

Public Notice

Committee of Adjustment

APPLICATION # A-2021-0121 WARD 10

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **BROOKVALLEY DEVELOPMENTS BRAMPTON INC.** under Section 45 of the <u>Planning Act</u>, (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 Block 57, Plan 43M-1745 and Part of Block 135, Plan 43M-1182 municipally known as **47 RAINBROOK CLOSE**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s) associated with a proposed single detached dwelling:

1. To permit a rear yard setback of 9.56m (31.37 ft.) whereas the by-law requires a minimum rear yard setback of 10.0m (32.80 ft.).

OTHER PLANNING APPLICATIONS:

Plan of Subdivision:	NO	File Number:	
Application for Consent:	NO	File Number:	

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 10th day of June, 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



NOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES, IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.

BUILDING STATISTICS		
REG. PLAN No.		
ZONE	R1D-1245	
LOT NUMBER	LOT 19	
LOT AREA(m) ²	431.57	
BLDG AREA(m) ²	- HICCHICA	
LOT COVERAGE(%)		
No. OF STOREYS	2	
MEAN HEIGHT(m)	9.9	
INT. GARAGE DIMS(m)	5.59X6.1O	
GARAGE DOOR(m)	2X2.44	

	LEG	END	
FFE	FINISHED FLOOR ELEVATION	SP	SUMP PUMP
TFW	TOP OF FOUNDATION	\boxtimes	BELL PEDESTAL
TBS	WALL TOP OF BASEMENT SLAF	, 🛮	CABLE PEDESTAL
USF	UNDER SIDE FOOTING	´ 🗆	CATCH BASIN
	UNDER SIDE FOOTING		DBL, CATCH BASIN
USFR	REAR	*	ENGINEERED FILL
USFG	UNDER SIDE FOOTING @ GARAGE	-414	HYDRO CONNECTION
TEF	TOP OF ENGINEERED	φ	FIRE HYDRANT
R	NUMBER OF RISERS TO	SL	STREET LIGHT
	GRADE WALKOUT DECK	$\geq \leq$	MAIL BOX
WOD			TRANSFORMER
LOB	LOOKOUT BASEMENT WALK OUT BASEMENT	∇	SEWER CONNECTIONS 2
WUB	WALK UP BASEMENT	7	SEWER CONNECTIONS 1
REV	REVERSE PLAN		LOT
STD	STANDARD PLAN	÷	WATER CONNECTION
Δ	DOOR	Θ	WATER VALVE CHAMBER
0	WINDOW		HYDRANT AND VALVE
AC	AIR CONDITIONING	\Box	HYDRO METER
⊕→	DOWN SPOUT TO	0	GAS METER
•	SPLASH PAD DOWNSPOUT	\circ	MANHOLE - STORM
→	CONNECTED TO STM SWALE DIRECTION		MANHOLE - SANITARY
	x	CHAINLIN	IK FENCE
		PRIVACY	
		SOUND B.	ARRIER TO BE EXTENDED
		TO 1.22 ()	VIN) BELOW GRADE
NOTE: U	SF IS BASED ON 150mm (FIRM WITH WORKING DR.	6") FOOTIN	IG DEPTH, CONTRACTOR
	PERSEDE THIS SIZE.	WALINGS L	OK SECURIC SIZES IHAI

NO.	DESCRIPTION	DATE	DWN	CHK
1	ISSUED FOR PRE-SITE ONLY	30-OCT-20	BWS	BWS
2	ISSUED FOR REVIEW	21-MAR-21	RP	
3	ISSUED FINAL	26-APR-21	RP	DJH
4	ISSUED FINAL	05-MAY-21	RP	DJH
5	ISSUED FOR C OF A	11-MAY-21	D.H	DJH
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IMPORTANT FOOTING NOTE:

-IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY FROM THE
ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION, WHETHER
ADDITIONAL THICKNESS MAY BE REQUIRED.
-LOT GRADING PLANS ASSUME A TBS TO USF DISTANCE OF 0.23, BASED
ON FOOTING THICKNESS UF 10 6*.

