



## 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**

PLAN SHOWING  
LOCATION OF HOUSES ON LOTS 117, 118, 119, 120, 121, 122 & 123  
REGISTERED PLAN M-111  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEELE  
SCALE 1" = 30'

DOCUMENTS RELEASED PURSUANT TO A REQUEST  
UNDER THE  
MUNICIPAL FREEDOM OF INFORMATION AND  
PROTECTION OF PRIVACY ACT R.S.O. 1990c. M56

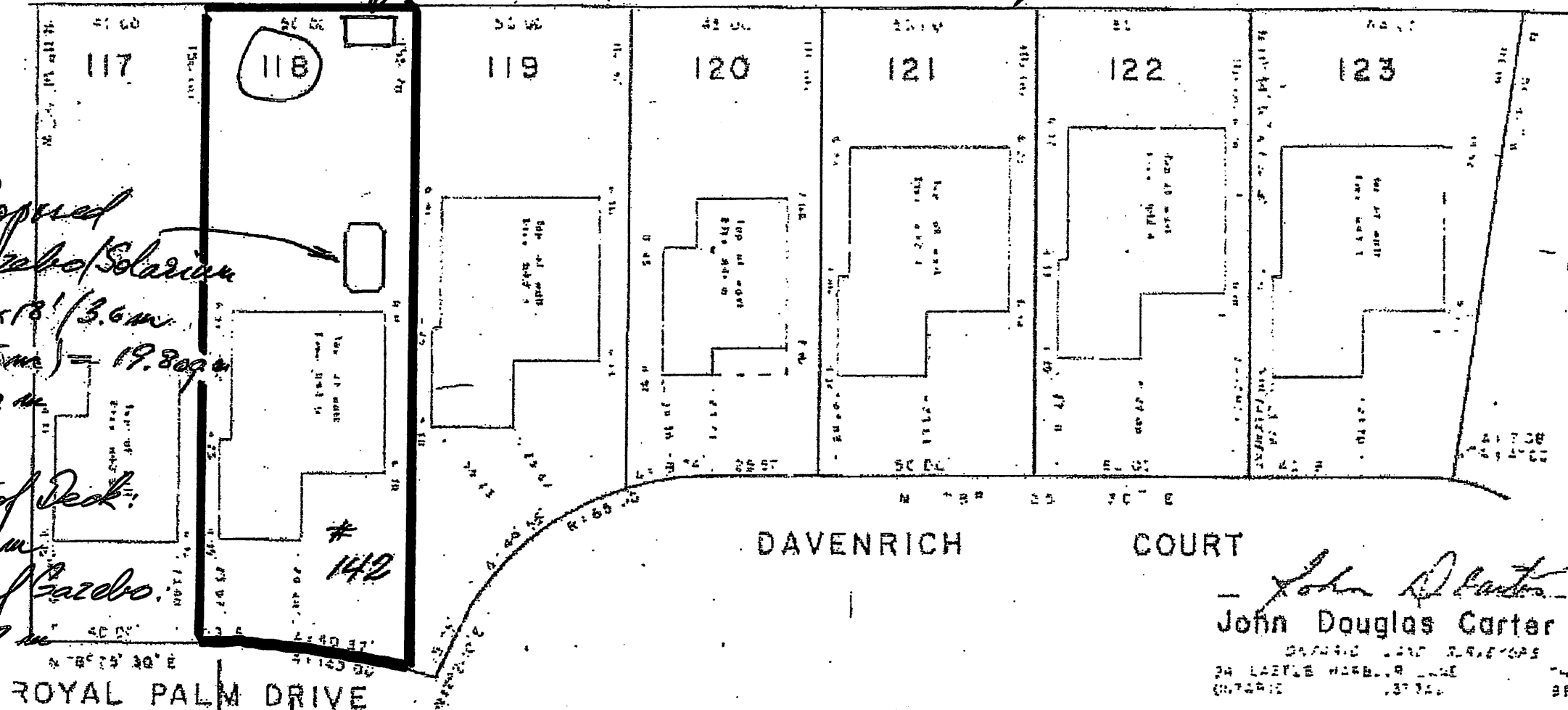
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*Current Shed (6 from Property line)  
8' x 9 1/2' (2.43m x 2.89) = 7.0 sq. m.*

