



FILE NUMBER: A-2024-0439

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)** Novlette Sackey
Address 179 Whitwell Drive, L6P 1G4, Brampton Ontario

Phone # 647 774 - 9478 **Fax #** -
Email BrownNovlette@yahoo.com

2. **Name of Agent** Philip Gaspar
Address _____

Phone # 905 874 - 3772 **Fax #** 905 874 - 2499
Email philip.gaspar@brampton.ca

3. **Nature and extent of relief applied for (variances requested):**

The property at 179 Whitwell Dr has a small backyard, during construction the builders suggested a shed could be placed near the side of the house for best utilization of space. The homeowner recently erected a fence two months ago, with the goal of preventing further dumping of trash onto our property by neighbors, the shed was then placed along the fence instead of the home for several reasons.

First: Moving garden tools, and larger equipment from within the garage to the shed; allowing the use of our garage and reducing issues pertaining. Two: Not to obstruct the home's surveillance, and any surveillance systems. The shed in question would create blind spots that would render surveillance to a limited visibility. Three: Future plans to create an accessible walkway on the side of the home leading both to the garage, and backyard is underway. Shed placed on the side of the house would obscure the walkway, aside from surveillance needs.

Location of the shed has adequate spacing, foliage covers the side of the house including the shed which obstructs it from view. Due to our home's limited space on the property, these reasons forementioned describe our decision on the matter. The shed is within property line, nor does it hinder neighbors daily functions.

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

Complying with the by-law is not possible, as the structure has already been constructed, and making the necessary changes to meet the new requirements would be impractical.

5. **Legal Description of the subject land:**

Lot Number # 1
Plan Number/Concession Number _____
Municipal Address 179 Whitwell Drive

6. **Dimension of subject land (in metric units)**

Frontage 10.47 - 4.15
Depth _____
Area 22.906 - 39.115

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

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:

Lot #1 Mattamy home built in 2002 along with a shed built in 2024.

Four horizontal lines for additional details.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Moving garden tools, and larger equipment from within the garage to the shed; allowing the use of our garage and reduce issues pertaining to clutter causing our garage to be unsafe while traversing through.

The following measurement of the shed is 3.048m in height, length is 1.524m, width is 0.9144m, and 0.02m away from the property line with a fence in-between.

Two horizontal lines for additional details.

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

	Residential Property	Shed Structure
Front yard setback	4.15 m	1.524m
Rear yard setback	1.29 m	0.9144m
Side yard setback	0.64 m	0.02m
Side yard setback	2.24 m	1.52m

PROPOSED

	Shed Structure
Front yard setback	1.524m
Rear yard setback	0.9144m
Side yard setback	0.02m
Side yard setback	1.52m

10. Date of Acquisition of subject land: February 2002

11. Existing uses of subject property: Residential Property

12. Proposed uses of subject property: October 2 2024

13. Existing uses of abutting properties: Residential Property

14. Date of construction of all buildings & structures on subject land: February 2002

15. Length of time the existing uses of the subject property have been continued: 22 Years

16. (a) What water supply is existing/proposed?

Municipal Well [X] Other (specify) _____

(b) What sewage disposal is/will be provided?

Municipal Septic [X] Other (specify) _____

(c) What storm drainage system is existing/proposed?

Sewers [X] 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 _____

Novlette Sackey

Signature of Applicant(s) or Authorized Agent

DATED AT THE City of Brampton OF October
THIS 25 DAY OF November, 20 24.

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, Novlette Sackey, OF THE city OF Brampton
IN THE Region OF Greater 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 25 DAY OF
NOV, 20 24

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: _____
R1A-1711

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.

Spickie
Zoning Officer

November 18, 2024
Date

DATE RECEIVED Nov 25, 2024

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: 179 Whitwell Drive

I/We, Novlette Sackey
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 8 day of November, 2024.

Sackey 

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

Novlette Sackey

(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

20m 30 metres

O.L.S.

METRES AND CAN
3048.

