

APPLICATION # A-2021-0163
WARD #3

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **CHRIS FRENCH AND MELISSA FRENCH** 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 138, Plan 625, municipally known as **11 DERWENT AVENUE**, Brampton;

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

1. To permit an interior side yard setback of 1.22m (4 ft.) to a proposed second storey addition whereas the by-law requires a minimum interior side yard setback of 1.8m (5.91 ft.) to the second storey;
2. To permit a 0.0 m setback to an existing addition (pool equipment storage) whereas the by-law requires a minimum setback of 1.2m (3.94 ft.) for the first storey;
3. To permit 0.0m permeable landscaping between the existing driveway and the side lot line whereas the by-law requires a minimum 0.6m (1.97 ft.) of permeable landscaping between the driveway and the side lot line;
4. To permit an existing fence in the rear yard having a maximum height of 2.42m (7.94 ft.) whereas the by-law permits a fence in the rear yard to a maximum height of 2m (6.56 ft.);
5. To permit an interior side yard setback of 0.45m to an existing deck whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 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
Application for Consent: NO

File Number: _____
File Number: _____

The Committee of Adjustment has appointed **TUESDAY, August 24, 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 **12th Day of August, 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

MATURE HEDGEROW SITE PLAN DRAWING NOTES

ALL WORKING DRAWINGS SUBMITTED TO THE BUILDING DEPARTMENT AS PART OF A BUILDING PERMIT APPLICATION SHALL BE IN CONFORMANCE WITH THE APPROVED SITE PLAN DRAWINGS AS APPROVED BY THE DEVELOPMENT SERVICES DIVISION.

THE OWNER IS RESPONSIBLE FOR ENSURING THAT THE PROPOSED HOUSING IS PLACED AT THE DEEP END OF THE LOTS IN AN UNHINDERED LOCATION. ALL PHASES OF RENOVATION AND CONSTRUCTION IN THE LOCATION AND CONDITIONS AS APPROVED BY THE PLANNING AND BUILDING DEPARTMENT. NO MATERIALS, BUILDING MATERIALS, SOIL, CONSTRUCTION VEHICLE EQUIPMENT, ETC. MAY BE STORED WITHIN THE AREA OF HOUSING.

ALL UTILITY COMPANIES WILL BE NOTIFIED FOR LOCATIONS PRIOR TO THE INSTALLATION OF THE HOUSING. THE LOTS WITHIN THE LIMITS OF THE COB BOUNDARY AREA.

SHOULD THE INSTALLATION OF BLOCK FOUNDATION BE REQUIRED, THE COST OF REMOVAL OF THE EXISTING FOUNDATION SHALL BE THE RESPONSIBILITY OF THE OWNER. SHOULD AN ALTERNATIVE FOUNDATION NOT BE POSSIBLE, THE OWNER SHALL INSTRUCT THE CONDITION OF THE FOUNDATION AND REMOVAL IN ALL AREAS IN ORDER TO MINIMIZE DAMAGE TO THE FOUNDATION.

THE OWNER OF ANY UTILITIES SHALL BE RESPONSIBLE FOR THE COST OF ANY UTILITIES LOCATIONS. THE COST SHALL BE THE RESPONSIBILITY OF THE OWNER. THE COST SHALL BE THE RESPONSIBILITY OF THE OWNER.

GRADIENTS MUST BE MAINTAINED WITHIN THE MODULUS OF THE PROPOSED LOTS AND WITHIN THE SITE.

THE EXISTING ON-SITE DRAINAGE SHALL REMAIN.

THE STRUCTURAL DESIGN OF ANY FOUNDATION WALL OVER 6 INCHES OR ANY FOUNDATION WALL LOCATED ON A PROPERTY LINE IS SHOWN ON THE SITE PLAN AND GRADING PLAN AND IS TO BE APPROVED BY THE CONSULTING ENGINEER FOR THE PROJECT.

THE LOCATIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL BOUNDARY WILL BE TYPED BY THE OWNER AT THEIR OWN RISK. THE ENHANCEMENTS TO THE SITE, THE MUNICIPAL CURB AND SIDEWALKS WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DETENTION WILL BE PROVIDED FOR EACH ENHANCEMENT.

ALL REPAIRS TO CURBS AT THE ENHANCEMENTS TO THE SITE IS TO TERMINATE AT THE PROPERTY LINE OR AT THE MUNICIPAL SIDEWALK.

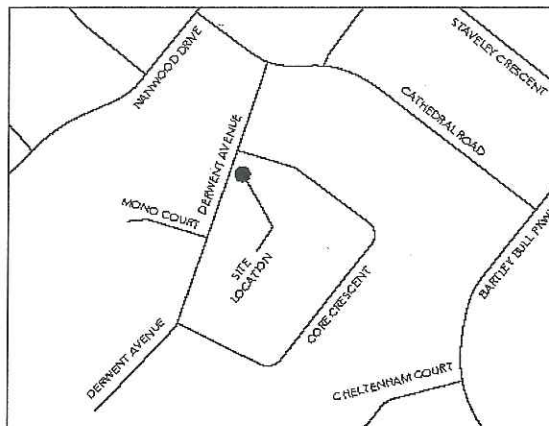
CONSTRUCTION MATERIALS ARE NOT TO BE PLACED FOR GARAGE COLLECTION.

ALL DAMAGED LANDSCAPE AREAS WILL BE REPLANTED WITH 100% AND 100% FOLLOWING CONSTRUCTION ACTIVITY. ANY COB BOUNDARY AREA DAMAGED OR REMOVED SHALL BE REPLACED WITH MINIMUM 100% LANDSCAPE. DEODOROUS TREES TO THE SATISFACTION OF THE COB AT THE OWNERS RISK.

ALL EXISTING CALLED MATERIALS WILL BE REMOVED FROM THE SITE AT THE OWNERS RISK.

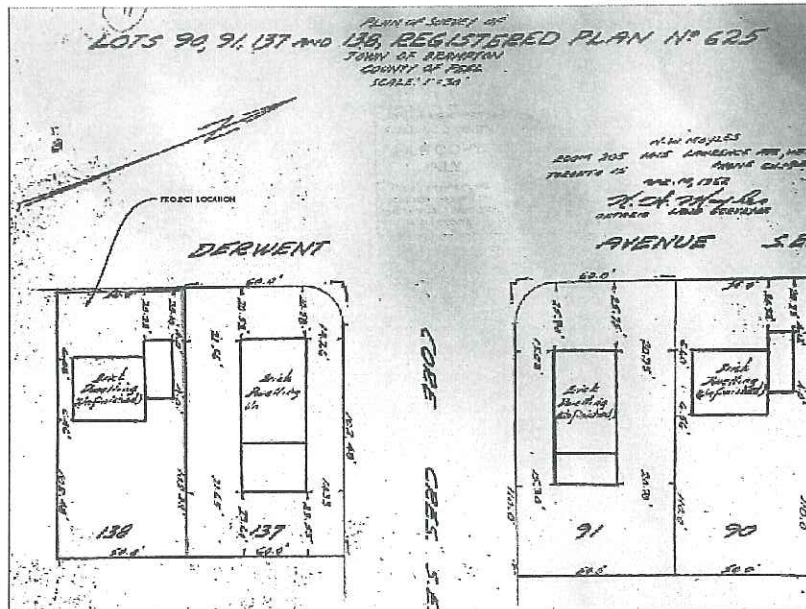
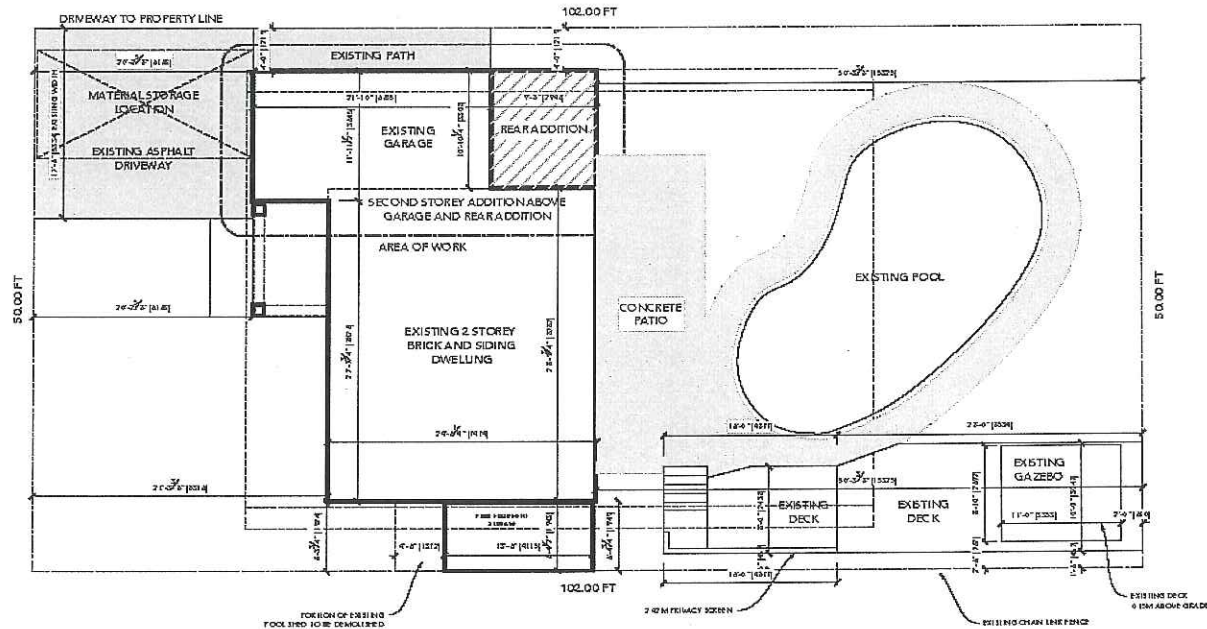
ALL DESIGN OF REPAIRS TO EXISTING FOUNDATION SHALL BE ILLUSTRATED AND DIMENSIONED ON ALL OF THE DRAWINGS. THE DESIGN SHALL BE APPROVED BY THE CONSULTING ENGINEER FOR THE PROJECT.

