

**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-2025-0021  
**Property Address:** 3 Sparklett Crescent  
**Legal Description:** Plan M110, Part Lot 214, RP 43R7016, Part 2, Ward 2  
**Agent:** Gerry Gerwazy Paluszkiewicz  
**Owner(s):** Thomas Fogarty, Sabrina Medeiros Costa  
**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 an interior side yard setback of 1.27 metres to a proposed second 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.

**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.

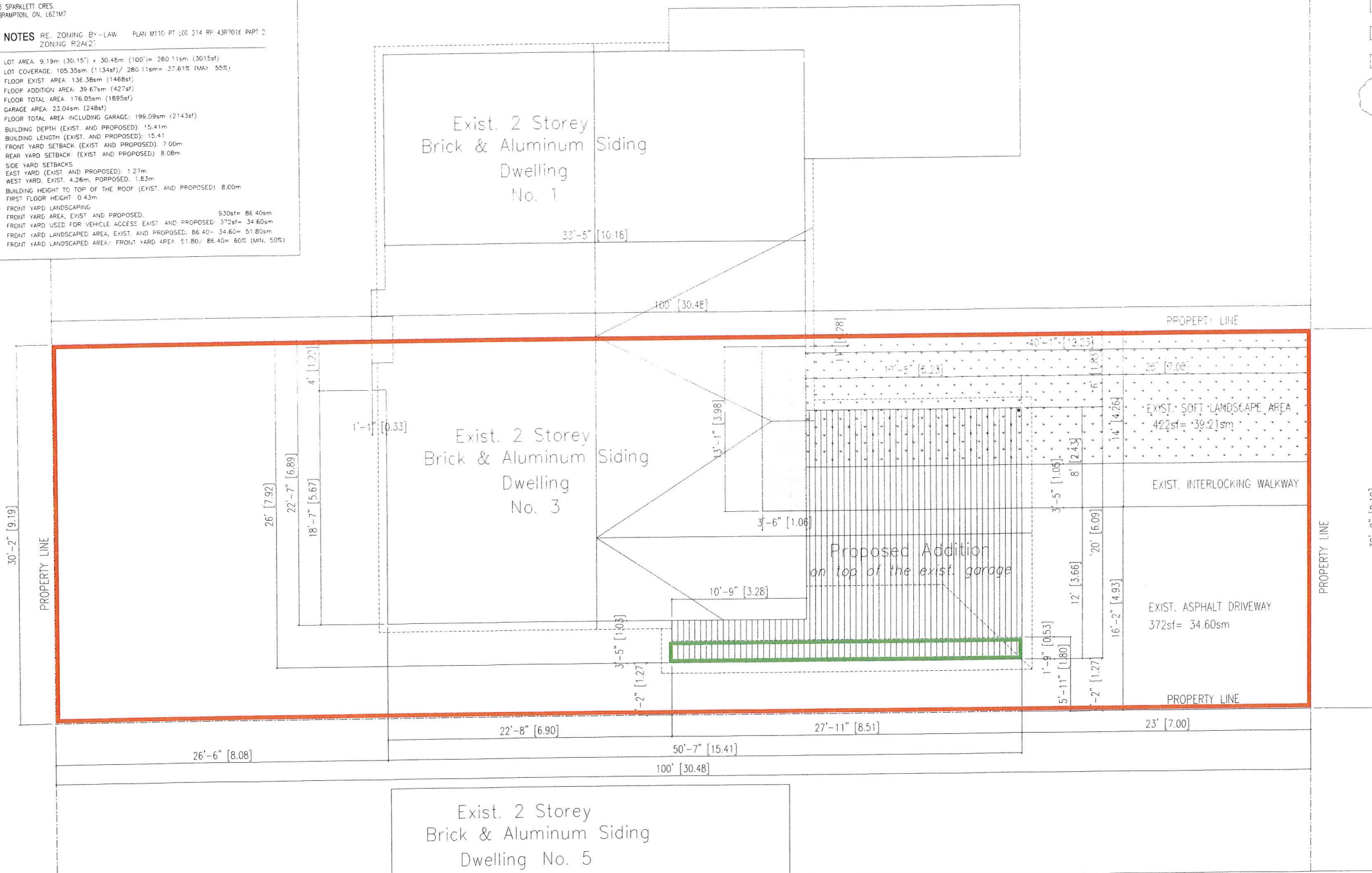
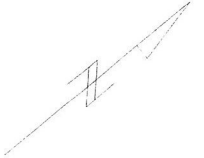
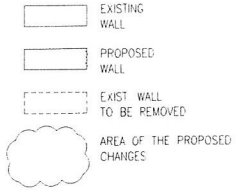
Dated this 11th day of March 2025

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

3 SPARKLETT CRES.  
BRAMPTON, ON. L6Y1M7

NOTES RE. ZONING BY-LAW PLAN M116 PT LOT 214 RP 43R701E PART 2  
ZONING R2A12

1. LOT AREA: 9.19m (30.15') x 30.48m (100')= 280.11sm (3015sf)
2. LOT COVERAGE: 105.35sm (1134sf)/ 280.11sm= 37.61% (MAX 55%)
3. FLOOR EXIST AREA: 136.38sm (1468sf)  
FLOOR ADDITION AREA: 39.67sm (427sf)  
FLOOR TOTAL AREA: 176.05sm (1895sf)  
GARAGE AREA: 23.04sm (248sf)  
FLOOR TOTAL AREA INCLUDING GARAGE: 199.09sm (2143sf)
4. BUILDING DEPTH (EXIST. AND PROPOSED): 15.41m  
BUILDING LENGTH (EXIST. AND PROPOSED): 15.41m  
FRONT YARD SETBACK (EXIST. AND PROPOSED): 7.00m  
REAR YARD SETBACK (EXIST. AND PROPOSED): 8.08m
7. SIDE YARD SETBACKS  
EAST YARD (EXIST. AND PROPOSED): 1.27m  
WEST YARD (EXIST. AND PROPOSED): 1.83m
8. BUILDING HEIGHT TO TOP OF THE ROOF (EXIST. AND PROPOSED): 8.00m  
FIRST FLOOR HEIGHT: 0.43m
9. FRONT YARD LANDSCAPING  
FRONT YARD AREA, EXIST. AND PROPOSED: 930sf= 86.40sm  
FRONT YARD USED FOR VEHICLE ACCESS EXIST. AND PROPOSED: 372sf= 34.60sm  
FRONT YARD LANDSCAPED AREA, EXIST. AND PROPOSED: 86.40= 34.60= 51.80sm  
FRONT YARD LANDSCAPED AREA/ FRONT YARD AREA: 51.80/ 86.40= 60% (MIN. 50%)



3 SPARKLETT CRES

**gervais** design-build ltd.

1-58 ELM AVE, TORONTO, ON M4W 1N7  
email: gervaisdb@gmail.com  
tel. 416 821 7000

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 be a designer.  
Required unless design is exempt under 2.17.5.1. of the building code.  
QUALIFICATION INFORMATION  
NAME: Gerry Paluszkiwicz  
SIGNATURE: [Signature]  
BCR / BCD: 25158  
REGISTRATION INFORMATION  
Required unless design is exempt under 2.17.4.1. of the building code.  
gervais design-build ltd.  
FRM NAME: [Name]  
BCR / BCD: 32547

REVISION / ISSUE		
No.	ITEM	DATE

ALTERATIONS TO THE  
EXISTING SINGLE FAMILY  
SEMIDETACHED HOUSE

3 SPARKLETT CRES  
BRAMPTON, ONTARIO  
JAN. 22, 2025

Site Plan

1:100 (1/8"=1'-0") A01