



## Committee of Adjustment

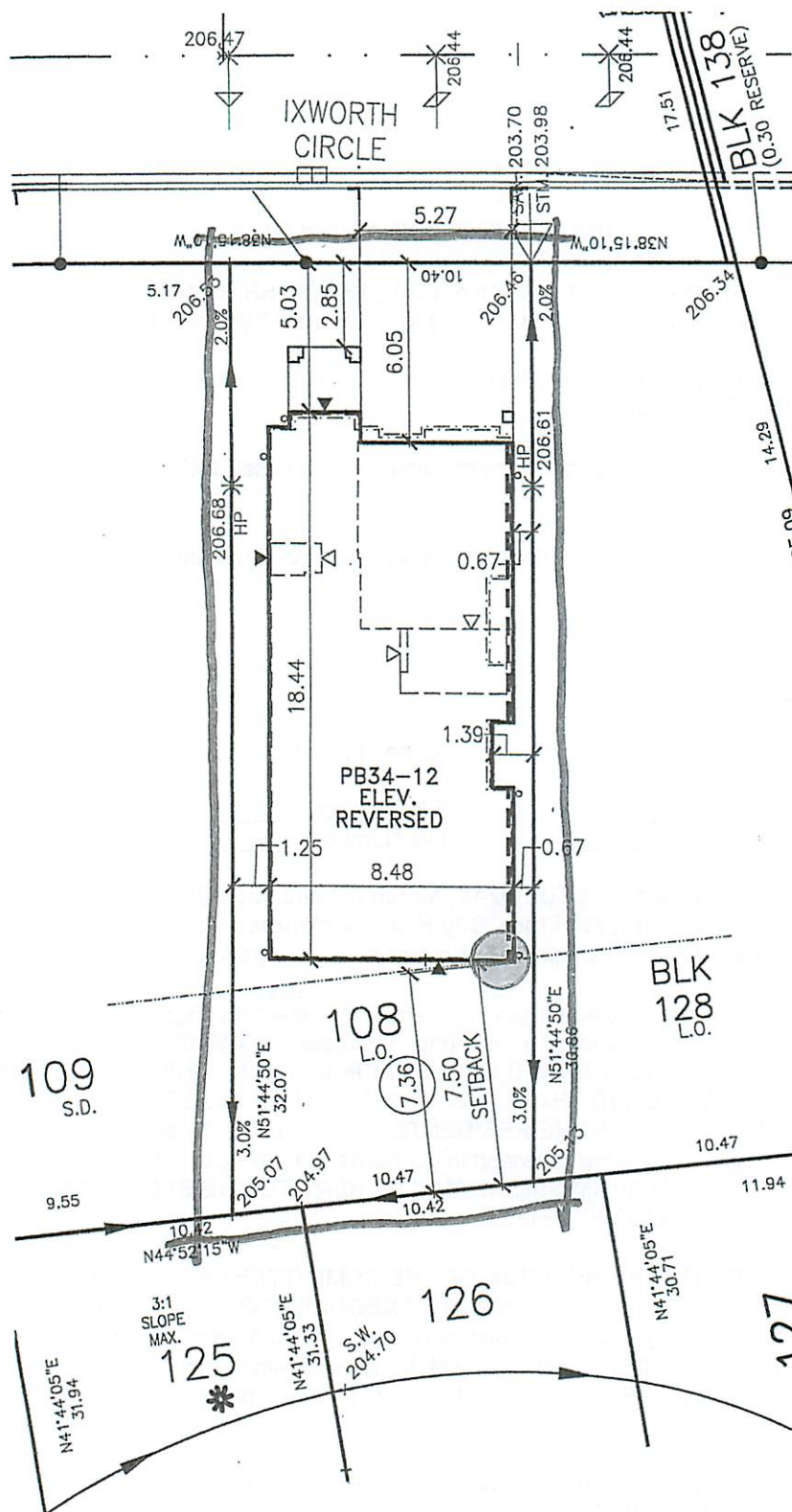
## APPLICATION FOR MINOR VARIANCE

**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)

entries must be made to gain entry into house.  
13. Provide brick ledge as required to ensure exposed concrete foundation wall does not exceed 0.20m (8"). Site super to verify conditions prior to construction.

● STREET LIGHTING  
▲ TRANSFORMER

R-NAP ROGERS NAP VAULT (F.T.G.)  
R-PED ROGERS PEDESTAL (A.G.)  
R-LCP ROGERS PEDESTAL (A.G.)



