



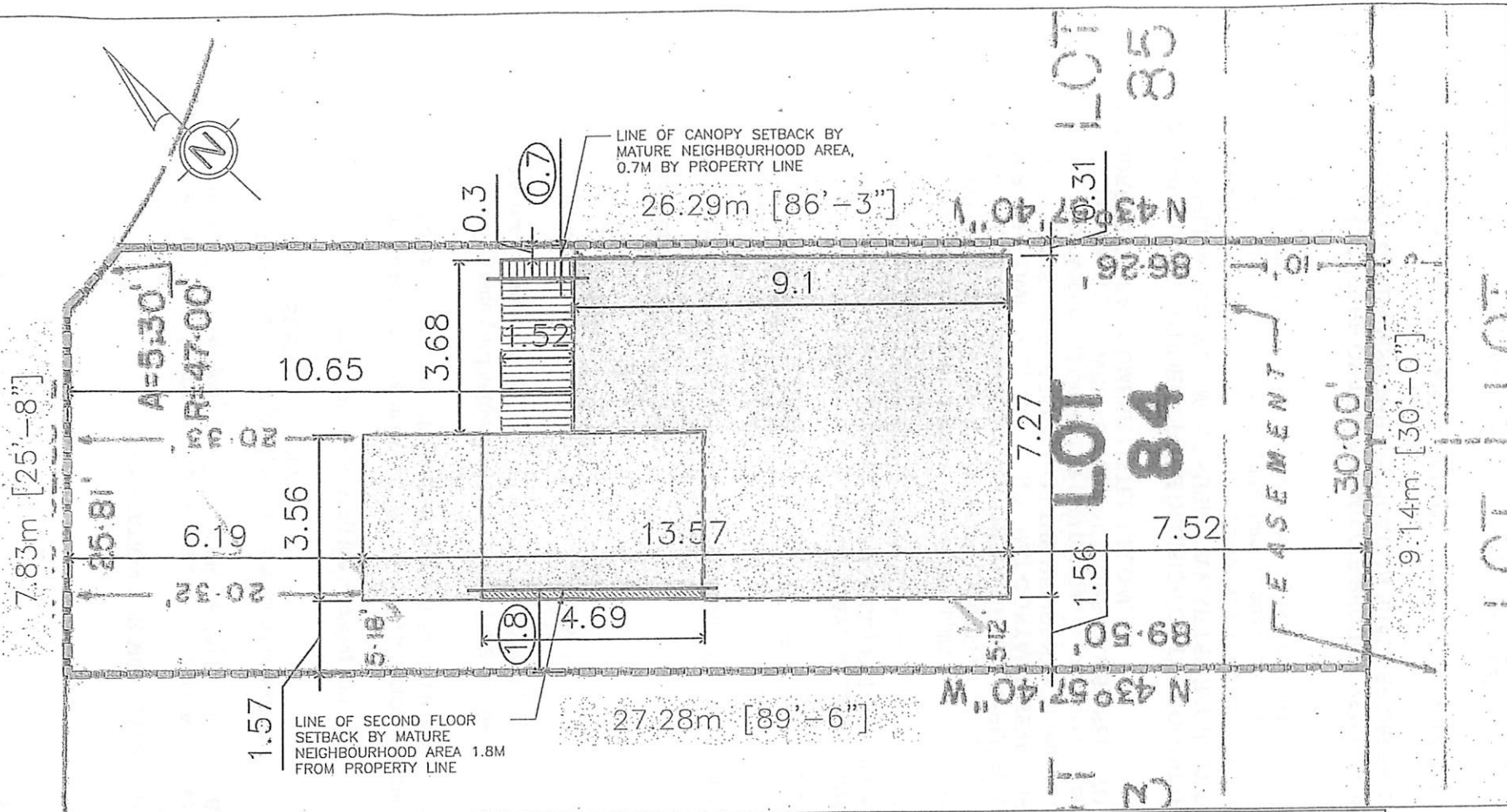
## Committee of Adjustment

## APPLICATION FOR MINOR VARIANCE

1. To permit a side yard setback of 1.57m (5.15 ft.) to a proposed second storey addition whereas the by-law requires a minimum side yard setback of 1.8m (5.90 ft.) to the second storey;
2. To permit a side yard setback of 0.6m (1.97 ft.) to a proposed porch on the first floor whereas the by-law requires a minimum side yard setback of 1.2m (3.94 ft.);
3. To permit a lot coverage of 35.7% whereas the by-law permits an existing legal non-complying lot coverage of 33%.