KEY PLAN



SITE STATISTICS - RESIDENTIAL ADDITION			
ADDRESS:	11 DERWENT AVENUE, BRANTFORD, ONTARIO		
20' WING:	RBI		
LOT AREA:	475.0	m ²	
LOT FRONTAGE:	19.2	m	
HEIGHT TO TOP OF PROPOSED ROOF:	7.5	m	
GFA - IN FULL RESIDENTIAL			
PROPOSED ROOF	51.9	m ²	21.0
SECOND FLOOR	56.2	m ²	21.0
FOOTING, WALL, T. ADDITION	10.0	m ²	7.0
TOTAL GFA IN FULL RESIDENTIAL	118.1	m ²	49.0
			41.6
LOT COVERAGE			
EXISTING DWELLING FOOTPRINT	51.9	m ²	21.0
POOL	4.0	m ²	0.0
GAZEBO	2.0	m ²	0.0
SAVAGE	2.0	m ²	0.0
FOOT EQUIPMENT STORAGE	2.0	m ²	0.0
TOTAL LOT COVERAGE	113.7	m ²	46.0
			28.4
FRONT YARD LANDSCAPING			
FRONT YARD AREA	118.1	m ²	0.0
LANDSCAPING WALKWAYS	2.0	m ²	0.0
ROOF LANDSCAPING	2.0	m ²	0.0
TOTAL SOFT LANDSCAPING COVERAGE	2.0	m ²	0.0
			4.0

10' x 10' SITE PLAN



DESIGN INFORMATION
JUSTIN SHERRY DESIGN STUDIO
CUSTOM HOME DESIGN AND RENOVATION
1000 BIRCH STREET, CHICAGO
ILLINOIS 60611
P: 773.462.1111
F: 773.462.1111
WWW.JUSTINSHERRY.COM

GENERAL NOTES
DRAWINGS ARE TO BE READ AND NOT SCALE. DO NOT BEGIN CONSTRUCTION UNTIL ALL REQUIRED PERMITS HAVE BEEN OBTAINED. THE DESIGNER IS NOT RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY OR PERSONS OR PROPERTY OF ANY KIND DURING THE CONSTRUCTION OF THE PROJECT. THE DESIGNER IS NOT RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY OR PERSONS OR PROPERTY OF ANY KIND DURING THE CONSTRUCTION OF THE PROJECT. THE DESIGNER IS NOT RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY OR PERSONS OR PROPERTY OF ANY KIND DURING THE CONSTRUCTION OF THE PROJECT.

DIGITAL PLANS
AFTER REVISION OF THIS PLAN IS AVAILABLE, REVISIONS SHALL BE MADE TO THE ORIGINAL DRAWING. THE ORIGINAL DRAWING SHALL BE THE BASIS FOR ANY REVISIONS.

STRUCTURAL ENGINEER STAMP

IN-2-0000
QUALIFICATION INFORMATION
THE UNDERSIGNED HAS REVIEWED AND ACCEPTS RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE UNDERSIGNED HAS REVIEWED AND ACCEPTS RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE UNDERSIGNED HAS REVIEWED AND ACCEPTS RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

JUSTIN SHERRY
REGISTERED PROFESSIONAL ENGINEER
UNDER THE ENGINEERING ACT, 1990
CHICAGO, ILLINOIS
P: 773.462.1111
F: 773.462.1111
WWW.JUSTINSHERRY.COM

REVISIONS
1 - MM 00 YYY
2 - MM 00 YYY
3 - MM 00 YYY
4 - MM 00 YYY
5 - MM 00 YYY

1 - 11.00.00
2 - 11.00.00
3 - 11.00.00
4 - 11.00.00
5 - 11.00.00

DRAWING INFORMATION
DRAWING TITLE: SITE PLAN
DRAWN BY: J.S.
CHECKED BY: J.S.
ADDRESS: 11 DERWENT AVENUE
PROJECT NO: 201-001

DATE:

SP

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, August 20, 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, August 21, 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, August 21, 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

August 11, 2021

To: Committee of Adjustment

**RE: APPLICATION FOR MINOR VARIANCE
CHRIS AND MELISSA FRENCH
LOT 1, PLAN 43M-1571
A-2021-0163 – 11 DERWENT AVENUE**

Please **amend** application **A-2021-0163** to reflect the following:

1. To permit an interior side yard setback of 1.22m (4 ft.) to a proposed second storey addition whereas the by-law requires a minimum interior side yard setback of 1.8m (5.91 ft.) to the second storey;
2. To permit a 0.0m setback to an existing addition (pool equipment storage) whereas the by-law requires a minimum setback of 1.2m (3.94 ft.) for the first storey;
3. To permit 0.0m of permeable landscaping between the existing driveway and the side lot line whereas the by-law requires a minimum 0.6m (1.97 ft.) of permeable landscaping between the driveway and the side lot line;
4. To permit an existing fence in the rear yard having a maximum height of 2.42m (7.94 ft.) whereas the by-law permits a fence in the rear yard to a maximum height of 2m (6.56 ft.);
5. To permit an interior side yard setback of 0.45m to an existing deck whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.).



Applicant/Authorized Agent

RESPONSE LETTER

Recipient

Jennifer Chau

E: Jennifer.Chau@brampton.ca

T: 905.874.3457

Subject Property

11 Derwent Avenue
Brampton, Ontario

Amendment

This letter is in reference to the adjustments made to the site plan for the above noted address. As requested by the planning staff at the City of Brampton, the following has been adjusted:

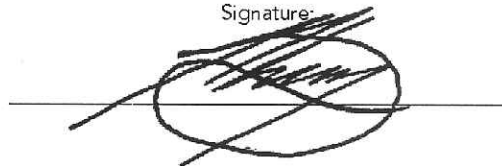
1. The existing setback to the side yard pool equipment storage shed (addition) is 0.00 m to the side yard property line.
2. The existing driveway has been adjusted to be illustrated as per the as built condition with a 0.00 m setback to the side yard property line.
3. The existing elevated deck size and proximity has been adjusted to be as per the as built conditions with the 0.45m side yard setback.
4. The existing privacy screen has been illustrated on plan.

Please review the updated site plan as requested and inform our firm if there are any discrepancies or additional questions.

