

APPLICATION # A-2021-0152
WARD #4

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **JOSE PINHEIRO AND ARMINDA 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 Lot 17, Plan 43M-2059 municipally known as **2 GLADVIEW COURT**, Brampton;

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

1. To permit an accessory building (proposed cabana) having a gross floor area of 45.58 sq. m (490.26 sq. ft.) whereas the by-law permits a maximum gross floor area of 15 sq. m (161.46 sq. ft.) for an individual accessory building;
2. To permit an accessory building (proposed cabana) with a building height of 3.71m (12.17 ft.) whereas the by-law permits a maximum building height of 3.0m (9.84 ft.) for an accessory building;
3. To permit the doors to an accessory building (proposed cabana) to have a height of 2.74m (9 ft.) whereas the by-law permits a maximum door height of 2.4m (7.87 ft.) on an accessory building;
4. To permit an existing driveway width of 11.0m (36.09 ft.) whereas the by-law permits a maximum driveway width of 9.14m (30 ft.);
5. To permit a 0.0m permeable landscaping between the existing driveway and the side lot line whereas the by-law requires a minimum permeable landscape strip of 0.6m (1.97 ft.) along the side lot line.

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, August 3, 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.

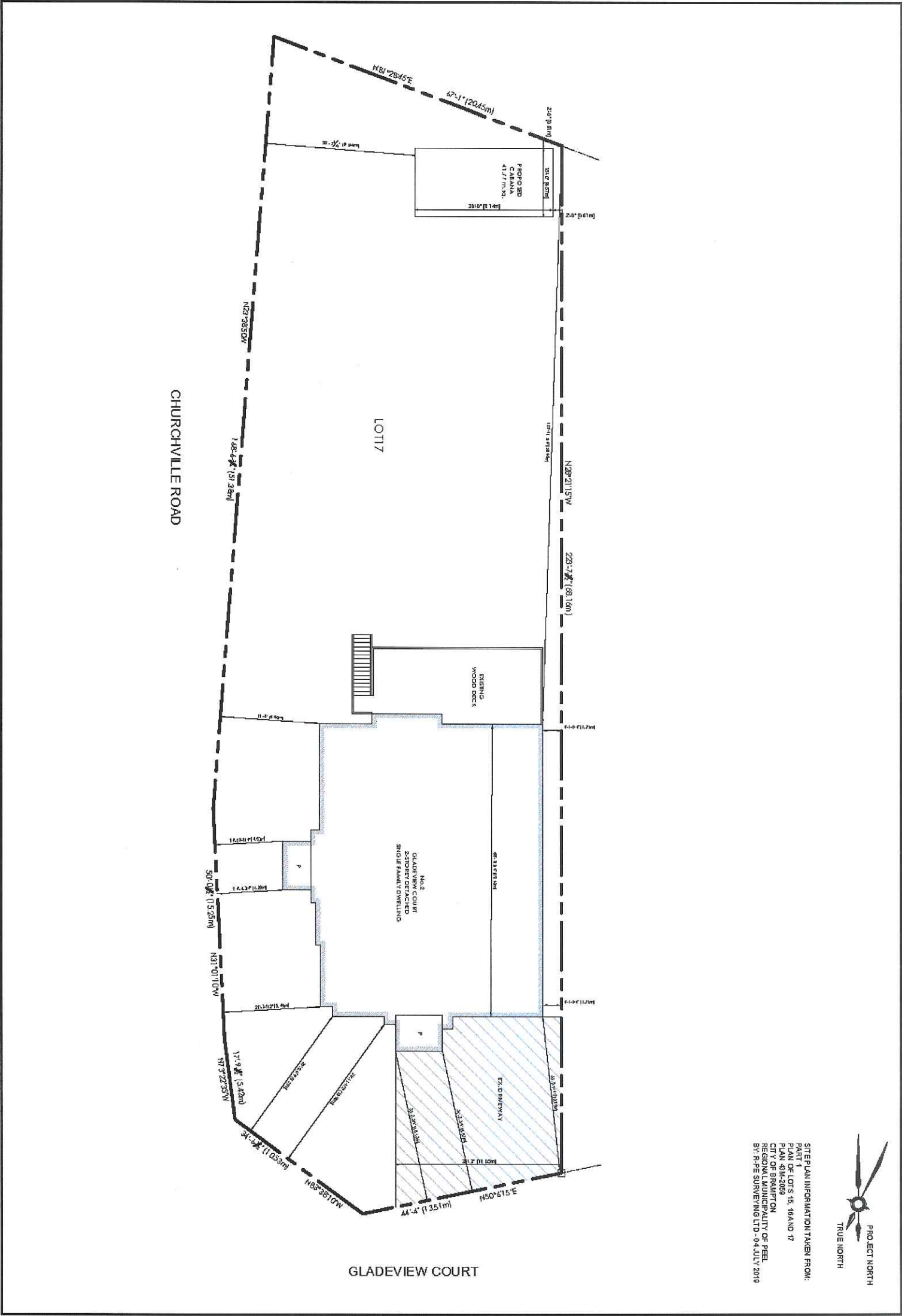
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

