

**Application for Minor Variance**Section 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-2025-0017  
**Property Address:** 45 Turquoise Crescent  
**Legal Description:** Plan 43M1712, Lot 25, Ward 10  
**Agent:** Valiuddin Mohammed, Mechways Inc.  
**Owner(s):** Subramaniam Santhakumar, Kalanithy Santhakumar  
**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,  
4<sup>th</sup> Floor Brampton City Hall, 2 Wellington Street West

**Purpose of the Application:**

1. To permit a rear yard setback of 5.51 metres to a proposed two storey addition, whereas the by-law requires a minimum rear yard setback of 7.5 metres.

**Participate in the Meeting:**

- Send an email with your written comments to [coa@brampton.ca](mailto: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](mailto: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](mailto: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.

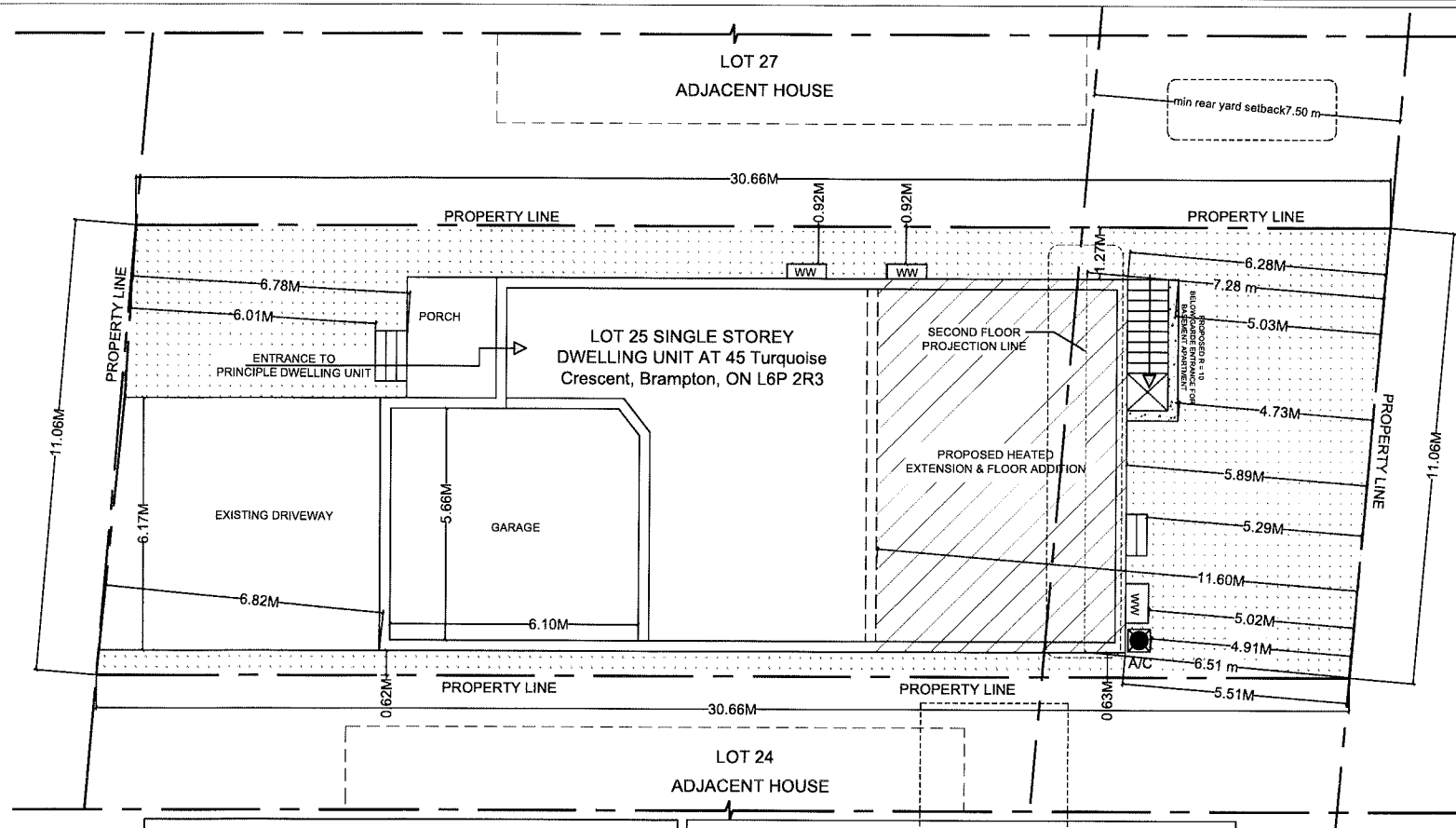
**Viewing Application Materials:** The application and related materials are available online at [www.brampton.ca/en/city-hall/meetings-agendas](http://www.brampton.ca/en/city-hall/meetings-agendas) and may be viewed in person in the City Clerk's Office during regular business hours. More information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



