

**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **PAUL WILLIS** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Part of Lot 16, Concession 2 EHS, municipally known as **11201 KENNEDY ROAD NORTH**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s):

1. To permit a proposed detached garage having a gross floor area of 112.31 sq. m (1208.90 sq. ft.) whereas the by-law permits a maximum gross floor area of 48 sq. m (516.67 sq. ft.) for a detached garage.

**OTHER PLANNING APPLICATIONS:**

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: NO  
Application for Consent: NO

File Number: \_\_\_\_\_  
File Number: \_\_\_\_\_

The Committee of Adjustment has appointed **TUESDAY, May 11, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. 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.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

**IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT.** This will also entitle you to be advised of a Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.

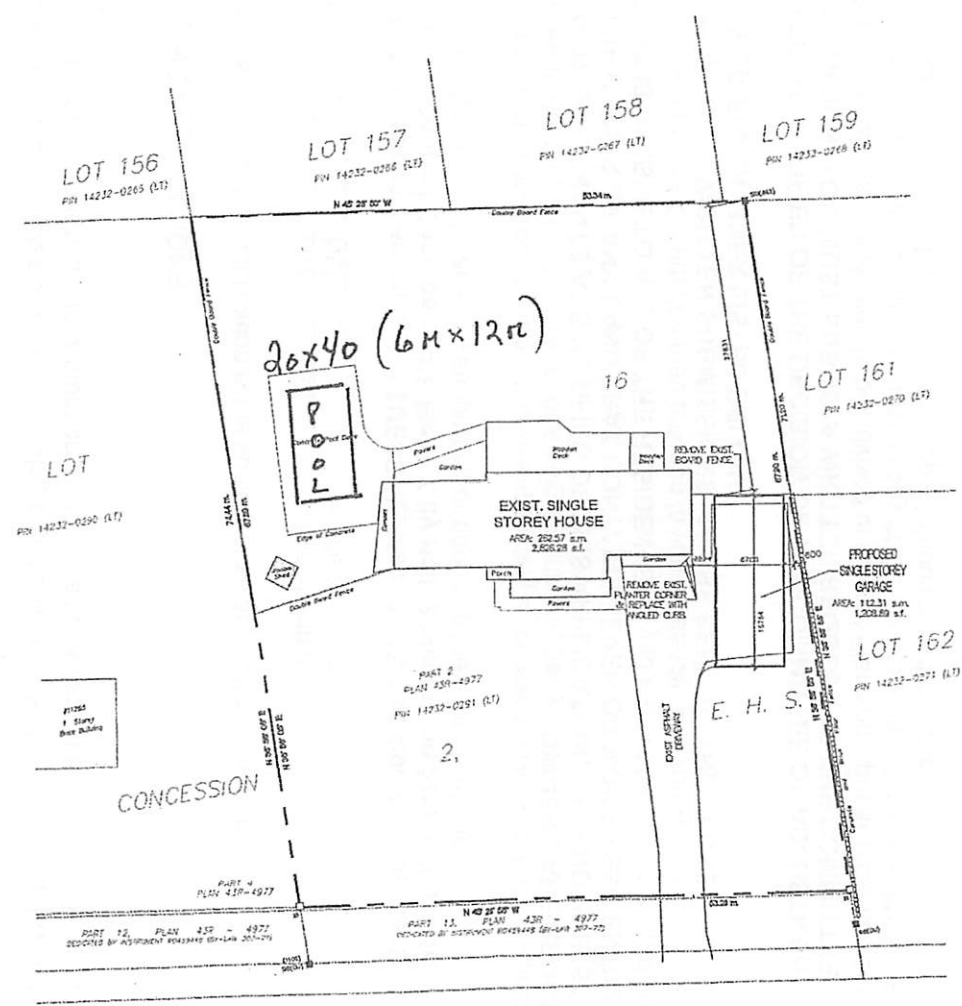
**RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.**

**PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC**

DATED at Brampton Ontario, this 29th day of April, 2021.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

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)



KENNEDY ROAD  
ROAD ALLOWANCE BETWEEN CONCESSION 1 AND 2 E.A.S.  
P.N. 14232-0280 (L.T.)