-IF ADDITIONAL FOOTING THICKNESS IS REQUIRED THE USF IS TO BE
LOWERED BY THE FOLLOWING AMOUNTS:

- UP 10 YF FOOTING, LOWER USF BY 0.07

- 10 YF GOTTING, LOWER USF BY 0.13

- 12" FOOTING, LOWER USF BY 0.15

- 13" FOOTING, LOWER USF BY 0.18

- 14" FOOTING, LOWER USF BY 0.18

- 14" FOOTING, LOWER USF BY 0.18



WWW.RNDESIGN.COM T:905-738-3177 WWW.THEPLUSGROUP.CA

I, DANIEL HANNINEN DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RIM DESIGN LTD, UNDER DIVISION CAPAT-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: 20888 FIRM BCIN: 26995
DATE:

CLIENT	
	ZANCOR HOMES
PROJECT/	LOCATION .
	BRAMPTON,
	ONTARIO
DRAWING	
	SITE PLAN

DRAWN BY BWS	SCALE 1:250
PROJECT No.	LOT NUMBER
20027	LOT 19



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, June 17, 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 or jeanie.myers@brampton.ca by
 4:30 pm, Friday, June 18, 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, June 18, 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 or 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. 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.

EXPLANATORY LETTER

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 47 Rainbrook Close A - 2021 - 0121

To whom it may concern,

The purpose of this minor variance application is to request that a 9.56m rear yard be allowed for the subject property, whereas zone R1D-1245 requires 10.00m. Due to the heavily angled property line at the rear east side of the lot it creates a deficiency of 0.44 metres on that side of the lot. It is to be noted that most of the rear wall of the building complies with the 10.00m rear yard requirement.

Dated this <u>11</u> of <u>May</u>, 2021

DAVID HUIE (RN DESIGN LTD)

Applicant



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

FILE NUMBER: A - 2021 - 0121

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 <u>Planning Act</u>, 1990, for relief as described in this application from By-Law **270-2004**.

1.	Name of	Dwnor(ο) Brookvalley Γ	Developments Brai	moton Inc		
•	Address	137 Boews Road , Conco		inpton inc	•	
	Phone #	005 700 7040 ((5040)		F		
	Pnone # Email	905 738 7010 / (5948) Domenic@zancorhomes.c		Fax #		
	Lillan	Domenic@zancomonies.c	JOIN			
2.	Name of		N design Ltd)			
	Address	8395 Jane street				
		Vaughan, ON, M2J0A4				
	Phone #	416-738-3177		Fax #	905-738-5449	
	Email	Davidh@rngdesign.com				
				 1 1		
3.	Moture on	d automt of valiet enulied for	(.n.		
ა.	Page 1	d extent of relief applied for	10 01 704		N = 0 = 0	
	Request	ing a rear yard setback re	eduction from requ	ired 10.00	om to 9.56m	
4	Why is it	nat nagaible te annulth	41	h I 0		
4.		not possible to comply with				
	Due to the	ne heavily angled propert	y line at the rear e	ast side o	f the lot it creat	tes a deficiency
		on the side of the lot. No		e rear wal	of the building	complies
	within th	e 10.00m rear yard set ba	ack.			
	ne.					
5.	Legal Des	cription of the subject land:				
	Lot Numb	er Lot 19 (Block 57)				
		ber/Concession Number	M1821 BLK 135/ I	M1745 BLK	57	
	Municipa	Address 47 RainBrook Clos	se			
6.	Dimensio	n of subject land (<u>in metric ι</u>	ınits)			
	Frontage	1477				
	Depth	33.96				
	Area	431.57				
7.	Access to	the subject land is by:				
		l Highway		Seasona	I Road	
	Municipa	Road Maintained All Year	$\overline{\checkmark}$		ıblic Road	
	Private Ri	ght-of-Way		Water		

