



## Committee of Adjustment

## APPLICATION FOR MINOR VARIANCE

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

- OTHER PLANNING APPLICATIONS:

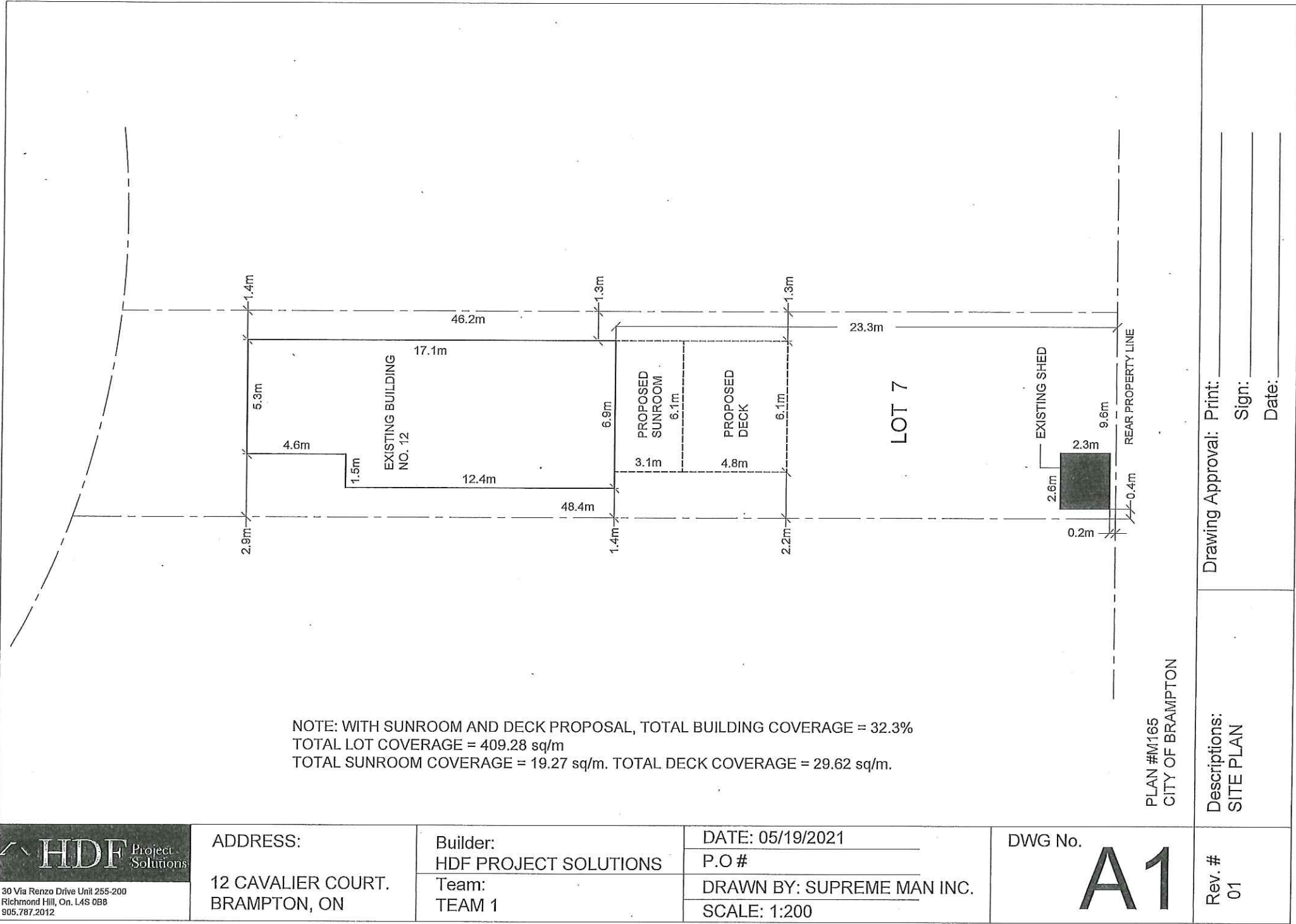
File Number: \_\_\_\_\_  
File Number: \_\_\_\_\_

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.**

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

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)





30 Via Renzo Drive Unit 255-200  
Richmond Hill, On, L4S 0B8  
905.787.2012

ADDRESS:  
12 CAVALIER COURT.  
BRAMPTON, ON

Builder:  
HDF PROJECT SOLUTIONS  
Team:  
TEAM 1

DATE: 05/19/2021  
P.O #  
DRAWN BY: SUPREME MAN INC.  
SCALE: 1:200

DWG No.  
**A1**

Rev. #  
01

Descriptions:  
SITE PLAN

Drawing Approval: Print: \_\_\_\_\_  
Sign: \_\_\_\_\_  
Date: \_\_\_\_\_



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 27, 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 28, 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 28, 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