KEY PLAN N.T.S.

**NOTE:**

SITE PLAN WAS DRAWING FROM TOPOGRAPHICAL SURVEY OF LOT 16, CONCESSION 2, CITY OF BRAMPTON, REGIONAL MUNICIPALITY OF P.E.I., FORMERLY TOWNSHIP OF CHESHAM, COUNTY OF P.E.I. AS PREPARED BY: YOUNG & YOUNG SURVEYING INC. 7 HOLLAND CIRCLE, UNIT 5, BRAMPTON, ONTARIO L6Y 4E1 TEL: 905-891-8000, FAX: 905-897-4211 email: info@youngsurveying.ca

**METRIC**

DISTANCES SHOWN ON THIS PLAN ARE IN METRIC (MILLIMETERS AND/OR METRES) AND CAN BE CONVERTED TO INCHES/FEET BY MULTIPLYING BY 25.4/3.28

**'CAUTION'**

CONTRACTORS ARE TO VERIFY ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION. UNDERGROUND SERVICE INFORMATION WAS OBTAINED FROM OTHER SOURCES AND THEIR ACCURACY CANNOT BE GUARANTEED.

**SITE STATISTICS:**

**LOT AREA:**  
NET BOUNDARY: 3,528.13 s.m. 0.89 Acres  
**BUILDINGS AREA:**  
EXISTING ONE STOREY BUNGALOW: 262.97 s.m. 2,826.20 s.f.  
PROPOSED DETACHED SINGLE STOREY GARAGE: 112.31 s.m. 1,208.89 s.f.  
TOTAL BUILDING AREA: 375.28 s.m. 4,035.17 s.f.  
**LOT COVERAGE:**  
TOTAL BUILDING AREA (375.28 s.m.) / LOT AREA (3,528.13 s.m.) = 10.52%

No.	Date	Description	By
1	04/22/21	ISSUED FOR REVIEW	M.K.

**REVISIONS**

Contractor shall check and verify all dimensions and report any discrepancies to the architect before proceeding with the work.

Drawing Name:

**SITE PLAN**

Project Name:

PROPOSED:

**DETACHED GARAGE ADDITION**  
11201 KENNEDY ROAD,  
BRAMPTON, ON.

Y.T. ARCHITECTURAL SERVICES INC.  
Architect

333 GREENFIELD AVE.,  
NORTH YORK, ONTARIO  
M2N 3E7  
TEL: (416) 221-0612  
FAX: (416) 512-7532



Scale: 1:250  
Date: JAN 20 2021  
Drawn by: M.K.  
Checked by: Y.T.  
Issued:

Project No: 22124  
Drawing No: A-1

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, May 6, 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, Friday, May 7, 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, May 7, 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.





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) PAUL M. WILLIS  
 Address 11201 KENNEDY RD. N  
BRAMPTON, ONT L6Z 0A3  
 Phone # 416 953-4301 Fax # \_\_\_\_\_  
 Email WILLISPAULM@GMAIL.COM
2. Name of Agent N/A  
 Address \_\_\_\_\_  
 Phone # \_\_\_\_\_ Fax # \_\_\_\_\_  
 Email \_\_\_\_\_
3. Nature and extent of relief applied for (variances requested):  
INCREASE PERMITTED SIZE OF DETACHED GARAGE  
FROM 48 SQ.M. TO 112.31 SQ.M. THIS IS A LOT  
OF JUST UNDER ONE ACRE AND LOT COVERAGE,  
WITH THE GARAGE, WOULD STILL BE ONLY APPROX  
12%.
4. Why is it not possible to comply with the provisions of the by-law?  
PERMITTED SIZE IS TOO SMALL
5. Legal Description of the subject land:  
 Lot Number 16  
 Plan Number/Concession Number 2 EHS  
 Municipal Address 11201 KENNEDY RD N
6. Dimension of subject land (in metric units)  
 Frontage AS PER ATTACHED SURVEY = 53.23 M  
 Depth AS PER ATTACHED SURVEY = 67.89 M  
 Area AS PER ATTACHED SURVEY = 3558.13 S.M.
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.)