Registered Designer:

Justin Sherry

Signature:



If you have any questions or concerns regarding the information here within, please contact Justin Sherry Design Studio at 705.300.2341 or by email at info@justinsherry.ca.

NATURE NEIGHBOURHOOD SITE PLAN DRAWING NOTES

ALL WORKING DRAWINGS SUBMITTED TO THE BUILDING DIVISION AS PART OF A BUILDING PERMIT APPLICATION SHALL BE IN CONFORMANCE WITH THE APPROVED SITE PLAN DRAWINGS AS APPROVED BY THE DEVELOPMENT SERVICE DIVISION.

THE OWNER IS RESPONSIBLE FOR ENSURING THAT THE PROPOSED HOUSING IS PLACED AT THE DEPTH OF THE LOTS TO MAINTAIN THE THROUGHOUT ALL PHASES OF DEMOLITION AND CONSTRUCTION IN THE LOCATION AND CONSTRUCTION AS APPROVED BY THE PLANNING AND BUILDING DIVISION. NO MATERIALS, BUILDING MATERIALS, SOIL, CONSTRUCTION VEHICLES, EQUIPMENT, ETC. MAY BE STORED WITHIN THE AREA OF HOUSING.

ALL UTILITY COMPANIES WILL BE NOTIFIED FOR LOCATIONS PRIOR TO THE INSTALLATION OF THE HOUSING. (THIS INCLUDES THE LIMITS OF THE COB BOUNDARY AREA).

SHOULD THE INSTALLATION OF BELOWGROUND SERVICE REQUIRE HOUSING TO BE REMOVED, OPEN SPACE (LAPPA) OPEN SPACE REMOVAL CAUSE TO BE CONTACTED PRIOR TO THE COMMENCEMENT OF SUCH WORK. SHOULD AN ALTERNATIVE SERVICE ROUTE NOT BE POSSIBLE, IT WILL IMPACT AND DOCUMENT THE CONDITION OF THE VEGETATION AND SERVICE INSTALLATION ORDER COMMENCE DAMAGE TO THE VEGETATION.

THE OWNER OF THE APPLICANT AS APPLICABLE WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITY RELOCATION AS REQUIRED BY THE SITE PLAN APPROVAL AND BUILDING PERMIT.

GRADE MUST BE WITHIN 25% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE.

THE EXISTING ON-SITE DRAINAGE FALLS SHALL REMAIN.

THE STRUCTURAL DESIGN OF ANY EXISTING WALL OR NEW WALL OR ANY EXISTING WALL LOCATED ON A PROPERTY LINE IS SHOWN ON THE SITE PLAN AND GRADING PLAN AND IS TO BE APPROVED BY THE CONSULTING ENGINEER FOR THE PROJECT.

THE POSITION OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE DETERMINED BY THE OWNER AT THEIR OWN RISK.

AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DIFFERENCE WILL BE PROVIDED FOR EACH ENTRANCE.

ALL PROPOSED CURBS AT THE ENTRANCES TO THE SITE IS TO DEMONSTRATE AT THE PROPERTY LINE OR AT THE MUNICIPAL SIDEWALK.

CONSTRUCTION MATERIALS ARE NOT TO BE PLACED FOR GARAGE COLLECTION.

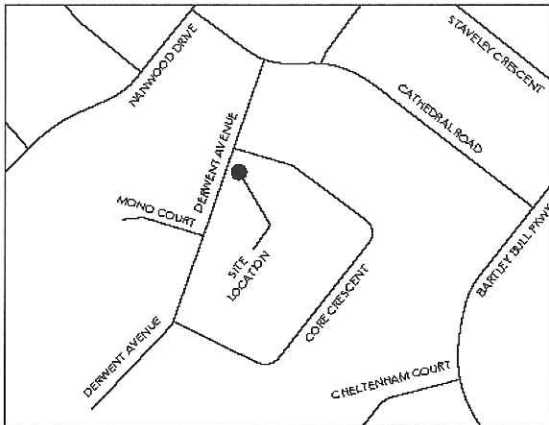
ALL DAMAGED LAND AND SOFT AREAS WILL BE RESTORED WITHIN 10% OF THE SOFT FOLLOWING CONSTRUCTION ACTIVITY.

ANY COB BOUNDARY AREA DAMAGED OR REMOVED ARE TO BE REPLACED WITH MINIMUM 10% CANOPY EQUIVALENT TO THE REPLACEMENT OF THE COB AT THE OWNER'S RISK.

ALL EXISTING EXCAVATED MATERIALS WILL BE REMOVED FROM THE SITE AT THE OWNER'S RISK.

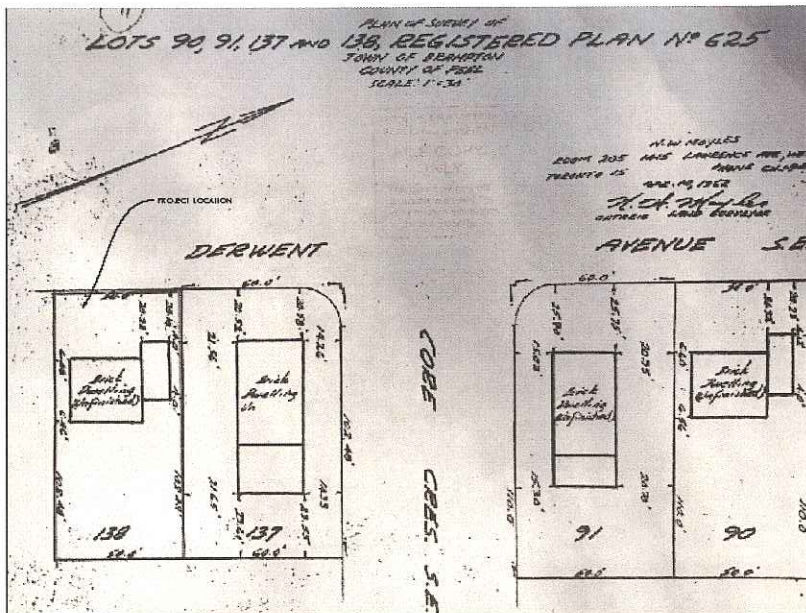
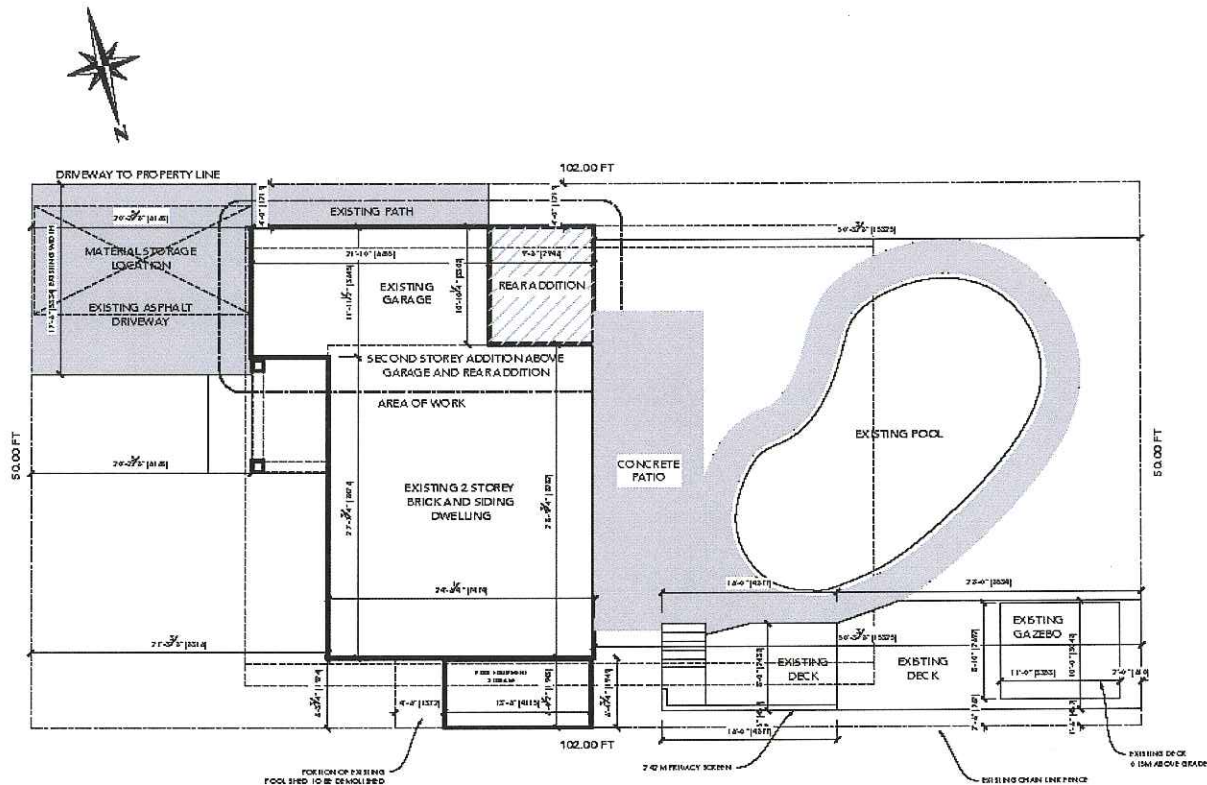
ALL EXISTING EXCAVATED MATERIALS ON THE PROPERTY SHOULD BE DEMONSTRATED AND DEMONSTRATED ON ALL OF THE DRAWINGS IF APPLICABLE. IF NOT ON THE DRAWINGS, THERE ARE NO EXISTING EXCAVATED MATERIALS ON THE PROPERTY.

