

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-2024-0463
Property Address: 1 Riva Ridge Drive
Legal Description: Plan 43M1630, Lot 213, Ward 10
Agent: Phill McFadden, C/O Building Consulting Services
Owner(s): Chandrekant Doulat (Ken), Surendra Doulat (Kalinie)
Other applications: nil
under the *Planning Act*
Meeting Date and Time: Tuesday, February 25, 2025, 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 combined gross floor area of 50.52 square metre (543.79 square foot) for two (2) accessory structures, whereas the by-law permits a maximum combined gross floor area of 20 square metre (215.27 square foot) for two (2) accessory structures;
2. To permit an accessory structure (existing gazebo, relocated) having a gross floor area of 22.23 square metre (239.28 square foot), whereas the by-law permits a maximum gross floor area of 15 square metre (161.45 square foot) for an individual accessory structure;
3. To permit an accessory structure (proposed golf simulator) having a gross floor area of 28.29 square metre (304.51 square foot), whereas the by-law permits a maximum gross floor area of 15 square metre (161.45 square foot) for an individual accessory structure; and
4. To permit an accessory structure (proposed golf simulator) having a height of 4.5 metre (14'-9"), whereas the by-law permits an accessory structure having a maximum height of 3.0 metres in all other residential zones.

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, February 20, 2025**.
- 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, February 20, 2025**, 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.

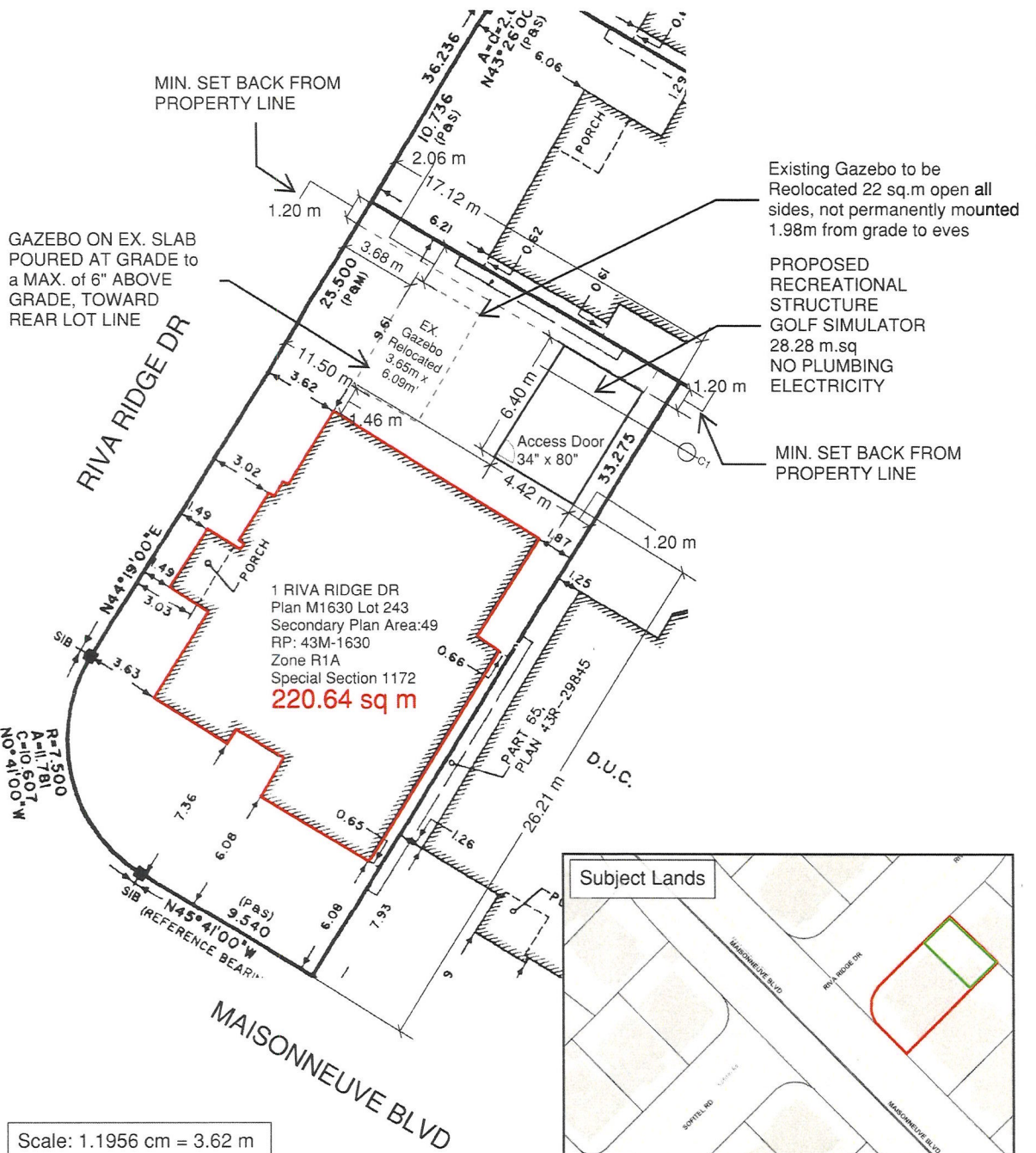
Dated this 10th day of February 2025

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

Date: Dec 3, 2024

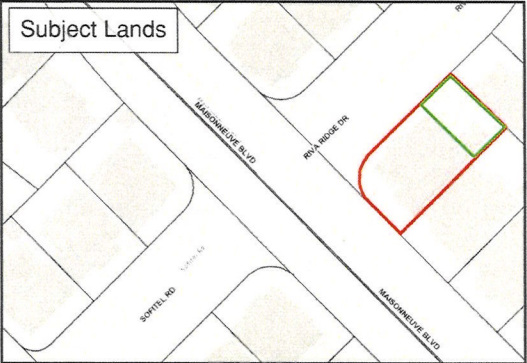
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 Page: 1 of 3

Minor Variance Application
 1 RIVA RIDGE DR
 Plan M1630 Lot 243
 Secondary Plan Area:49
 RP: 43M-1630
 Zone R1A
 Special Section 1172



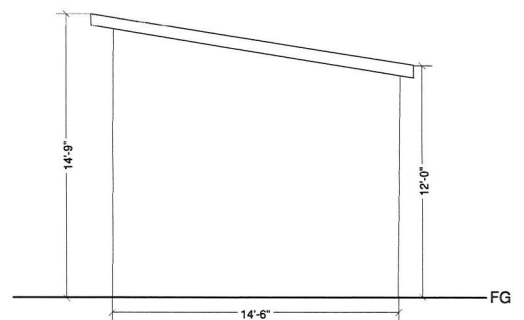
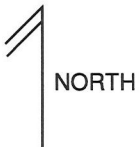
Surveyor Information

Scale: 1:1956 cm = 3.62 m



Rear Yard Area 169.91 sq.m
 Max Structure Size - 20 m.sq (max single structure of 15 m.sq)
 Seeking relief from:
 10.3(e)(ii) - Proposed structure 28.28 sq.m
 10.3(n) total gross floor area of 10 sq.m
 - existing gazebo on concrete deck

Total Lot area - 539.54 Sq.M
 Rear Lot area - 164.52 Sq.M
 Accessory Structure - 28.28 Sq.M
 Proposed Con. = 16% of rear yard coverage



Do Not Scale - C1 Proposed building height