Jeanie Myers, Secretary-Treasurer  
Committee of Adjustment, City Clerk's Office,  
Brampton City Hall  
2 Wellington Street West,  
Brampton, Ontario L6Y 4R2  
Phone: (905)874-2117  
Fax: (905)874-2119  
[jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca)

# MAJESTIC CRES.



1 SITE PLAN  
A0.2 SCALE: 1:100

SITE STATISTICS:					BRAMPTON ZONING				
ZONING:	R3A2				LOT NUMBER:	84			
MATURE NEIGHBOURHOOD AREA:	BY LAW IN SECTION 10.27				BUILDING STRUCTURE:	DETACHED			
	EXISTING	BY LAW	PROPOSED	ADD					
LOT AREA:	249.32 SM [2,683.69 SF]								
GROUND FLOOR AREA:	81.32 SM [875.23 SF]		81.95 SM [882.10 SF]	0.63 SM [6.87 SF]					
SECOND FLOOR AREA:	57.83 SM [622.53 SF]		74.34 SM [800.28 SF]	16.51 SM [177.75 SF]					
GROSS FLOOR AREA:	139.15 SM [1,497.76 SF]		161.43 SM [1,737.62 SF]	22.28 SM [239.62 SF]					
PROPOSED COVERED PORCH AREA:			7.22 SM [77.75 SF]						
LOT COVERAGE:	32.8%	COVERAGE BY LAW: 45.0%							
(EXCLUDING PROPOSED COVERED PORCH)		MATURE NEIGHBOURHOOD AREA: 30.0%	35.7%	5.7%					
BUILDING HEIGHT:	EXISTING								
BUILDING SETBACK:									
FRONT: (פנימי)					EXISTING				
REAR: (אחורי)					EXISTING				
SIDE: (צדדי)					EXISTING				
SIDE: (צדדי)	1.56 M / 1.57 M	COVERAGE BY LAW: N/A	1.57 M						
		MATURE NEIGHBOURHOOD AREA: 1.80 M							
PROPOSED COVERED PORCH SETBACK:									
SIDE: (צדדי)		MATURE NEIGHBOURHOOD AREA: 0.7 M	EXISTING WALL SETBACK: 0.3 M						

SITE PLAN LEGEND:	
	GROUND FLOOR-EXISTING
	COVERED PORCH-PROPOSED
	COVERED PORCH-AREA OF VARIANCE
	LINE OF SECOND FLOOR-EXISTING
	LINE OF SECOND FLOOR-PROPOSED
	SECOND FLOOR-AREA OF VARIANCE

REV.	ISSUED FOR:	DATE:
1.	ISSUED FOR CLIENT REVIEW	2020-09-15
2.	ISSUED FOR COORDINATION	2020-10-02
3.	ISSUED FOR BUILDING PERMIT	2020-10-23
4.	ISSUED FOR MINOR VARIANCE REVIEW	2020-11-14



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w: www.tashdjiandesign.com

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.

## QUALIFICATION INFORMATION

RAFFI TASHDIJIAN 45811  
Name Signature BCIN

## REGISTRATION INFORMATION

TASHDIJIAN DESIGN 100425  
Firm Name BCIN

## Project: INTERIOR ALTERATION, RENOVATION AND ADDITION

42 MAJESTIC CRES BRAMPTON, ONTARIO

Drawing Name:

## WATTS RESIDENCE

Project no.: 2205297 Date: AUGUST 2020

Drawn by: 114 Scale: AS NOTED

Checked by: 114

North Arrow: Drawing No:

A0.2



Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically during the COVID-19 Emergency

**Electronic Hearing Procedures**  
**How to get involved in the Virtual Hearing**

Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committees are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

**How to Participate in the Hearing:**

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Friday, December 18, 2020**.
- Advance registration for applicants, agents and other interested persons is required to participate in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm, Friday, December 18, 2020**.
  - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Friday, December 18, 2020**. City staff will contact you and provide you with further details.
- All Hearings will be livestreamed on the City of Brampton YouTube account at:  
<https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or  
<http://video.isilive.ca/brampton/live.html>.

