

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-2026-0009
Property Address: 8 Huttonville Drive
Legal Description: Plan M337, Lot 31, Ward 6
Agent: Huis Design Studio Ltd.
c/o Shane Edwards and Kurtis Van Keulen
Owner(s): Sundeep Anand, Ritu Hallan-Anand
Other applications: nil
under the *Planning Act*

Meeting Date and Time: Tuesday, April 28, 2026, 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 proposed porch to encroach 2.8 metres into the front yard setback, resulting in a setback of 9.38 metres from the porch to the front lot line, whereas the by-law permits a porch to encroach a maximum 1.8 metres into the front yard setback, resulting in a required setback of 10.4 metres from the porch to the front lot line;
2. To permit a single detached dwelling having a height of 12.66 metres, whereas the by-law permits a maximum height of 10.6 metres;
3. To permit an accessory structure (proposed cabana) having a gross floor area of 124.98 square metres, whereas the by-law permits a maximum gross floor area of 23 square metres;
4. To permit an accessory structure (proposed cabana) having a height of 7.54 metres, whereas the by-law permits a maximum height of 3.5 metres;
5. To permit an accessory structure (proposed cabana) to be used for human habitation (washroom and kitchen facilities), whereas the by-law does not permit the use;
6. To permit a garage door height of 2.74 metres, whereas the by-law permits a maximum garage door height of 2.4 metres; and
7. To permit 60.27 percent of landscaped open space in the front yard, whereas the by-law permits a minimum of 70 percent landscaped open space in the front yard.

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 April 23, 2026**.
- 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 Teams, you must register in advance, no later than **12:00 pm on Thursday April 23, 2026**, 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 <https://www.brampton.ca/EN/City-Hall/Council-Committees/meetings-agendas/Pages/Welcome.aspx> 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 15th day of April 2026

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

SITE STATISTICS - 8 HUTTONVILLE DRIVE

LOT: ZONE CODE: RE1-177	
PLAN M337 LOT 31	
CITY OF BRAMPTON	
SITE AREA	43,584.93 SQ.FT (4,049.18 SQ.M) (0.037618 HA)
SITE FRONTAGE	49.01 M
BUILDING HEIGHT	12.66 M
LOT COVERAGE	
PROPOSED DWELLING	6,399.06 SQ.FT (594.49 SQ.M)
PROPOSED FRONT PORCH	710.87 SQ.FT (66.04 SQ.M)
PROPOSED COVERED PATHWAYS	308.58 SQ.FT (28.66 SQ.M)
PROPOSED REAR PORCHES	1,564.27 SQ.FT (145.32 SQ.M)
PROPOSED CABANA	1,345.33 SQ.FT (124.98 SQ.M)
COVERAGE TOTAL	959.49 SQ.M
PERCENTAGE OF LOT COVERAGE	23.69%
GROSS FLOOR AREA	
POOL CABANA (NOT INCL.)	
BASEMENT AREA (NOT INCL.)	
GROUND FLOOR AREA	4,826.69 SQ.FT (448.41 SQ.M)
SECOND FLOOR AREA	6,561.81 SQ.FT (609.61 SQ.M)
SUBTOTAL:	11,388.5 SQ.FT (1058.03 SQ.M)
OPEN AREAS (SUBTRACTED):	512.91 SQ.FT (47.65 SQ.M)
G.F.A. TOTAL	10,875.59 SQ.FT (1010.37 SQ.M)

TREE INFORMATION LEGEND	
SOLID HOARDING	—
FRAMED HOARDING	- - - - -
TREES PROPOSED FOR REMOVAL	○
PROPOSED TREE REPLACEMENTS	●

TREE PROTECTION ZONE BARRIER

TREE PROTECTION ZONE BARRIER (HOARDING)
THE TREE PROTECTION ZONE BARRIER (HOARDING) SHALL BE PLYWOOD SHEETS FRAMED WITH 2x4 STUDS AND SUPPORTED BY T-BARS.