KEY PLAN



SITE STATISTICS - RESIDENTIAL ADDITION			
ADDRESS:	11 DERWENT AVENUE, BRAMPTON, ONTARIO		
ZONING:	RBT		
LOT AREA	475.00 m ²		
LOT FRONTAGE	18.20 m		
HEIGHT "T.O. PROPOSED ROOF"	7.37 m		
GFA - INFILL RESIDENTIAL			
	EXISTING	PROPOSED	TOTAL
GROUND FLOOR	51.35	3.40	54.75 m ²
SECOND FLOOR	56.24	32.23	88.47 m ²
FOURTH FLOOR - ATTACHED	10.59	3.89	14.48 m ²
TOTAL GFA INFILL RESIDENTIAL	118.18	40.52	158.70 m ²
LOT COVERAGE			
	EXISTING	PROPOSED	TOTAL
EXISTING DWELLING FOOTPRINT	54.75	3.40	58.15 m ²
FOURTH FLOOR	0.00	0.00	0.00 m ²
GAZEBO	0.00	0.00	0.00 m ²
GARAGE	0.00	0.00	0.00 m ²
FOURTH FLOOR STORAGE	0.00	0.00	0.00 m ²
TOTAL LOT COVERAGE	54.75	3.40	58.15 m ²
FRONT YARD LANDSCAPING	118.71	0.00	118.71 m ²
DRIVEWAY/WALKWAYS	32.00	0.00	32.00 m ²
SOFT LANDSCAPING	71.89	0.00	71.89 m ²
TOTAL SOFT LANDSCAPING COVERAGE	71.89	0.00	71.89 m ²

SITE PLAN



JUSTLIN

justin sherry design studio

DESIGNER INFORMATION
JUSTIN SHERRY DESIGN STUDIO
CUSTOM HOME DESIGN AND RENOVATION
3040 SHEPPARD AVENUE EAST
UNIT 211 (M17) MISSISSAUGA, ONTARIO L4X 1L7
P: 905.271.1111
A: 905.271.1111

GENERAL NOTES
DRAWINGS ARE TO BE READ AND NOT SCALE. DO NOT BEGIN CONSTRUCTION UNTIL DEBRIEF OF PROJECT HAS BEEN PROVIDED. UPON COMPLETION OF ANY PHASE OF CONSTRUCTION, THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO INSURE PROPER INSPECTION. ALL DESIGN AND CONSTRUCTION DOCUMENTATION SHALL BE PROVIDED TO THE DESIGNER. IF ANY DISCREPANCY IS FOUND HEREIN, THE DESIGNER SHALL BE NOTIFIED. THE DESIGNER AND DOCUMENTATION PROVIDED HEREIN ARE THE EXCLUSIVE PROPERTY OF JUSTIN SHERRY DESIGN STUDIO. REPRODUCTION OR MODIFICATION OF ANY PART OF THE DOCUMENT IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

DIGITAL PLANS
AFTER REVISION OF THIS PLAN IS AVAILABLE. PLEASE CONTACT WITH US OR EMAIL THE REQUEST TO INFORMATION@JUSTLIN.CA

STRUCTURAL ENGINEER: STAFF

IF REQUIRED
QUALIFICATION INFORMATION
THE UNDERSIGNED HAS REVIEWED AND ACCEPTS RESPONSIBILITY FOR THE DESIGN, AS WELL AS THE QUALIFICATION AND REQUIREMENTS IMPOSED BY THE CLIENT AND BUILDING CODE TO BE ASSURED.

JUSTIN SHERRY DESIGN STUDIO
DATE: 08/27/2021
BY: J. SHERRY

REVISION INFORMATION
REQUIRED UNTIL THE DESIGN IS COMPLETE UNDER THE C-274 OF THE CHANGING BUILDING CODE.

JUSTIN SHERRY DESIGN STUDIO
REVISIONS
1 - REVISED
2 -
3 -
4 -
5 -

ISSUE LIST
1 - ISSUED FOR 310 FLANKING/ISSUED 05/03/2021
2 -
3 -
4 -
5 -

DRAWING INFORMATION
DRAWING TITLE: SITE PLAN
DRAWN BY: J. SHERRY
CHECKED BY: J. SHERRY
ADDRESS: 11 DERWENT AVENUE
PROJECT NO: 2021-001

SP



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)** Chris French and Melissa French
Address 11 Derwent Avenue, Brampton, Ontario L6W 1K3

Phone # 416 880 4898 **Fax #** _____
Email chris_b_french@hotmail.com

2. **Name of Agent** Justin Sherry Design Studio
Address 13 Collier Street, Barrie, Ontario L4M 3V2

Phone # 416 277 8405 **Fax #** _____
Email jsherry@justinsherry.ca

3. **Nature and extent of relief applied for (variances requested):**
Proposal of a second storey addition with a 1.21 side yard setback where the by law requires a 1.2 m plus 0.6 m for each additional storey or part thereof as per 12.5.2 of zoning by law (204-2010)

4. **Why is it not possible to comply with the provisions of the by-law?**
The second storey additional is built above an existing footprint that is 1.2 m setback from the side lot line

5. **Legal Description of the subject land:**
Lot Number Lot 138
Plan Number/Concession Number 625
Municipal Address 11 Derwent Avenue

6. **Dimension of subject land (in metric units)**
Frontage 15.24
Depth 31.08
Area 473.65 sq m

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.)

Existing 2 storey single family dwelling = 131.22 m2
Existing 1 storey garage = 23.08 m2
Existing Decks = 29.72 m2

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Proposed second storey addition and rear addition = 41.92 m2

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	6.16
Rear yard setback	15.32
Side yard setback	1.21
Side yard setback	1.94

PROPOSED

Front yard setback	6.16
Rear yard setback	15.32
Side yard setback	1.21
Side yard setback	1.94

10. Date of Acquisition of subject land: 2009
11. Existing uses of subject property: SFD
12. Proposed uses of subject property: SFD
13. Existing uses of abutting properties: Residential
14. Date of construction of all buildings & structures on subject land: 1960
15. Length of time the existing uses of the subject property have been continued: Present
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 _____ City _____ OF _____ Barrie _____

THIS 21st DAY OF June July, 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, Justin Sherry, OF THE _____ City _____ OF _____ Barrie _____

IN THE _____ County _____ OF _____ Simcoe _____ 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 21 DAY OF