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

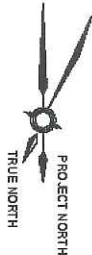
DATED at Brampton Ontario, this **22nd Day of July, 2021.**

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 1
PLAN OF LOTS 15, 16 AND 17
TOWN OF BRANTFORD
COUNTY OF BRANTFORD
REGIONAL MUNICIPALITY OF PEEL
BY RPE SURVEYING LTD - 04 JULY 2019



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GORAL DESIGN
7707 200 0022
info@goral.ca

DRAWING NO.	
DATE	
REVISION / SUBMISSION	
ISSUED BY	

DRAWING TITLE	
SITE PLAN	
GLADEVIEW PROPOSED CABANA	
2 GLADEVIEW COURT, BRANTFORD, ONT., L6Y 5K4	

SCALE	DRAWN BY	CHECKED BY
N.T.S.	IG	FS
DATE	DRAWING NUMBER	
FEB 2021	A-1.1	
PROJECT NUMBER	2114	

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, July 29, 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 Thursday, July 29, 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 **Thursday, July 29, 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.

AMENDMENT LETTER

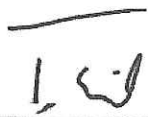
July 21, 2021

To: Committee of Adjustment

**RE: APPLICATION FOR MINOR VARIANCE
JOSE AND ARMINDA PINHEIRO
LOT 17, PLAN 43M-2059
A-2021-00152- 2 GLADVIEW COURT
WARD 4**

Please **amend** application **A-2021-0152** to reflect the following:

1. To permit an accessory building (proposed cabana) having a gross floor area of 45.58 sq. m (490.26 sq. ft.) whereas the by-law permits a maximum gross floor area of 15 sq. m (161.46 sq. ft.) for an individual accessory building;
2. To permit an accessory building (proposed cabana) with a building height of 3.71m (12.17 ft.) whereas the by-law permits a maximum building height of 3.0m (9.84 ft.) for an accessory building;
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5. To permit a 0.0m permeable landscaping between the existing driveway and the side lot line whereas the by-law requires a minimum permeable landscape strip of 0.6m (1.97 ft.) along the side lot line.



Applicant/Authorized Agent

Flower City



brampton.ca

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

FILE NUMBER: **A-2021-0152**

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)** JOSE and ARMINDA PINHEIRO
Address 2 GLADEVIEW COURT, BRAMPTON, ONT. L6Y 0H6

Phone # 647.308.0955 **Fax #** _____
Email MPDRYWALL89@HOTMAIL.COM
2. **Name of Agent** TOMASZ GORAL
Address 720 KING STREET WEST #411, 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
GFA FOR A SINGLE ACCESSORY STRUCTURE 41.77 sq.m.
HEIGHT OF 3.71m
DOOR HEIGHT OF 2.74
4. **Why is it not possible to comply with the provisions of the by law?**

WOULD LIKE CABANA/SHED IN REAR
5. **Legal Description of the subject land:**
Lot Number Lot 17, Plan 43M-2059
Plan Number/Concession Number _____
Municipal Address 2 GLADEVIEW COURT, BRAMPTON, ONT. L6Y 0H6
6. **Dimension of subject land (in metric units)**
Frontage 13.51 and 10.53
Depth 63.16
Area 1,571.39 M SQ.
7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>

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.)

SFD 2 STOREY (418 M.SQ.)

PROPOSED BUILDINGS/STRUCTURES on the subject land:

PROPOSED GAZEBO 41.77 M.SQ.