If holding an electronic rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca). If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

**NOTE** Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, [www.brampton.ca](http://www.brampton.ca). By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.





The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

**APPLICATION****Minor Variance or Special Permission**

(Please read Instructions)

**NOTE:** It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law **270-2004**.

1. Name of Owner(s) ANDREW WATTS - KAMILA GOLEC  
 Address 42 MAJESTIC CRESCENT, BRAMPTON, ON L6S 3N2  
  
 Phone # (647) 262-8824 Fax # \_\_\_\_\_  
 Email goleck@gmail.com
  
2. Name of Agent RAFFI TASHDJIAN  
 Address 603-2727 VICTORIA PARK AVE, SCARBOROUGH, ON M1T 1A6  
  
 Phone # (416) 270-2129 Fax # \_\_\_\_\_  
 Email raffi@tashdjianandesign.com
  
3. Nature and extent of relief applied for (variances requested):  
1- Proposed side yard setback of second floor addition is 1.57m to match existing house exterior wall line.  
2- Existing house coverage is 33% instead of 30.0% and 35.7% has been proposed.  
3- A sideyard setback of proposed front canopy is .3m to match existing house exterior wall line.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
  
4. Why is it not possible to comply with the provisions of the by-law?  
1- A side yard setback of 1.8m is required for the proposed second floor addition.  
2- Lot coverage 30.0% is required.  
3- A sideyard setback of 0.7m is required for the proposed front canopy  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
  
5. Legal Description of the subject land: 84  
 Lot Number \_\_\_\_\_  
 Plan Number/Concession Number M-261  
 Municipal Address 42 MAJESTIC CRESCENT, BRAMPTON, ON L6S 3N2
  
6. Dimension of subject land (in metric units)  
 Frontage 7.83 + 1.615 (ARC)  
 Depth 27.28  
 Area \_\_\_\_\_
  
7. Access to the subject land is by:  
 Provincial Highway ☐  
 Municipal Road Maintained All Year ☒  
 Private Right-of-Way ☐  
 Seasonal Road ☐  
 Other Public Road ☐  
 Water ☐

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)

DETACHED DWELLING UNIT
GROUND FLOOR AREA 81.95 INCLUDING GARAGE
EXISTING GROSS FLOOR AREA 139.15 SQ M
2 STOREY WITH BASEMENT
WIDTH= 7.27, LENGTH= 13.57

PROPOSED BUILDINGS/STRUCTURES on the subject land:

ADDITION OF CANOPY (5.59 SQ M) AND 2ND FLOOR BEDROOM (16.69 SQ M)
WITH NEW GROSS FLOOR AREA OF 161.4 SQ M

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

EXISTING

Front yard setback	GARAGE=6.19, HOUSE=10.65
Rear yard setback	7.52
Side yard setback	1.57 & 1.56
Side yard setback	0.30 & 0.31

PROPOSED

Front yard setback	GARAGE=6.19, HOUSE=10.65
Rear yard setback	7.52
Side yard setback	1.57 & 1.56
Side yard setback	0.30 & 0.31

10. Date of Acquisition of subject land: 1978
11. Existing uses of subject property: RESIDENTIAL
12. Proposed uses of subject property: RESIDENTIAL
13. Existing uses of abutting properties: RESIDENTIAL
14. Date of construction of all buildings & structures on subject land: 1980

15. Length of time the existing uses of the subject property have been continued: Since constructed use of the structure was not changed

16. (a) What water supply is existing/proposed?
- |           |                                     |                 |  |
|-----------|-------------------------------------|-----------------|--|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) |  |
| Well      | <input type="checkbox"/>            |                 |  |
- (b) What sewage disposal is/will be provided?
- |           |                                     |                 |  |
|-----------|-------------------------------------|-----------------|--|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) |  |
| Septic    | <input type="checkbox"/>            |                 |  |
- (c) What storm drainage system is existing/proposed?
- |         |                                     |                 |  |
|---------|-------------------------------------|-----------------|--|
| Sewers  | <input checked="" type="checkbox"/> | Other (specify) |  |
| Ditches | <input type="checkbox"/>            |                 |  |
| Swales  | <input type="checkbox"/>            |                 |  |