WHITWELL DRIVE

(BY PLAN 43M-1506)

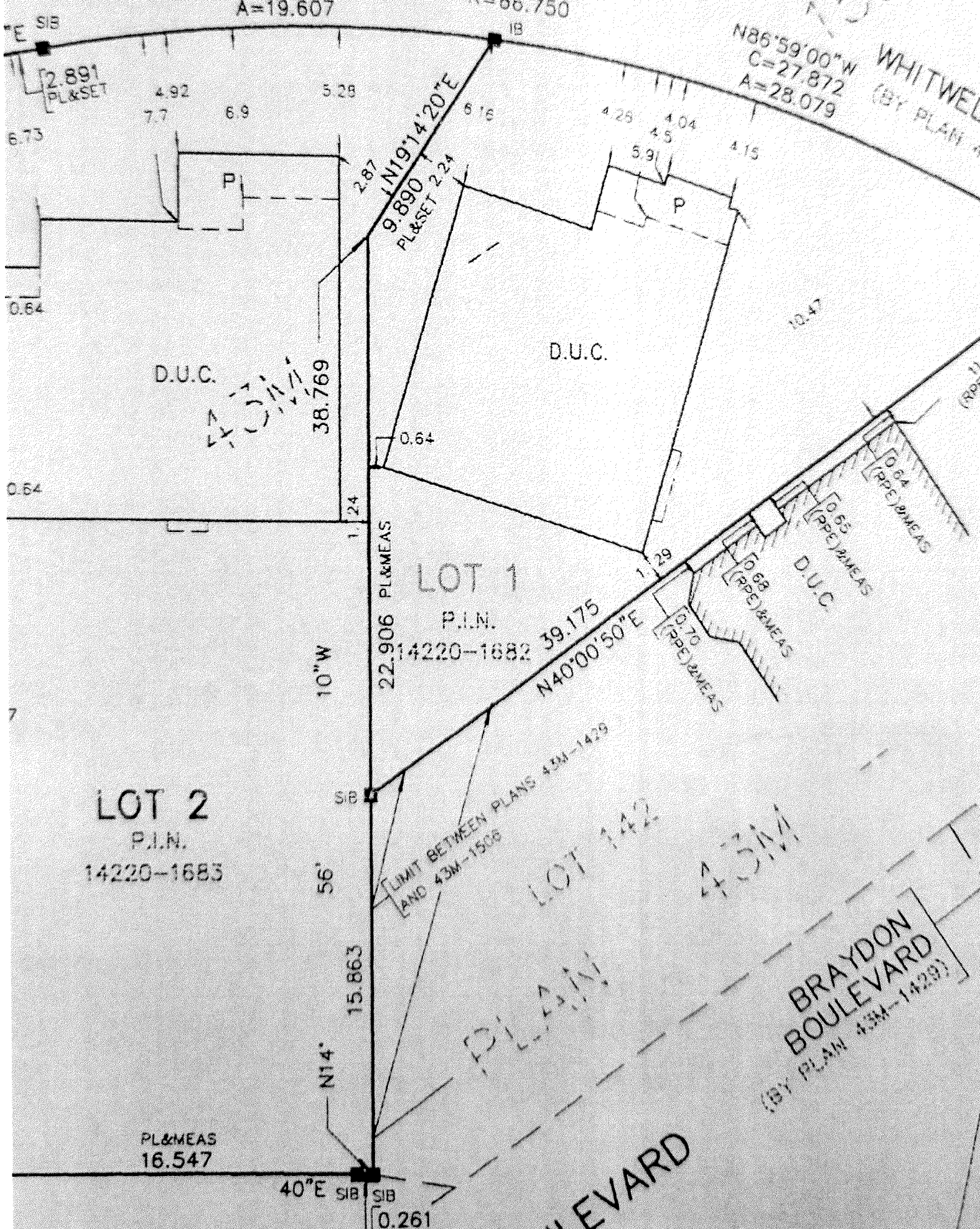
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A=19.607

R=66.750

N85°59'00"W
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A=28.079

WHITWELL
(BY PLAN 43M-1506)

THIS PLAN
UNLESS
OTHERWISE
ISSUED
IN ACCORDANCE
WITH REGULATIONS



D.U.C.

D.U.C.

LOT 1

P.I.N.
14220-1682

LOT 2

P.I.N.
14220-1683

LOT 142
PLAN 43M

BRAYDON BOULEVARD
(BY PLAN 43M-1429)