May 19, 2021

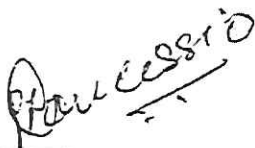
To: Committee of Adjustment

RE: APPLICATION FOR MINOR VARIANCE  
PRIYANKA CONCESSIO  
LOT 7, PLAN 43M-168  
A-2021-0110- 12 CAVALIER COURT

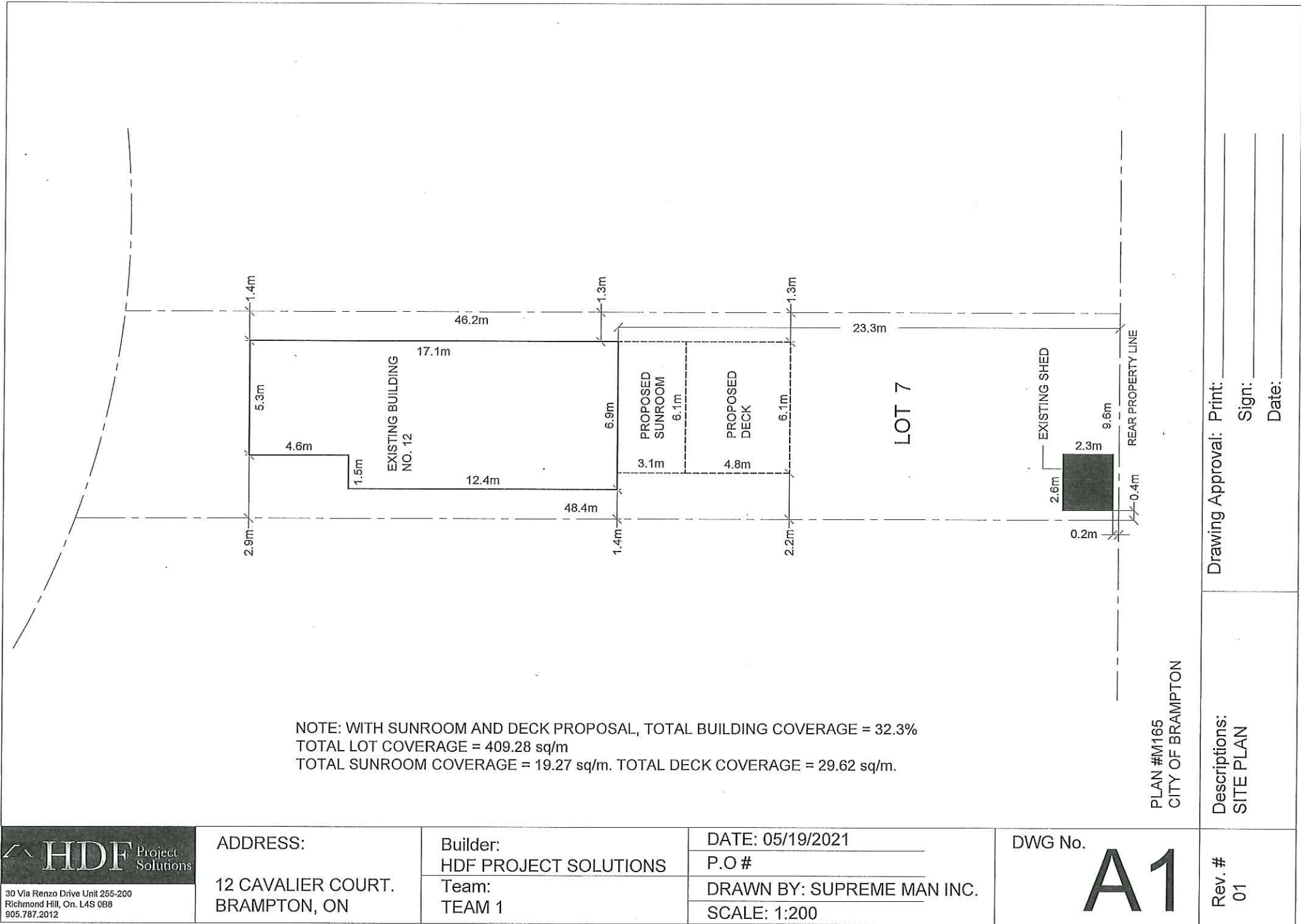
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Please **amend** application **A-2021-0110** to reflect the following:

1. To permit lot coverage of 32.3% whereas the by-law permits a maximum lot coverage of 30%.



Applicant/Authorized Agent



**HDF** Project Solutions  
30 Via Renzo Drive Unit 255-200  
Richmond Hill, On. L4S 0B8  
905.787.2012

ADDRESS:  
12 CAVALIER COURT.  
BRAMPTON, ON

Builder:  
HDF PROJECT SOLUTIONS  
Team:  
TEAM 1

DATE: 05/19/2021  
P.O #  
DRAWN BY: SUPREME MAN INC.  
SCALE: 1:200

DWG No.  
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Rev. #  
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SITE PLAN

Drawing Approval: Print: \_\_\_\_\_  
Sign: \_\_\_\_\_  
Date: \_\_\_\_\_



Flower City



brampton.ca

For Office Use Only  
(to be inserted by the Secretary-Treasurer  
after application is deemed complete)

FILE NUMBER: A-2021-0110

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) PRIYANKA CONCESSION  
Address 12 CALVALIER COURT, BRAMPTON, ONT. L6V 3K6

Phone # 416-859-1503 Fax # \_\_\_\_\_  
Email CONCESSIONCARMO@GMAIL.COM

2. Name of Agent HDF PROJECT SOLUTIONS - STEVEN  
Address 30 VIA RENZO DR, SUITE 200, RICHMOND HILL, ONT. L4S 1B8

Phone # 905-787-2012 Fax # \_\_\_\_\_  
Email INFO@HDFPROJECTSOLUTIONS.COM

3. Nature and extent of relief applied for (variances requested):  
Requesting ADDITIONAL 9% LOT COVERAGE TO 39% lot coverage minor variance approval of sunroom & deck to accomodate proposed new sunroom & deck replacement build. This is a replacement and upgrade from old sunroom & deck that was on the house that was in bad condition due to being rotten , rat infestation and unsafe.

4. Why is it not possible to comply with the provisions of the by-law?  
The current dwelling exceeds the maximum lot coverage due to the " Mature Neighborhood by-law being enacted after the dwelling , sunroom and deck had been built. The proposed replacement of the old sunroom and deck will result in 39% lot coverage where as the maximum permitted is 30%

5. Legal Description of the subject land:  
Lot Number Lot # 7  
Plan Number/Concession Number Plan # M165  
Municipal Address 12 CALVALIER COURT, BRAMPTON, ONT. (CAVALIER)

6. Dimension of subject land (in metric units)  
Frontage 9.6 M  
Depth 46.2 M  
Area 443.52 M<sup>2</sup>

7. Access to the subject land is by:  
Provincial Highway ☐ Seasonal Road ☐  
Municipal Road Maintained All Year ☒ Other Public Road ☐  
Private Right-of-Way ☐ 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.)

2 STORY RESIDENTIAL HOME WITH ATTACHED GARAGE = 109.94 M/S  
REAR YARD SHED = 5.98 M/S ( Shed is being moved to meet min set backs of .6m )  
OLD SUNROOM = 9.44 M/S  
OLD DECK = 29.28 M/S

PROPOSED BUILDINGS/STRUCTURES on the subject land:

NEW REBUILD SUNROOM = 18.91 M/S  
NEW REBUILD DECK = 29.28 M/S

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 5.8 M  
Rear yard setback 15.4 M  
Side yard setback 1.3 M  
Side yard setback 1.4 m

PROPOSED

Front yard setback 5.8 M  
Rear yard setback 15.4 M  
Side yard setback 1.3 M  
Side yard setback 1.4 M

10. Date of Acquisition of subject land: Purchased in Feb 2018
11. Existing uses of subject property: Residential Dwelling
12. Proposed uses of subject property: Residential Dwelling
13. Existing uses of abutting properties: Residential Dwellings
14. Date of construction of all buildings & structures on subject land: Mar 1st 2021
15. Length of time the existing uses of the subject property have been continued: On Going
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 ☐ Permit Request In Process

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 5th 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, Priyanka Concessio OF THE Province OF Ontario

IN THE City OF Brampton 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 PROVINCE OF

ONTARIO THIS 5th DAY OF

March, 2021

A Commissioner, etc.