AS PER ATTACHED SITE PLAN  
ALL SINGLE STOREY { EXISTING HOUSE = 262.57 S.M.  
EXISTING POOL SHED = 5.94 S.M.  
IN GROUND { EXISTING POOL = 74.32 S.M.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

AS PER ATTACHED SITE PLAN  
SINGLE STOREY GARAGE = 112.31 S.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  
 Rear yard setback  
 Side yard setback  
 Side yard setback

HOUSE - 33. M  
HOUSE - 26. M  
HOUSE - 14. M  
HOUSE - 9. M

POOL SHED - 34. M  
POOL SHED - 28. M  
POOL SHED - 1.7 M  
POOL SHED - 4.8 M

POOL 15:  
6 M. x 12 M.  
POOL - 35. M  
POOL - 22. M  
POOL - 3. M  
POOL - 50. M } APPROX

PROPOSED

Front yard setback  
 Rear yard setback  
 Side yard setback  
 Side yard setback

GARAGE - 24. M  
GARAGE - 28. M  
GARAGE - .06 MINIMUM  
GARAGE - 59. M

} APPROX. HEIGHT OF GARAGE WILL  
BE IN ACCORDANCE WITH  
BY-LAWS

10. Date of Acquisition of subject land: SEPTEMBER 1985
11. Existing uses of subject property: RESIDENTIAL
12. Proposed uses of subject property: AGRICULTURAL/RESIDENTIAL
13. Existing uses of abutting properties: RESIDENTIAL
14. Date of construction of all buildings & structures on subject land: 1968
15. Length of time the existing uses of the subject property have been continued: 53 YEARS

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 \_\_\_\_\_

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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, Paul M. Willis, 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 1st DAY OF  
April, 2021.  
April Dela Cerna  
A Commissioner etc.

Signature of Applicant or Authorized Agent  
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:

Agricultural (A)

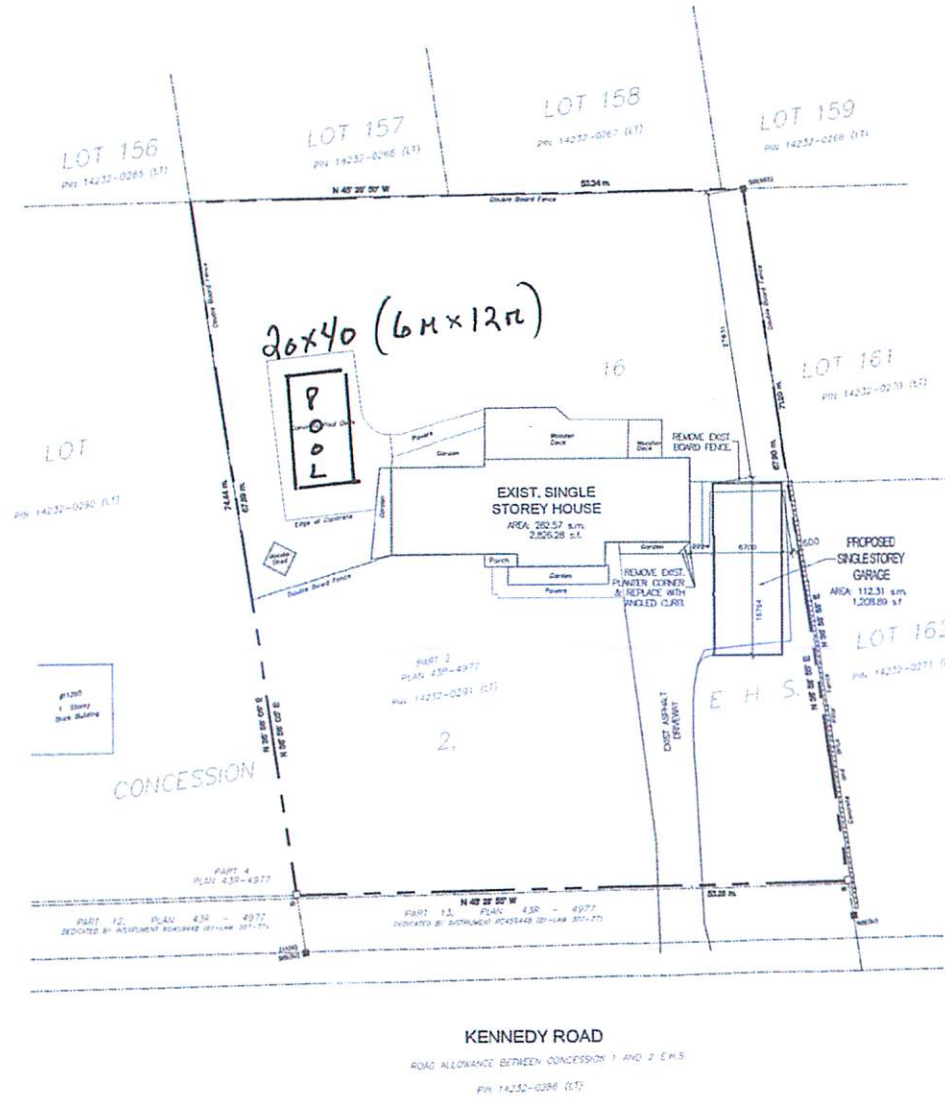
This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