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes ☐ No ☒

If answer is yes, provide details: File # \_\_\_\_\_ Status \_\_\_\_\_

18. Has a pre-consultation application been filed?

Yes ☐ No ☒

19. Has the subject property ever been the subject of an application for minor variance?

Yes ☐ No ☒ Unknown ☐

If answer is yes, provide details:

File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

Tor 2-6  
Signature of Applicant(s) or Authorized Agent

DATED AT THE 16 OF NOVEMBER, 2020  
THIS 16 DAY OF NOVEMBER, 2020

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, RAFFI TASHDJIAN, OF THE CITY OF BRAMPTON  
IN THE REGION OF PEEL SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

City OF Brampton  
IN THE Region OF Peel  
THIS 24<sup>th</sup> DAY OF November, 2020

Jeanie Cecilia Myers,  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton.  
Expires April 8, 2021.

Tor 2-6  
Signature of Applicant or Authorized Agent

Jeanie Myers  
A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: \_\_\_\_\_

R3A(2)

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

[Signature]  
Zoning Officer

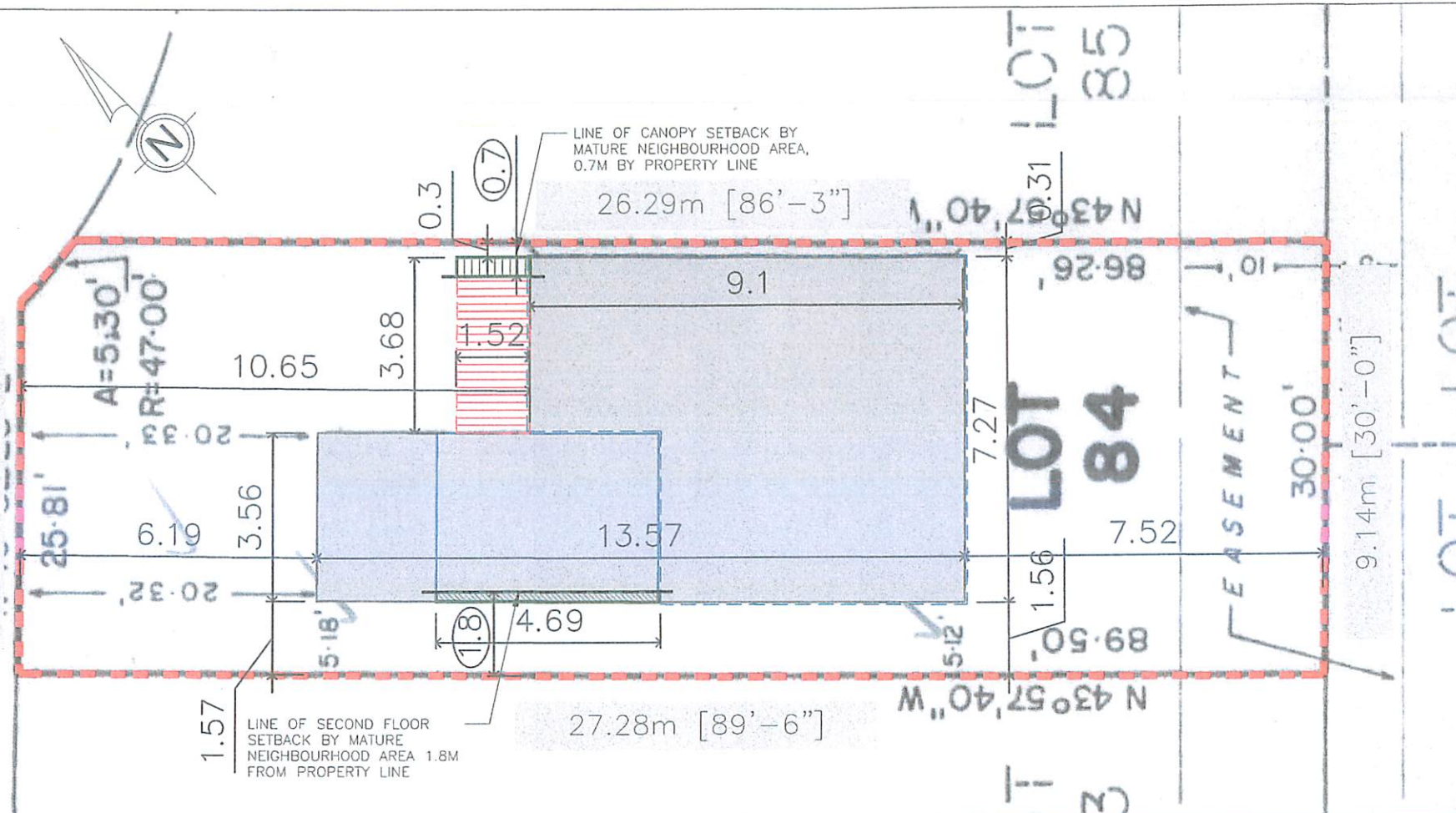
November 26, 2020

Date

DATE RECEIVED November 24, 2020



# MAJESTIC CRES.



## 1 SITE PLAN A0.2 SCALE: 1:100

SITE STATISTICS:		BRAMPTON ZONING			
ZONING:		R3A2	LOT NUMBER:		84
MATURE NEIGHBOURHOOD AREA:		BY LAW IN SECTION 10.27		BUILDING STRUCTURE: DETACHED	
	EXISTING	BY LAW	PROPOSED	ADD	
LOT AREA:	249.32 SM [2,683.69 SF]				
GROUND FLOOR AREA:	81.32 SM [875.23 SF]		81.95 SM [882.10 SF]	0.63 SM [6.87 SF]	