#### ENGINEERED FILL

This lot is in an area of Engineered Fill.  
The Builder is to have a qualified Geotechnical Engineer confirm the suitability of the footing subgrade prior to constructing footings. Extend footings into Engineered Fill as per soil report recommendations.  
Lot: 108

BUILDING HEIGHT:		LOT: 108
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MAXIMUM BUILDING HEIGHT (BYLAW):		11.60 m
LOT STATISTICS:		LOT: 106
GARAGE DOOR WIDTH:		
INTERIOR GARAGE WIDTH:		
INTERIOR GARAGE LENGTH:		

**GREAT GULF**



Lot no. : 108  
Plan no. 43M-2097  
Scale : 1:250  
Date: MARCH 2020

Location :  
BRAMPTON, ONTARIO

Job No. :  
2001

SCOTTISH HEATHER DEVELOPMENT II

I 03/02/2021 LOT 108



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, Thursday, March 25, 2021**.
- 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 Thursday, March 25, 2021**.
  - 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, March 26, 2021**. 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.



FILE NUMBER: A-2021-0045

*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)** Scottish Heather Development Inc.  
**Address** 3751 Victoria Park Avenue, Toronto, Ontario M1W 3Z4

**Phone #** CELL 905-550-5841 **Fax #** \_\_\_\_\_  
**Email** brittney.heathwood@greatgulf.com

2. **Name of Agent** Stephen Safranyos of HomeCAD/DRAFT Design  
**Address** 200 Brockport Drive, Toronto, Ontario M9W 5C9

**Phone #** CELL 905-536-6626 **Fax #** \_\_\_\_\_  
**Email** steve@draftdesign.ca

3. **Nature and extent of relief applied for (variances requested):**

To permit a rear yard setback of 7.36m(24.15Ft.) whereas the By-law requires a rear yard setback of 7.5m(24.6Ft.)  
Please note that the requested variance includes 0.05m(1.96inches), the final setback could improve to 7.41(24.31Ft.)

4. **Why is it not possible to comply with the provisions of the by-law?**

Prior to going to sale, each lot is analyzed to see what will fit. This lot is odd shaped at the rear and slightly shorter than others in this M-plan 31.46m(mid-pt.) vs. most at 33.50m. In this case, the lot was sold with a Model that was thought to fit, but in fact had a corner of the house non-compliant. The builder is hopeful that the encroachment can be considered minor and that the purchaser will in fact be able to proceed with their purchase.

5. **Legal Description of the subject land:**

**Lot Number** 108  
**Plan Number/Concession Number** 43M-2097  
**Municipal Address** 7 Ixworth Circle

6. **Dimension of subject land (in metric units)**

**Frontage** 10.40m  
**Depth** 31.465m (at the mid-point)  
**Area** 327.19m<sup>2</sup>

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.)

n/a

**PROPOSED BUILDINGS/STRUCTURES on the subject land:**

Ground Floor Area = 115.08m<sup>2</sup> (1238.72SF) Gross Floor Area = 262.43m<sup>2</sup> (2824.8SF)  
Width = 8.48m (27'-10") Length 17.42m (57'-2") garage face to rear wall  
Height 7.51m (24.63Ft.) 2-Storeys

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 n/a

Rear yard setback n/a

Side yard setback n/a

Side yard setback n/a

**PROPOSED**

Front yard setback 6.05m (19.55Ft.) to Garage 5.03m (16'-6") to House

Rear yard setback 7.36m (24.15Ft.)

Side yard setback 0.65m (2.13Ft.) Left Side

Side yard setback 1.25m (4.10Ft.) Right Side

10. Date of Acquisition of subject land: 2013

11. Existing uses of subject property: Residential

12. Proposed uses of subject property: Single Family Residential

13. Existing uses of abutting properties: Vacant /Open Space Road R.O.W.

14. Date of construction of all buildings & structures on subject land: For Construction 2021

15. Length of time the existing uses of the subject property have been continued: 2013

16. (a) What water supply is existing/proposed?

Municipal ☒

Well ☐

Other (specify) \_\_\_\_\_

- (b) What sewage disposal is/will be provided?

Municipal ☒

Septic ☐

Other (specify) \_\_\_\_\_

- (c) What storm drainage system is existing/proposed?

Sewers ☒

Ditches ☐

Swales ☒

Other (specify) \_\_\_\_\_

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 _____

Stephen Safranyos  
Signature of Applicant(s) or Authorized Agent

DATED AT THE City \_\_\_\_\_ OF Brampton \_\_\_\_\_

THIS 2nd DAY OF March, 2021.