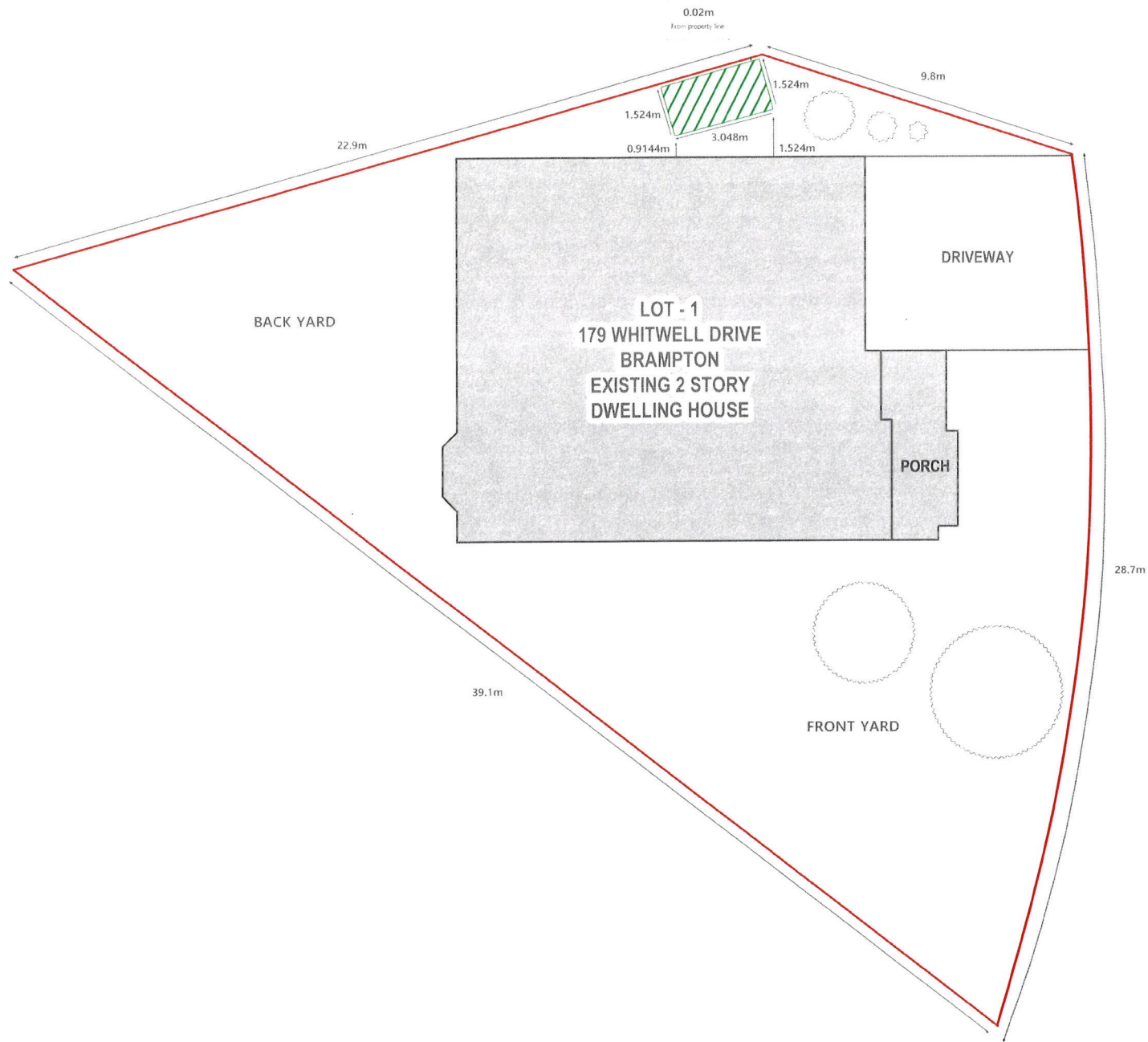
PL&MEAS
16.547

40°E SIB

0.261







Whitwell Dr

LOT - 1
 179 WHITWELL DRIVE
 BRAMPTON
 EXISTING 2 STORY
 DWELLING HOUSE

DRIVEWAY

PORCH

BACK YARD

FRONT YARD

28.7m

39.1m

22.9m

9.8m

0.02m
 From property line

1.524m

1.524m

0.9144m

3.048m

1.524m

Zoning Non-compliance Checklist

File No.

A-2024-0439

Applicant: Novlette Sackey

Address: 179 Whitwell Drive

Zoning: R1A-1711

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			
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS	<p>To permit an interior side yard setback of 0.02m to an existing accessory structure</p> <p>To permit an accessory structure located closer to the front wall of the main building</p>	<p>Whereas the By-law requires an interior side yard setback of 0.6m on one side and 1.2m on the other side</p> <p>Whereas the by-law permits an accessory structure in the side yard located no closer to the front wall of the main building than One-half the length of the main building wall facing the interior side lot line.</p>	
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

Amanda Dickie

Reviewed by Zoning

November 18, 2024

Date