



APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **SCOTTISH HEATHER DEVELOPMENT INC.** 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 Lots 3 and 4, Concession 5, WHS. (Lot 91 on Draft Plan of Subdivision 21T-06024B) located on a street municipally known as **HERITAGE ROAD**, Brampton;

AND WHEREAS the applicant is proposing construction of a single detached dwelling and is requesting the following variance(s):

1. To permit a rear yard setback of 6.79m (22.28 ft.) whereas the by-law requires a minimum rear yard setback of 7.5m (24.60 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: _____	YES	File Number: _____	21T-06024B
Application for Consent: _____	NO	File Number: _____	

The Committee of Adjustment has appointed **TUESDAY, September 29, 2020 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.

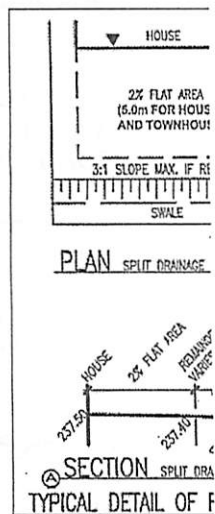
PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 17th day of September, 2020.

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:

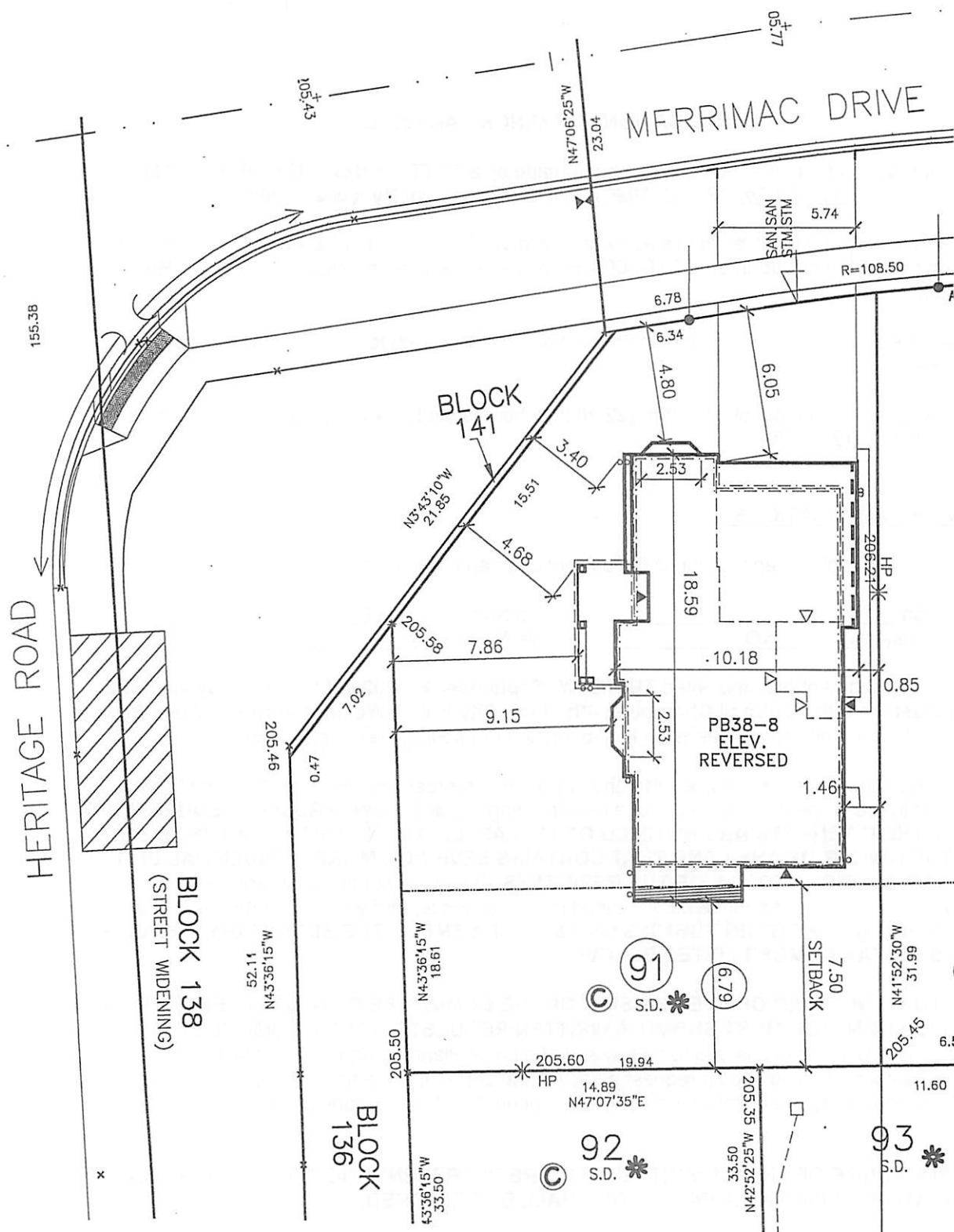
Jeanie Myers, Secretary-Treasurer
Committee of Adjustment
City Clerk's Office,
Brampton City Hall
2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca

12. ALL AREAS BEYOND THE CONSTRUCTION, SHALL BE BRAMPTON AT THE CONT
13. ALL OPEN SPACE BLOCKING GARBAGE AND CONSTRU
14. WHERE CORNER LOT FEN NEAREST POINT AT THE EXCEED 5%.
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17. SWALE GRADES SHALL HAVE A MAXIMUM DEPTH OF 0.3m HAVE A MAXIMUM DEPTH ENGINEERED FILL, FOUND RECOMMENDATIONS OF, ENGINEER.



HOMECAD

FIRM BCIN : 115056
I Stephen Safranyos ha



ENGINEERED FILL

This lot is in an area of Engineered Fill.
The Builder is to have a qualified Geotechnical Engineer confirm the suitability of the footing subgrade prior to constructing footings. Extend footings into Engineered Fill as per soil report recommendations.
Lot: 91

BUILDING HEIGHT:	LOT: 91
BUILDING HEIGHT:	11.60 m
MAXIMUM BUILDING HEIGHT (BYLAW):	11.60 m
LOT STATISTICS:	LOT: 91
GARAGE DOOR WIDTH:	m
INTERIOR GARAGE WIDTH:	m
INTERIOR GARAGE LENGTH:	m

GREAT GULF



Job No. :
2001

Lot no. : 91
Plan no. 43M-
Scale : 1:250
Date: MARCH 2020

91 04/01/2020 LOT 80 FOR COA

Location :
BRAMPTON, ONTARIO

SCOTTISH HEATHER DEVELOPMENT INC.

PB18D

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 Committee 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, September 24, 2020**.
- 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, September 25, 2020**.
 - 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, **September 25, 2020**. 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.



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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, 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) Scottish Heather Development Inc.
 Address 3751 Victoria Park Avenue
Toronto, Ontario M1W 3Z4
 Cell # 905-550-5841 Fax # _____
 Email brittney.heathwood@greatgulf.com

2. Name of Agent Stephen Safranyos of HomeCAD/DRAFT Design
 Address 3751 Victoria Park Avenue
Toronto, Ontario M1W 3Z4
 Cell # 905-536-6626 Fax # _____
 Email steve@draftdesign.ca

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

- to permit a rear yard setback of 6.79m (22.28) whereas the By-law requires a rear yard setback of 7.5m (24.6Ft.).

4. Why is it not possible to comply with the provisions of the by-law?
 - this lot has extra width, however it has deficient lot length. Typically lots in this area are 33.5m(109.9Ft.). THIS lot is only 30.70m(100.7Ft.) at the mid-point.

-The Model proposed for this lot is an appropriate Corner Model, typically used on lots of a similar frontage in this Subdivision.

PT. LTS 394, CONC. 5WHS

5. Legal Description of the subject land:
 Lot Number 91 21T. 06024B
 Plan Number/Concession Number Part of Lots 4, and 5, Concession 5, West of Hurontario Street
 Municipal Address Heritage Road

6. Dimension of subject land (in metric units)
 Frontage 20.59m
 Depth 30.70m @ mid-point
 Area 572.85m²

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

Seasonal Road ☐
 Other Public Road ☐
 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:

PROPOSED BUILDINGS/STRUCTURES on the subject land: PB38-8

Ground Floor Area =127.54m ² (1372.83SF)	Gross Floor Area =277.32m ² (2985.09SF)
Width = 10.18m (33'-4")	
Length = 18.59m (61'-0")	
Height = 7.60m (24.93Ft.)	
2- storeys	

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

Rear yard setback

Side yard setback

Side yard setback

PROPOSED Lot 91

Front yard setback	6.05m (19.55Ft.) to garage	4.80m (15.75Ft.) to house
Rear yard setback	6.79m (22.28Ft.)	
Side yard setback	Left side	0.85m (2.79Ft.)
Side yard setback	Right side	House 3.40m (11.15Ft.) Porch 4.68m (15.35Ft.)