*Proposed  
Gazebo/Solarium  
12' x 18' (3.6m  
5.5m) = 19.8 sq. m.*

*Height of Deck:  
= .81m*

*Height of Gazebo:  
= 1.97m*



DAVENRICH

COURT

*John D. Carter*  
John Douglas Carter Ltd.  
24 LAETIA WALKER ROAD  
ONTARIO  
M9P 2T2

*Width as per Builder (McWest) in 1978 @ 18 feet = 5.49m*

**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.



AMENDMENT LETTER

April 27, 2021


To: Committee of Adjustment

**RE: APPLICATION FOR MINOR VARIANCE  
JEAN AND JUERGEN ROTSCVH  
LOT 118, PLAN M-111  
A-2021-0094 – 142 ROYAL PALM DRIVE  
WARD 2**

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Please **amend** application **A-2021-0094** to reflect the following:

1. To permit an accessory structure (proposed solarium) having a gross floor area of 19.8 sq. m (213.13 sq. ft.) whereas the by-law permits a maximum gross floor area of 15 sq. m (161.46 sq. ft.) for an individual accessory structure;
2. To permit 2 accessory structures (proposed solarium and existing shed) having a combined total gross floor area of 26.8 sq. m (288.47 sq. ft.) whereas the by-law permits 2 accessory structures having a maximum combined gross floor area of 20 sq. m (215.28 sq. ft.);
3. To permit an accessory structure (proposed solarium) having a building height of 3.19 ft. (10.47 ft.) whereas the bylaw permits a maximum building height of 3.0m (9.84 ft.) for an accessory structure.



Applicant/Authorized Agent



*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) Jean and Juergen Rotscvh  
Address 142 Royal Palm Drive, Brampton, Ontario, L6Z1P7

Phone # (905) 846-3655 Fax # \_\_\_\_\_  
Email jayrotsch@aol.com

2. Name of Agent \_\_\_\_\_  
Address Self

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_  
Email \_\_\_\_\_

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

1. To permit a proposed solarium on a wood deck having an area of 19.8 sq. m;
2. To permit 2 accessory structures (proposed solarium and existing shed) having a combined total area of 26.8 sq. m

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

We have lived in this residence for over 42 years, but are basically unable to enjoy our back yard as the mosquito invasion from the Heart Lake Conservation immediately behind our property makes it practically impossible to sit and relax for most of the year. As my wife and I are now enjoying retirement, we need a mosquito-proof area which this 12' x12' (3.6m x 5.5m) enclosure would provide.

5. Legal Description of the subject land:

Lot Number 118  
Plan Number/Concession Number M111  
Municipal Address 142 Royal Palm Drive, Brampton, Ontario, L6Z1P7

6. Dimension of subject land (in metric units)

Frontage 15m (50')  
Depth 45m (150')  
Area 675 sq. meters

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.)

The existing house is a back-split residence, Model Sandalwood, built in 1978 by Nu-West. It has a total floor area of ~186 sq. m.

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

Sojag 'Charleston' Solarium - 3.6 m x 5.5 m (12' x 18'). See attachme (19.8 sq. m)  
**EXISTING SHED**, 2.43 m x 2.89 m (7.0 sq. m), 1.6 m from property line at rear of property - see survey.  
**TOTAL** 19.8 + 7.0 = 26.8 sq. meters.

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**

	<u>HOUSE:</u>	<u>SHED</u>
Front yard setback	10 m	42.6 m
Rear yard setback	25 m	1.6 m
Side yard setback	2.5 m from 24 Davenrich Court	1.6 m
Side yard setback	2.0 m from 140 Royal Palm Drive	11.7 m

**PROPOSED**

Front yard setback	22 m
Rear yard setback	17.5 m
Side yard setback	2.5 m from 24 Davenridge Court
Side yard setback	9.4 m from 140 Royal Palm Drive

10. Date of Acquisition of subject land: 1 September 1978
11. Existing uses of subject property: Residence
12. Proposed uses of subject property: Residence
13. Existing uses of abutting properties: Residence
14. Date of construction of all buildings & structures on subject land: Summer 1978
15. Length of time the existing uses of the subject property have been continued: 42+ Years
16. (a) What water supply is existing/proposed?  
Municipal ☒ Other (specify) \_\_\_\_\_  
Well ☒
- (b) What sewage disposal is/will be provided?  
Municipal ☒ Other (specify) \_\_\_\_\_  
Septic ☐
- (c) What storm drainage system is existing/proposed?  
Sewers ☒ Other (specify) \_\_\_\_\_  
Ditches ☐  
Swales ☐



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 \_\_\_\_\_ OF \_\_\_\_\_  
THIS 7<sup>th</sup> DAY OF APRIL, 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, Juergen Kotsch, 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 13<sup>th</sup> DAY OF  
APRIL, 2021

A Commissioner etc.