Farzana Tabassum  
Signature of Applicant or Authorized Agent

Signature of Applicant or Authorized Agent

Farzana Tabassum  
Barrister & Solicitor

Notary Public and Commissioner of  
Oaths in and for the Province Of Ontario.  
My commission is of unlimited duration.  
No legal advice given.

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

R3B(1)-141 and MN

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

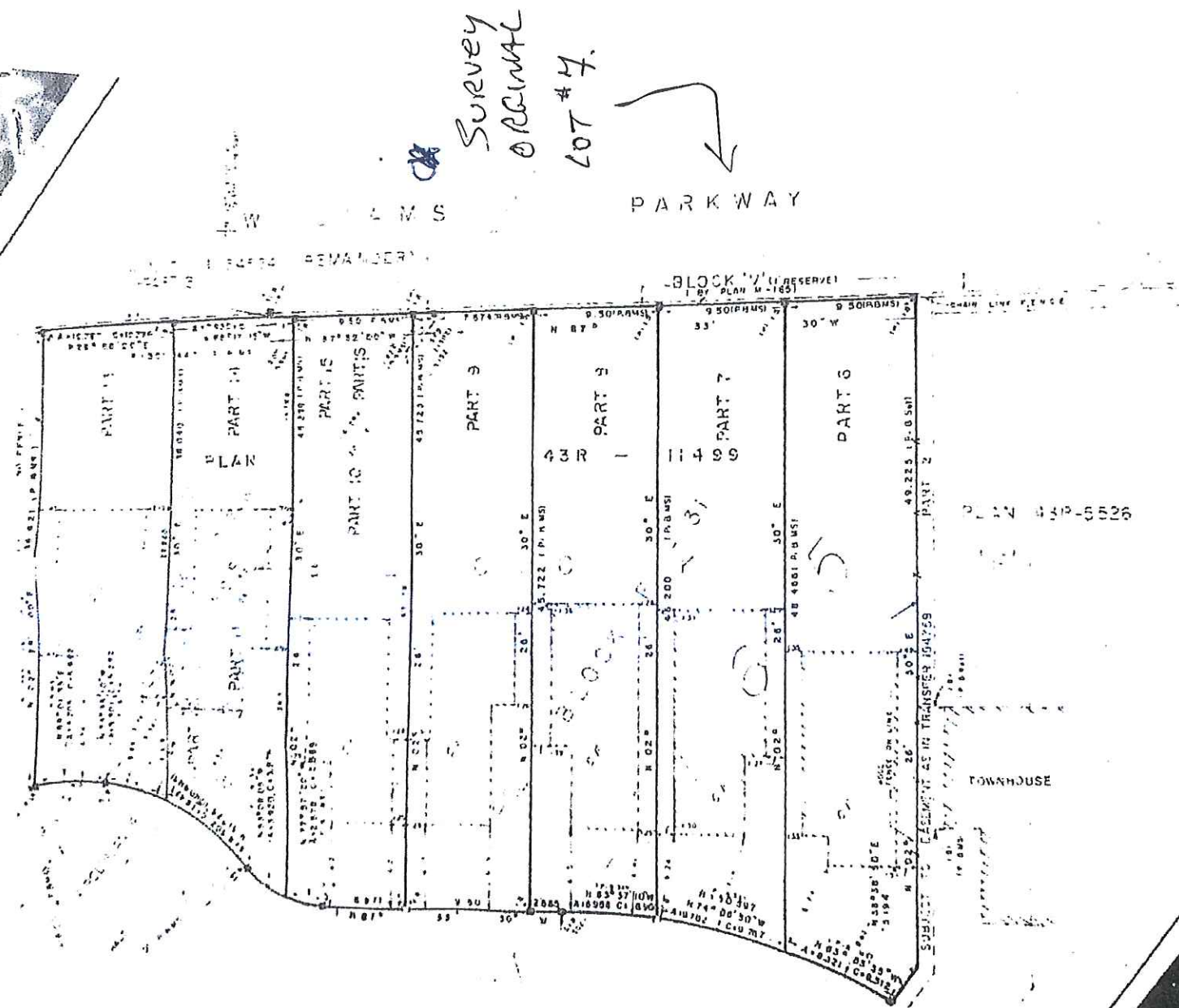
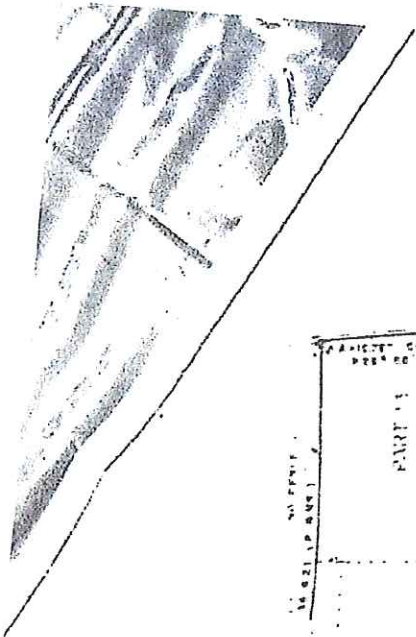
[Signature]  
Zoning Officer

May 5, 2021

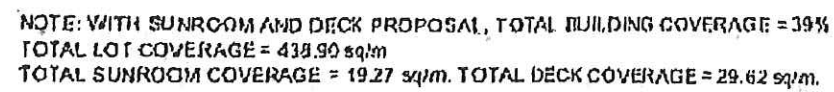
Date

DATE RECEIVED MAY 4, 2021





Scanned with CamScanner

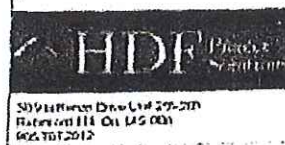


**Descriptions:**  
**SITE PLAN**

Drawn Approval Print: Prayana Concessio

Sign:

h k, l

Date: March 8, 2021

DRAWN BY: SUPREME MAN INC.  
SCALE: 1:200

DWG No.

A1

Rev. #

ADDRESS:  
 12 CAVALIER COURT.  
 BRAMPTON, ON

Builder:  
 HDF PROJECT SOLUTIONS  
 Team:  
 TEAM 1

DATE: 03/05/2021  
 P.O #  
 DRAWN BY: SUPREME MAN INC.  
 SCALE: 1:200

DWG No.