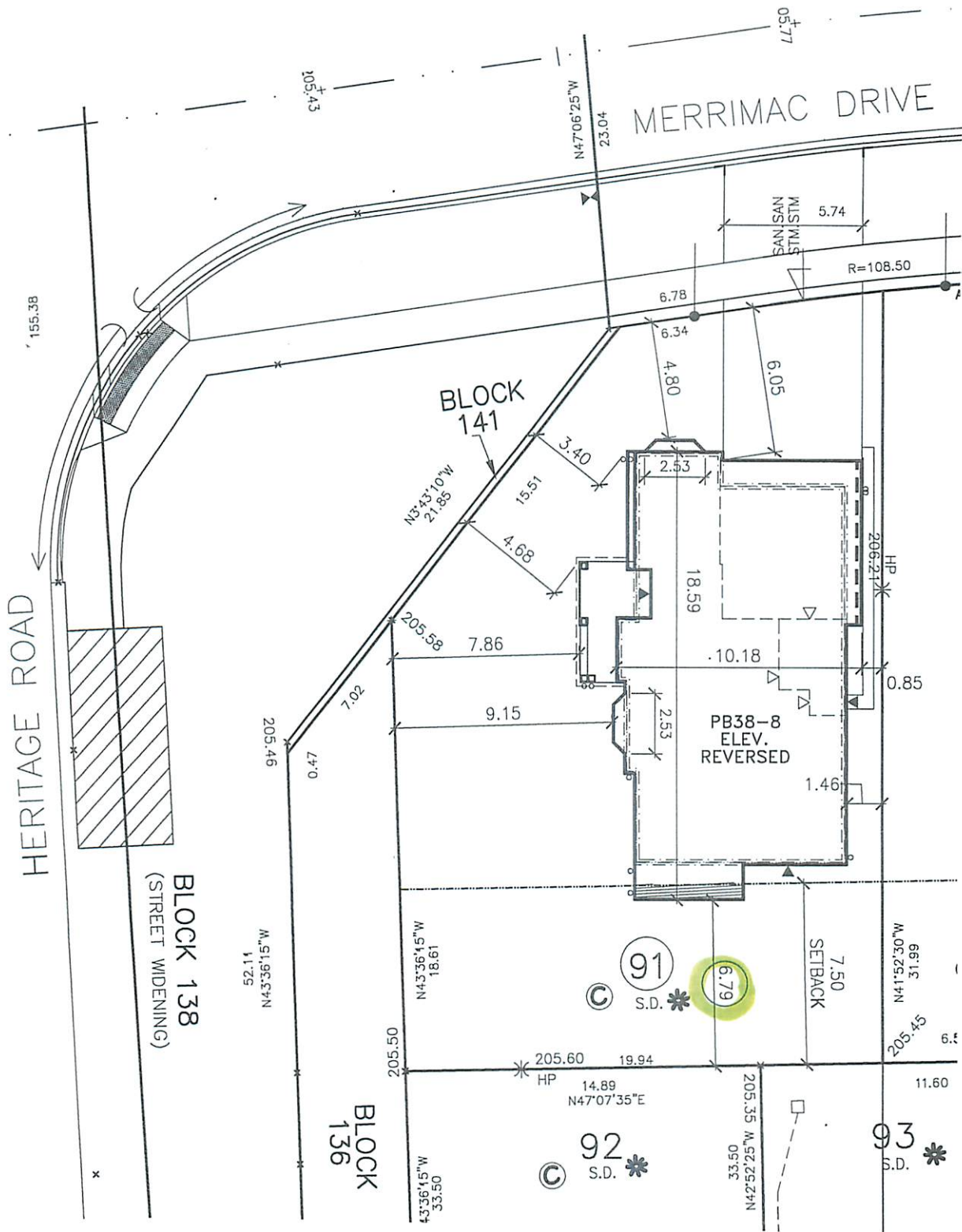
10. Date of Acquisition of subject land: 2013
11. Existing uses of subject property: Residential
12. Proposed uses of subject property: Single Family Residential
13. Existing uses of abutting properties: Vacant / Open Space Road R.O.W.
14. Date of construction of all buildings & structures on subject land: For Construction 2021
15. Length of time the existing uses of the subject property have been continued: 2013 .
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 ☒