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, Stephen Safranyos, OF THE City \_\_\_\_\_ OF Hamilton \_\_\_\_\_

IN THE Region \_\_\_\_\_ OF Hamilton-Wentworth 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 2nd DAY OF

March, 2021.

Stephen Safranyos  
Signature of Applicant or Authorized Agent

Submit by Email

April Dela Cerna  
A Commissioner etc.

April Dela Cerna, a  
Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton.  
Expires May 8, 2021.

FOR OFFICE USE ONLY

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

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

R1E-10.4-2427

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

Todd Payne  
Zoning Officer

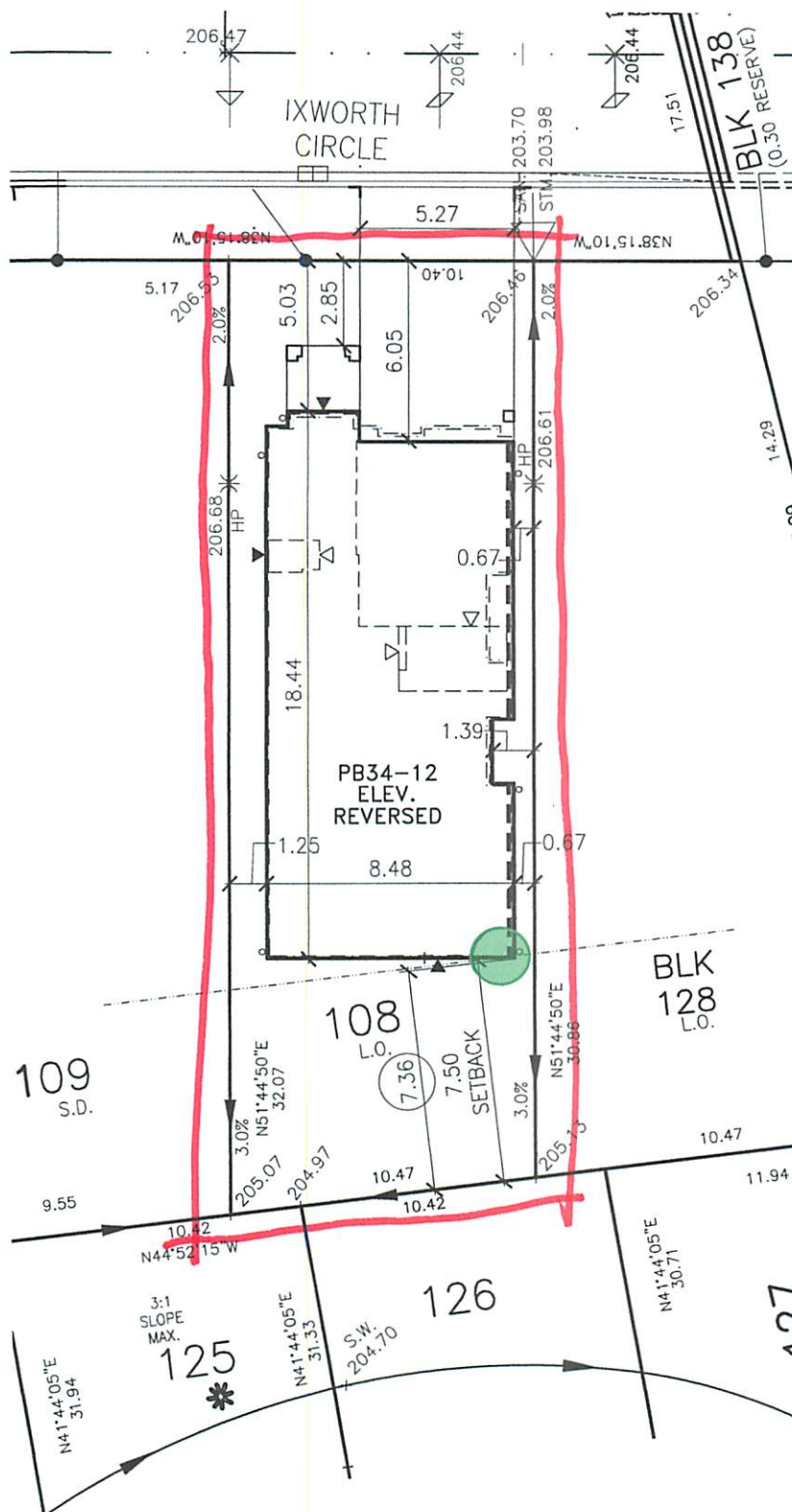
March 3, 2021  
Date

DATE RECEIVED March 02, 2021

Date Application Deemed Complete by the Municipality March 3, 2021



R-NAP	ROGERS NAP VAULT (F.T.G.)
R-PED	ROGERS PEDESTAL (A.G.)
R-LCP	ROGERS PEDESTAL (A.G.)