Jeanie Cecilia Myers  
a Commissioner, etc.,  
Province of Ontario  
for the Corporation of the  
City of Brampton  
Expires April 8, 2024.

Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

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

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

R1C(1)

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

Zoning Officer

April 14, 2021

Date

DATE RECEIVED

April 13, 2021

Date Application Deemed  
Complete by the Municipality

April 14, 2021

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LOCATION OF HOUSES ON LOTS 117, 118, 119, 120, 121, 122 & 123  
REGISTERED PLAN M-III  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEELE  
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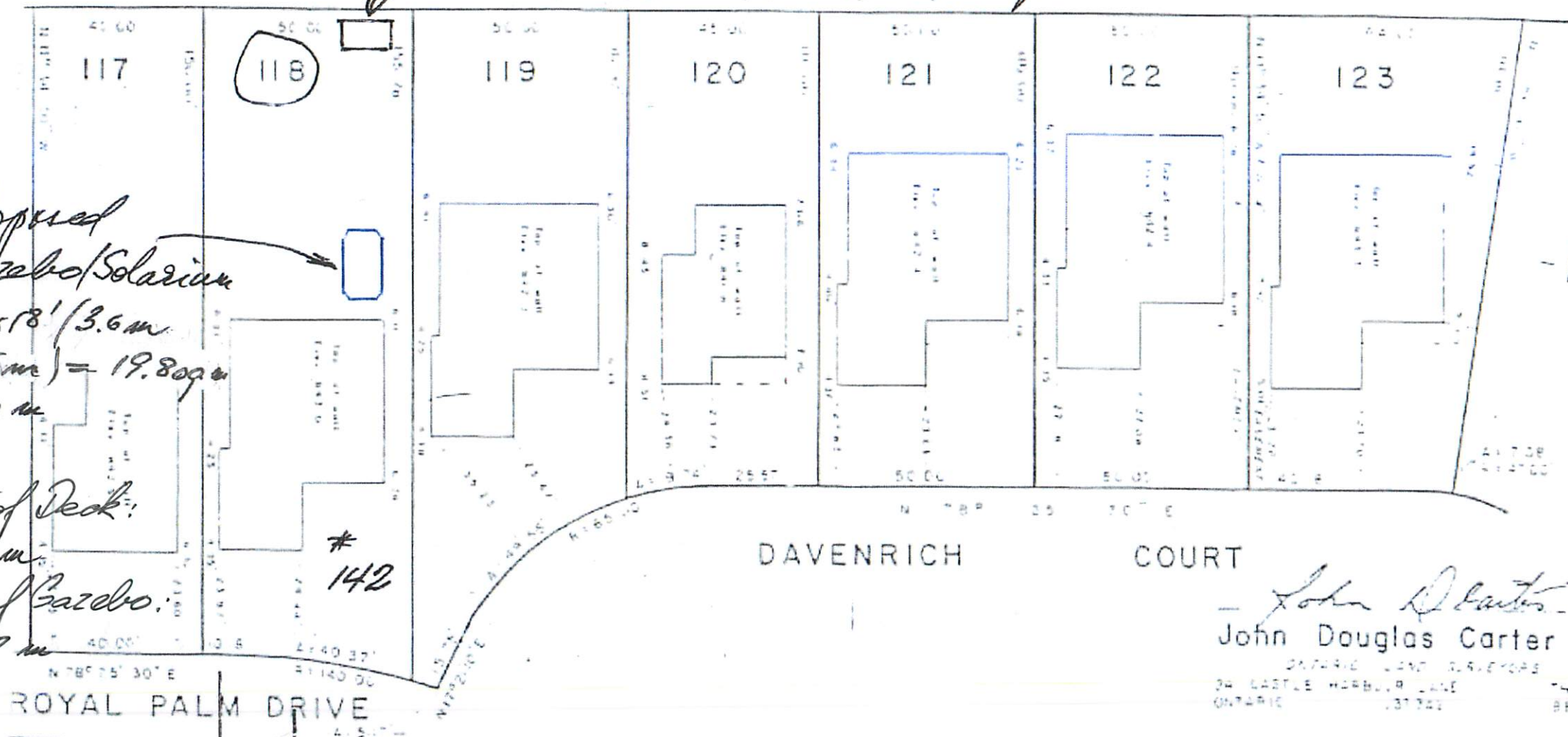
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John Douglas Carter Ltd.  
24 CASTLE HARBOR LANE  
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ONTARIO