SECOND FLOOR AREA:	57.83 SM [622.53 SF]		74.34 SM [800.28 SF]	16.51 SM [177.75 SF]	
GROSS FLOOR AREA:	139.15 SM [1,497.76 SF]		161.43 SM [1,737.62 SF]	22.28 SM [239.82 SF]	
PROPOSED COVERED PORCH AREA:			7.22 SM [77.75 SF]		
LOT COVERAGE:	32.8%	BY LAW 45.0%			
(INCLUDING PROPOSED COVERED PORCH)		(MATURE NEIGHBOURHOOD AREA) 30.0%	35.7%	5.7%	
BUILDING HEIGHT:	EXISTING				
BUILDING SETBACK:					
FRONT: (25'-0")	EXISTING				
REAR: (25'-0")	EXISTING				
SIDE: (30'-0")	EXISTING				
SIDE: (30'-0")	1.56 M / 1.57 M	BY LAW: N/A	(MATCH EXISTING) 1.57 M		
		(MATURE NEIGHBOURHOOD AREA) 1.80 M			
PROPOSED COVERED PORCH SETBACK:					
SIDE: (30'-0")		(MATURE NEIGHBOURHOOD AREA) 0.7 M	(MATCH EXISTING WALL SETBACK) 0.3 M		

### SITE PLAN LEGEND:

	PROPERTY LINE
	GROUND FLOOR-EXISTING
	COVERED PORCH-PROPOSED
	COVERED PORCH-AREA OF VARIANCE
	LINE OF SECOND FLOOR-EXISTING
	LINE OF SECOND FLOOR-PROPOSED
	SECOND FLOOR-AREA OF VARIANCE

This drawing, as an instrument of service, is provided by and is the property of Tashdijan Design. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Tashdijan Design of any variations from the supplied information. The drawing is not to be scaled. The designer is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Construction 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 work.

REV.	ISSUED FOR:	DATE:
1.	ISSUED FOR CLIENT REVIEW	2020-09-15
2.	ISSUED FOR COORDINATION	2020-10-02
3.	ISSUED FOR BUILDING PERMIT	2020-10-23
4.	ISSUED FOR MINOR VARIANCE REVIEW	2020-11-16



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w: www.tashdijandesign.com

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.