July, 2021

Jeanie Myers
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: _____

R1B, Mature Neighbourhood

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

J. Chau
Zoning Officer

July 26, 2021
Date

DATE RECEIVED

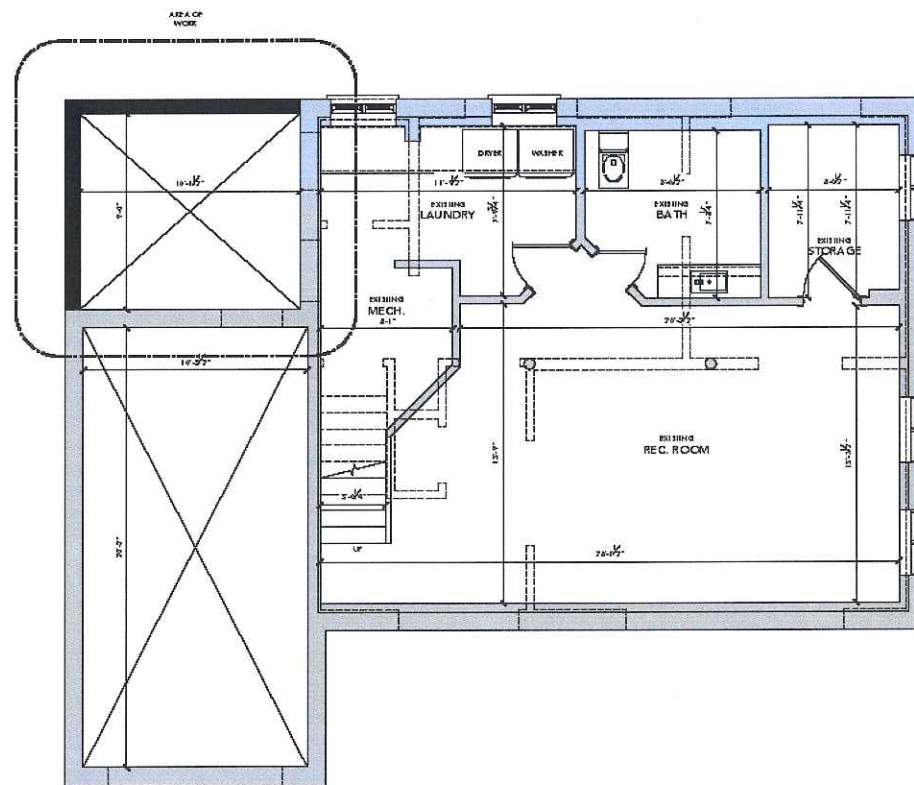
Date Application Deemed
Complete by the Municipality

Revised 2020/01/07

July 21, 2021
July 26, 2021

SP

NOTE
CONTRACTOR TO ENSURE THAT THERE
ARE ADEQUATE SUPPORTS FOR SLAB
TABLES A-34 & A-35 OF THE OBC (A)
THE ENDS OF CIRCUIT TRUSSES AND
SUPPORTING LIMBS



JUST[|N]
justin sherry design studio

DESIGNER INFORMATION
JULIE SHERRY DESIGN STUDIO
CUSTOM HOME DESIGN AND RENOVATIONS
5046 SIKES BLVD. CHICAGO, ILLINOIS
60632 | 773.427.1995
WWW.JULIESHERRY.COM
JULIESHERRY.COM

GENERAL NOTES

DRAWINGS ARE TO BE READ IN ORDER. SCALED
DO NOT BEGIN CONSTRUCTION UNTIL
THE DESIGNER HAS REVIEWED THE SET.
IT IS THE RESPONSIBILITY OF THE
DESIGNER TO BE NOTIFIED ON COMPLETION OF
ANY STAGE OF CONSTRUCTION. THE
DESIGNER OR PROJECT MANAGER SHALL
BE NOTIFIED IN WRITING BY THE
INSPECTOR, ALL DESIGN AND
CONSTRUCTION DOCUMENTATION ARE
FINAL. ANY REQUEST FOR A CHANGE
OR ANY DISCREPANCY ARE TO BE DISCUSSED
FIRST WITH THE DESIGNER. THE
NOTIFIED THE DRAWINGS AND
DOCUMENTS REQUIRED FOR CONSTRUCTION.
THE EXCLUSIVE PROPERTY OF JUSTIN
BERRY DESIGN STUDIO. REPRODUCTION
OF THE DOCUMENT IS PROHIBITED
WITHOUT THE WRITTEN CONSENT OF
THE DESIGNER.

DIGITAL PLANS
A PDF VERSION OF THIS PLAN IS
AVAILABLE. PLEASE CONTACT 415 771 3406
OR EMAIL THE REGULAR 1110
INFO@JULIANSKEY.COM

STRUCTURAL ENGINEER STAMP

IF REQUIRED

QUALIFICATION INFORMATION
THE UNDERSIGNED HAS ASSUMED AND TAKES
RESPONSIBILITY FOR THE DESIGN AS WELL AS
HAVING THE QUALIFICATION AND
EXPERIENCE IS DEMAND BY THE CHARTERED
BUILDING CODE TO BE ADOPTED

JASON BERRY 005-29
 NAME B.C.N.

REGISTRATION INFORMATION
EXCLUDED UNLESS THE DESIGN IS EXEMPT
UNDER CS 7.4 OF THE CHICAGO BUILDING
CODE

JUSTIN SHREY DESIGN STUDIO	11/27/23
FORM NAME	B.C.N.

REVISIONS		
1	"	MM DD YYYY
2	"	MM DD YYYY
3	"	MM DD YYYY
4	"	MM DD YYYY
5	"	MM DD YYYY

ISSUE LIST	
ISSUED FOR SITE PLAN REVIEW 05-05-2021	
1	MM DD YYYY
2	MM DD YYYY
3	MM DD YYYY
4	MM DD YYYY

DRAWING INFORMATION:	
DRAWING TITLE:	FLOOR PLAN 5
DRAWN BY:	J J
CHECKED BY:	J J
ADDRESS:	181 FOREMAN ROAD
PROJECT NO.	2021-055

SHEET:

A101

FOUNDATION FLOOR PLAN

NOISE ■ 1A

SMOKE ALARMS (REF. O.B.C. 110.171)

SMOKE ALARMS COMPLIANT TO CANADA B31 "SMOKE ALARMS" SHALL BE INSTALLED IN EACH DWELLING UNIT AND IN EACH BEDROOM WITHIN A DWELLING UNIT (110.171)

THE SOUND RATING OF SMOKE ALARMS SHALL NOT BE LESS THAN 10 DB(A) AT 10 FT. FOR A COMBINATION OF IMPERFECT ATTEN AND VOICE DELAY (110.172)

SMOKE ALARMS INSTALLED SHALL BE INSTALLED SO THAT THERE IS AT LEAST ONE SMOKE ALARM INSTALLED ON EACH FLOOR INCLUDING BASEMENT. THEY SHALL BE INSTALLED IN EACH BEDROOM AND IN A LOCATION BETWEEN THE BEDROOMS AND THE ENTRANCE OF THE FLOOR. A SMOKE ALARM SHALL BE INSTALLED IN THE HALLWAY

WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED IN A DWELLING UNIT THE SMOKE ALARMS SHALL BE WIRED SO THAT THE ACTIVATION OF ONE ALARM WILL CAUSE ALL ALARMS WITHIN THE DWELLING UNIT TO SOUND (110.173)

SMOKE ALARMS SHALL HAVE A BUILT-IN COMPONENT AS REQUIRED BY O.C. 110.171 (2)

NOISE ■ CM

CARBON MONOXIDE ALARMS (REF. O.B.C. 113.4)

WHERE A FUEL BURNING APPLIANCE IS INSTALLED IN A SUITE OF A RESIDENTIAL OCCUPANCY A CARBON MONOXIDE ALARM SHALL BE INSTALLED ADJACENT TO EACH BEDROOM. THE SMOKE ALARM SHALL BE INSTALLED ADJACENT TO EACH BEDROOM IN THE SUITE OF RESIDENTIAL OCCUPANCY (113.4) AND IN THE SLEEPING ROOM OR SLEEPING PORCH

INITIAL ALARMS AT MANUFACTURER'S RECOMMENDED HEIGHT OR IN THE ADJACENT OF 10 FT. OR LESS TO THE CEILING

A CARBON MONOXIDE ALARM SHALL BE PERMANENTLY CONNECTED TO AN ELECTRICAL CIRCUIT AND SHALL HAVE A BUILT-IN BATTERY WHICH WILL BE CHARGED BY THE ELECTRICAL CIRCUIT AND THE CARBON MONOXIDE ALARM SHALL BE INSTALLED SO THAT IT IS ACTIVATION WILL ACTIVATE ALL ALARMS WITHIN THE SUITE