Width as per Builder (Nu-West) in 1978 @ 18 feet = 5.49m



COLLECTIONS

Q&A

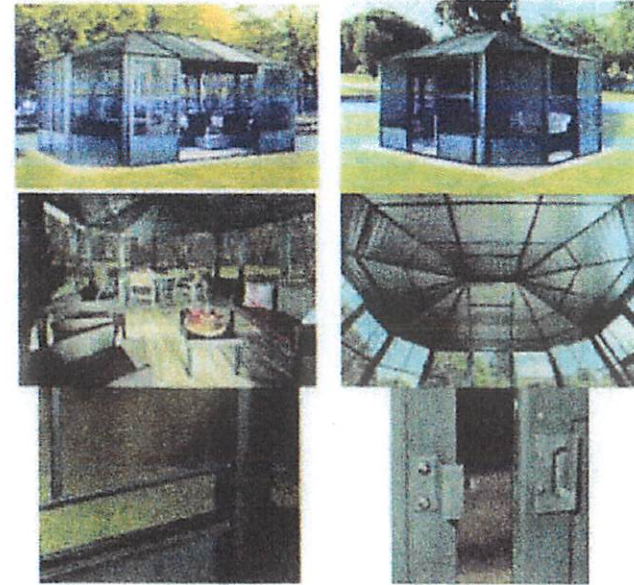
ABOUT US

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# CHARLESTON