8.	land: (specify	<u>in metric units g</u>	d structures on or proposed for the subject ground floor area, gross floor area, number of tc., where possible)
	EXISTING BUILDING	SS/STRUCTURES on t	he subject land: List all structures (dwelling, shed, gazebo, etc.)
	N/A		
	PROPOSED BUILDII	NGS/STRUCTURES or	n the subject land:
	Single detached d Ground Floor area: Gross Floor area: Stories: 2 Building Width: 9.0	a: 133.1 m2 301.00m2	Building length: 19.94m Building height: 9.9m
9.			ructures on or proposed for the subject lands: r and front lot lines in <u>metric units</u>)
	EXISTING		4
	Front yard setback	N/A	
	Rear yard setback	N/A	
	Side yard setback Side yard setback	N/A N/A	
	PROPOSED Front yard setback Rear yard setback Side yard setback	4.5m 9.56m (Subject to minor Var 0.60m (Left side)	riance)
	Side yard setback	1.20m (Right side)	
10.	Date of Acquisition (of subject land:	47 Rainbrook Close
11.	Existing uses of sub	ject property:	RESIDENTAL
12.	Proposed uses of su	ubject property:	RESIDENTAL
13.	Existing uses of abu	itting properties:	RESIDENTAL
14.	Date of construction	ı of all buildings & stru	uctures on subject land: 2021
15.	Length of time the ex	xisting uses of the sul	bject property have been continued: N/A (NEW LOT)
16. (a)	What water supply is Municipal ✓ Well	s existing/proposed?]]	Other (specify)
(b)	What sewage dispos Municipal / Septic	sal is/will be provided [,]]]	? Other (specify)
(c)	What storm drainage Sewers Ditches Swales	e system is existing/pi]]]	Other (specify)

17.	Is the subject property subdivision or consent		application unde	r the Planning Ac	t, for approval of a plan of
	Yes N	lo 🗸			
	If answer is yes, provid	le details: File	#	_ s	tatus
18.	Has a pre-consultation	application been f	iled?		
	Yes N	lo 🗸			
19.	Has the subject proper	ty ever been the sı	ubject of an appli	cation for minor va	ariance?
	Yes N	lo 🔽	Unknown _]	
	If answer is yes, provid	le details:			
	File #	Decision	- W	Relief	
	File #	Decision		Relief Relief	
				D, Dyc	e e
			Signati	re of Applicant(s)	or Authorized Agent
DATE	ED AT THE CITY	OF	BRAMPTON		
THIS	<u>14</u> DAY OF M	AY	, 20 <u>21</u> .		
THE SUB.	JECT LANDS, WRITTEN	AUTHORIZATION RATION, THE APP	OF THE OWNER PLICATION SHAL	MUST ACCOMPA L BE SIGNED B	ER THAN THE OWNER OF NY THE APPLICATION. IF Y AN OFFICER OF THE
Ī,	DAVID DYCE HUIE		, OF THE	CITY O	F BRAMPTON
	<u> </u>		SOLEMNLY DE		
OATH.	ED BEFORE ME AT THE	OF DAY OF	IS OF THE SAMI	OLEMN DECLARA E FORCE AND EFI D, Dyc ture of Applicant or	TION CONSCIENTIOUSLY FECT AS IF MADE UNDER Jeanie Cecilia Myers a Commissioner, etc., Province of Ontario for the Corporation of the City of Brampton Expires April 8, 2024.
	A Commissioner etc.	as .		Submit by E	mail .
		FOR OF	FICE USE ONLY		
	Present Official Plan De	esignation:			
	Present Zoning By-law	Classification:		R1D-1245	
	This application has be	en reviewed with res said review are outlin	spect to the varian	ces required and th d checklist.	e results of the
	L Barbu	to		May 21, 202	21
	Zoning O	fficer	_	Da	
	DATE RE		y 21,2	021	Revised 2020/01/07



VARIANCE: TO ALLOW 9.56m REAR YARD INSTEAD OF 10.000 BLK 57 223.39 X X 223.39 223.26 223.49 2.0% 2.0% \$ (LOT 19) 223.36 USFR= 221.83 0.65 33.96 DAWSON 36-04 'B' STD. REAR UPGRADE FFE TFW TBS USF 226.15 225.80 223.51 223.28 19.94 2R DN2R 225.75 225.40 2R 🗀 USFG= 223.96 225.20 **BLK** 135 225.55 134 6.05 6.05 × 224.98 224.98 4.5% 224.89 11.00 224.87 224.86 STM= 222.27 SAN= 221.97 .50m CONC. SIDEWALK ALK 5.69 17.00 RAINBROOK CLOSE NOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS. STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN, DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE

В	UILDING STATISTICS		
	REG. PLAN No.		
	ZONE	R1D-1245	
	LOT NUMBER	LOT 19	_
	LOT AREA(m) ²	431.57	-
	BLDG AREA(m) ²		
	LOT COVERAGE(%)		
	No. OF STOREYS	2	
	MEAN HEIGHT(m)	9.9	
	INT. GARAGE DIMS(m)	5.59X6.1O	
	GARAGE DOOR(m)	2X2.44	_