### QUALIFICATION INFORMATION

RAFFI TASHDIJAN 45811  
Name Signature BCIN

### REGISTRATION INFORMATION

TASHDIJAN DESIGN 100425  
Firm Name BCIN

### Project: INTERIOR ALTERATION, RENOVATION AND ADDITION

42 MAJESTIC CRES BRAMPTON, ONTARIO

Drawing Name:

### WATTS RESIDENCE

Project no.: 2200097 Date: August 2020  
Drawn by: 114 Scale: AS NOTED  
Checked by: 85  
North Arrow: Drawing No.:

A0.2



# PLAN OF SURVEY

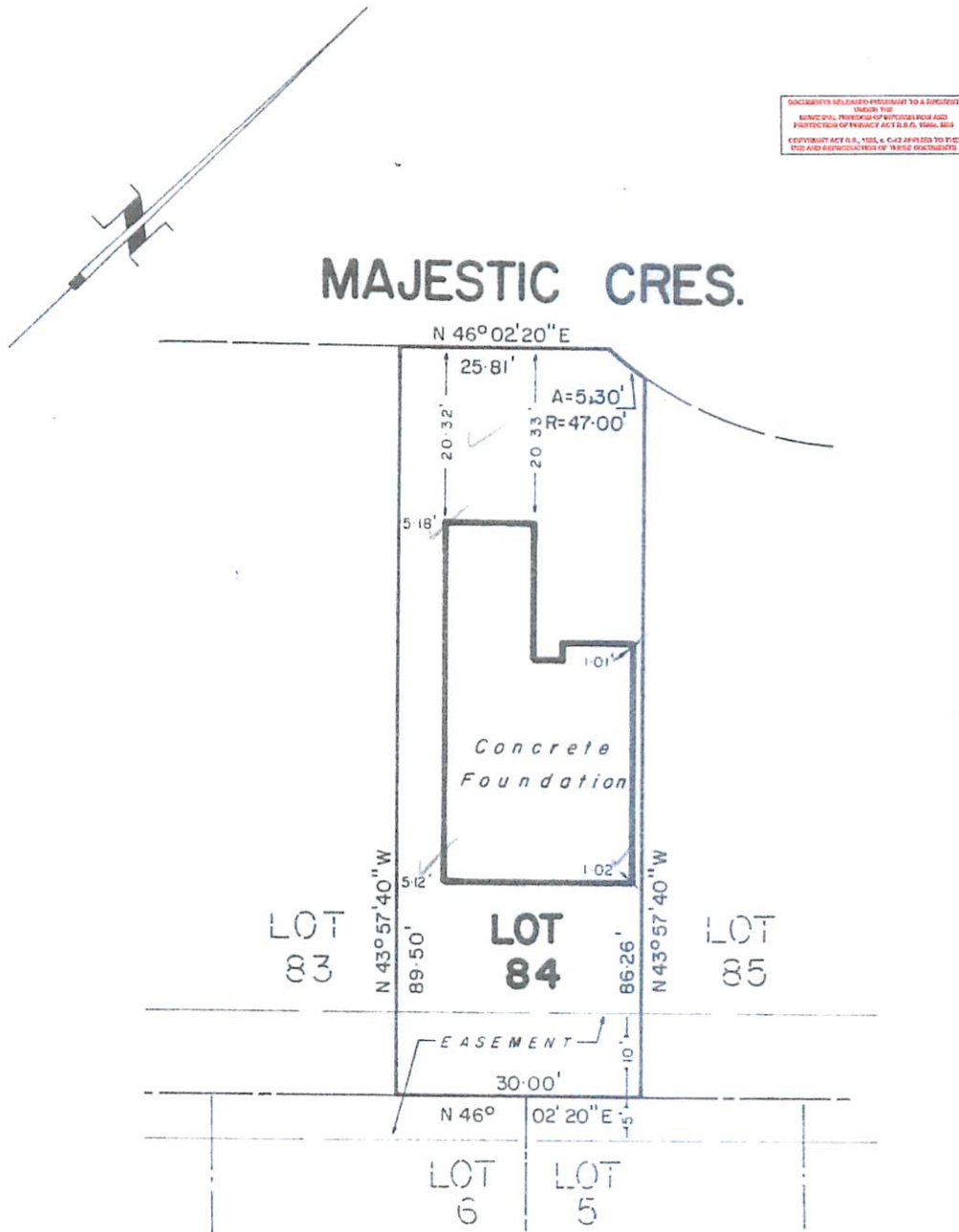
## SHOWING LOCATION OF BUILDING ON

### LOT 84, PLAN M-261

#### CITY OF BRAMPTON

#### REGIONAL MUNICIPALITY OF PEEL

Scale: 1" = 20'



