

APPLICATION # A-2021-0127
WARD 6

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **MICHAEL PINHEIRO AND MARIA PINHEIRO** 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 5, Concession 4 EHS municipally known as **2207 EMBLETON ROAD**, Brampton;

AND WHEREAS the applicants are requesting the following variance(s):

1. To permit a front yard setback of 4.9m (16.08 ft.) whereas the by-law requires a minimum front yard setback of 12m (39.37 ft.).

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	File Number: _____
Application for Consent: _____	NO	File Number: _____

The Committee of Adjustment has appointed **TUESDAY, June 22, 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.

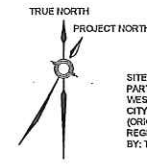
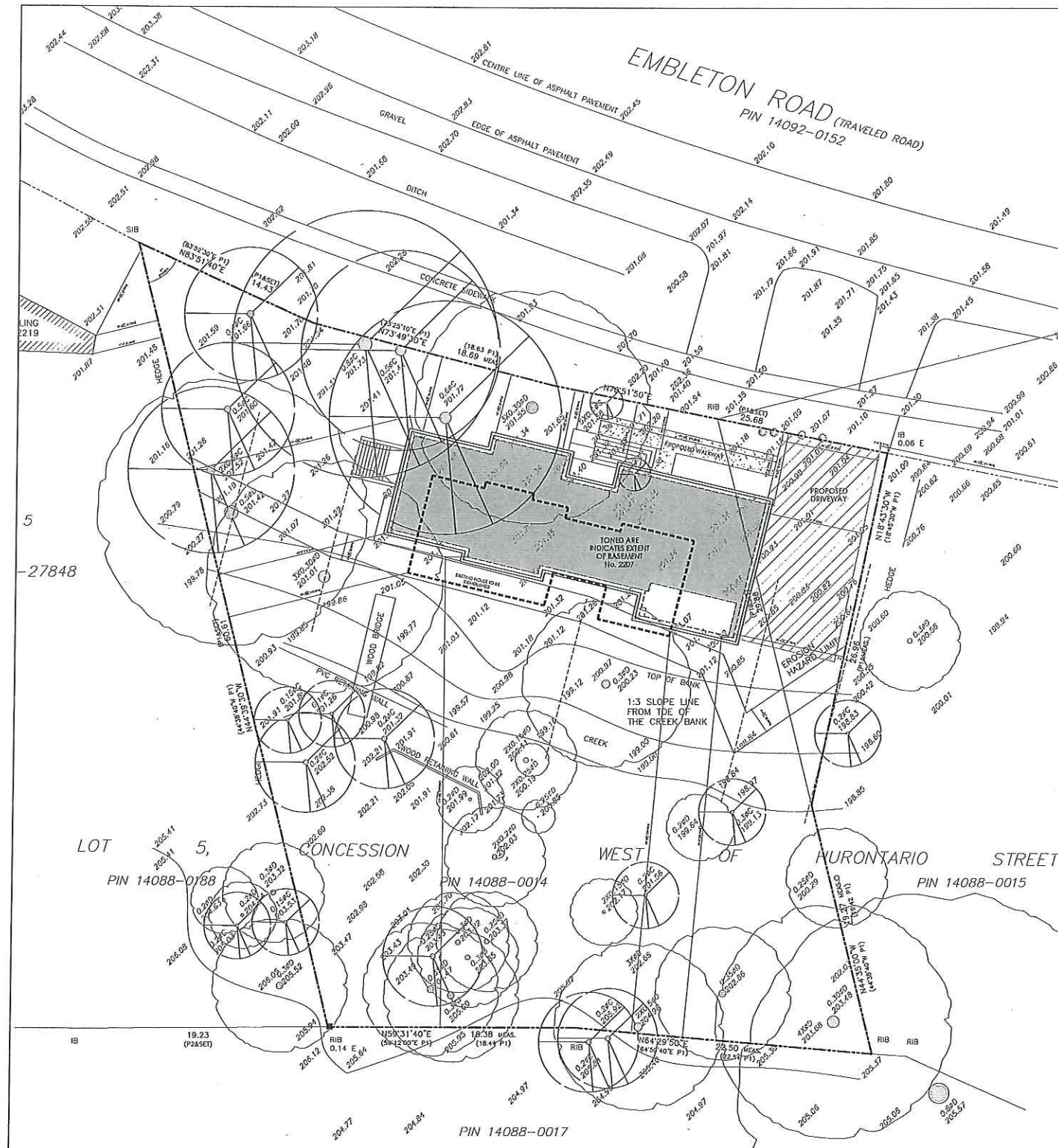
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