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	LEGI	100	
FFE	FINISHED FLOOR ELEVATION	SP	SUMP PUMP
TFW	TOP OF FOUNDATION	\boxtimes	BELL PEDESTAL
TBS	TOP OF BASEMENT SLAB		CABLE PEDESTAL
USF	UNDER SIDE FOOTING		CATCH BASIN
	UNDER SIDE FOOTING @		DBL, CATCH BASIN
USFR	REAR	*	ENGINEERED FILL
USFG	UNDER SIDE FOOTING @ GARAGE	+	HYDRO CONNECTION
TEF	TOP OF ENGINEERED FILL	P	FIRE HYDRANT
R	NUMBER OF RISERS TO	SL.	STREET LIGHT
	GRADE	$>\!\!<$	MAIL BOX
WOD	WALKOUT DECK		TRANSFORMER
LOB	LOOKOUT BASEMENT	$\overline{\nabla}$	SEWER CONNECTIONS 2
WOB	WALK OUT BASEMENT	~	LOTS
WUB	WALK UP BASEMENT	V	SEWER CONNECTIONS 1
REV	REVERSE PLAN	ė	WATER CONNECTION
STD	STANDARD PLAN	9	WATER VALVE
Δ	DOOR	200	CHAMBER
0	WINDOW	~	HYDRANT AND VALVE
AC	AIR CONDITIONING		HYDRO METER
-	DOWN SPOUT TO	0	GAS METER
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→	CONNECTED TO STM SWALE DIRECTION	Ŏ	MANHOLE - SANITARY
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			TO BE EXTENDED
	SF IS BASED ON 150mm [6") FOOTIN	G DEPTH. CONTRACTOR
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1	ISSUED FOR PRE-SITE ONLY	30-OCT-20	BWS	BWS
2	ISSUED FOR REVIEW	21-MAR-21	RP	
3	ISSUED FINAL	26-APR-21	RP	DJH
4	ISSUED FINAL	05-MAY-21	RP	DJH
5	ISSUED FOR C OF A	11-MAY-21	D.H	DJH
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IMPORTANT FOOTING NOTE:

-IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY FROM THE
ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION. WHETHER
ADDITIONAL THICKNESS MAY BE REQUIRED.
-LOT GRADING PLANS ASSUME A 183 TO USF DISTANCE OF 0.23, BASED
ON FOOTING THICKNESS UP TO USF DISTANCE OF 0.23, BASED
ON FOOTING THICKNESS UP TO USF DISTANCE OF 0.23, BASED
ON FOOTING THE FOLLOWING AMOUNTS:

- UP TO 9" FOOTING, LOWER USF BY 0.07

- 10" FOOTING, LOWER USF BY 0.10

- 11" FOOTING, LOWER USF BY 0.13
- 12" FOOTING, LOWER USF BY 0.15

- 13" FOOTING, LOWER USF BY 0.18

- 14" FOOTING, LOWER USF BY 0.18

- 14" FOOTING, LOWER USF BY 0.18

- 14" FOOTING, LOWER USF BY 0.18



WWW.RNDESIGN.COM T:905-738-3177 WWW.THEPLUSGROUP.CA

I, DANIEL HANNINEN DECLARE THAT I HAVE REVIEWED AND
TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON
BEHALF OF RN DESIGN ITD. UNDER DIVISION C., PART-3
SUBSECTION-3, 2, 40 THE BUILDING CODE. I AM QUALIFIED
AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES /
CATEGORIES.
QUALIFIED DESIGNER BCIN: 2888
FIRM BCIN: 28995
DATE: MAY-05-2021