SITE STATISTICS	
PROJECT ADDRESS:	45 Turquoise Crescent, Brampton, ON L6P 2R3
LEGAL DESCRIPTION:	LOT 25 PLAN M1712
ZONING INFORMATION:	BYLAW IN EFFECT : ZONE: R1D
LOT INFORMATION:	LOT AREA: 336.72 m <sup>2</sup> LOT FRONTAGE: 11.06m (EXIST. TO REMAIN)  BUILDING HEIGHT: MAXIMUM: 10.6 m
SETBACKS:	REQUIRED FRONT YARD : MIN 4.5 m PROP. : 6.80m EXTERIOR SIDE YARD : 1.27 m, 0.62 m MIN. REAR YARD : 7.5 m PROP. : 5.51 m LOT COVERAGE : 336.72 m <sup>2</sup> EXIST. BUILDING FOOTPRINT : (102.63 m <sup>2</sup> ) INCLUDING GARAGE PROP. HEATED EXTENSION : (55.63 m <sup>2</sup> ) PROPOSED LOT COVERAGE : 158.26 m <sup>2</sup> (47.00 %)

#### AREA STATISTICS

##### GROSS FLOOR AREA CALCULATIONS

A. PRINCIPAL RESIDENCE	
GROUND FLOOR GFA	= 120.02 m <sup>2</sup>
SECOND FLOOR GFA	= 135.36 m <sup>2</sup>
TOTAL	= 255.38 m <sup>2</sup>
B. BASEMENT	
BASEMENT G.F.A	= 118.12 m <sup>2</sup>
OWNER AREA G.F.A	= 62.53 m <sup>2</sup>
BASEMENT APARTMENT G.F.A	= 55.58 m <sup>2</sup>

ENTRANCE / EGRESS

Received / Revised

MAR 07 2025

Committee of Adjustment

#### GENERAL NOTES:

DRAWINGS ARE TO BE READ NOT SCALED.  
CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.  
REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE COMMENCING THE WORK. THE DRAWINGS AND DOCUMENTS PROVIDED HERE WITHIN ARE THE EXCLUSIVE PROPERTY OF MECHWAYS INC. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.  
ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL UNLESS REVISED BY THE DESIGNER. IF ANY DISCREPANCIES ARE DISCOVERED HERE WITHIN, THE DESIGNER SHALL BE NOTIFIED.

SEA



2	REVISION	MAR 06 2025
1	ISSUED FOR BUILDING PERMIT	JAN 08 2025
NO.	DESCRIPTION	DATE

ENGINEER:

**Mechways Inc.**

ADDRESS : 6 RIVINGTON, MISSISSAUGA, ON L4T 2E6  
TEL. : 905-877-4100  
EMAIL : INFO@MECHWAYS.COM  
WEBSITE : WWW.MECHWAYS.COM

PROJECT:

45 TURQUOISE  
CRESCENT, BRAMPTON,  
ON L6P 2R3

SHEET TITLE:

**SITE PLAN**

CHECKED: MA  
DRAWN: TS  
SCALE: 1/8" = 1'  
DATE: JAN 08 2025

DRAWING:

**AD. 1**