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

DATED at Brampton Ontario, this 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



SITE PLAN INFORMATION TAKEN FROM:
PART OF LOT 5, CONCESSION 5
CITY OF BRAMPTON
(ORIGINALLY IN TOWNSHIP OF CHINGUACOUS)
REGIONAL MUNICIPALITY OF PEE
BY: TARASICK MCMILLAN KUBICKI LIMITED - 16 MAY 2017

THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THE ENGINEER ACCEPTS NO LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY THE USE OF THIS PLAN. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THIS PLAN. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE DATA PROVIDED TO HIM OR HER. THE ENGINEER'S DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET OUT IN THE PROJECT DESCRIPTION. THE ENGINEER'S DESIGN IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THE ENGINEER'S DESIGN IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

NO.	DATE	REVISION/DESCRIPTION	DESIGNED BY
1.	11/04/2017	ISSUED FOR PERMITS	TD
2.	11/04/2017	ISSUED FOR PERMITS	TD
3.	11/04/2017	ISSUED FOR PERMITS	TD
4.	11/04/2017	ISSUED FOR PERMITS	TD
5.	11/04/2017	ISSUED FOR PERMITS	TD
6.	11/04/2017	ISSUED FOR PERMITS	TD
7.	11/04/2017	ISSUED FOR PERMITS	TD
8.	11/04/2017	ISSUED FOR PERMITS	TD
9.	11/04/2017	ISSUED FOR PERMITS	TD
10.	11/04/2017	ISSUED FOR PERMITS	TD

SCALE	1/16" = 1'-0"	DRAWN BY	TG	ENGINEER BY	
DATE	04 DEC 2020	DRAWING NUMBER			
PROJECT NUMBER					

PROJECT STATISTICS			2207 EMBLETON ROAD BRAMPTON, ONTARIO
ZONE	BYLAW	EXISTING	PROPOSED
SITE AREA		2,254.10 m ² (24,282.88 sq ft)	
GROSS FLOOR AREA			
FIRST FLOOR		197.33 m ² (2,133.47 sq ft)	
SECOND FLOOR		211.62 m ² (2,277.55 sq ft)	
TOTAL		368.95 m ² (3,971.32 sq ft)	
GARAGE		72.93 m ² (784.97 sq ft)	
BUILDING SETBACKS			
FRONT (NORTH)		4.97 m	
SIDE (EAST)		8.13 m	
REAR (SOUTH)		13.34 m	
SIDE (WEST)		7.99 m	
BUILDING HEIGHT			

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.

Flower City



brampton.ca

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

FILE NUMBER: A-2021-0127

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) MICHAEL PINHEIRO & MARIA PINHEIRO
Address 2207 EMBLETON ROAD
BRAMPTON ONT
L6Y 0G2
Phone # 647.308.0455 Fax #
Email MPDR1WALL89@HOTMAIL.COM

2. Name of Agent TOMASZ GORAL
Address 120 KING STREET WEST 4411
TORONTO ONT
M5V 3S5
Phone # 647.505.9632 Fax #
Email TGORAL@GORALDESIGN.CA

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

TO PERMIT A FRONT YARD SETBACK OF 4.9M
WHEREAS THE BY-LAW REQUIRES A MINIMUM
FRONT YARD SETBACK OF 12M

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

CVL TOLD US TO MOVE HOUSE FORWARD
DUE TO EROSION LINE

5. Legal Description of the subject land:
Lot Number LOT 5 CONCESSION 5
Plan Number/Concession Number
Municipal Address 2207 EMBLETON ROAD

6. Dimension of subject land (in metric units)
Frontage 58.8
Depth 26.96
Area 2,254.10

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, garage, etc.)