[Signature]  
Zoning Officer

April 6, 2021

Date

DATE RECEIVED April 1, 2021.



KEY PLAN N.T.S.

**NOTE:**

SITE PLAN WAS DRAWN FROM TOPOGRAPHICAL SURVEY OF LOT 16, CONCESSION 1, CITY OF BRAMPTON, REGIONAL MUNICIPALITY OF PEEL (FORMERLY TOWNSHIP OF CHINGWASSE, COUNTY OF PEEL) AS PREPARED BY: YOUNG & YOUNG SURVEYING INC. 2 ROLLING DRIVE, UNIT 5, BOLTON, ONTARIO L7R 5E1 TEL: 905-951-5000, FAX: 905-951-4511 email: info@youngsurveying.ca

**METRIC**

DISTANCES SHOWN ON THIS PLAN ARE IN METRIC (MILLIMETERS AND/OR METRES AND CAN BE CONVERTED TO INCHES/FEET BY MULTIPLYING BY 25.4/3.28)

**'CAUTION'**

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**SITE STATISTICS:**

**LOT AREA:**  
NET BOUNDARY: 3,560.13 s.m. = 0.89 Acres  
**BUILDINGS AREA:**  
EXISTING ONE STOREY BUNGALOW: 262.57 s.m. = 2,806.28 s.f.  
PROPOSED DETACHED SINGLE STOREY GARAGE: 112.31 s.m. = 1,208.89 s.f.  
TOTAL BUILDING AREA: 374.88 s.m. = 4,015.17 s.f.  
**LOT COVERAGE:**  
TOTAL BUILDING AREA (374.88 s.m.) / LOT AREA (3,560.13 s.m.) = 10.53%

No.	Date	Description	By
1	09/23/21	ISSUED FOR REVIEW	M.K.

**REVISIONS**

Contractor shall check and verify all dimensions and report any discrepancies to the architect before proceeding with the work.

Drawing Name:

**SITE PLAN**

Project Name:

PROPOSED:

**DETACHED GARAGE ADDITION**  
11201 KENNEDY ROAD,  
BRAMPTON, ON.

Y.T. ARCHITECTURAL SERVICES INC.  
Architect

333 GREENFIELD AVE.,  
NORTH YORK, ONTARIO  
M2N 3E7

TEL: (416) 222-0512  
FAX: (416) 512-7025



Scale: 1:250

Date: JAN 20 2021

Drawn by: M.K.

Checked by: Y.T.