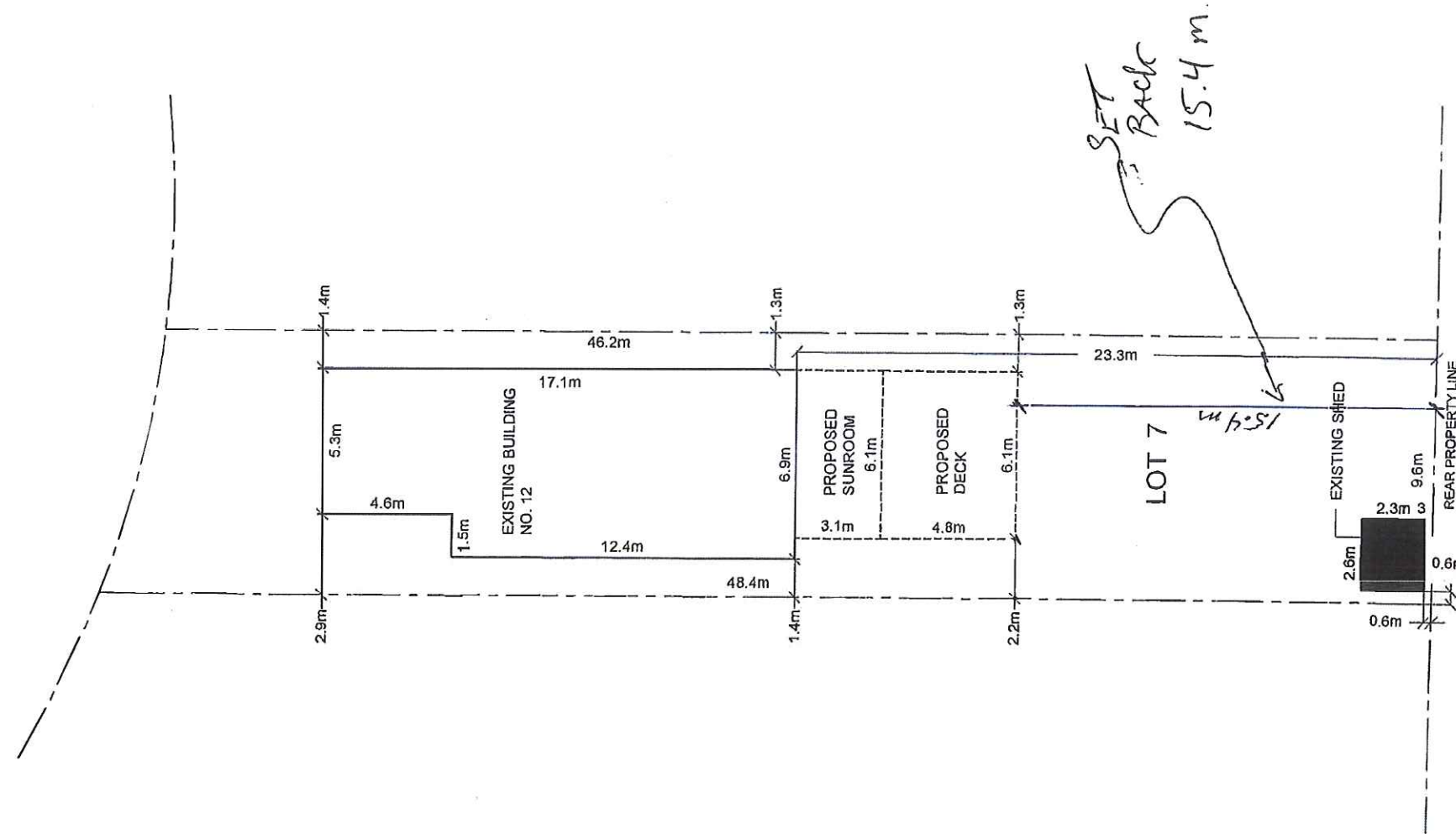
**A1**

PLAN #M165  
 CITY OF BRAMPTON

Rev. #  
 01

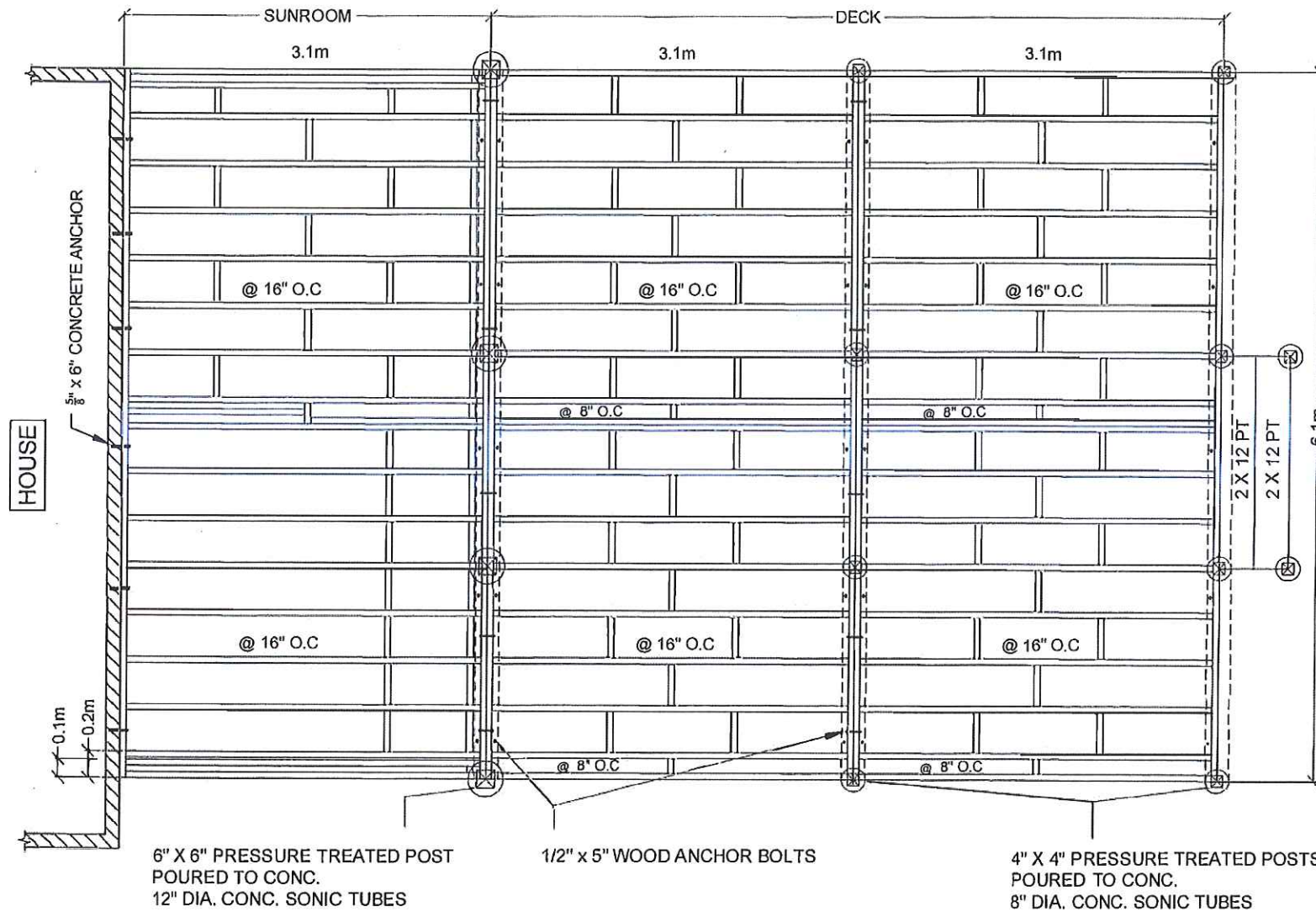
Descriptions:  
 SITE PLAN

Drawing Approval: Print: *HDF Project Solutions*  
 Sign: *[Signature]*  
 Date: 2021.03.12.



NOTE: WITH SUNROOM AND DECK PROPOSAL, TOTAL BUILDING COVERAGE = 39%  
 TOTAL LOT COVERAGE = 438.90 sq/m  