SFD 1 STOREY 92 m.sq.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

SFD

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 8.79
Rear yard setback 27.89
Side yard setback 11.80
Side yard setback 13.80

PROPOSED

Front yard setback 4.97
Rear yard setback 20.18
Side yard setback 8.13
Side yard setback 13.34

10. Date of Acquisition of subject land: MAR 2021
11. Existing uses of subject property: SFD (RESIDENTIAL)
12. Proposed uses of subject property: SFD (RESIDENTIAL)
13. Existing uses of abutting properties: SFD (RESIDENTIAL)
14. Date of construction of all buildings & structures on subject land: 1940s
15. Length of time the existing uses of the subject property have been continued: 1940s
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 _____

DATED AT THE CITY OF BRAMPTON
THIS 27 DAY OF MAY, 2021

Signature of Applicant(s) or Authorized Agent

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, Michael Pinheiro 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 27th DAY OF May, 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

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: RHm1

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

May 27, 2021

Date

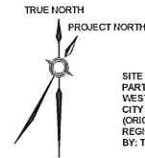
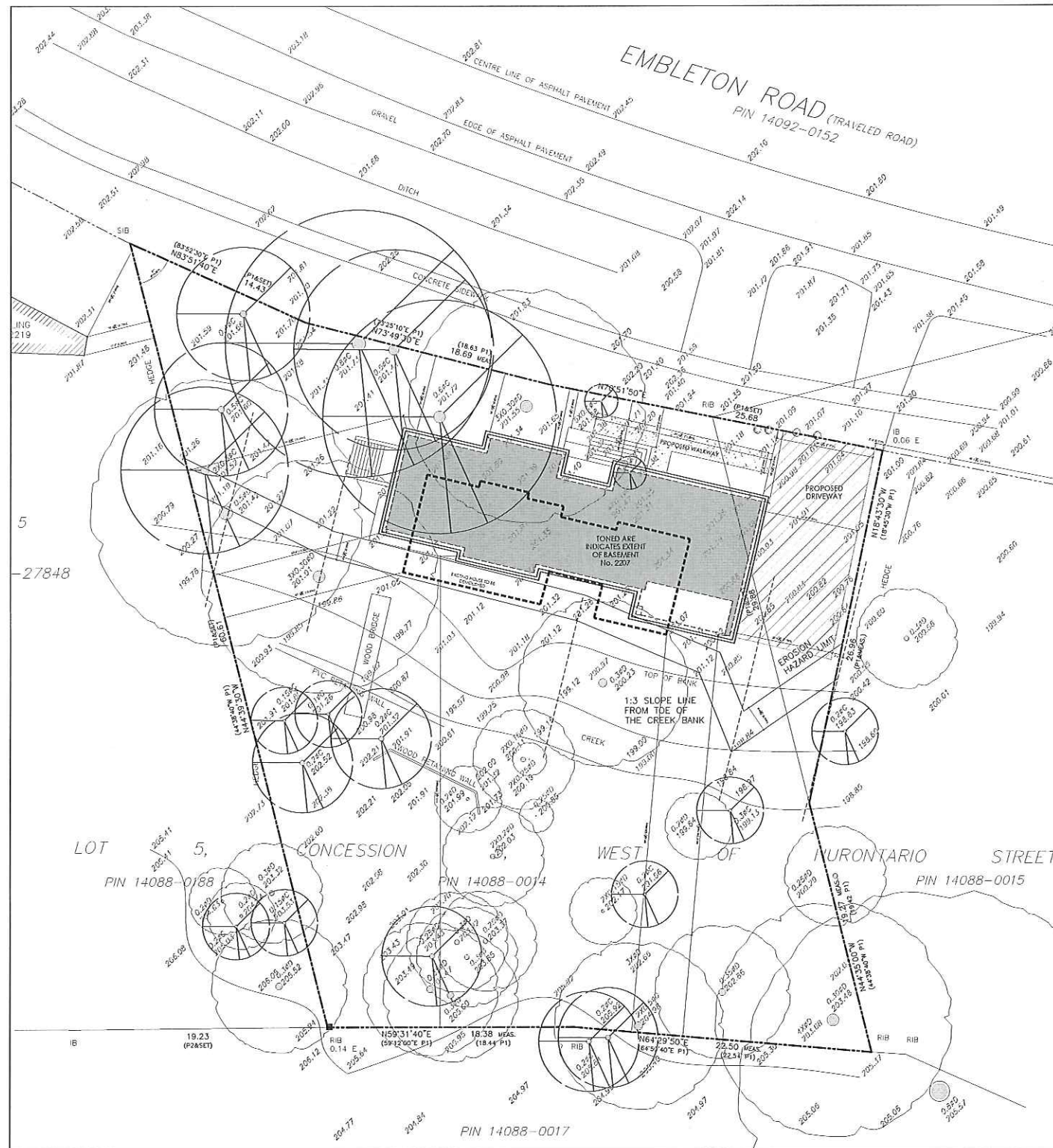
DATE RECEIVED

MAY 27, 2021.