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 9.38

Rear yard setback

Side yard setback 1.25

Side yard setback 4.39

PROPOSED

Front yard setback

Rear yard setback 0.61

Side yard setback 0.61

Side yard setback 9.94

10. Date of Acquisition of subject land: 2019
11. Existing uses of subject property: SFD (RESIDENTIAL)
12. Proposed uses of subject property: SFD (RESIDENTIAL)
13. Existing uses of abutting properties: RESIDENTIAL
14. Date of construction of all buildings & structures on subject land: 2019
15. Length of time the existing uses of the subject property have been continued: 2 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 _____

T. W. Smith
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF HAMILTON
THIS 25 DAY OF JUNE 20 21

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, Armanda 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 5th DAY OF

July, 20 21

James Myers
A Commissioner etc.

T. W. Smith
Signature of Applicant or Authorized Agent

Submitted by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1E-18-2861

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

T. W. Smith
Zoning Officer

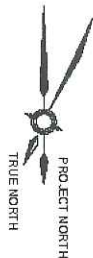
July 6, 2021

Date

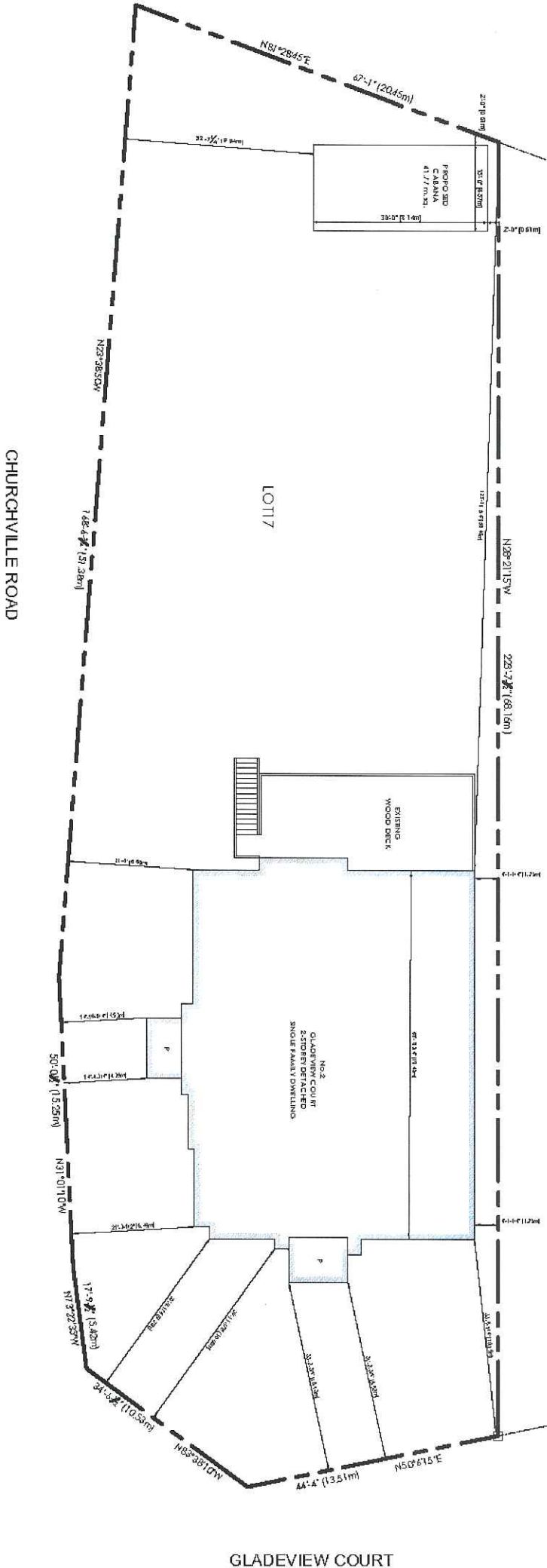
DATE RECEIVED

Date Application Deemed Complete by the Municipality

July 5, 2021



SITE PLAN INFORMATION TAKEN FROM:
PART 1
PLAN OF LOTS 15, 16 AND 17
PLAN 4816289
COUNTY OF BRIMLEY
REGIONAL MUNICIPALITY OF PEELE
BY R/PPE SURVEYING LTD - 04 JULY 2019