DOCUMENTS RELEASED PURSUANT TO A REQUEST UNDER THE ACCESS TO INFORMATION ACT / DOCUMENTS RELEASES EN VERTU DE LA LOI SUR L'ACCÈS À L'INFORMATION

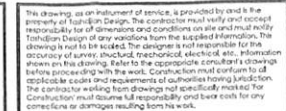


carter horwood limited  
ontario land surveyors  
box 171  
markham, ontario  
phone: 294-1328

Project No 78 288



*David A. Horwood*  
Ontario Land Surveyor  
Date December 15, 1978.

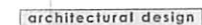




REV.	ISSUED FOR:	DATE:
1.	ISSUED FOR CLIENT REVIEW	2000-09-15
2.	ISSUED FOR COORDINATION	2000-10-02
3.	ISSUED FOR BUILDING PERMIT	2000-10-23
4.	ISSUED FOR MINOR VARIANCE REVIEW	2000-11-16

GENERAL NOTES:

TYP.	TYPICAL
EXIST.	EXISTING
NIC	NOT IN CONTRACT
M.G.A.T.	MAKE GOOD ON ALL TRADES AT JUNCTIONS
	EXISTING TO REMAIN
	EXISTING TO BE REMOVED



PO Box 532 Sheppard Pharm.  
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c: 416.270.2129  
e: [raf@tashdjandesign.com](mailto:raf@tashdjandesign.com)  
w: [www.tashdjandesign.com](http://www.tashdjandesign.com)

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE CHARTER BUILDING CODE TO BE A DESIGNER.