Date Application Deemed
Complete by the Municipality

MAY 27, 2021

Revised 3/20/2017



SITE PLAN INFORMATION TAKEN FROM:
PART OF LOT 5, CONCESSION 5
WEST OF HURONTARIO STREET
CITY OF BRAMPTON
(ORIGINALLY IN TOWNSHIP OF CHINGUACOUSY)
REGIONAL MUNICIPALITY OF PEE
BY: TARASICK/MCMILLAN KUBICKI LIMITED - 16 MAY 2017

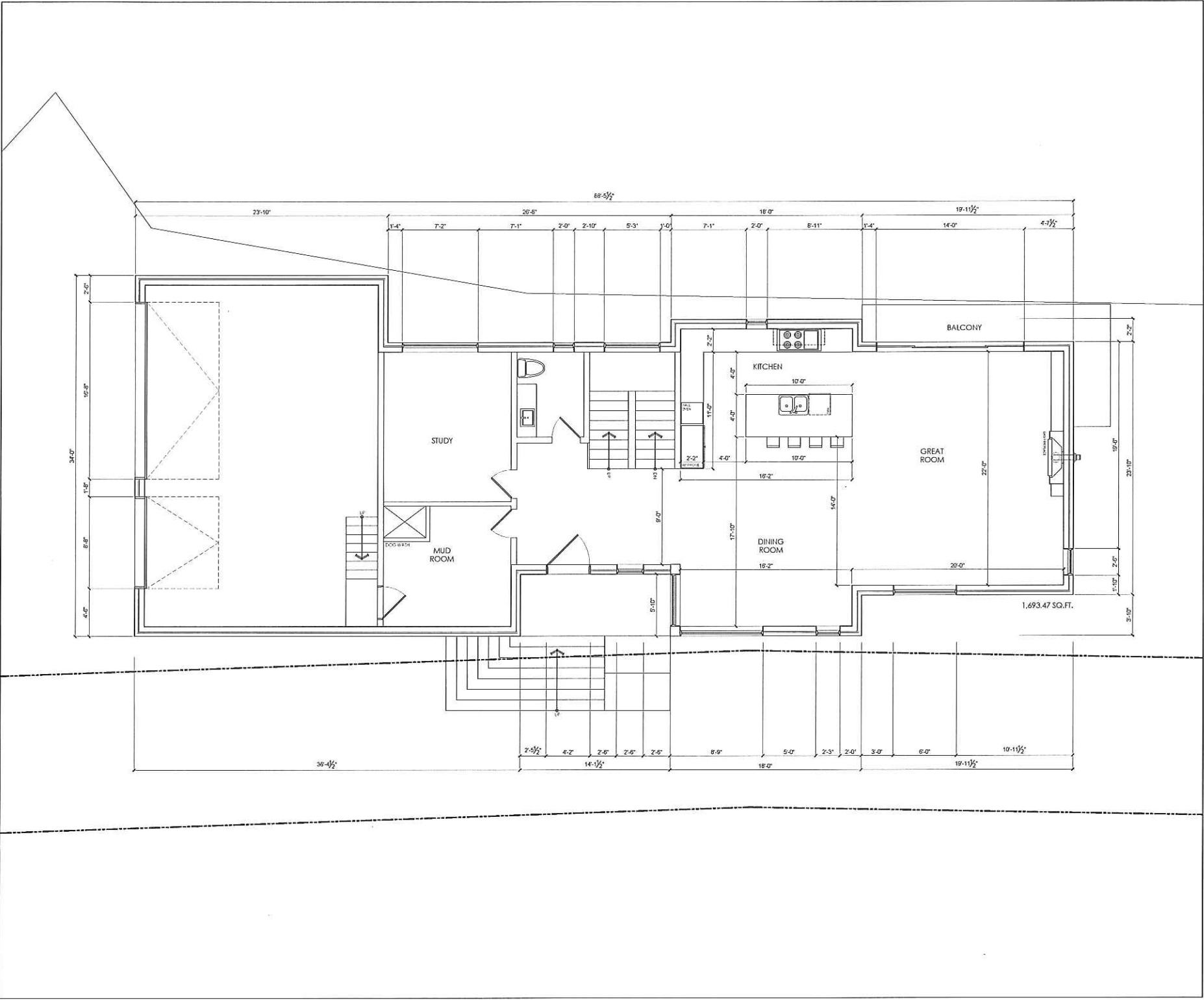
THIS DRAWING AND ITS CONTENTS ARE THE PROPERTY OF TARASICK/MCMILLAN KUBICKI LIMITED. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TARASICK/MCMILLAN KUBICKI LIMITED. THE USER OF THIS DRAWING AGREES TO HOLD TARASICK/MCMILLAN KUBICKI LIMITED HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY TARASICK/MCMILLAN KUBICKI LIMITED AS A RESULT OF THE USER'S USE OF THIS DRAWING. THE USER OF THIS DRAWING AGREES TO HOLD TARASICK/MCMILLAN KUBICKI LIMITED HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY TARASICK/MCMILLAN KUBICKI LIMITED AS A RESULT OF THE USER'S USE OF THIS DRAWING. THE USER OF THIS DRAWING AGREES TO HOLD TARASICK/MCMILLAN KUBICKI LIMITED HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY TARASICK/MCMILLAN KUBICKI LIMITED AS A RESULT OF THE USER'S USE OF THIS DRAWING.