ENGINEERED FILL

This lot is in an area of Engineered Fill. The Builder is to have a qualified Geotechnical Engineer confirm the suitability of the footing subgrade prior to constructing footings. Extend footings into Engineered Fill as per soil report recommendations. Lot: 108

BUILDING HEIGHT:	LOT: 108
BUILDING HEIGHT: .....	m
MAXIMUM BUILDING HEIGHT (BYLAW): .....	11.60 m
LOT STATISTICS:	LOT: 106
GARAGE DOOR WIDTH: .....	m
INTERIOR GARAGE WIDTH: .....	m
INTERIOR GARAGE LENGTH: .....	m

 GREAT GULF



Lot no. : 108

Plan no. 43M-2097

Scale : 1:250

Date: MARCH 2020

Location :  
BRAMPTON, ONTARIO

Job No. :  
2001

SCOTTISH HEATHER DEVELOPMENT II

General Notes:

1. Surveyor to comply with all current by-laws regarding set backs in laying out the work. Any discrepancies are to be reported to the Architect and the builder.
2. The contractor shall check and verify all given grade elevations, drainage, existing and proposed utilities prior to commencement of construction.
3. Builder to verify hydrant, street light, transformers and other services locations. If minimum clearances are not maintained, Builder to relocate at his own expense.
4. Footings to bear on natural undisturbed soil or rock and be a minimum of 122mm below finished grade. Underside of footings shown are taken from architectural plans and may not represent actual footing level.
5. All dimensions and grade elevations are given in meters and may be converted to feet by dividing by 0.3048.
6. Minimum slope for drainage in the swales is 2.0 %. Provide a min. 0.15m between specified house grade and swale invert. Window sills shall be a minimum of 0.15m above finished grades. All side yard swales to be located on lot lines.
7. Rear yard surface slope 2.0 % min. - 6.0 % max. Max allowable slope embankments 3:1 (horizontal to vertical) unless otherwise noted.
8. Driveway slope 2.0 % min. - 8.0 % max.
9. Provide 1.2 m min. clearance from driveways to street lights and hydrants. 1.5 m min. from driveways to transformers.
10. Existing curb cuts to be rectified to suit new driveways where necessary. The obtaining for approval of curved driveways is the Builders responsibility.
11. Builder to ensure water box is located in grass area, 1.0 m min. clearance from the edge of driveway.
12. Unless otherwise indicated, finished floor grade 0.55m above specified house grade at entry points to house, and provision of three risers at entries must be made to gain entry into house.
13. Provide brick lodge as required to ensure exposed concrete foundation wall does not exceed 0.20m (8"). Site super to verify conditions prior to construction.

LEGEND	
F.F.	FINISHED FLOOR LEVEL
T.F.	TOP OF FOUNDATION FOUR
F.B.	FINISHED BASEMENT LEVEL
U.S.	UNDERSIDE OF FOOTING
000.00	PROPOSED GRADE
000.00	EXISTING GRADE
000.00	FOOTINGS HAVE BEEN EXTENDED
*	DENOTES LOT WITH ENGINEER FILL
---	EXTENT OF ENGINEER FILL
---	DOUBLE SEWER SERVICE
---	SINGLE SEWER SERVICE
---	WATER SERVICE
HYD.	HYDRANT
SL	STREET LIGHTING
TR	TRANSFORMER
▲	HOUSE ENTRANCE
△	GARAGE OR OPTIONAL HOUSE ENTRANCE
●	DROP GRADE SLAB
○	DOWN SPOUT LOCATION
T.E.F. (000.00)	TOP OF ENGINEER FILL
---	HYDRO SERVICE
ND	NO DOOR
CT	CABLE TV PEDESTAL
BP	BELL PEDESTAL
GLR	BELL GRADE LEVEL BOX (P.T.G.)
C	CORNER LOT (Include # Rear upgrade)
R	REAR UPGRADE
S	SIDE UPGRADE
AB	ALL DRIVE
---	45 MIN. RATED WALL
GLR	ROGERS GRADE LEVEL BOX (P.T.G.)
RVN	ROGERS NAP VALVE (P.T.G.)
RP	ROGERS PEDESTAL (A.G.)
RLP	ROGERS PEDESTAL (A.G.)