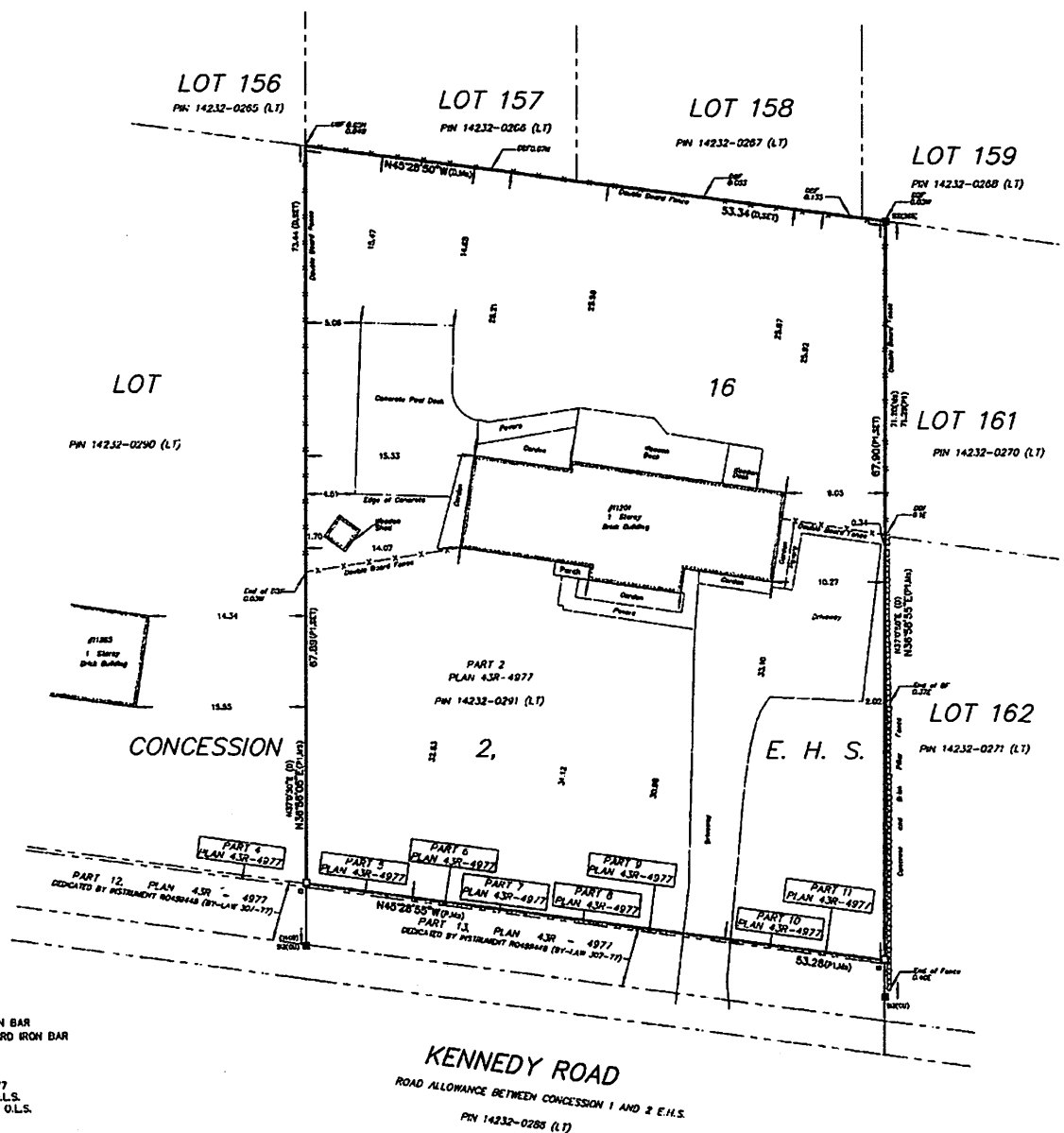
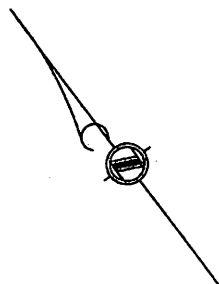
Issued:

Project No:

**22124**

Drawing No:

**A-1**



- LEGEND**
- FB DENOTES FOUND BAR
  - CB DENOTES PLANTED BAR
  - SB DENOTES STANDARD IRON BAR
  - SSB DENOTES SHORT STANDARD IRON BAR
  - IB DENOTES IRON BAR
  - CC DENOTES CUT CROSS
  - M DENOTES MEASURED
  - PI DENOTES PLAN 438-4977
  - 685 DENOTES D.P. McLEAN O.L.S.
  - 1109 DENOTES B.L. McMURCHY O.L.S.
  - N DENOTES NORTH
  - E DENOTES EAST
  - W DENOTES WEST
  - S DENOTES SOUTH
  - C DENOTES CENTRE LINE
  - DBF DENOTES DOUBLE BOARD FENCE
  - BF DENOTES BRICK FENCE
  - TL DENOTES TRELKLINE
  - SW DENOTES CONCRETE SIDEWALK
  - D DENOTES INSTRUMENT R0725926

**KENNEDY ROAD**  
ROAD ALLOWANCE BETWEEN CONCESSION 1 AND 2 E.H.S.  
PIN 14232-0288 (L.T.)

SURVEYOR'S REAL PROPERTY REPORT  
SHOWING TOPOGRAPHIC FEATURES  
**LOT 16, CONCESSION 2**  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL  
(FORMERLY TOWNSHIP OF CHINGUACOUSY,  
COUNTY OF PEEL)

SCALE 1:500  
0 5 10 20 METRES  
YOUNG & YOUNG SURVEYING INC.  
© 2021

**METRIC**  
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES  
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PART 2	
DESCRIPTION OF LAND	
PART OF LOT 16	
CONCESSION 2	
CITY OF BRAMPTON	
REGIONAL MUNICIPALITY OF PEEL	
COMPLIANCE WITH MUNICIPAL ZONING	
NOT CERTIFIED BY THIS REPORT	
REGISTERED EASEMENTS	
SEE PIN	
ADDITIONAL REMARKS	
NOTE: THE LOCATION OF THE FENCES AND DRIVEWAY IS RELATION TO THE BOUNDARY LINES.	

**BEARING NOTE**  
BEARINGS ARE UTM GRID, BY REAL TIME NETWORK (TOPNET)  
OBSERVATIONS, UTM ZONE 17, NAD83 (ORIGINAL)(1997.0).

**BEARING ROTATION NOTE**  
FOR BEARING COMPARISONS, A ROTATION OF 0°45'00" COUNTER CLOCKWISE  
WAS APPLIED TO INST. R0725926 TO CONVERT TO GRID BEARINGS

**SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM.
  - THE SURVEY WAS COMPLETED ON THE 16th DAY OF MARCH, 2021.

MAR 18, 2021  
DATE  
G. Sundar  
GANESH SUNDAR B.Eng.  
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
2152809