SIGNATURE

CLIENT

ZANCOR HOMES PROJECT/LOCATION

> BRAMPTON, ONTARIO

DRAWING

SITE PLAN

DRAWN BY	SCALE	
BWS	1:250	
PROJECT No.	LOT NUMBER	
20027	LOT 19	

CONSTRUCTION NOTES COMPLIANCE PACKAGE A1 - OSC 2012 - 2020 ENACTMENT

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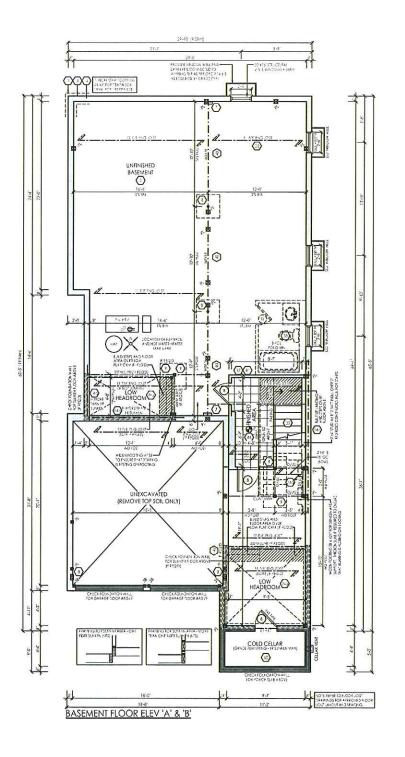
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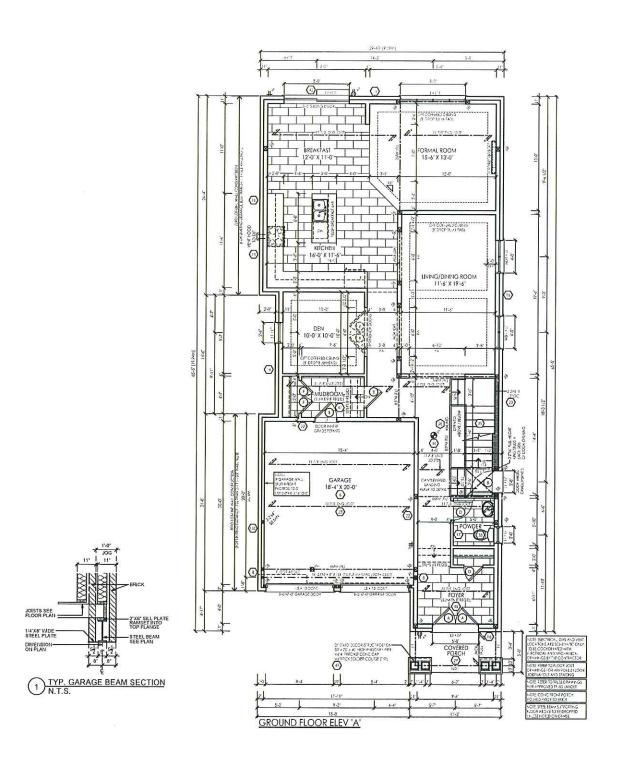
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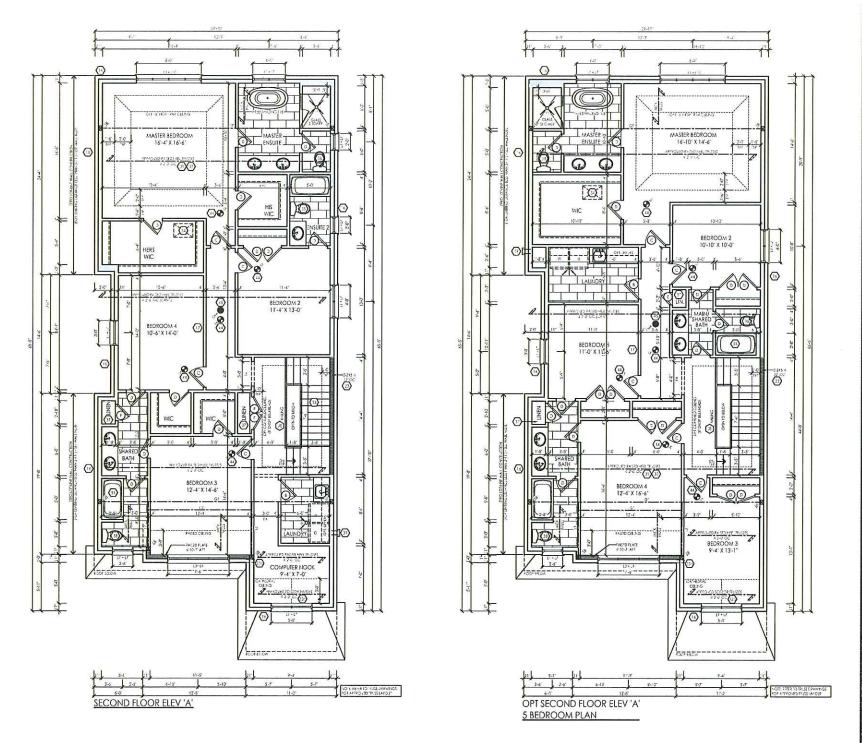
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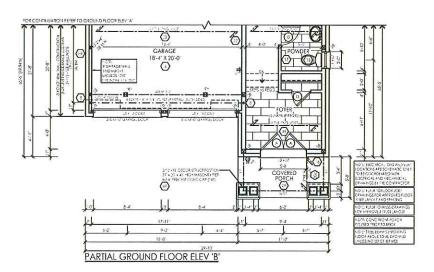
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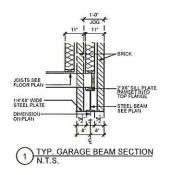