BARRIERS MUST BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY. THE PURPOSE OF THE BARRIER IS TO DEFINE THE TREE PROTECTION ZONE, WHICH IS TO BE PROTECTED FROM ANY ACTIVITY THROUGHOUT THE CONSTRUCTION AND LANDSCAPING PHASES.

ALL TREE PROTECTION ZONE BARRIERS SHOWN ON THIS PLAN AS PER THE TREE PRESERVATION PLAN.

LANDSCAPE NOTES - 8 HUTTONVILLE DRIVE.

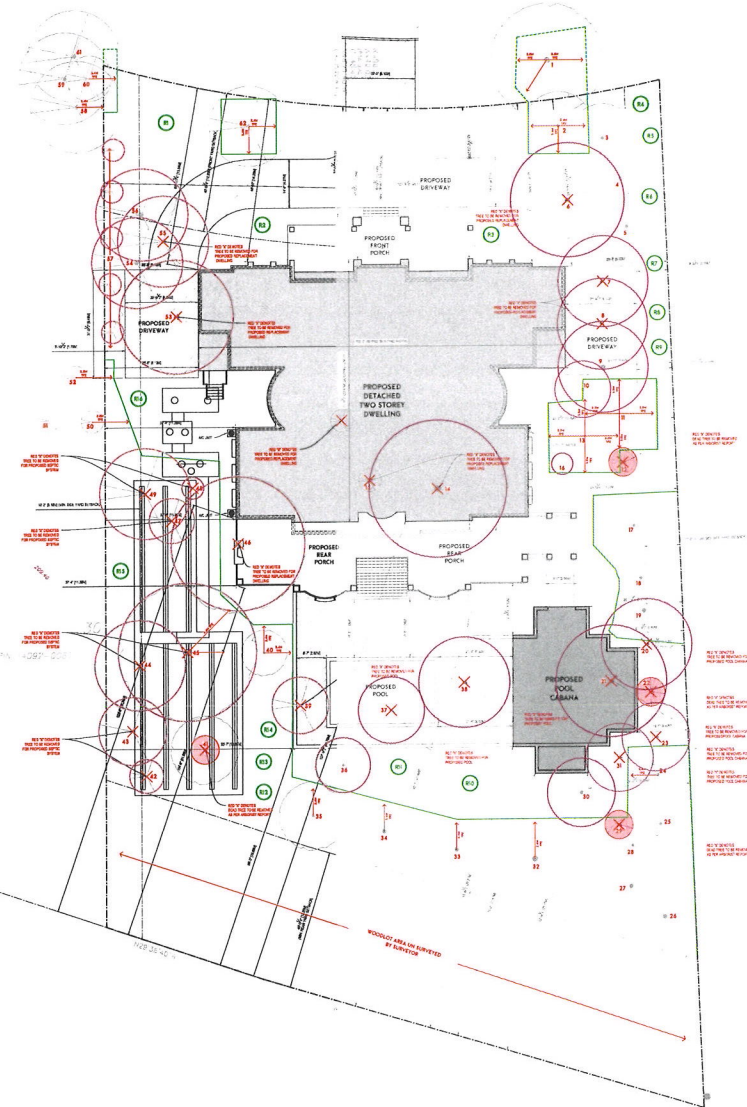
- A. THE CONTRACTOR MUST NOTIFY THE OPEN SPACE DEVELOPMENT SECTION OF THE CITY OF BRAMPTON PRIOR TO COMMENCEMENT OF ANY PLANTING.
- B. THE LOCATION OF ALL TREES ON STREET FRONTS MUST BE APPROVED BY THE OPEN SPACE DEVELOPMENT SECTION OF THE CITY OF BRAMPTON PRIOR TO THEIR INSTALLATION.
- C. THE OWNER IS REQUIRED, UPON COMPLETION OF ALL LANDSCAPE WORKS, TO SUBMIT AN ACCEPTANCE CERTIFICATE PREPARED BY A REGISTERED LANDSCAPE ARCHITECT TO THE OPEN SPACE DEVELOPMENT SECTION AND REQUEST AN INSPECTION BY THE OPEN SPACE SECTION.
- D. ALL LANDSCAPE WORKS WILL BE GUARANTEED FOR ONE YEAR FOLLOWING INSPECTION. PLANT MATERIAL WHICH IS NOT IN HEALTHY GROWING CONDITION ONE YEAR FOLLOWING INSPECTION SHALL BE REPLACED TO THE SATISFACTION OF THE CITY OF BRAMPTON WITH AN ADDITIONAL ONE-YEAR MAINTENANCE GUARANTEE. TREES SHALL BE REPLACED WITH THE SAME SPECIES AND SIZE AS THE ORIGINALS WITH PLANS AND SPECIFICATIONS.