ALARMS SHALL BE EQUIPPED SO THAT IT IS audible within the bedroom when the battery is replaced (113.4) AND CONFORM TO CANADA B31 "CARBON MONOXIDE ALARMS" (113.4)

NOISE

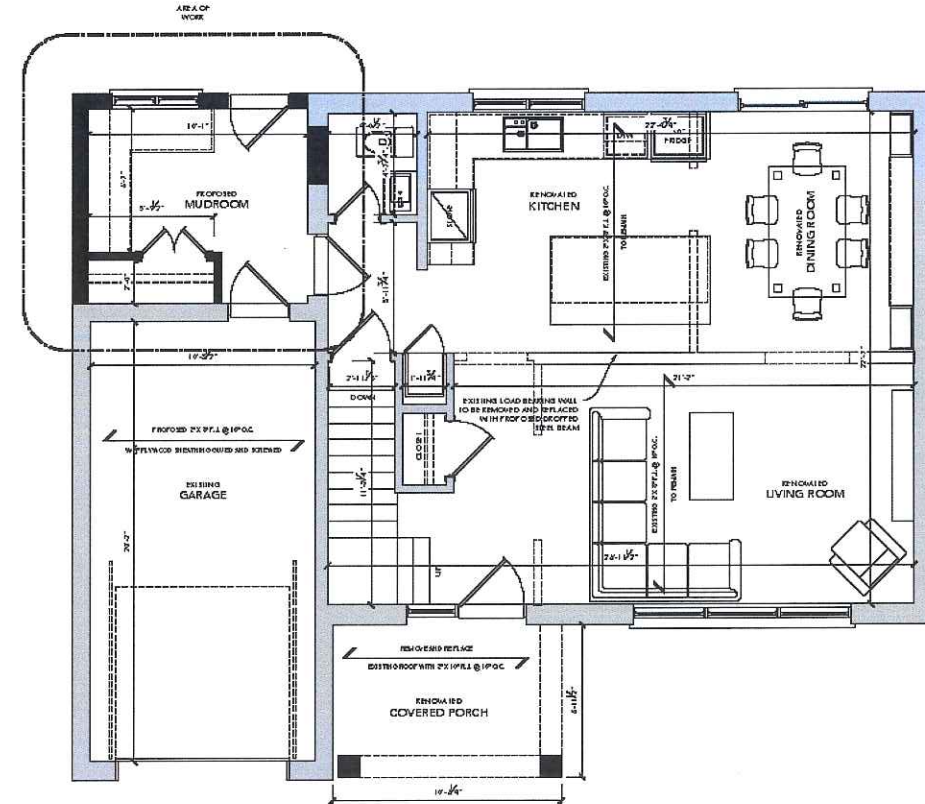
ALL FIBER-GLASS INSULATION SHALL BE INSTALLED IN SUITES TO BE COMPLIANT BY REFERENCE TO THE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION

NOISE

ALL DOWN SPOONS ON FLOOR PLAN ARE TO HAVE DEEP FACE OF WOOD STUD WALL UNLESS NOTED OTHERWISE

NOISE

CONCRETE TO BE IN SUITE THAT THE FLOOR SHALL BE SUPPORTED BY WALLS UNLESS NOTED OTHERWISE



GROUND FLOOR PLAN

JUSTIN

justin serry design studio

DESIGNER INFORMATION

JUSTIN SERRY DESIGN STUDIO
CUSTOM HOME DESIGN AND RENOVATIONS
SUITE 101, 11111 111 ST. W. #101
VANCOUVER, BC V6V 1A1
TEL: 604.271.1111
WWW.JUSTINSERRY.COM

GENERAL NOTES

DESIGNER IS NOT RESPONSIBLE FOR THE
SOUND RATING OF SMOKE ALARMS
REQUIREMENTS OF PROJECT MANAGER HAS
BEEN NOTIFIED OF CONSTRUCTION OF
ANY STAGE OF CONSTRUCTION. THE
DESIGNER OR PROJECT MANAGER SHALL
BE REQUIRED TO INQUIRE FROM THE
INSTRUCTION ALL DESIGN AND
CONSTRUCTION DOCUMENTATION ARE
FINAL AND NOT TO BE MODIFIED BY THE
DESIGNER. IF ANY DISCREPANCIES ARE
DISCOVERED, THE DESIGNER SHALL BE
NOTIFIED. THE DESIGNER AND
DOCUMENTS PROVIDED HEREIN ARE
THE EXCLUSIVE PROPERTY OF JUSTIN
SERRY DESIGN STUDIO. REPRODUCTION
OF THE DOCUMENTS IS PROHIBITED
WITHOUT THE WRITTEN CONSENT OF
THE DESIGNER.

DISTAL PLAN

A COPY OF THIS PLAN IS
AVAILABLE FOR REVIEW AT 11111 111 ST. W. #101
VANCOUVER, BC V6V 1A1
WWW.JUSTINSERRY.COM

STRUCTURAL ENGINEER STAMP

IF REQUIRED

QUALIFICATION INFORMATION
THE INFORMATION IS PROVIDED AND USED AS
EVIDENCE FOR THE DESIGNER. AS WELL AS
THE QUALIFICATION AND
REQUIREMENTS IMPOSED BY THE CHARTERED
BUILDING CODE TO BE ADEQUATE

JUSTIN SERRY

40.271

NAME

B.C.L.N.

REVISION INFORMATION

REVISIONS TO BE MADE TO THE DESIGN SHALL
BE MADE BY THE DESIGNER IN WRITING
AND CANNOT BE MADE BY THE CHARTERED
BUILDING CODE

JUSTIN SERRY DESIGN STUDIO

11.11.2023

DATE

B.C.L.N.

REVISION LIST

1. -

2. -

3. -

4. -

5. -

6. -

7. -

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9. -

10. -

ISSUE LIST

1. -

2. -

3. -

4. -

5. -

6. -

7. -

8. -

9. -

10. -

DRAWING INFORMATION

DRAWING TITLE: FLOOR PLANS

DRAWN BY: J.S.

CHECKED BY: J.S.

ADDRESS: 11111 111 ST. W. #101

PROJECT NO.: 2023-001

SHEET

A102

SMOKE ALARMS REQUIRED BY 710191

SMOKE ALARMS COMPLYING TO CANULC-251 "SMOKE ALARMS" SHALL BE INSTALLED IN EACH DWELLING UNIT AND IN EACH SLEEPING ROOM NO.1 WITHIN A DWELLING UNIT BY 710191.

SMOKE ALARMS INSTALLED SHALL BE
INSTALLED SO THAT THERE IS AT LEAST
ONE SMOKE ALARM IN EACH ONE-
STORY INCLUDING BASEMENTS THEY
SHALL BE INSTALLED IN EACH BED-
ROOM AND IN A LOCATION BRIVING
THE BEDROOMS AND THE
REMAINDER OF THE STORY. A SMOKE
ALARM SHALL BE INSTALLED IN THE
HALLWAY

SMOKE ALARMS SHALL HAVE A VISUAL COMPONENT AS REQUIRED BY OBC
710.19.121

WHEN A FUEL BURNING APPLIANCE IS
INSTALLED IN A SUITE OF A RESIDENTIAL
OCCUPANCY A CARBON MONOXIDE
ALARM SHALL BE INSTALLED ADJACENT
TO EACH SLEEPING AREA IN THE SUITE
AN ALARM SHALL BE INSTALLED
ADJACENT TO EACH SLEEPING AREA IN
EVERY SUITE OF RESIDENTIAL
OCCUPANCY THAT IS ADJACENT TO THE
SERVICE ROOM OR STORAGE GARAGE

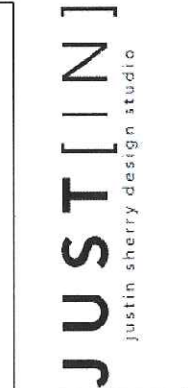
A CARBON MONOXIDE ALARM SHALL BE PERMANENTLY CONNECTED TO AN ELECTRICAL CIRCUIT AND SHALL HAVE NO DISCONNECT SWITCH BETWEEN THE

ALARMS SHALL BE BUZZED TO THAT IT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOOR ARE CLOSED AND CONFORM TO CANC 34-21.7 "SEE SENSITIVE CARBON MONOXIDE ALARMING DEVICES" OF UL 7208 "SINGLE AND MULTIPLE SATION CARBON MONOXIDE ALARMS"

NOISE
ALL DIVEN BONE ON FLOOR PLAN ARE
TO EXTERIOR FACE OF WOOD STUDS
WALL UNLESS NOTED OTHERWISE

NOISE

CONTRACTOR TO ENSURE THAT THERE ARE ADEQUATE SUPPORT POSTS IN PLACE TABLE A-30 & A-35 OF THE OBC, AT THE ENDS OF GIRDERS, BRACES AND SUPPORTING ENDS.