GLADEVIEW COURT

DISCLAIMER: 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 DESIGNER. THE DESIGNER ACCEPTS NO LIABILITY FOR ANY LOSS OR DAMAGE, INCLUDING REASONABLE COSTS OF DEFENSE, ARISING OUT OF OR IN CONNECTION WITH THE USE OF THIS PLAN. THE DESIGNER'S OBLIGATION IS LIMITED TO THE PREPARATION OF THIS PLAN IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS OF THE PROFESSION OF ENGINEERING IN ONTARIO. THE DESIGNER DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS OR THE COMPLETION OF ANY PROJECT DESCRIBED IN THIS PLAN. THE DESIGNER'S SERVICES ARE LIMITED TO THE PREPARATION OF THIS PLAN AND DO NOT INCLUDE THE OBTAINING OF ANY PERMITS OR THE SUPERVISION OF CONSTRUCTION. THE DESIGNER'S LIABILITY IS LIMITED TO THE AMOUNT OF THE FEE FOR THIS SERVICE. THE DESIGNER'S LIABILITY DOES NOT EXTEND TO ANY OTHER PARTY OR TO ANY OTHER PROJECT. THE DESIGNER'S LIABILITY IS LIMITED TO THE AMOUNT OF THE FEE FOR THIS SERVICE. THE DESIGNER'S LIABILITY DOES NOT EXTEND TO ANY OTHER PARTY OR TO ANY OTHER PROJECT.

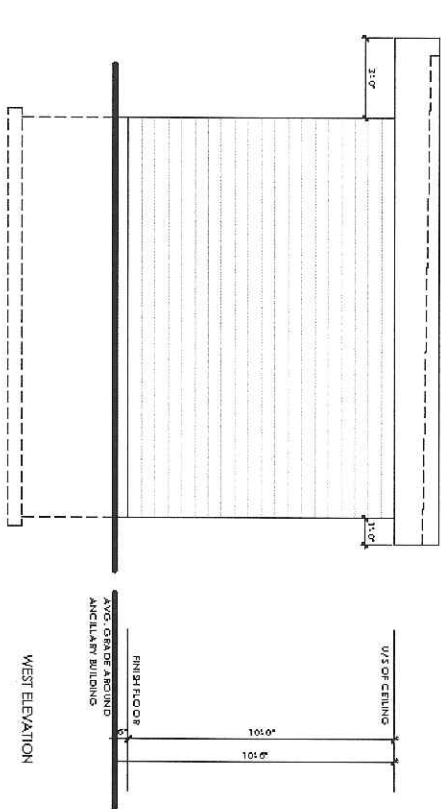
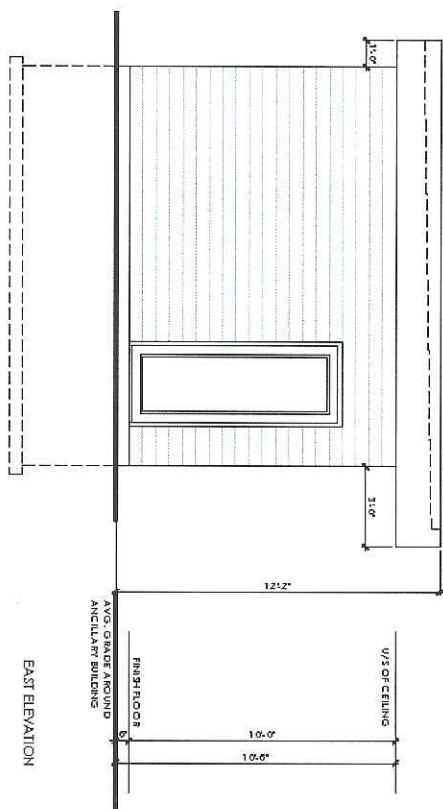


GORAL DESIGN
77 GRT 200 8972
E. byrne@goral.ca

No.	DATE	REVISION/ SUBMISSION	ISSUED BY
1	01 MAR 2021	ISSUED FOR CVC	IG

DRAWING TITLE
SITE PLAN
GLADEVIEW PROPOSED CABANA
26 LARVIEW COURT, BRIMLEY, ONT, L6Y 5K 4

SCALE	DRAWN BY	CHECKED BY
N.T.S.	TG	
DATE	DRAWING NUMBER	
FEB 2021	A-1.1	
PROJECT NUMBER	2116	



SCALE	DRAWN BY	CHECKED BY
3/16" = 1'-0"	IG	
DATE	DRAWING NUMBER	
FEB 2021	A-4.1	
PROJECT NUMBER		
2116		