 TOTAL SUNROOM COVERAGE = 19.27 sq/m. TOTAL DECK COVERAGE = 29.62 sq/m.





**HDF** Project Solutions  
30 Via Renzo Drive Unit 255-200  
Richmond Hill, On. L4S 0B3  
905.787.2012

ADDRESS:  
12 CAVALIER COURT.  
BRAMPTON, ON

Builder:  
HDF PROJECT SOLUTIONS  
Team:  
TEAM 1

DATE: 03/05/2021  
P.O #  
DRAWN BY: SUPREME MAN INC.  
SCALE: 1:200

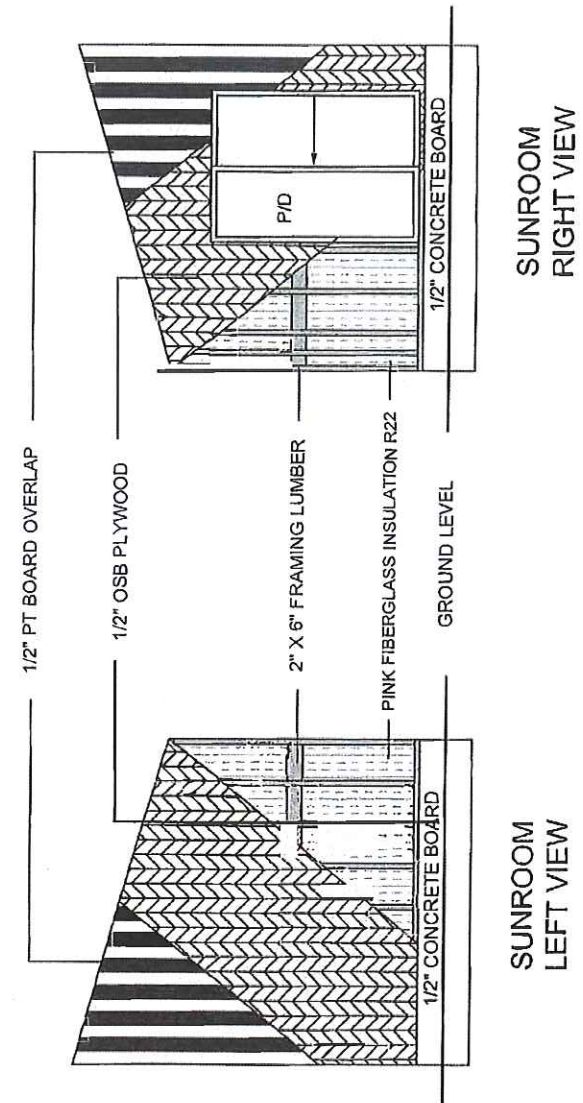
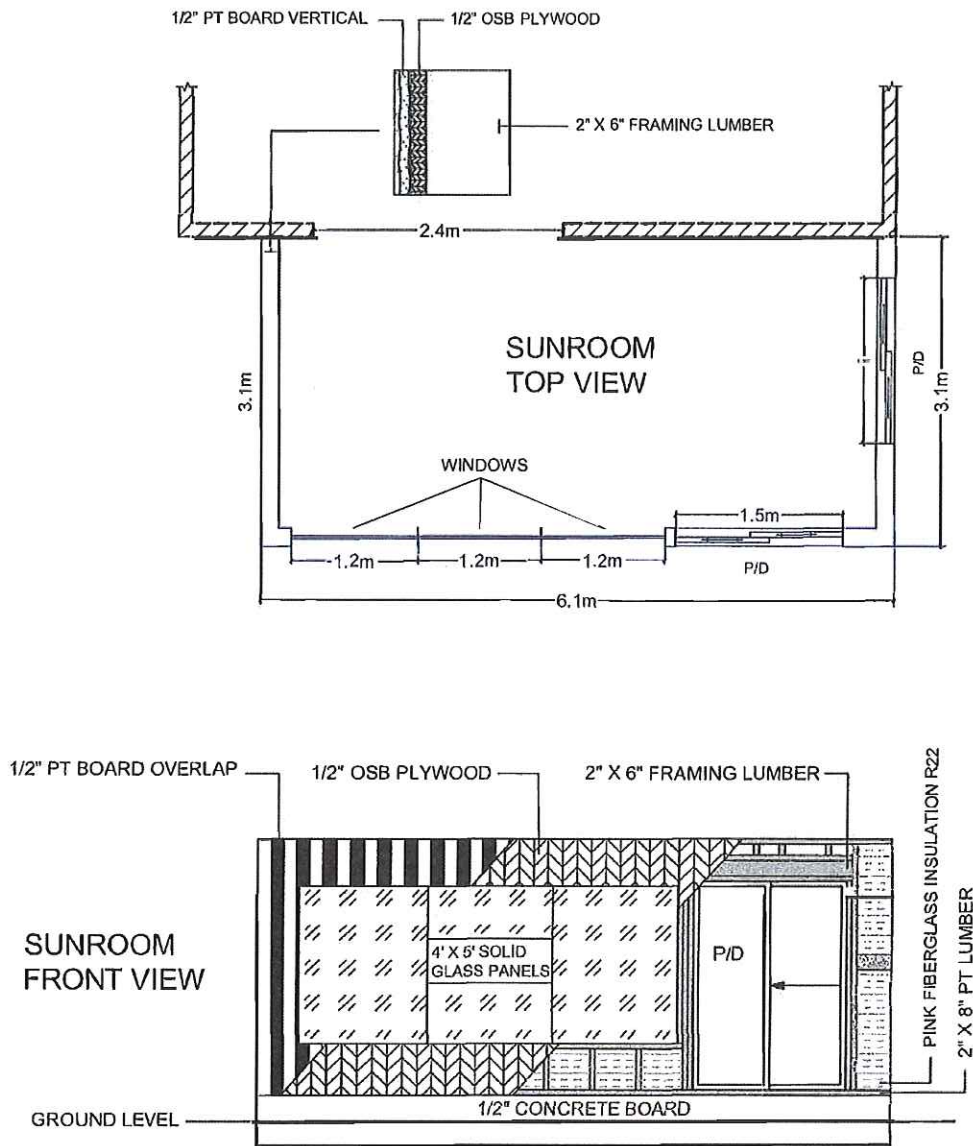
DWG No.