### QUALIFICATION INFORMATION

RAHITASHOJIAN  45811  
Name Signature BCIN

### REGISTRATION INFORMATION

TASHDJIAN DESIGN	100425
Firm Name	BCIN

## INTERIOR ALTERATION, RENOVATION AND ADDITION

42 MAJESTIC CRES BRAWFTON, ONTARIO

## PROPOSED FLOOR PLANS

WATTS RESIDENCE

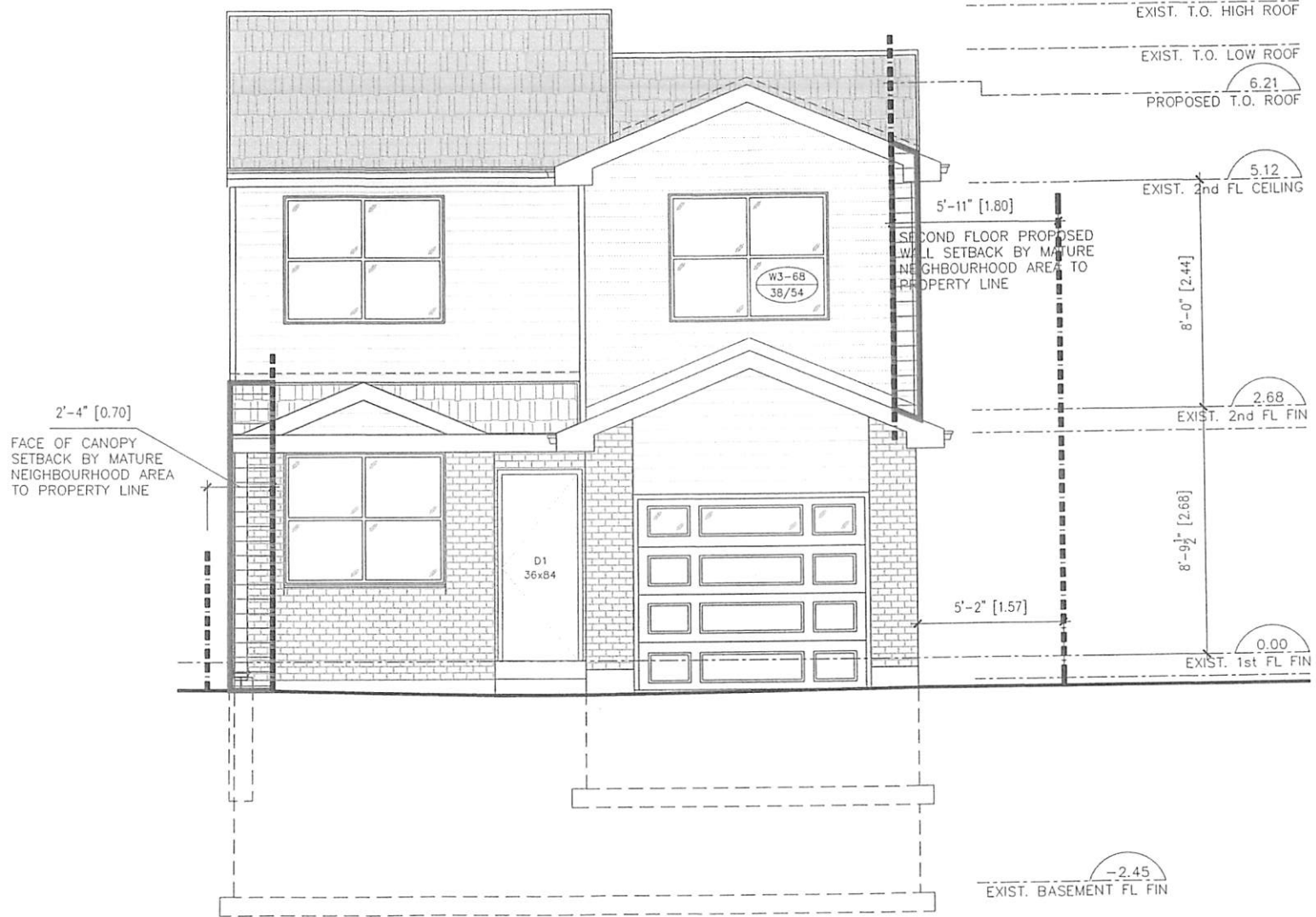
Project no. : 2200097	Date : AUGUST 2020
-----------------------	--------------------

Organ by : TAM	Scale : AS NOTED
Checked and Recd : AS	

Checked by: <u>  </u>	
North Arrow	CONSTRUCTION Drawing Fee



A2.1



1 PROPOSED FRONT ELEVATION  
A2.3 SCALE: 3/8"=1'-0"

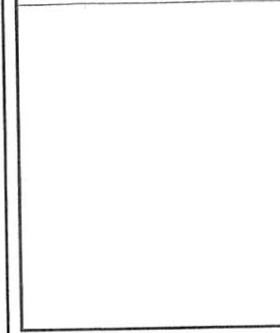
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REV.	ISSUED FOR:	DATE
1.	ISSUED FOR CLIENT REVIEW	2020-08-18
2.	ISSUED FOR COORDINATION	2020-10-02
3.	ISSUED FOR BUILDING PERMIT	2020-10-29
4.	ISSUED FOR MINOR VARIANCE REVIEW	2020-11-16

**GENERAL NOTES:**

TYP. TYPICAL  
EXIST. EXISTING  
NIC NOT IN CONTRACT  
M.G.A.T. MAKE GOOD ON ALL TRADES AT JUNCTIONS

EXISTING TO REMAIN  
 EXISTING TO BE REMOVED



**architectural design**

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w: www.tashjandesign.com

THE DESIGNER HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN. ALL HAS THE QUALIFICATION AND MEETS THE REQUIREMENTS SET OUT BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

**QUALIFICATION INFORMATION**

RAFFI TASHJIAN 45811  
Name Signature BCN

**REGISTRATION INFORMATION**

TASHJIAN DESIGN 100425  
Firm Name BCN

Project: INTERIOR ALTERATION, RENOVATION AND ADDITION  
42 MAJESTIC CRES BRAMPTON, ONTARIO

Drawing Name: PROPOSED ELEVATIONS

WATTS RESIDENCE	
Project No.: 235007	Date: AUGUST 2020
Drawn by: TM	Scale: AS NOTED
Checked by: RT	
Visit Answer:	Drawing No. A2.3