NO	DATE	REVISION/REVISION	ISSUED BY
1	16 MAY 2017	ISSUED FOR CIVIL	TG
2	16 MAY 2017	ISSUED FOR CIVIL	TG

PROJECT STATISTICS				2207 EMBLETON ROAD BRAMPTON, ONTARIO
ZONING	BYLAW	EXISTING	PROPOSED	
SITE AREA		2,254.10 m ² (24,262.55 ft ²)		
GROSS FLOOR AREA				
FIRST FLOOR			157.33 m ² (1,692.47 ft ²)	
SECOND FLOOR			211.62 m ² (2,275.55 ft ²)	
TOTAL			368.95 m ² (3,968.02 ft ²)	
GARAGE			72.93 m ² (784.97 ft ²)	
BUILDING SETBACKS				
FRONT (NORTH)			4.97 m	
SIDE (EAST)			5.13 m	
REAR (SOUTH)			13.34 m	
SIDE (WEST)			7.99 m	
BUILDING HEIGHT				



DRAWING TITLE			
SITE PLAN			
EMBLETON RESIDENCE			
2207 EMBLETON ROAD, BRAMPTON, ONT. L6Y 0G2			
SCALE	DRAWN BY	CHECKED BY	
1/16" = 1'-0"	TG		
DATE	DRAWN NUMBER	CHECKED NUMBER	
04 DEC 2020			
PROJECT NUMBER			
2107			

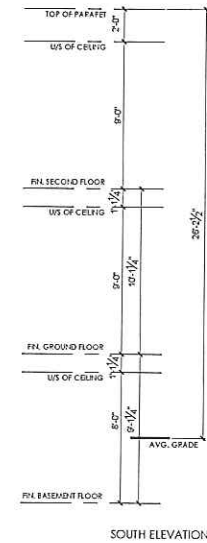
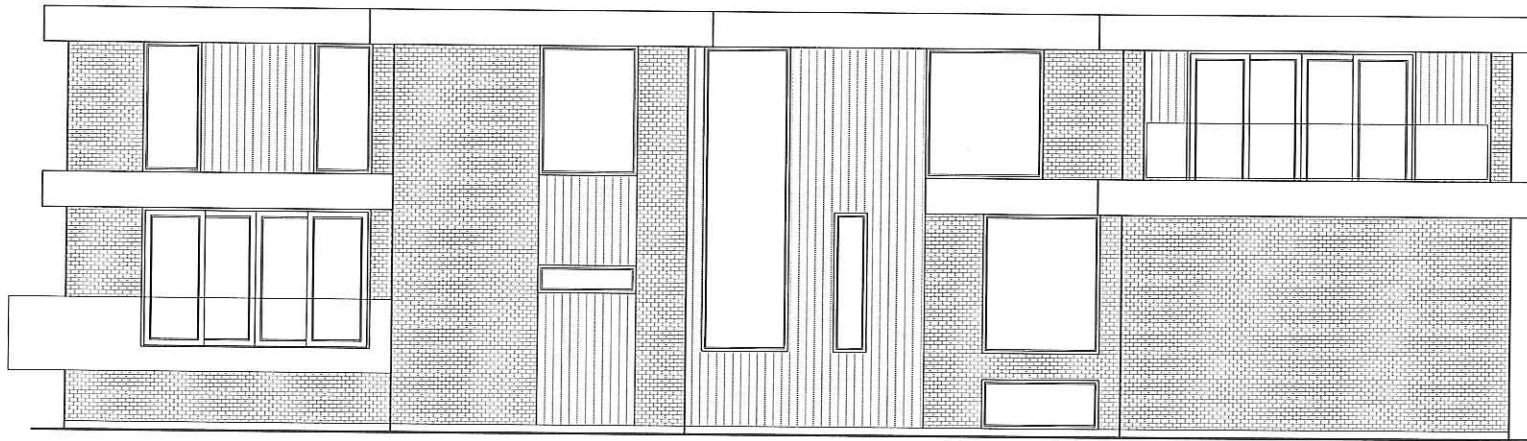


THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS DOCUMENT. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

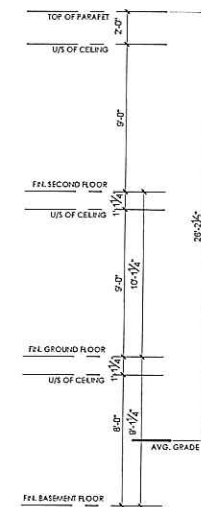
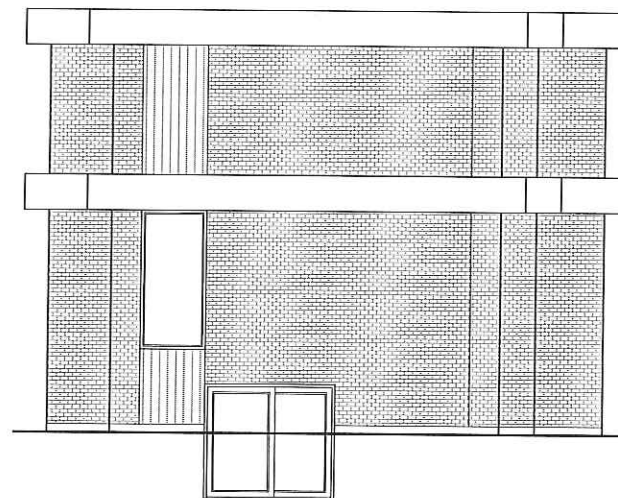
NO.	DATE	REVISION/REVISION	REVISION BY
1.	11/11/20	REVISION FOR CIVIL	TD
2.	11/11/20	REVISION FOR CIVIL	TD



DRAWING TITLE		
1st FLOOR PLAN		
EMBLETON RESIDENCE		
2201 EMBLETON ROAD BRIMPTON, ONT, L6Y 0G3		
SCALE	DRAWN BY	CHECKED BY
3/16" = 1'-0"	TG	
DATE	DRAWING NUMBER	
04 DEC 2020	A-3.3	
PROJECT NUMBER	2107	



SOUTH ELEVATION



WEST ELEVATION

THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY OTHER MATTERS, INCLUDING BUT NOT LIMITED TO, THE OBTAINING OF PERMITS, THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT, OR THE RESULTS OF THE CONSTRUCTION. THE ARCHITECT'S FEES ARE BASED ON THE SCOPE OF WORK AS SET FORTH IN THE AGREEMENT. ANY CHANGES TO THE SCOPE OF WORK WILL BE CHARGED TO THE CLIENT. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR ANY OTHER MATTERS, INCLUDING BUT NOT LIMITED TO, THE OBTAINING OF PERMITS, THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT, OR THE RESULTS OF THE CONSTRUCTION. THE ARCHITECT'S FEES ARE BASED ON THE SCOPE OF WORK AS SET FORTH IN THE AGREEMENT. ANY CHANGES TO THE SCOPE OF WORK WILL BE CHARGED TO THE CLIENT.