**A2**

Rev. #  
01

Descriptions:  
Sunroom + Deck Base  
Framing.

Drawing Approval: Print: *HDF Project Solutions*  
Sign: *[Signature]*  
Date: 2021-03-12



Drawing Approval: Print: HDF Project Solutions  
 Sign: SLP  
 Date: 2021-03-12

Descriptions:  
 SUNROOM

Rev. #  
 01

**HDF** Project Solutions  
 30 Via Renzo Drive Unit 255-200  
 Richmond Hill, On, L4S 0B8  
 905.787.2012

ADDRESS:  
 12 CAVALIER COURT.  
 BRAMPTON, ON

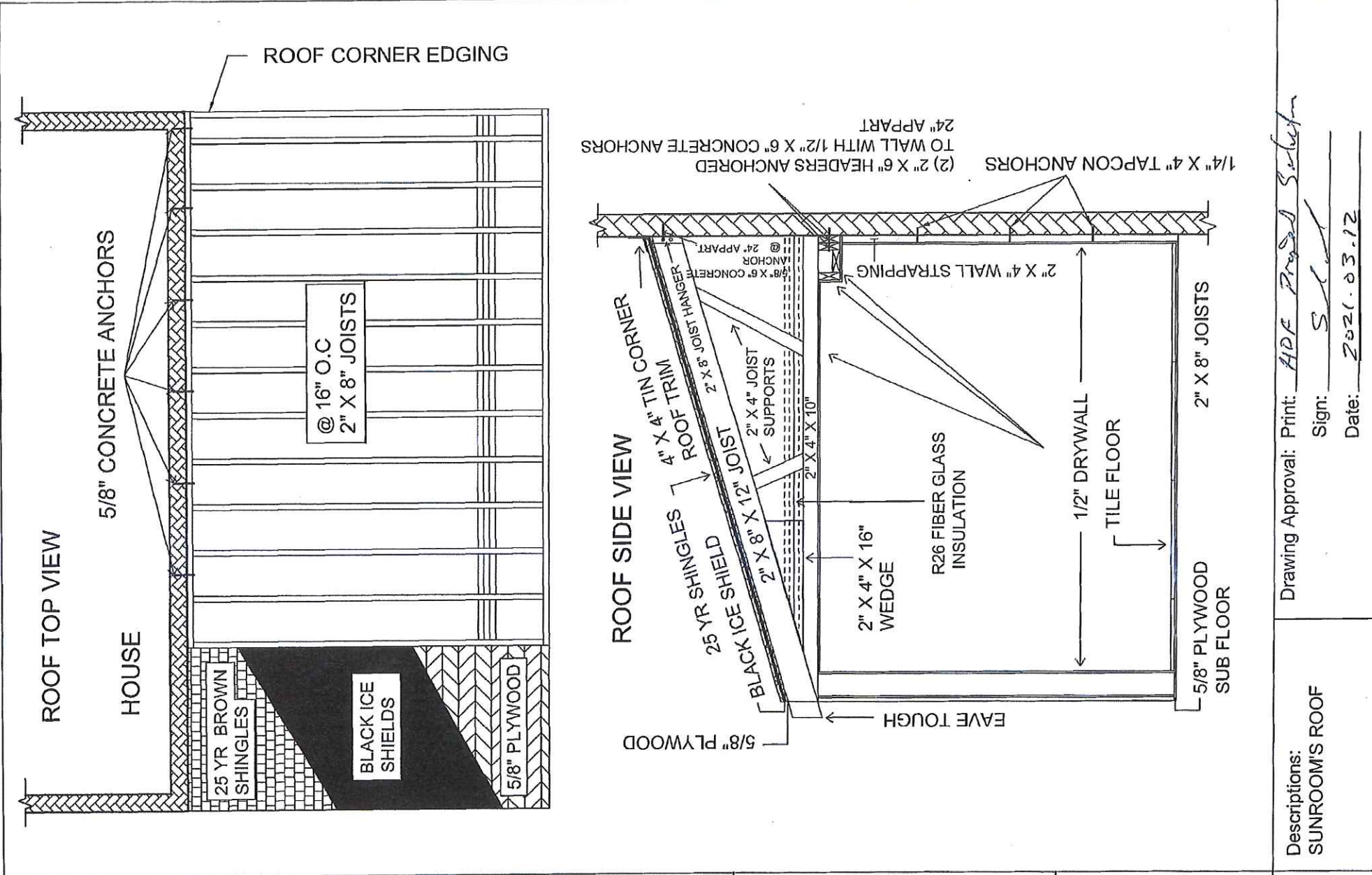
Builder:  
 HDF PROJECT SOLUTIONS  
 Team:  
 TEAM 1