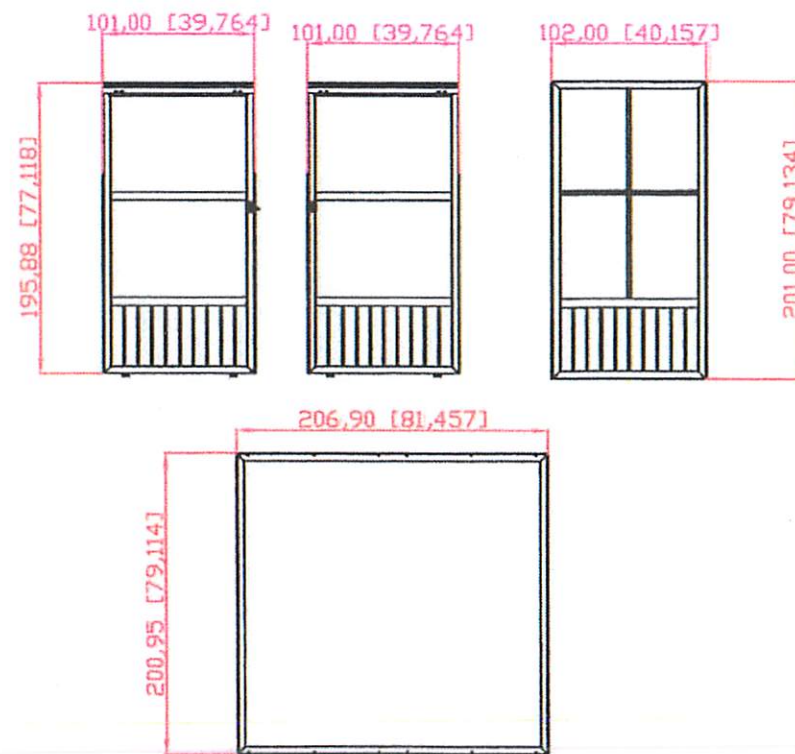
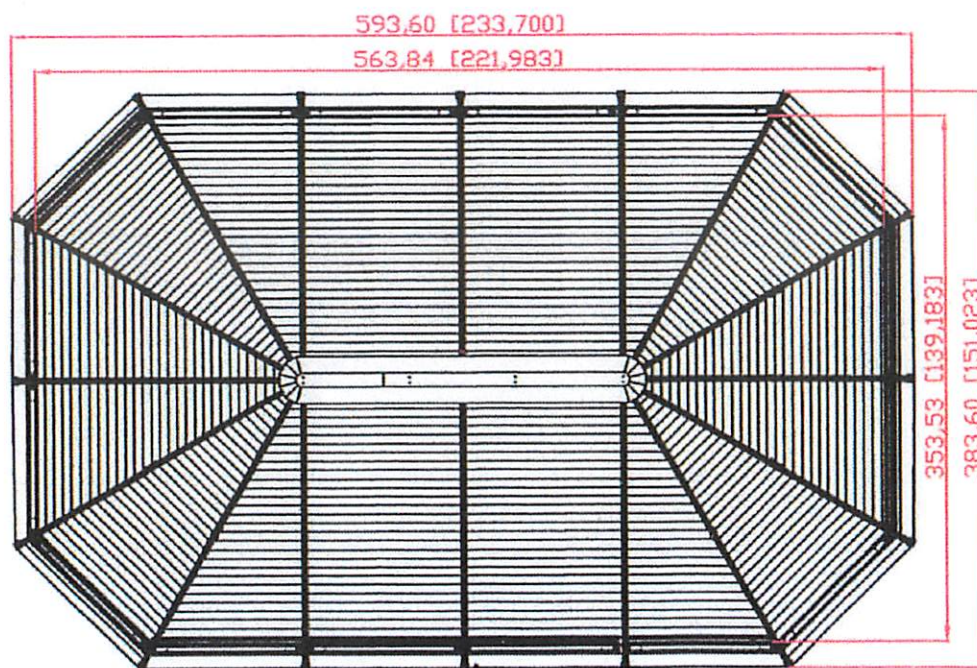
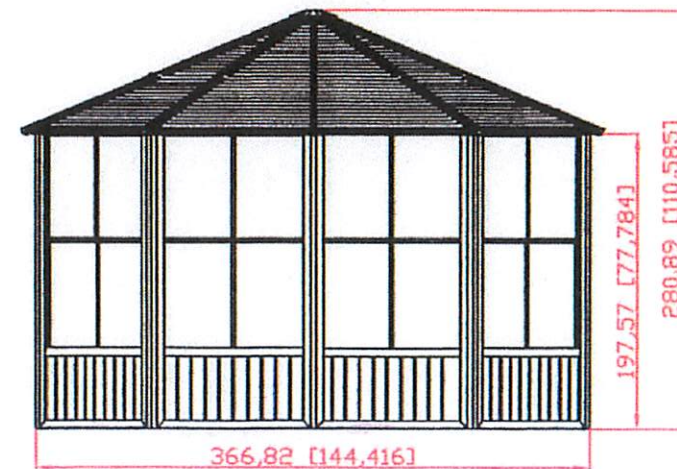
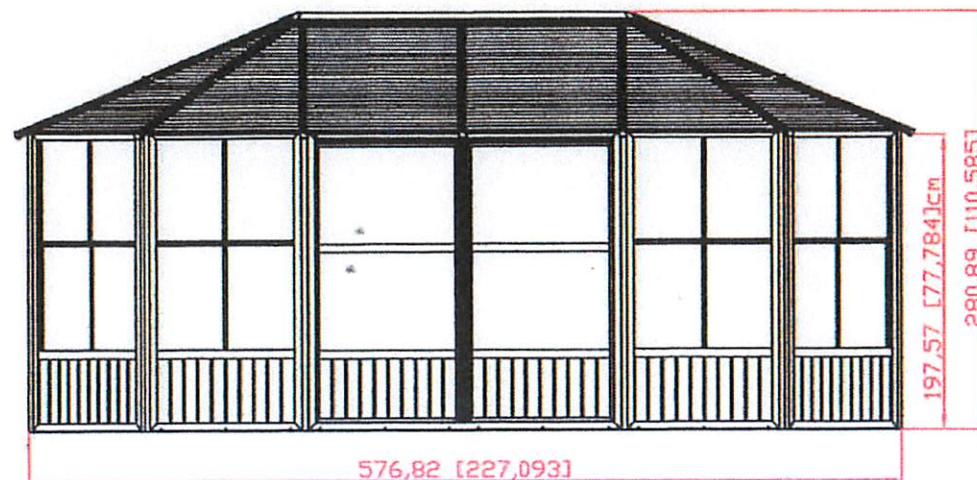
## PHOTO GALLERY