GENERAL NOTES

1. DRAWINGS ARE TO BE READ AND NOT SCALE.
2. DO NOT BEGIN CONSTRUCTION UNTIL THE DESIGN OR PROJECT MANAGER HAS BEEN NOTIFIED UPON COMPLETION OF ANY STAGE OF CONSTRUCTION.
3. THE DESIGN OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION AND DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL UNDER REVIEW BY THE DESIGNER.
4. IF ANY DISCREPANCY IS DISCOVERED BEFORE THE DESIGNER SHALL BE NOTIFIED. THE CHANGES AND CORRECTIONS SHALL BE NOTIFIED AND THE EXCLUSIVE PROPERTY OF THE DESIGN STUDIO. REPRODUCTION OF THE DOCUMENT IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

STRUCTURAL ENGINEER STAMP

IN THEORY  43.29
B.C.J.N.

IN SHERRY DESIGN STUDIO	11/20/20
NAME	B.C.J.N.

```
ISSUE LIST
ISSUED FOR BIF PLANKENHAY 05-05-2021
- MM DD YYYY
- MM DD YYYY
- MM DD YYYY
- MM DD YYYY
```

A103

DESIGNER INFORMATION
JUSTIN SHERRY DESIGN STUDIO
CUSTOMER DESIGN AND RENOVATIONS
3045 HURON BLVD. SUITE 100
ANN ARBOR, MI 48106
P: 734.763.1111
E: INFO@JUSTINSHERRY.CA
A/11/SHERRY.CA

GENERAL NOTES
DRAWINGS ARE TO BE READ AND SCALE
DO NOT BEGIN CONSTRUCTION UNTIL
DESIGNER OF RECORD MANAGER HAS
BEEN NOTIFIED. UPON COMPLETION OF
ANY STAGE OF CONSTRUCTION THE
DESIGNER OF RECORD MANAGER SHALL
BE NOTIFIED. TO ENSURE PROPER
INSTALLATION ALL DESIGN AND
CONSTRUCTION DOCUMENTATION ARE
FINAL UNLESS REFERRED BY THE DESIGNER.
IF ANY DISCREPANCY IS DISCOVERED
HEREIN, THE DESIGNER SHALL BE
NOTIFIED. THE DESIGNER'S
DOCUMENTS TAKE PRECEDENCE OVER ANY
OTHER DOCUMENTS. THE DESIGNER'S
DESIGN IS THE EXCLUSIVE PROPERTY OF JUSTIN
SHERRY DESIGN STUDIO. REPRODUCTION
OF THE DOCUMENT IS PROHIBITED
EXCEPT AS AUTHORIZED BY THE DESIGNER.

DIGITAL PLANS
A PDF VERSION OF THIS PLAN IS
AVAILABLE PLEASE CONTACT 734.763.1111
OR EMAIL THE RECORD TO
INFO@JUSTINSHERRY.CA

STRUCTURAL ENGINEER STAMP

IF REQUIRED

ALL INFORMATION
THE UNDERSIGNED HAS REVIEWED AND ACCEPTS
RESPONSIBILITY FOR THIS DESIGN. AS WELL AS
MAKING THE CALCULATIONS AND
REQUIREMENTS MANDATED BY THE CHICAGO
BUILDING CODE TO BE ADDITIONAL.

JUSTIN SHERRY 6027
NAME S.C.L.N.

REVISION INFORMATION
REQUIRED BY THE CHICAGO BUILDING
CODE 2015, 2018, 2021, 2024
AND 2027 OF THE CHICAGO BUILDING
CODE

JUSTIN SHERRY DESIGN STUDIO 11/2023
FIRM NAME S.C.L.N.