DATE: 02/13/2021  
 P.O #  
 DRAWN BY: SUPREME MAN INC.  
 SCALE: 1:200

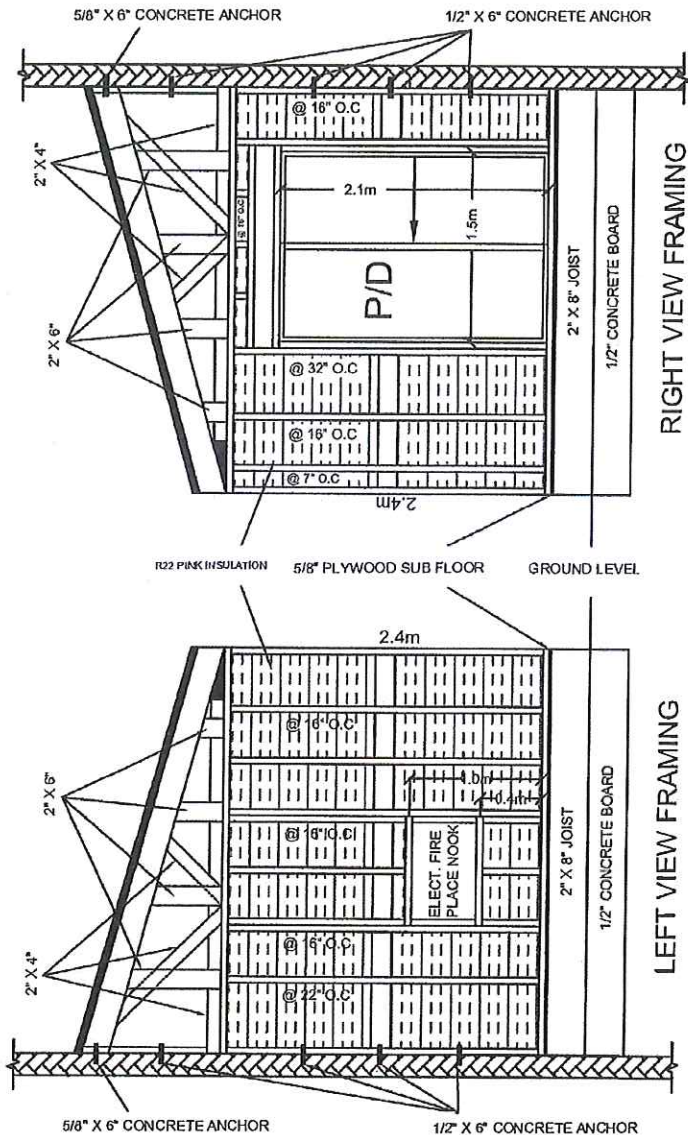
DWG No.

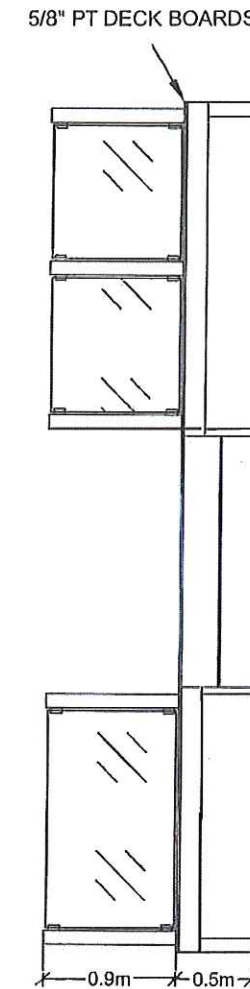
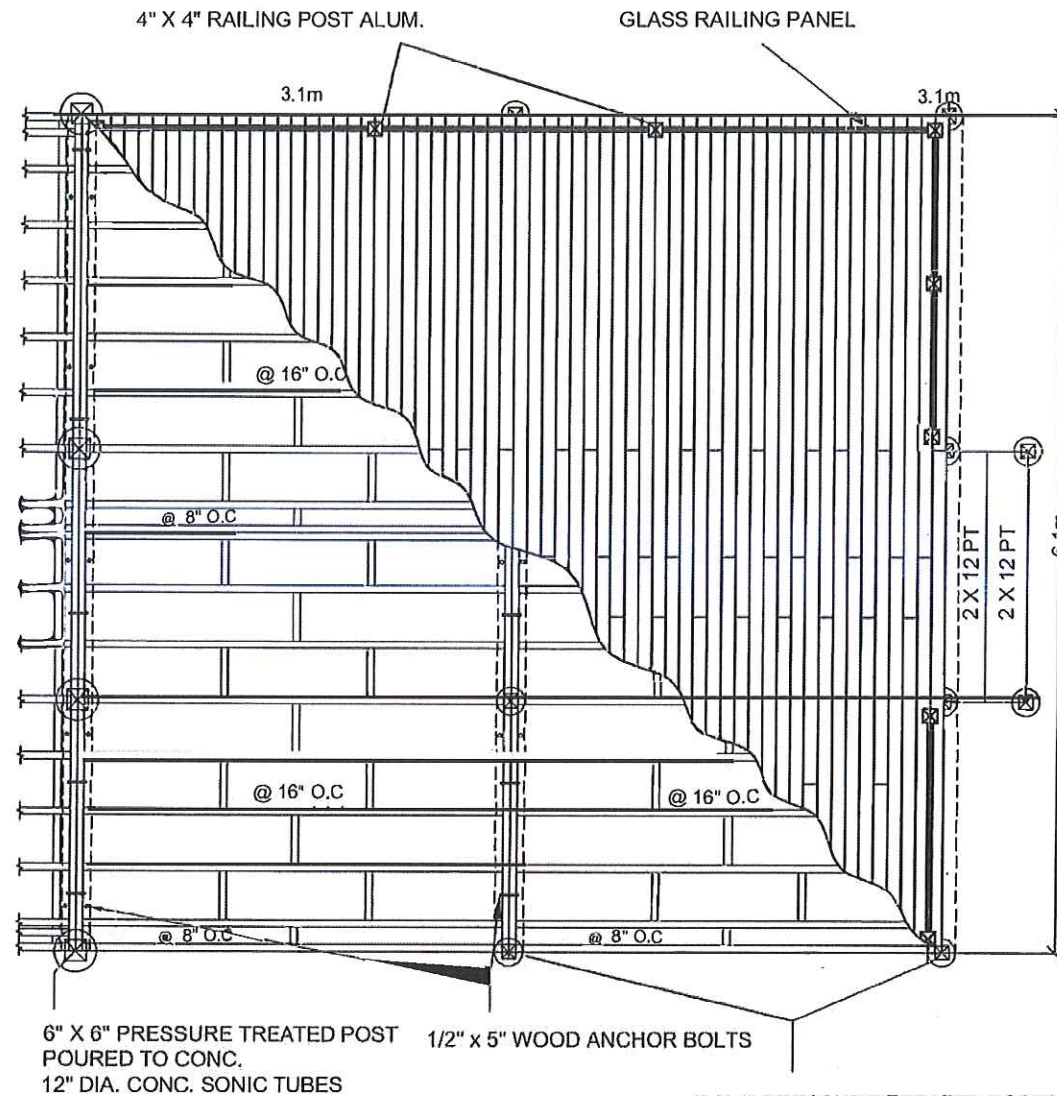
**A3**