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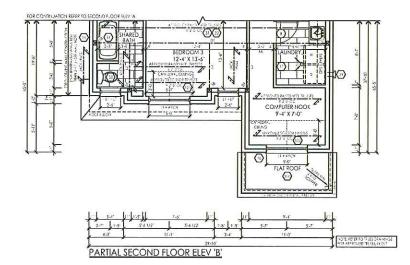
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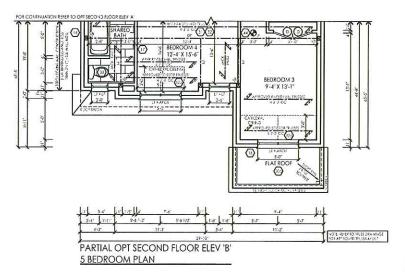
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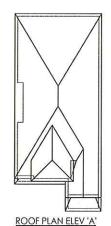
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TOTAL PERIPHERAL WALL AREA	3966.88 se	358 54 r
FRONT GLAZING AREA	142.83 SF	13 27 +
LEFT SIDE GLAZING AREA	32.00 SF	2.97 #
RIGHT SIDE GLAZING AREA	90.00 SF	8.35 m
REAR GLAZING AREA	160.00 sF	1486 r
TOTAL GLAZING AREA	424.83 SF	37.47 r
TOTAL GLAZING PERCENTAGE	10.71 %	