- E. SOIL THAT IS DAMAGED OR IMBIBED ON THE PUBLIC ROULETTEWAY IS TO BE REHABILITATED AT THE OWNER'S EXPENSE.
- F. ANY CHAIN LINK FENCING AND COMPONENTS THAT ARE INSTALLED SUBSEQUENT TO THIS PLAN APPROVAL SHALL HAVE BLACK GLOSS ENAMEL FINISH BY POWDER COAT APPLICATION. PRIOR TO APPLICATION OF FINISH, TREAT WITH PINKER BONDICUT AND ENDOCRINE RESISTANT APPLIED IN A THICKNESS OF 4.5 MILS BY ELECTROSTATIC COAT AND OVER COATED FOR A SMOOTH AND EVEN SURFACE. ALL CHAIN LINK FENCING ALSO TO BE BLACK VINYL COATED.
- G. THE CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION OF TREE PIT'S AND OTHER BEARS.
- H. ALL TREES TO BE REMOVED AT THE CONCLUSION OF THE WARRANTY PERIOD UNLESS OTHERWISE SPECIFIED BY THE OPEN SPACE SECTION OF THE CITY OF BRAMPTON.
- I. ANY TRANSFORMER INSTALLED SUBSEQUENT TO SITE PLAN APPROVAL SHALL BE SCREENED WITH AN MATERIAL TO THE SATISFACTION OF THE CITY OF BRAMPTON AND MEET ALL REQUIREMENTS OF HYDRO ONE BRAMPTON PLANTING SPECIFICATIONS.
- J. ANY DAMAGE DUE TO CONSTRUCTION IS REQUIRED TO BE REINSTATED AT THE OWNER'S EXPENSE. ALL DAMAGES WILL BE COMPLETED AGGRESSIVELY TO THE SATISFACTION OF THE CITY OF BRAMPTON.

