

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-2025-0018
Property Address: 4 Nectarine Crescent
Legal Description: Plan M962, Lot 26, Ward 7
Agent: Eddie Peres Ekp Designs Inc (Eduardo F Peres)
Owner(s): Minesh Naidu, Alveena Naidu
Other applications: nil
under the *Planning Act*

Meeting Date and Time: Tuesday, March 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 an interior side yard setback of 1.53 metres to a existing two storey addition, whereas the by-law requires a minimum interior side yard setback of 1.2 metres to 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, March 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, March 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.

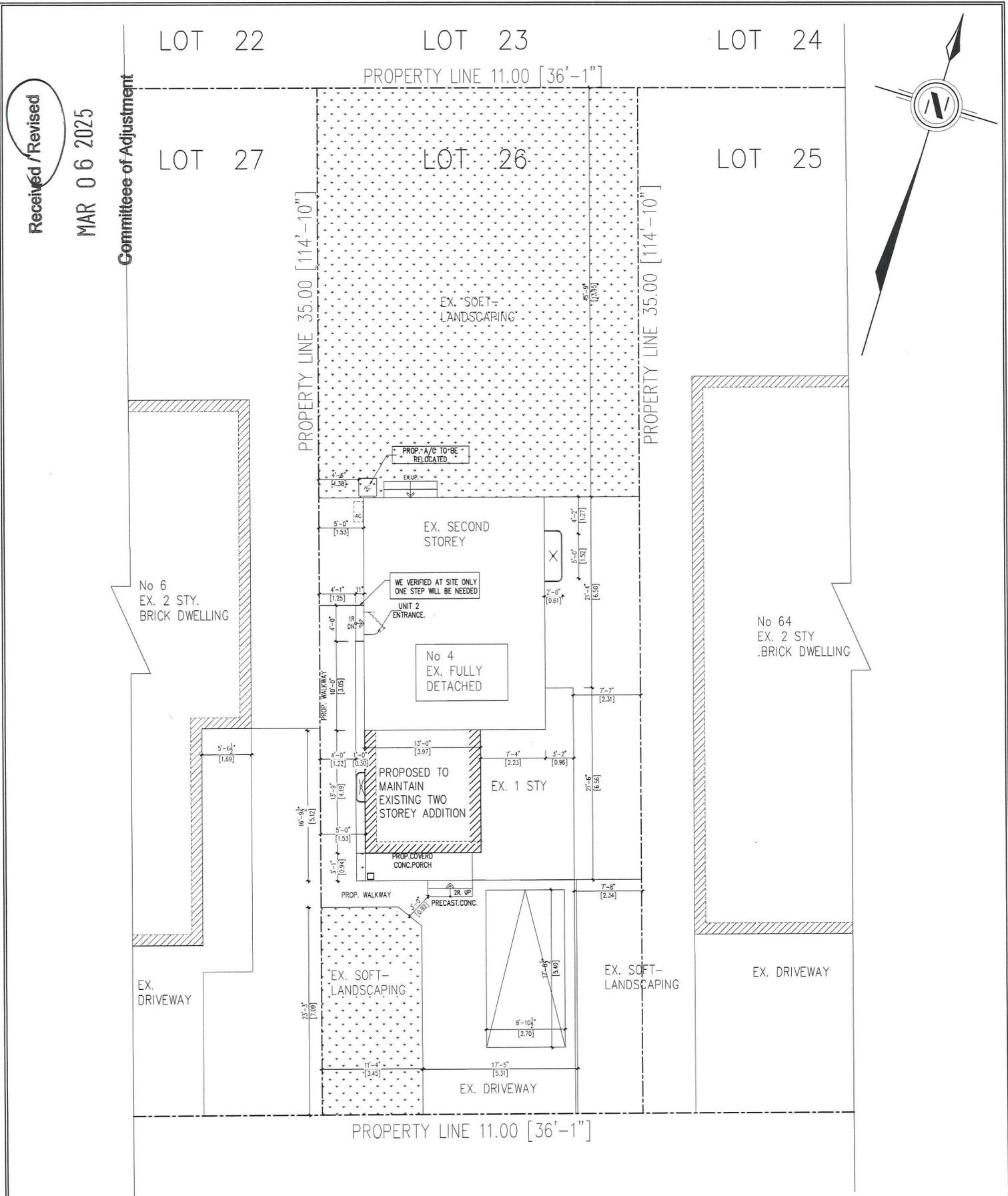
Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

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 March 2025

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



NECTARINE CRES

SITE STATISTICS

LOT AREA = 385.0 SQ.M (4144.10 SQ.FT)
 EX. 1st FLOOR AREA WITH GARAGE = 98.20 SQ.M.
 EX. 1st FLOOR AREA WITHOUT GARAGE = 79.97 SQ.M.
 EX. 2nd STY FLOOR AREA = 49.17 SQ.M.
 PROP. 2nd FLOOR FRONT ADDITION = 16.63 SQ.M
 PROP. COVERED CONC.PORCH AREA = 3.44 SQ.M

FRONT LOT AREA = 94.17 SQ.M.(1013.58 SQ.F)
 45% MIN. LANDSCAPING = 47.08 SQ.M.
 PROP.WALKWAY AREA & STAIRS = 4.50 SQ.M.
 EX.DRIVEWAY AREA = 42.48 SQ.M.
 ACTUAL SOFT LANDSCAPING AREA = 50.19/94.17 = 53.30%

TOTAL G.F.A. = 145.77 SQ.M / 385.0 = 37.86 %
 TOTAL PROP. LOT COVERAGE = 101.55 SQ.M / 385.0 = 26.37 %

EKP DESIGNS INC.
 537 ROGERS ROAD
 TORONTO, ONTARIO
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 TEL. No. 416-658-6737
 CELL No. 416-723-6983
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THIS DRAWING AS AN INSTRUMENT OF SERVICE IS PROVIDED BY AND IS THE PROPERTY OF EKP DESIGNS INC. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY EKP DESIGNS INC. OF ANY VARIATIONS FROM THE DRAWING IS NOT TO SCALE. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC. WORK SHOWN ON THE DRAWINGS BEFORE PROCEEDING WITH WORK. CONTRACTOR MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED FOR CONSTRUCTION MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS/HER WORK.

No.	REVISIONS	DATE

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.
QUALIFICATION INFORMATION
 Required unless design is exempt under 3.2.4.1(3) Division C of the Ontario Building Code.
DESIGNER'S SIGNATURE
 EKP DESIGNS INC.
 FIRM NAME

PROJECT
 PROP. 2ND STY FRONT ADDITION & INTERIOR ALTERATION TO PERMIT NUMBER 24200443
 4 NECTARINE CRES
 CITY OF BRAMPTON
DRAWING NAME
 SITE PLAN
DESIGNED BY
 EKP
PROJECT NO.
 2023-116
DATE
 OCT. 2023
SCALE
 AS SHOWN
DRAWING NO.
 A1