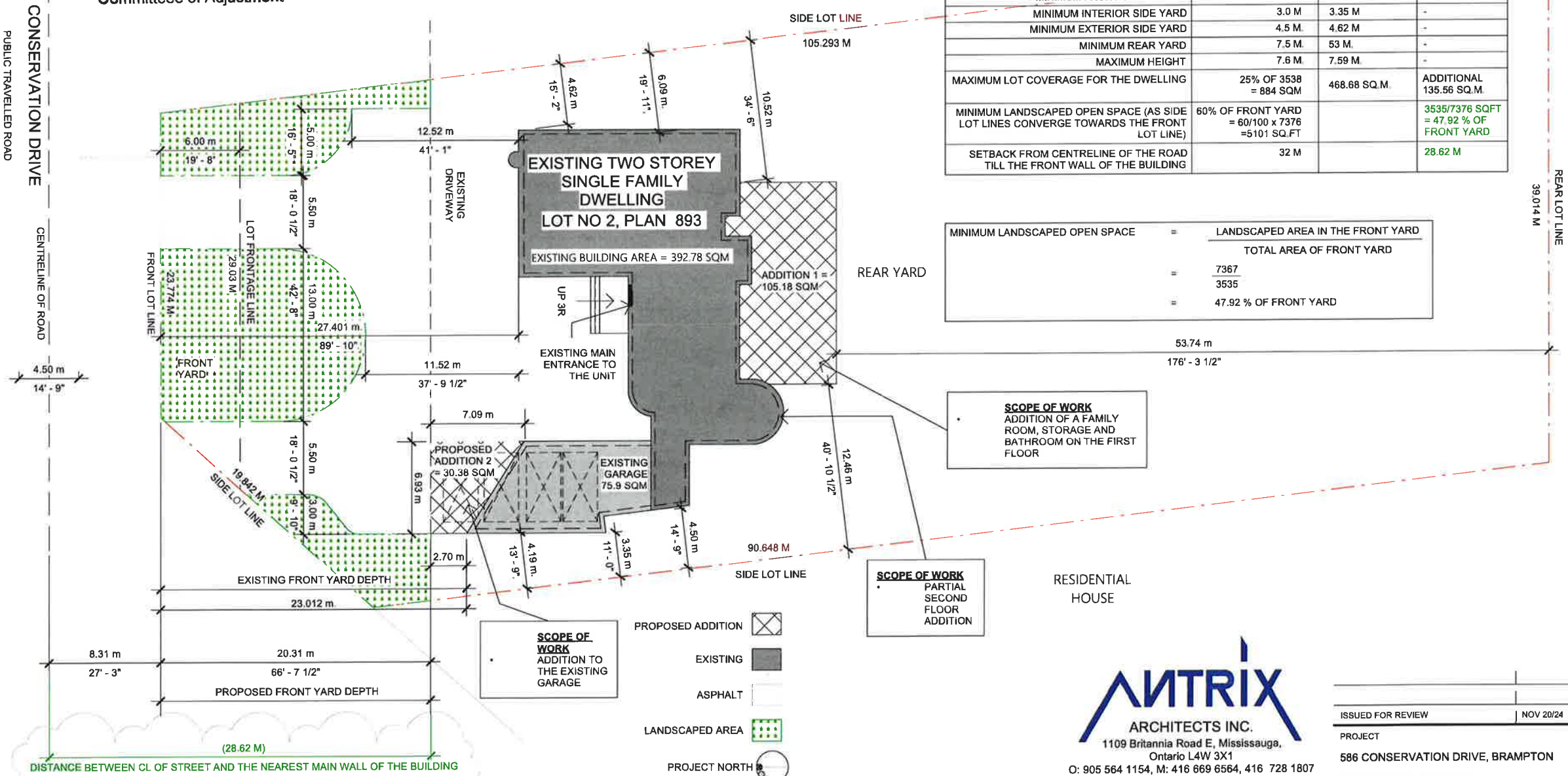
Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. This notice is to be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

Dated this 26th day of November 2024

Secretary Treasurer
Committee of Adjustment, City Clerk's Office
2 Wellington Street West, Brampton, L6Y 4R2
E: coa@brampton.ca

NOV 20 2024

Committee of Adjustment



ZONING STATISTICS R1A(2)-106 BRAMPTON			
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	4000 SQ.M	3538.86 SQ.M	-
MINIMUM LOT FRONTAGE	36.5 M	29.03 M	-
MINIMUM FRONT YARD DEPTH	9.0 M	23.01 M	20.31 M
MINIMUM INTERIOR SIDE YARD	3.0 M	3.35 M	-
MINIMUM EXTERIOR SIDE YARD	4.5 M	4.62 M	-
MINIMUM REAR YARD	7.5 M	53 M	-
MAXIMUM HEIGHT	7.6 M	7.59 M	-
MAXIMUM LOT COVERAGE FOR THE DWELLING	25% OF 3538 = 884 SQM	468.68 SQ.M	ADDITIONAL 135.56 SQ.M
MINIMUM LANDSCAPED OPEN SPACE (AS SIDE LOT LINES CONVERGE TOWARDS THE FRONT LOT LINE)	60% OF FRONT YARD = 60/100 x 7376 = 5101 SQ.FT		3535/7376 SQFT = 47.92 % OF FRONT YARD
SETBACK FROM CENTRELINE OF THE ROAD TILL THE FRONT WALL OF THE BUILDING	32 M		28.62 M

MINIMUM LANDSCAPED OPEN SPACE	=	LANDSCAPED AREA IN THE FRONT YARD
	=	TOTAL AREA OF FRONT YARD
	=	7367
	=	3535
	=	47.92 % OF FRONT YARD

SITE PLAN

1" = 30'-0"

ANTRIX
ARCHITECTS INC.
1109 Britannia Road E, Mississauga,
Ontario L4W 3X1
O: 905 564 1154, M: 416 669 6564, 416 728 1807
www.antrix.ca

ISSUED FOR REVIEW
NOV 20/24

PROJECT
586 CONSERVATION DRIVE, BRAMPTON

MINOR VARIANCE APPLICATION

ALL INFORMATION AND DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE. DO NOT SCALE DRAWINGS. ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF THE WORK. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND CODES HAVING JURISDICTION OVER THE CONSTRUCTION SITE. THE DESIGN AND CONTRACT DRAWINGS ARE THE COPYRIGHT OF THE DESIGNER AND MAY NOT BE REPRODUCED, REUSED OR ALTERED WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER

DRAWN BY / CHECKED BY	HL / NL
SCALE	1 : 360
PROJECT NO.	2403
DRAWING TITLE & NO.	A1
Minor Variance Application - Site Plan	