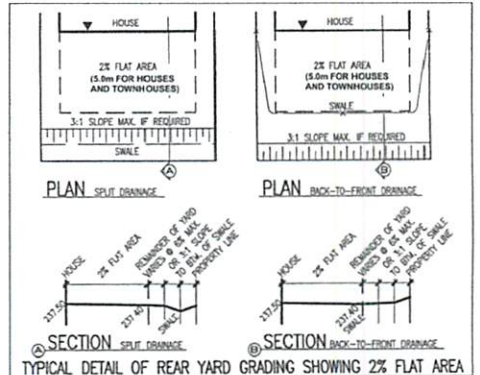
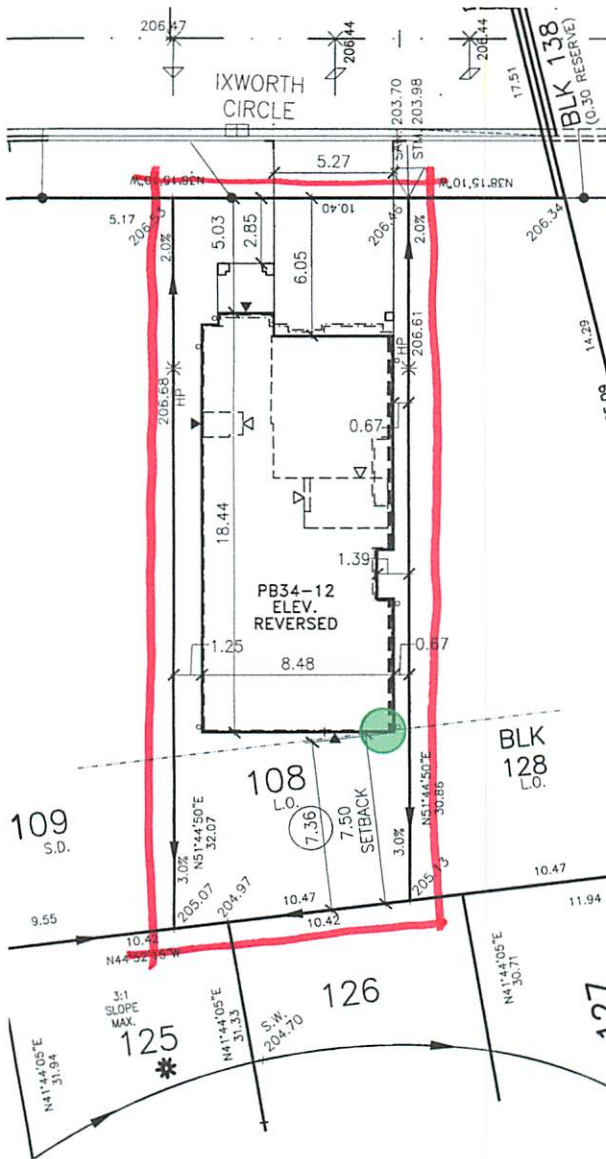
NOTE :  
BUILDER TO VERIFY  
SANITARY AND STORM INVERT  
ELEVATIONS PRIOR TO  
EXCAVATION FOR FOOTINGS.



KEY PLAN N.T.S.