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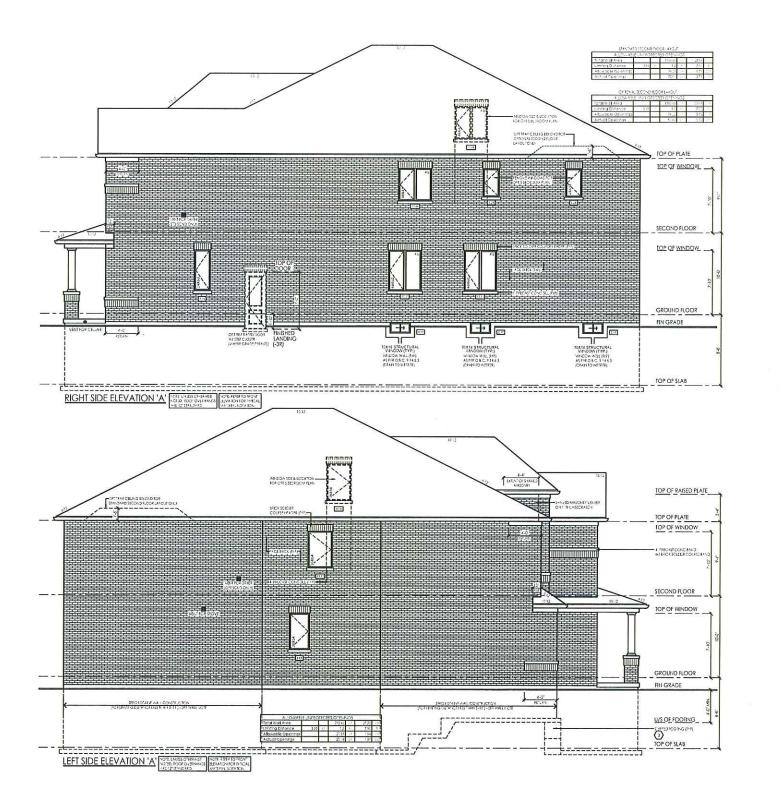
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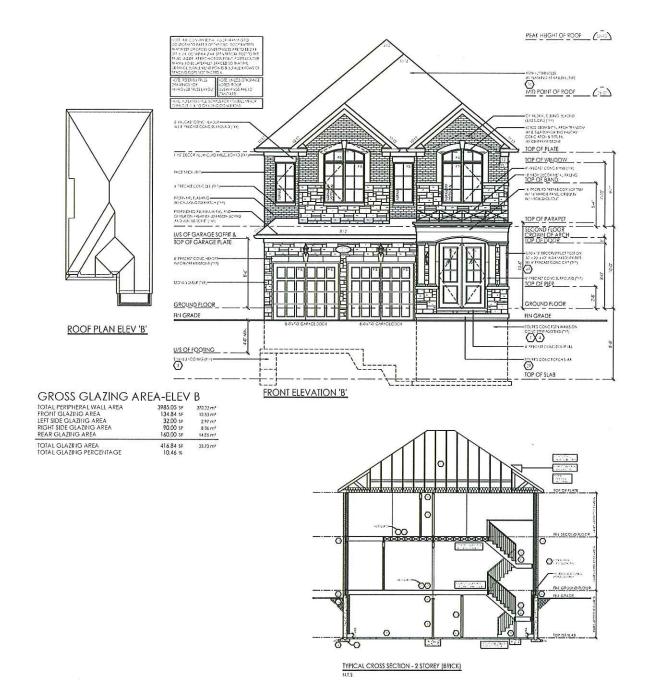
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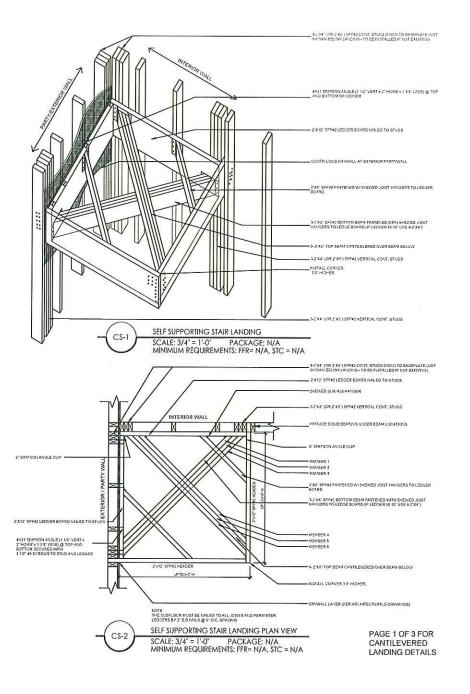
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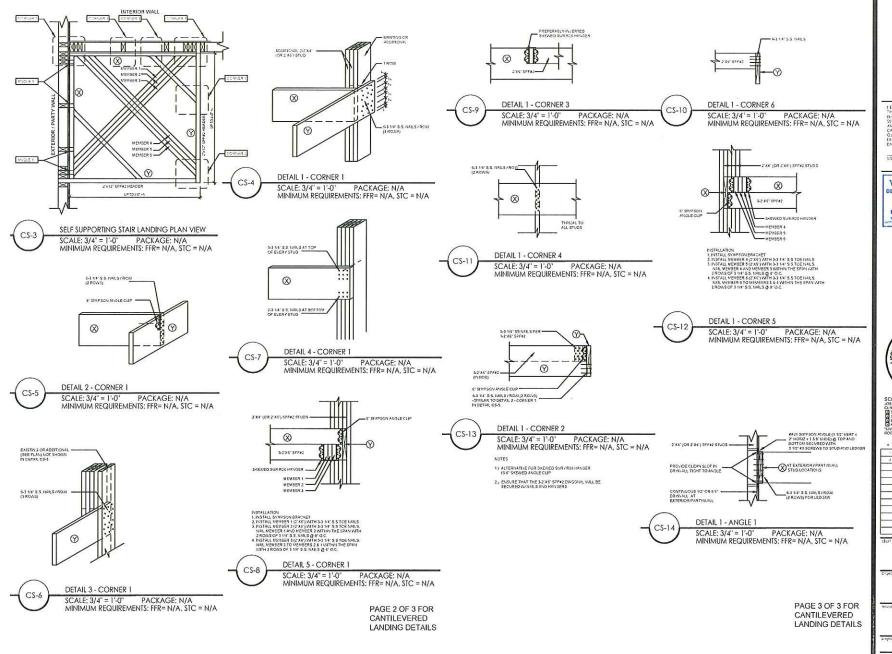
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