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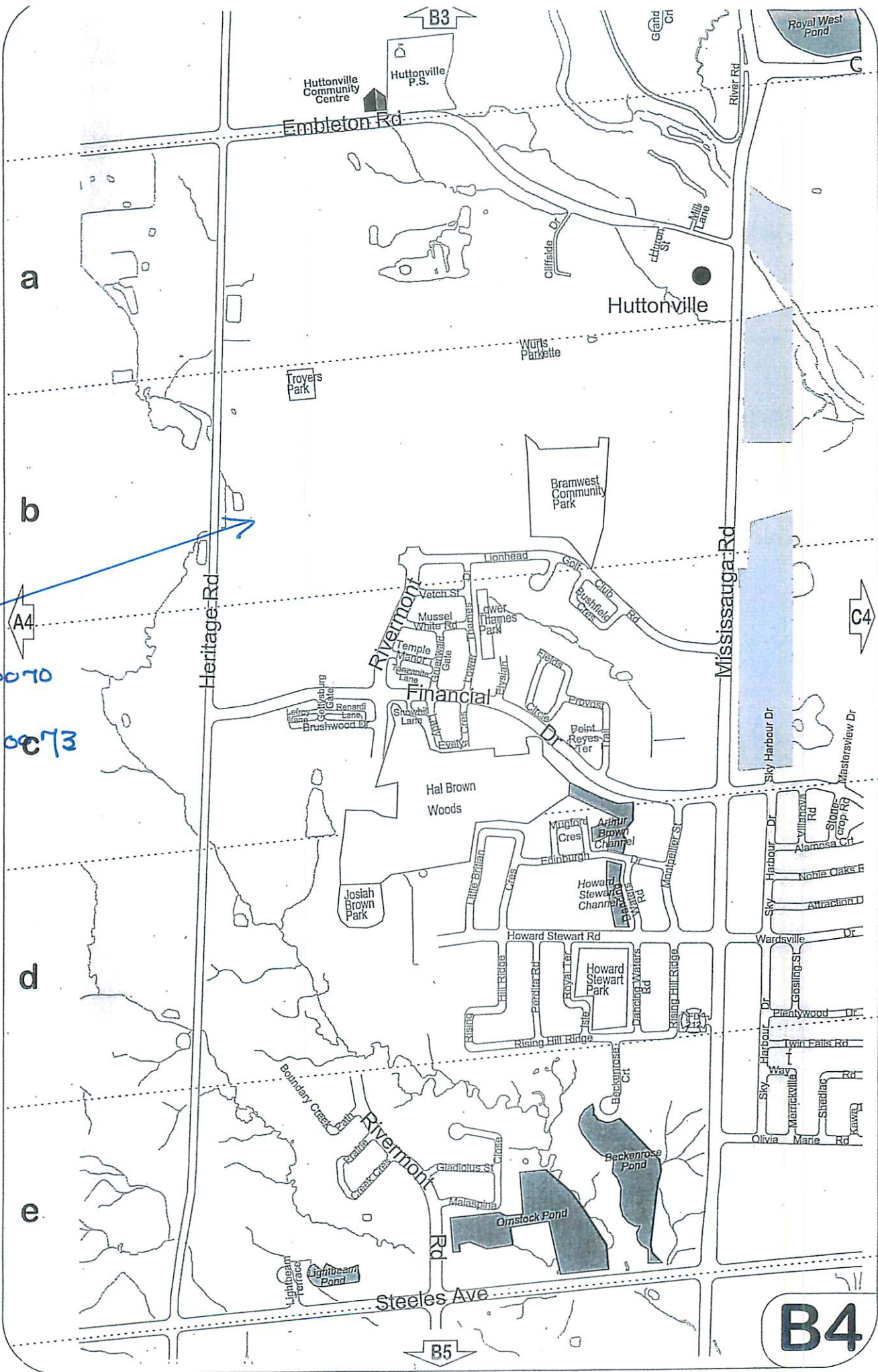
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A-2020-0070
to
A-2020-0073

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