Drawing Approval: Print: HDF Project Selection  
 Sign: [Signature]  
 Date: 2021.03.12

Sign: 

Date: 2021.03.12

Descriptions:  
DECK WITH RAILINGS  
TOP AND SIDE VIEW

Rev. #  
01

**HDF** Project Solutions  
30 Vin Renzo Drive Unit 255-200  
Richmond Hill, On, L4S 0B8  
905.787.2012

ADDRESS:

12 CAVALIER COURT.  
BRAMPTON, ON

Builder:  
HDF PROJECT SOLUTIONS

Team:  
TEAM 1

DATE: 03/13/2021

P.O.#

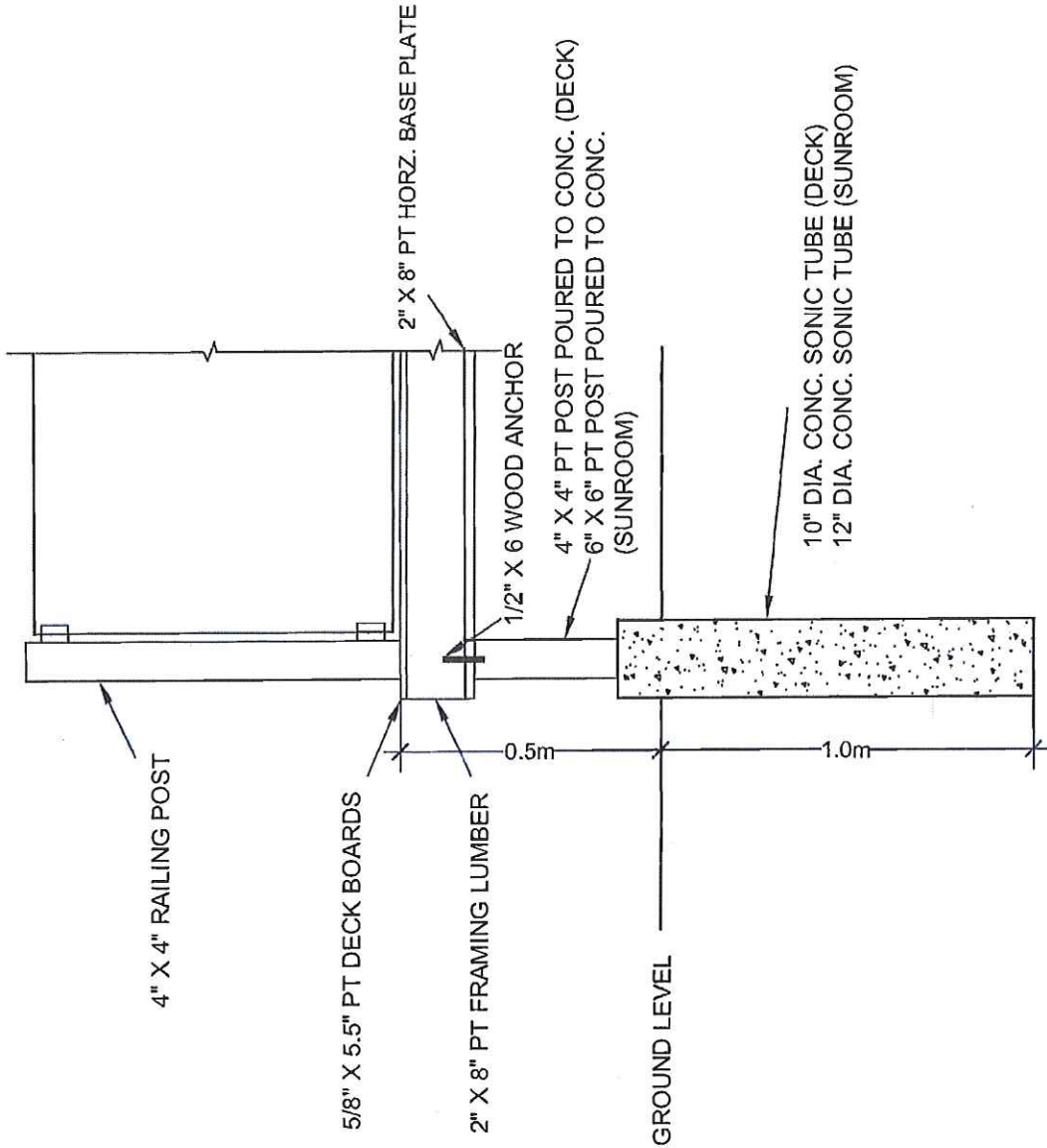
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SCALE: 1:200

DWG No.

A6

POST MOUNTING AND GROUND INSERT.



Descriptions:  
POST MOUNTING AND  
GROUND INSERT.

Rev. #  
01

Drawing Approval: Print: HDF Project Solutions  
Sign: [Signature]  
Date: 2024.03.12



		<p>TOP VIEW</p>		<p>3/8" X 4" WOOD SCREWS</p>		<p>Descriptions: RAILING</p>	<p>Rev. # 01</p>
<p>4" X 4" ALUM. RAILING POST WITH CAP    5/8" X 5.5" PT DECK BOARDS</p>		<p>2" X 8" PT    5/8" X 5.5" PT DECK BOARDS</p>		<p>3/8" GLASS</p>			
<p>1.0m    0.9m    0.1m</p>		<p>SIDE VIEW</p>		<p>Drawing Approval: Print: <u>HDF Project Solutions</u> Sign: <u>SL</u> Date: <u>2021.03.31</u></p>			
<p><b>HDF</b> Project Solutions 30 Via Renzo Drive Unit 255-200 Richmond Hill, On. L4S 0B8 905.787.2012</p>		<p>ADDRESS: 12 CAVALIER COURT. BRAMPTON, ON</p>		<p>Builder: HDF PROJECT SOLUTIONS Team: TEAM 1</p>		<p>DATE: 03/13/2021 P.O # DRAWN BY: SUPREME MAN INC. SCALE: 1:50</p>	
				<p>DWG No. <b>A8</b></p>			