COLORS

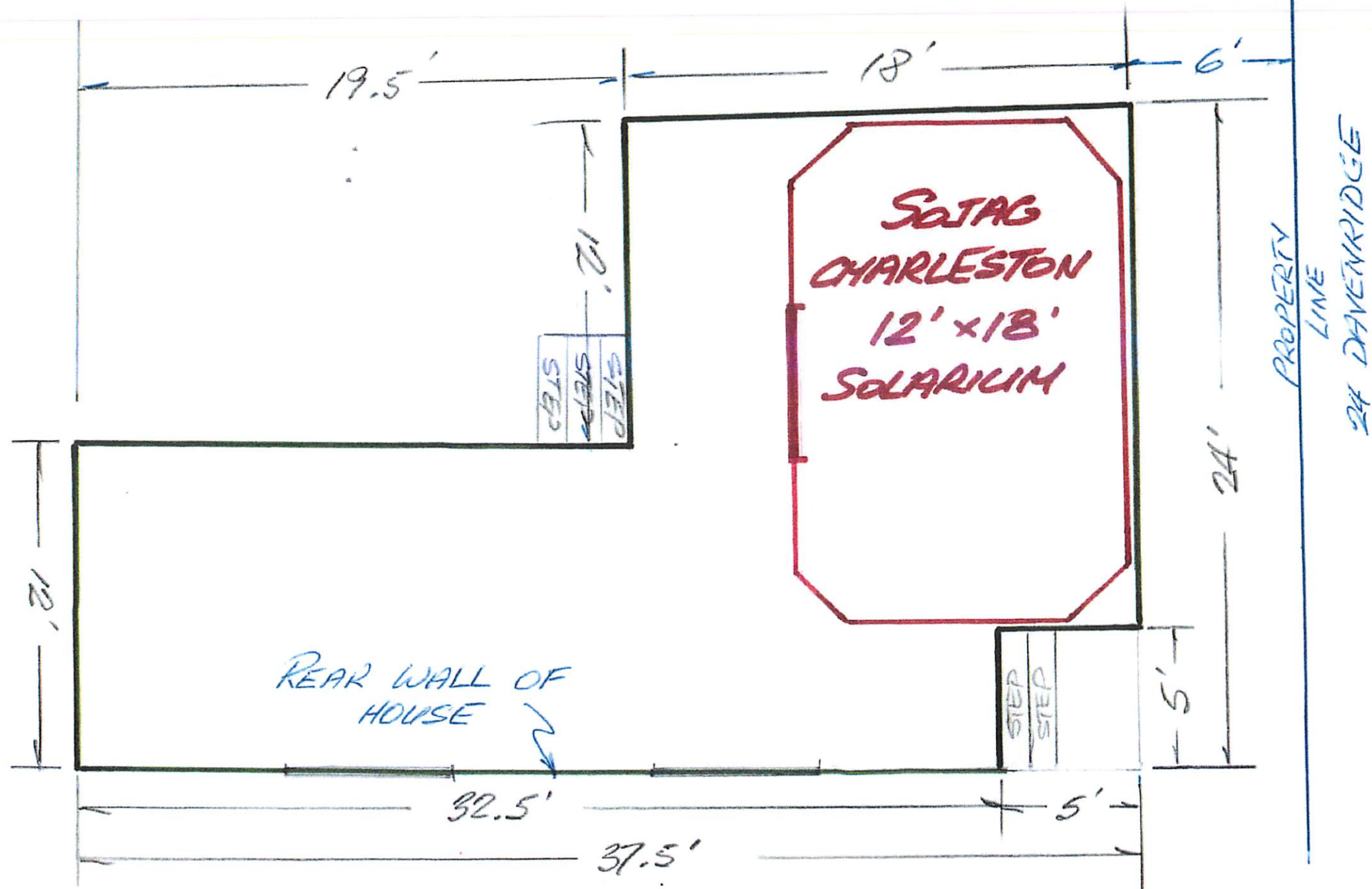








142 ROYAL PALM DRIVE





Country:

A-2021-0094

H2