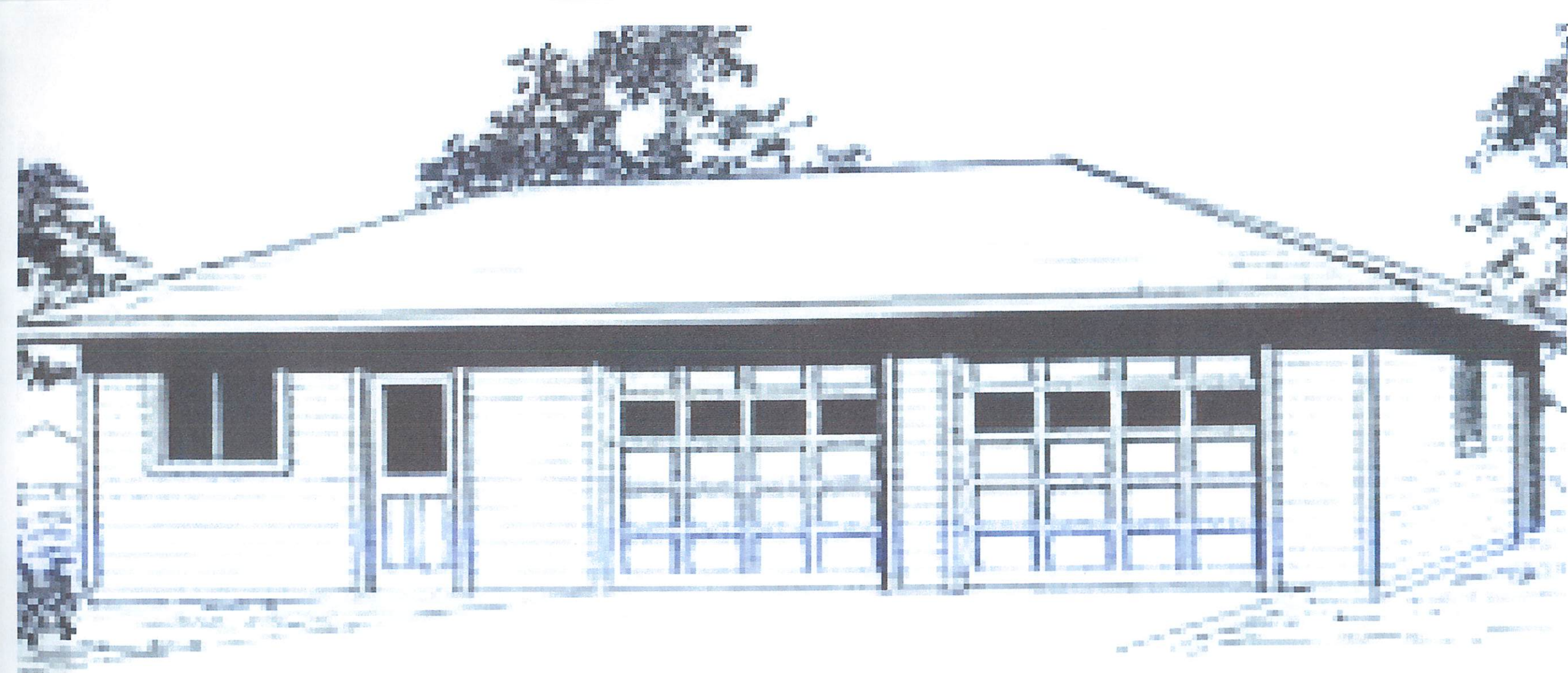
THIS PLAN IS NOT VALID  
UNLESS IT IS AN ENDORSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR  
in accordance with  
Regulation 1024, Section 24(1).

**YOUNG & YOUNG  
SURVEYING INC.**  
A Subsidiary of Moore Group Inc.

2 HOLLAND DRIVE, UNIT 3, BOLTON, ONTARIO L7E 1E1  
PHONE 905.951.6000 - FAX 905.857.4211  
www.youngsurveying.ca - info@youngsurveying.ca

PARTY CHIEF: GS DRAWN BY: LV CHECKED BY: JA  
CLIENT: PAUL WELLS  
PROJECT No. 20-B7579





GARAGE DOORS TO BE 18' EACH  
FRONT TO BE STONE TO MATCH HOUSE.





11201 Kennedy Road, Brampton

Suggest an address correction

Owner Name  
WILLIS, PAUL MATTHEW

Last Sale  
\$2  
Dec 20, 2007

Lot Size  
41,893 ft<sup>2</sup>  
Area  
830 ft  
Perimeter  
Measurements Available  
(See Site & Structure)



## Valuation &amp; Sales

## Sales History

Sale Date	Sale Amount	Type	Party To	Notes
Dec 20, 2007	\$2	Transfer	WILLIS, PAUL MATTHEW;	

Map data ©2011 Imagery ©2021, First Step Solutions

A-2021-0082