GENERAL NOTES - 8 HUTTONVILLE DRIVE.

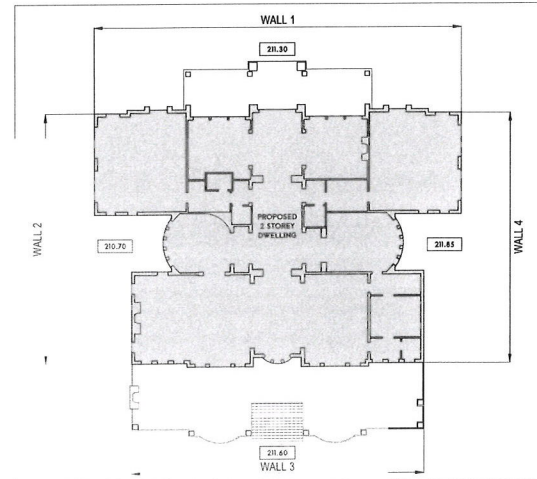
- A. ALL WORKING DRAWINGS SUBMITTED TO THE BUILDING DIVISION AS PART OF A BUILDING PERMIT APPLICATION SHALL BE IN CONFORMANCE WITH THE APPROVED SITE PLAN DRAWINGS AS APPROVED BY THE DEVELOPMENT SERVICES DIVISION.
- B. THE OWNER IS RESPONSIBLE FOR ENSURING THAT TREE PROTECTION HOARDING, PLACED AT THE DRIP LINE OF THE TREES, IS MAINTAINED THROUGHOUT ALL PHASES OF EXCAVATION AND CONSTRUCTION IN THE LOCATION AND CONDITION AS APPROVED BY THE PLANNING AND BUILDING DIVISION. NO MATERIALS (I.E. BUILDING MATERIALS, SOIL, CONSTRUCTION VEHICLES, EQUIPMENT, ETC.) MAY BE STOCKPILED WITHIN THE AREA OF HOARDING.
- C. SHOULD THE INSTALLATION OF BELOW GROUND SERVICES REQUIRE EXCAVATION TO BE REQUIRED, PLANNING STAFF ARE TO BE CONTACTED PRIOR TO THE COMMENCEMENT OF SUCH WORK. SHOULD AN ALTERNATIVE SERVICE ROUTE NOT BE POSSIBLE, STAFF WILL INSPECT AND DOCUMENT THE CONDITION OF THE VEGETATION AND REVEALING INSTALLATION IN ORDER TO MINIMIZE DAMAGE TO THE VEGETATION.
- D. THE EXISTING ON-SITE DRAINAGE PATTERNS SHALL BE MAINTAINED.
- E. GRADES MUST BE MET WITH 20% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE.
- F. ALL UTILITY COMPASSES WILL BE NOTIFIED FOR LOCATOR PRIOR TO THE INSTALLATION OF THE HOARDING THAT LIES WITHIN THE LIMITS OF THE CITY DEVELOPMENT AREA.
- G. THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITIES RELOCATIONS NECESSARY BY THE SITE PLAN APPROVAL AND BUILDING PERMIT.
- H. THE STRUCTURAL DESIGN OF ANY HEAVY WALL OVER 100 (2000) IN HEIGHT ON ANY RETAINING WALL LOCATED ON A PROPERTY LINE IS SHOWN ON THE SITE PLAN AND DRAWING SHALL BE TO BE APPROVED BY THE CONSULTING ENGINEER FOR THE PROJECT.
- I. THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL ROULETTEWAY WILL BE PAVED BY THE OWNER AT THE OWNER'S EXPENSE.
- J. AT THE ENTRANCES TO THE SITE, THE MAIN CONC. CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
- K. ALL PROPOSED CURBING AT THE ENTRANCE TO THE SITE IS TO TERMINATE AT THE PROPERTY LINE OR AT THE MUNICIPAL SIDEWALK.
- L. CONSTRUCTION MATERIALS ARE NOT TO BE PUT OUT FOR GARBAGE COLLECTION.
- M. ALL DAMAGED LANDSCAPE AREAS WILL BE REINSTATED WITH TOPSOIL AND SOIL FOLLOWING CONSTRUCTION ACTIVITY. ANY CITY ROULETTEWAY SHALL BE REHABILITATED AND REPAIRED WITH TOP SOIL CALICULUS DECIDUOUS TREES TO THE SATISFACTION OF THE CITY AT THE OWNER'S EXPENSE.
- N. ALL EXCESS EXCAVATED MATERIALS WILL BE REMOVED FROM THE SITE AT THE OWNER'S EXPENSE.

OPEN SPACE NOTES - 28 ROSEGARDEN DR.