NO.	DATE	REVISION/REVISION	ISSUED BY
1.	11/14/2020	ISSUED FOR PERMITS	YS
2.	11/14/2020	ISSUED FOR PERMITS	YS

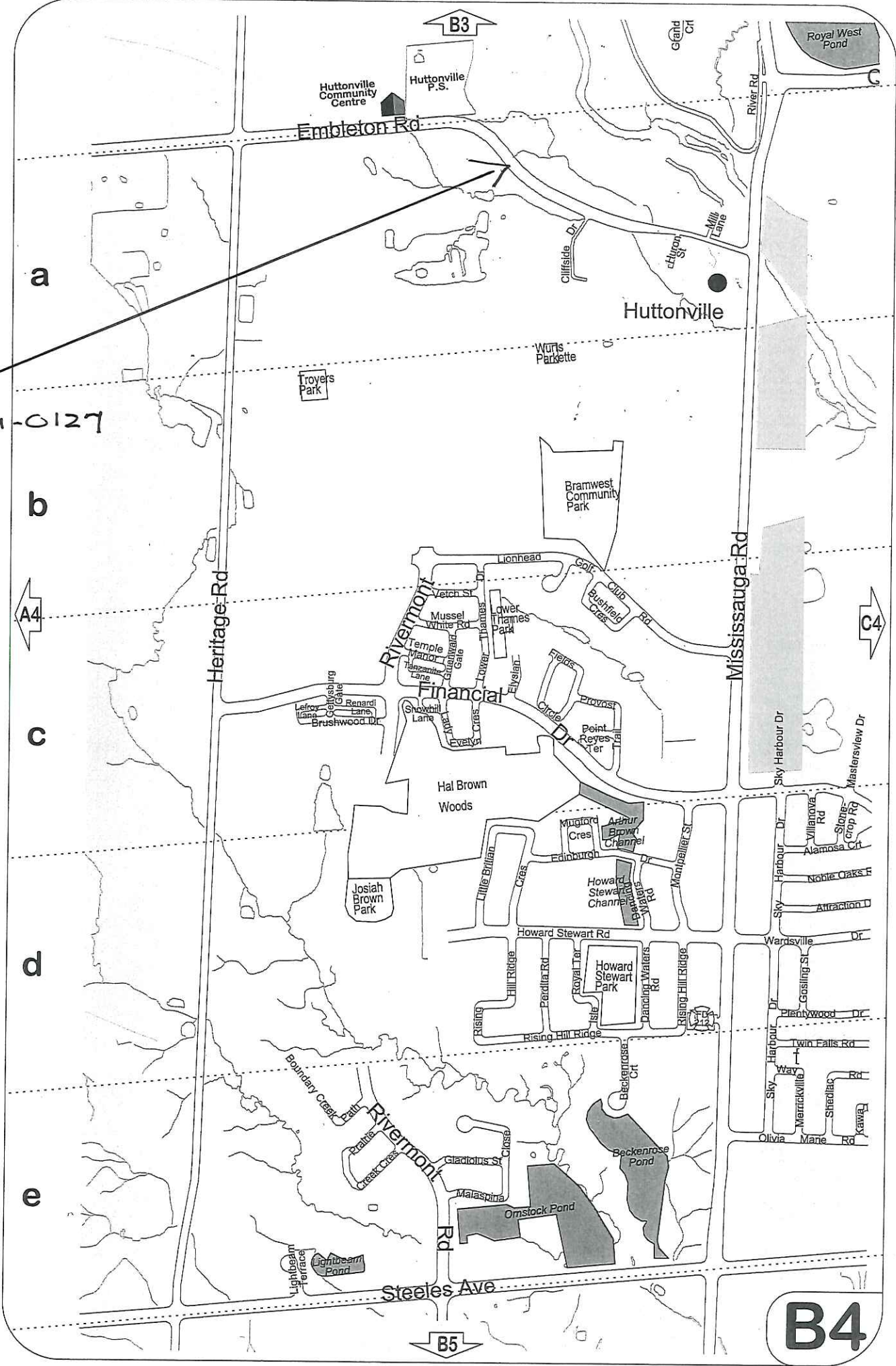


DRAWING TITLE
ELEVATIONS

EMBLETON
RESIDENCE
2207 EMBLETON ROAD, BRIMFORD, ONT. L6Y 0G3

SCALE	DRAWN BY	CHECKED BY
3/16" = 1'-0"	TG	
DATE	DRAWING NUMBER	
04 DEC 2020		
PROJECT NUMBER		
2207		

A-4.2



A-2021-0127

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d

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B3

C4

B4

B5

A4