NOTES

1. THE PROPOSED ELEVATIONS AT BUILDINGS AND THE BASIC DIRECTION OF SURFACE DRAINAGE WILL BE SUBJECT TO DETAILED DESIGN WHEN HOUSE TYPES AND PLOT PLANS ARE AVAILABLE.
2. REAR TO FRONT DRAINAGE CAN BE ACCOMMODATED ONLY IF THE SEPARATION BETWEEN UNITS IS 2.4m.
3. THE HOUSE TYPE AND DRIVEWAY LOCATION SHALL NOT BE CHANGED WITHOUT CITY OF BRAMPTON APPROVAL.
4. WHERE POSSIBLE DOWNSPOUTS SHALL DISCHARGE TO THE GROUND SURFACE VIA SPLASH PADS TO THE FRONT OF THE HOUSE.
5. A MINIMUM AREA OF 5.0m SHALL BE GRADED AT 2.0% AT THE REAR OF THE HOUSE.
6. A MINIMUM AREA OF 7.5m SHALL BE GRADED AT 2.0% AT THE REAR OF THE HOUSE FOR REVERSE FRONTAGE LOTS.
7. A MINIMUM OF 0.15m CLEARANCE MUST BE PROVIDED BETWEEN THE BRICKLINE AND THE FINAL TOP OF GROUND ELEVATION AT THE HOUSE.
8. A MINIMUM CLEARANCE OF 0.20m MUST BE PROVIDED BETWEEN THE SIDING AND THE FINAL TOP OF GROUND ELEVATION AT THE HOUSE.
9. ALL LOT GRADING MUST COMPLY WITH CITY OF BRAMPTON STANDARDS 420 AND 421 UNLESS OTHERWISE NOTED.
10. DRIVEWAYS SHALL BE GRADED AT A MINIMUM OF 2.0% AND MAXIMUM OF 8.0% SLOPE.
11. A 0.6m SEPARATION SHALL BE PROVIDED BETWEEN DRIVEWAYS.
12. ALL AREAS BEYOND THE PLAN OF SUBDIVISION, WHICH ARE DISTURBED DURING CONSTRUCTION, SHALL BE RESTORED TO THE SATISFACTION OF THE CITY OF BRAMPTON AT THE CONTRACTOR'S EXPENSE.
13. ALL OPEN SPACE BLOCKS AND VALLEY LANDS SHALL BE MAINTAINED FREE OF GARBAGE AND CONSTRUCTION DEBRIS BY THE DEVELOPER UNTIL ASSUMPTION OF THE SUBDIVISION BY THE CITY OF BRAMPTON.
14. WHERE CORNER LOT FENCING IS REQUIRED BY THE CITY, THE SLOPE FROM THE NEAREST POINT AT THE DWELLING TO ANY POINT ALONG THE FENCE SHALL NOT EXCEED 5%.
15. DRIVEWAYS ARE TO HAVE A MINIMUM SEPARATION OF 0.6m AT CURBS AND SHALL NOT CROSS THE PROJECTION OF THE PROPERTY LINE.
16. THE MAXIMUM SLOPE ON THE LOTS SHALL BE 3:1, EXCEPT BETWEEN UNITS WHERE THE MAXIMUM SLOPE SHALL BE 5:1.
17. SWALE GRADES SHALL BE A MINIMUM OF 2.0% AND A MAXIMUM OF 8.0%. SWALES SHALL HAVE A MAXIMUM SIDE SLOPE OF 3:1, A MINIMUM DEPTH OF 0.15m AND A MAXIMUM DEPTH OF 0.3m. SWALES ALONG THE LOT LINE BETWEEN HOUSES SHALL HAVE A MAXIMUM DEPTH OF 0.2m.
18. FOOTINGS TO BE FOUND IN UNDISTURBED NATIVE SOIL OR, IF LOCATED IN ENGINEERED FILL, FOUNDATIONS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF, AND CERTIFIED IN THE FIELD BY, A GEOTECHNICAL ENGINEER.



HOMECAD PLAN DESIGNS Inc.

FIRM BCIN : 115056  
I Stephen Safranyos have reviewed and take responsibility for this design.  
Qualified Designer BCIN : 23933  
March 2, 2021



ENGINEERED FILL

This lot is in an area of Engineered Fill.  
The Builder is to have a qualified Geotechnical Engineer confirm the suitability of the footing subgrade prior to constructing footings. Extend footings into Engineered Fill as per soil report recommendations.  
Lot: 108

BUILDING HEIGHT:	LOT: 108
BUILDING HEIGHT:	11.60 m
MAXIMUM BUILDING HEIGHT (BYLAW):	11.60 m
LOT STATISTICS:	LOT: 106
GARAGE DOOR WIDTH:	3.0 m
INTERIOR GARAGE WIDTH:	3.0 m
INTERIOR GARAGE LENGTH:	3.0 m

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of BRAMPTON.

 GREAT GULF	 DRAFT BUILDING SETTER BY DESIGN	Lot no. : 108		
		Plan no. 43M-2097		
		Scale : 1:250		
		Date: MARCH 2020	1 03/02/2021	LOT 108 FOR COA
Location : BRAMPTON, ONTARIO	Job No. : 2001	SCOTTISH HEATHER DEVELOPMENT INC.		
		PB18D		

RIVERVIEW HEIGHTS  
SUBDIVISION  
GREAT GULF PHASE 4B  
BLOCK 40-3