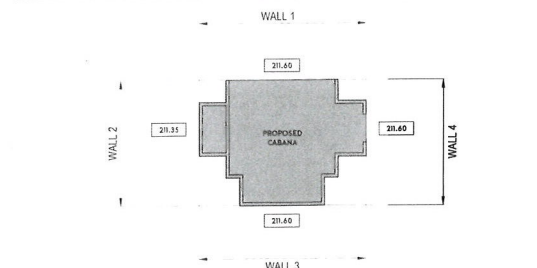
- A. ALL EXISTING TREES, WHICH ARE TO REMAIN, MUST BE FULLY PROTECTED WITH HOARDING WHICH SHALL BE ERECTED BEYOND THE TREE LINE. ALL TREE PRESERVATION MEASURES HAVE BEEN PERFORMED PRIOR TO SIGNATURE OF TOPSOIL STRIPPING AND GRADING DRAWING.
- B. NOT MOVEMENT OF VEHICLES IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
- C. THE AREAS WITHIN THE TREE PROTECTION ZONE MUST REMAIN UNDISTURBED AT ALL TIMES.
- D. ANY STOCKPILING OR TOPSOIL STORAGE OF MATERIALS MUST NOT BE PLACED WITHIN THE LIMITS OF THE TREE PROTECTION ZONE.
- E. ANY ROOTS OR BRANCHES THAT EXTEND BEYOND THE TREE PROTECTION ZONE WHICH REQUIRE PRUNING MUST BE PRUNED BY A QUALIFIED ARBORIST AND MUST BE PERFORMED IN ACCORDANCE WITH FOOD ARBORCULTURE STANDARDS.
- F. TREES THAT HAVE BEEN OR HAVE BEEN DAMAGED BEYOND REPAIR WILL BE REMOVED AND REPLACED WITH TREES OF A SIZE AND SPECIES AS APPROVED BY THE CITY.
- G. TREE PROTECTION HOARDING MUST NOT BE REMOVED UNTIL THE COMPLETION OF BUILDING CONSTRUCTION.



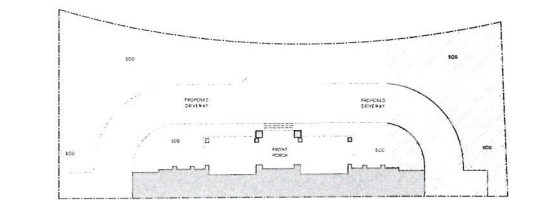
DWELING EST. GRADE CALCULATION		CABANA EST. GRADE CALCULATION	
ELEVATION CHANGE	ELEVATION	ELEVATION CHANGE	ELEVATION
WALL 1	211.30	WALL 1	211.60
WALL 2	210.70	WALL 2	211.35
WALL 3	211.60	WALL 3	211.60
WALL 4	211.85	WALL 4	211.60
TOTAL:	845.45	TOTAL:	846.15
EST. GRADE:	211.36	EST. GRADE:	211.53



ESTABLISHED GRADE CALCULATION



ESTABLISHED GRADE CALCULATION



FRONT YARD LANDSCAPING DIAGRAM SOFT LANDSCAPED AREA (NOTE FOR NOT TO SCALE FOR DISPLAY PURPOSES ONLY)

SETBACKS		FRONT YARD LANDSCAPING		PROPOSED	
FRONT YARD (23.0 M)	13.24 M	FRONT YARD AREA	7823.07 SQ.FT (727.34 SQ.M)		
INT. SIDE YARD (7.5 M)	8.13 M	PROPOSED DRIVEWAY / FRONT STEPS	2393.82 SQ.FT (222.95 SQ.M)		
REAR YARD (23.0 M)	37.34	PROPOSED FRONT PORCH	710.87 SQ.FT (66.04 SQ.M)		
INT. SIDE YARD (7.5 M)	9.02 M	TOTAL HARD LANDSCAPED AREA	288.99 SQ.M (28.73%)		
VARIANCE REQ'D	HEIGHT	PROPOSED GRASS	438.35 SQ.M		
MAX. 10.6M	(12.66 M)	TOTAL SOFT LANDSCAPED AREA	438.35 SQ.M (40.27%)		

ARCHITECTURAL SITE PLAN

huis design studio

1000 SHEPPARD AVENUE EAST, SUITE 100
SCARBOROUGH, ONTARIO M1B 3Y1
TEL: (416) 291-1111
WWW.HUISDESIGNSTUDIO.COM

CLIENT: [REDACTED]

PROJECT: [REDACTED]

DATE: [REDACTED]

SCALE: [REDACTED]

DATE: [REDACTED]

SCALE: [REDACTED]

ASPI