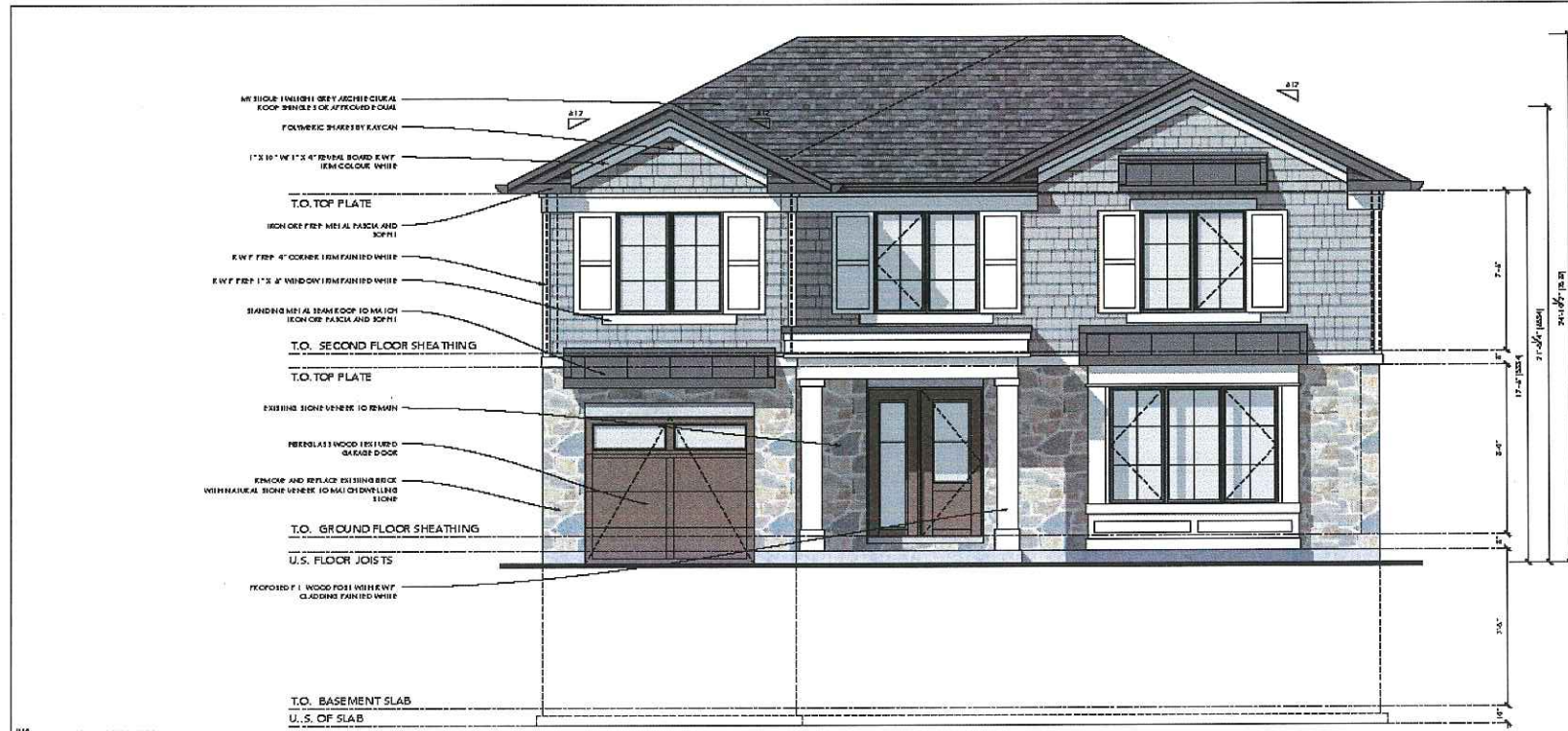
REVISIONS	
1	MM/DD/YYYY
2	MM/DD/YYYY
3	MM/DD/YYYY
4	MM/DD/YYYY
5	MM/DD/YYYY

ISSUE USE	
1	ISSUED FOR SET PLAN REVIEW 11/15/2021
2	MM/DD/YYYY
3	MM/DD/YYYY
4	MM/DD/YYYY
5	MM/DD/YYYY

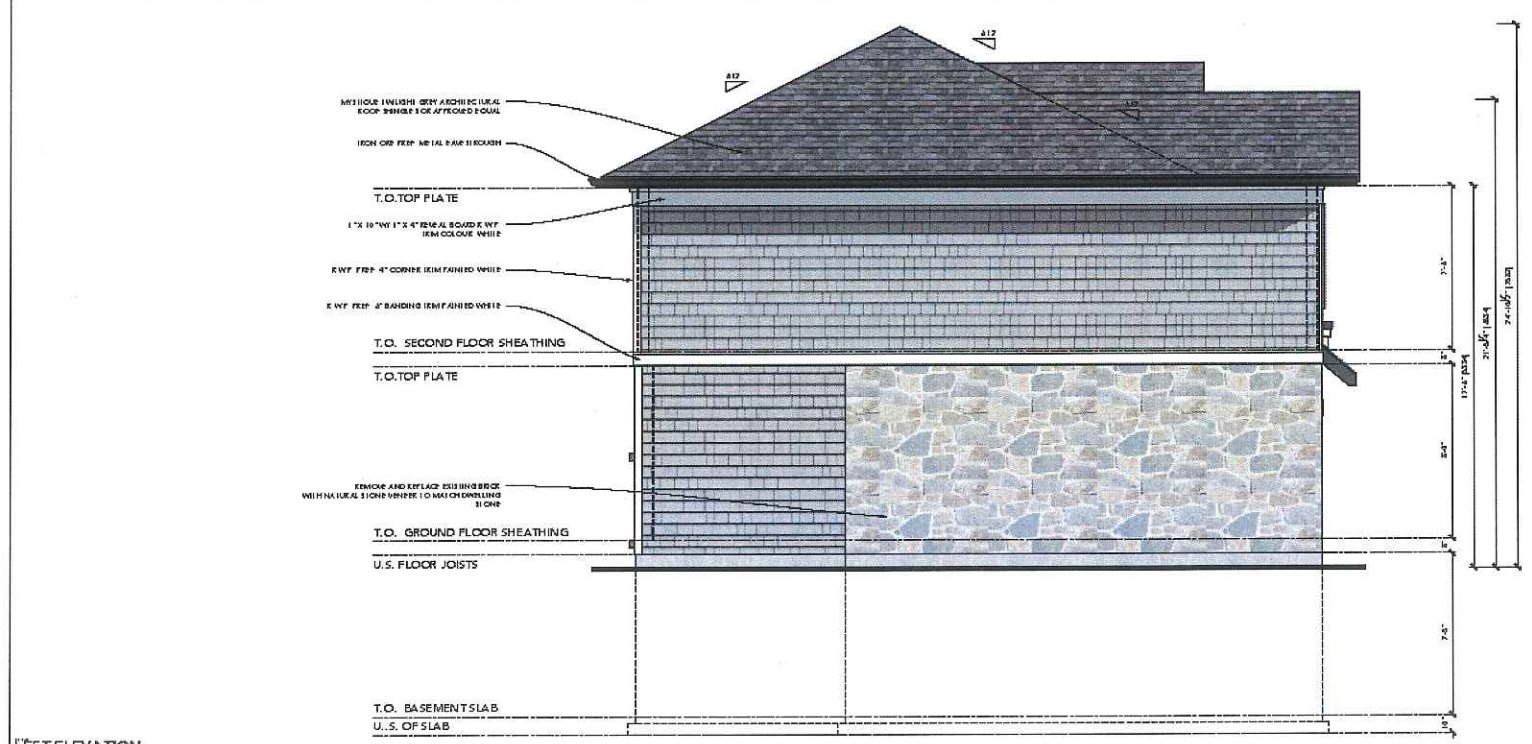
DRAWING INFORMATION:
DRAWING TITLE: ELEVATIONS
DRAWN BY: J.S.
CHECKED BY: J.S.
ADDRESS: 111 DEWEY AVENUE
PROJECT NO: 2021-051

SHEET

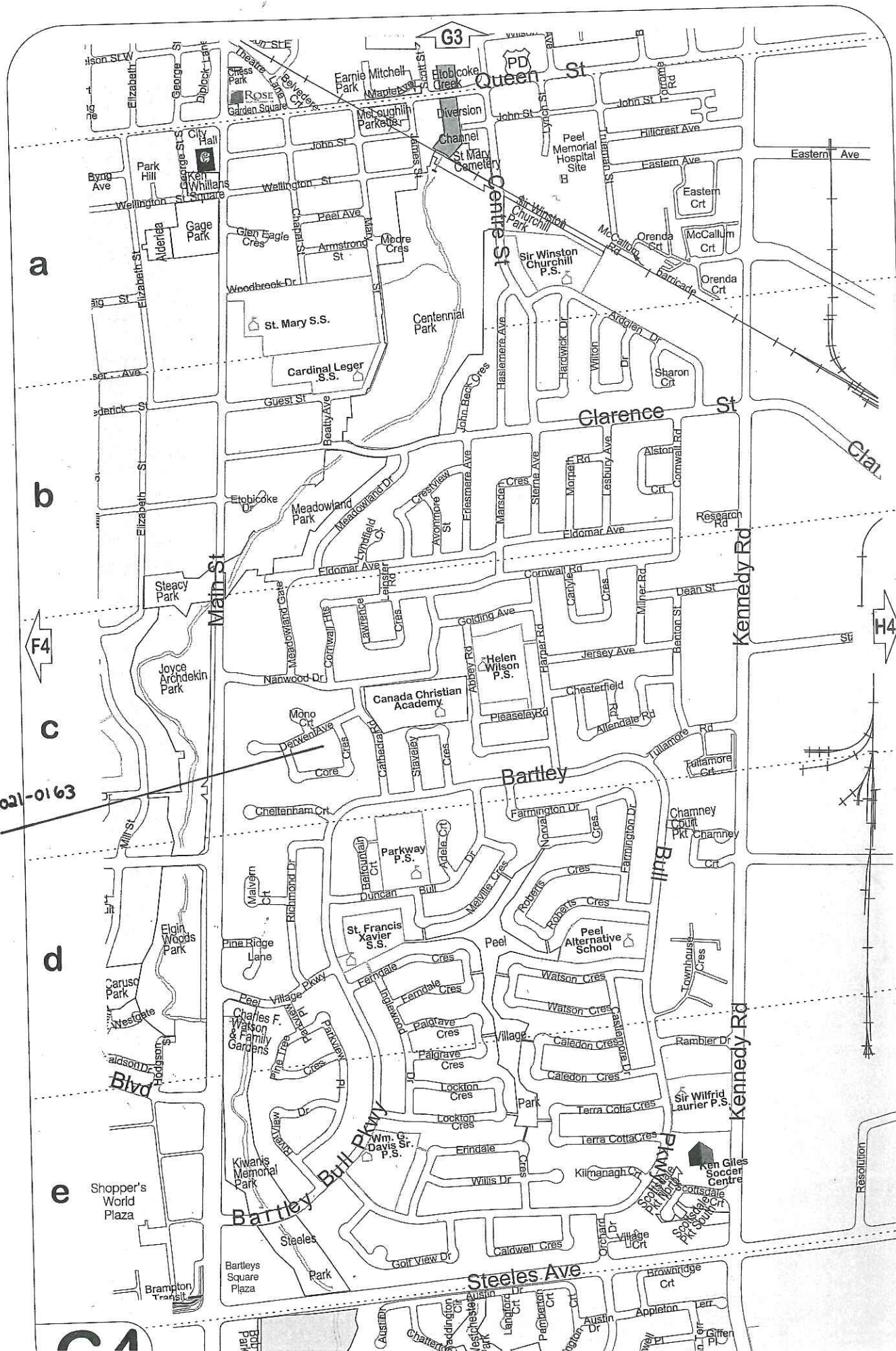
A201



FRONT ELEVATION



LEFT ELEVATION



a

b

c

d

e

A-2021-0163

F4

H4

Bartley Blvd

Steeles Ave