

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-2024-0304
Property Address: 29 Torrance Woods
Legal Description: Plan M426, Lot 163, Ward 4
Agent:
Owner(s): Muhammad Muneeb Khan
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 lot coverage of 39.70%, whereas the by-law permits a maximum lot coverage of 30%;
2. To permit a driveway width of 7.96 metres, whereas the by-law permits a maximum driveway width of 7.0 metres;
3. To permit a separation distance of 2.31 metres from the garden suite to the principal dwelling, whereas the by-law requires a minimum separation distance of 3.0 metres from the garden suite to the principal dwelling;
4. To permit an interior side yard setback of 1.0 metre to a proposed garden suite, whereas the by-law requires a minimum interior side yard setback of 1.8 metres to a garden suite; and
5. To permit a rear yard setback of 1.0 metre to a proposed garden suite, whereas the by-law requires a minimum rear yard setback of 2.5 metres to a garden suite.

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 11th day of February 2025

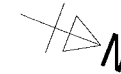
Secretary Treasurer
Committee of Adjustment, City Clerk's Office
2 Wellington Street West, Brampton, L6Y 4R2
E: coa@brampton.ca

LOT AREA = 5397.26 SF (501.60 SM)
 BUILDING AREA = 1766.33 SF (164.15 SM)
 PROPOSED GARDEN SUITE AREA AS MEASURED FROM EXTERIOR WALLS = 376.64 SF (35.00 SM) 6.97 % OF LOT AREA
 PROPOSED GARDEN SUITE BASEMENT AREA FROM INTERIOR WALLS = 278.14 SF (25.84 SM)
 PROPOSED GARDEN SUITE MAIN FLOOR AREA FROM INTERIOR WALLS = 300.04 SF (27.88 SM)
 TOTAL LOT COVERAGE GARDEN SUITE + EX. BUILDING = 39.70%

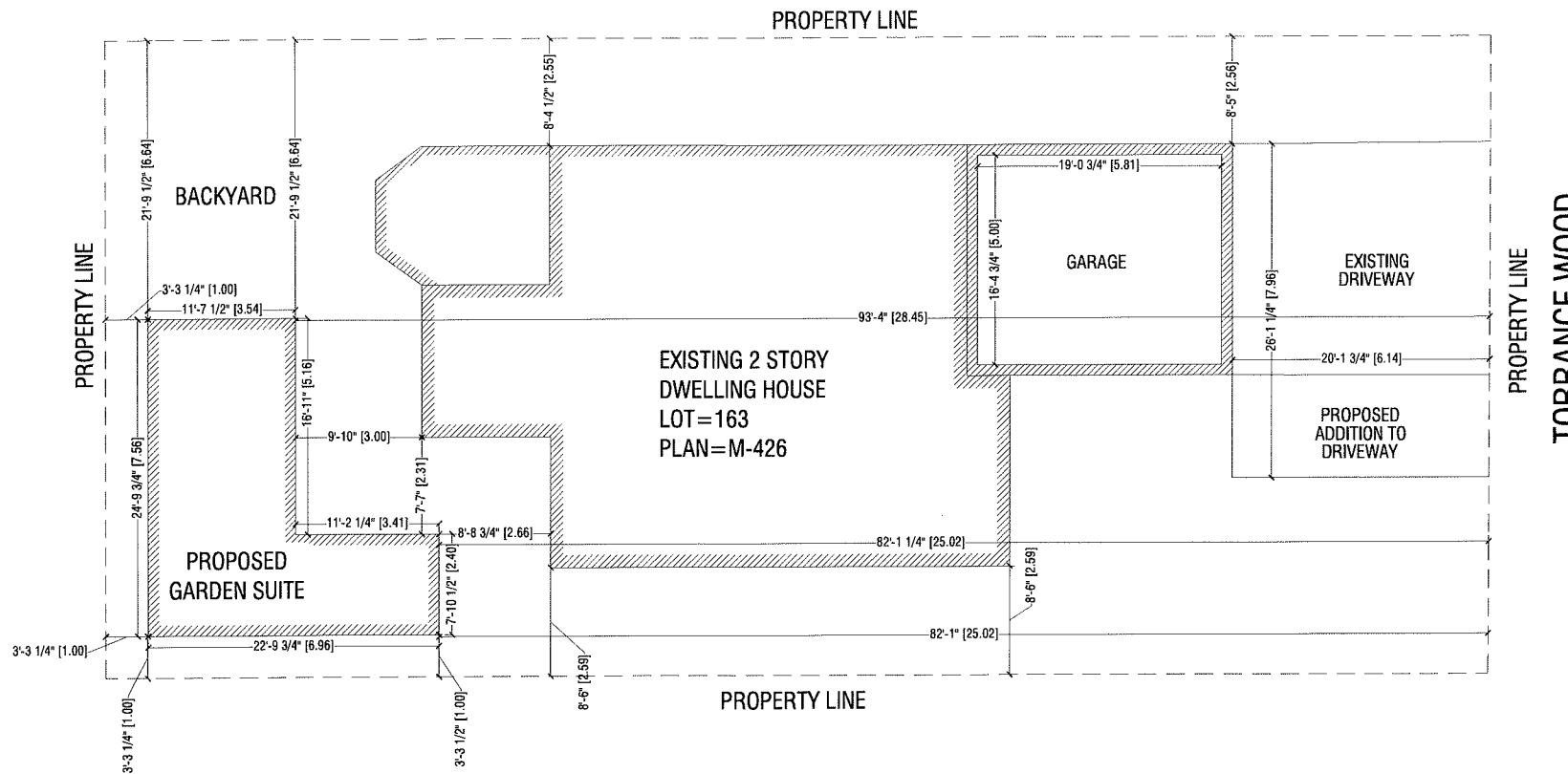
Received / Revised

JAN 29 2025

Committee of Adjustment



MINOR VARIANCE OPTION



GENERAL NOTES:
 - ALL EXISTING SITE CONDITIONS AND ALL DIMENSIONS ON DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE BY CONTRACTOR. ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNER/ENGINEER PRIOR TO COMMENCEMENT OF THE WORK.
 - ALL THE WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE LATEST VERSION OF ONTARIO BUILDING CODE AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
 - ALL FIRE SAFETY SYSTEM TO BE ACTIVE DURING AND AFTER CONSTRUCTION.
 - IF EXISTING CONSTRUCTION IS DAMAGED DURING THE WORK, CONTRACTOR TO MAKE GOOD TO MATCH EXISTING.
 - DO NOT SCALE THE DRAWING.
 - THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE DESIGNER/ENGINEER AND MAY NOT BE REPRODUCED, REUSED OR ALTERED WITHOUT WRITTEN PERMISSION OF THE DESIGNER/ENGINEER.

01	SCHEMATIC	27.11.2024
No.	DESCRIPTION	DATE
PROJECT:		
29 TORRANCE WOOD BRAMPTON ONTARIO		
TITLE:		
SITE PLAN		
CONSULTANT:		
PAVLO PALAGUT (416 528 3834) palagut@gmail.com		
DRAWN BY:	A.B.K	CHECKED BY: P.P
DATE:	27.11.2024	DRAWING NO:
SCALE:	3/32" = 1'	A-1