

Public Notice
Committee of Adjustment

APPLICATION # A-2020-0097
WARD #10

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **GENEROSA COSTALES AND JOY COSTALES** 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 127, Plan 43M-1821 municipally known as **31 RAINBROOK CLOSE**, Brampton;

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

1. To permit a proposed building addition to be located 8.72 metres from a Floodplain Zone (F) whereas the by-law requires a minimum setback of 10 metres from a Floodplain Zone (F).

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, October 20, 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

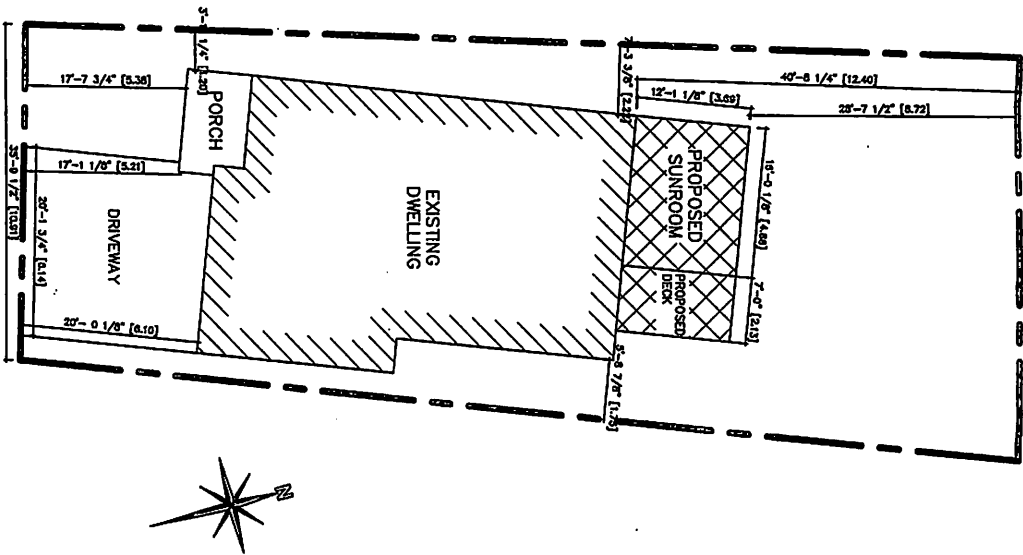
DATED at Brampton Ontario, this 8th day of October, 2020.

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

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

NAME SIGNATURE BCIN
Alexandra Aodesh 101509



SITE STATISTICS

LOT AREA= 4,199.08SF (390.11SM)
EXISTING HOUSE= 1,298.68SF (120.65SM)
ADDITION= 193.63SF (17.99SM)
DECK= 84.66SF (7.87SM)
LOT COVERAGE (HOUSE/ADDITION)= 37.56%
LOT COVERAGE (HOUSE)= 30.93%
LOT COVERAGE (ADDITION)= 4.61%
LOT COVERAGE (DECK)= 2.02%

SITE PLAN

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, October 15, 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, October 16, 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, October 16, 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.

FILE NUMBER: A-2020-0097

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)** Gene and Joy Costales
Address 31 Rainbrook Cl, Brampton ON L6R 0Z1
Phone # (641) 242-9593 **Fax #** _____
Email joyrn1993@gmail.com
2. **Name of Agent** Alexandra Aodesh
Address 240 Viceroy Road, Unit 6 Vaughan, ON L4K 3N9
Phone # (905) 404-2789 ext. 504 **Fax #** _____
Email alex@fourseasons-sunrooms.com
3. **Nature and extent of relief applied for (variances requested):**
Requesting rear yard setback of 8.72m
4. **Why is it not possible to comply with the provisions of the by-law?**
It compromises usable living space
5. **Legal Description of the subject land:**
Lot Number 127
Plan Number/Concession Number 43M-1821
Municipal Address 31 Rainbrook Cl
6. **Dimension of subject land (in metric units)**
Frontage 10.91m
Depth 32.78m
Area 17.99sqm
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: List all structures (dwelling, shed, gazebo, etc.)

Existing residential dwelling: Area= 120.65sqm, GFA approx. 241.3sqm +/-, 2 storeys, Height= 8.31m

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Proposed sunroom addition on rear of home: Area= 17.99sqm. 1 storey. Height= 3.15m. Projection= 3.69m
Width= 4.88m

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 5.38m

Rear yard setback 12.40m

Side yard setback 0.65m

Side yard setback 1.20m

PROPOSED

Front yard setback 5.38m

Rear yard setback 8.72m

Side yard setback 0.65m

Side yard setback 1.20m

10. Date of Acquisition of subject land: 2012

11. Existing uses of subject property: Residential/ Single Family Dwelling

12. Proposed uses of subject property: Residential/ Single Family Dwelling

13. Existing uses of abutting properties: 9 years

14. Date of construction of all buildings & structures on subject land: 2011

15. Length of time the existing uses of the subject property have been continued: 9 years

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 _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton
THIS 22 DAY OF September, 2020.

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, Alexandra Aodesh, 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 22nd DAY OF
Sept., 2020

Jeanie Cecilia Myers,
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires April 8, 2021.

Signature of Applicant or Authorized Agent

A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1C-1245

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

September 23, 2020

Date

DATE RECEIVED

September 22, 2020

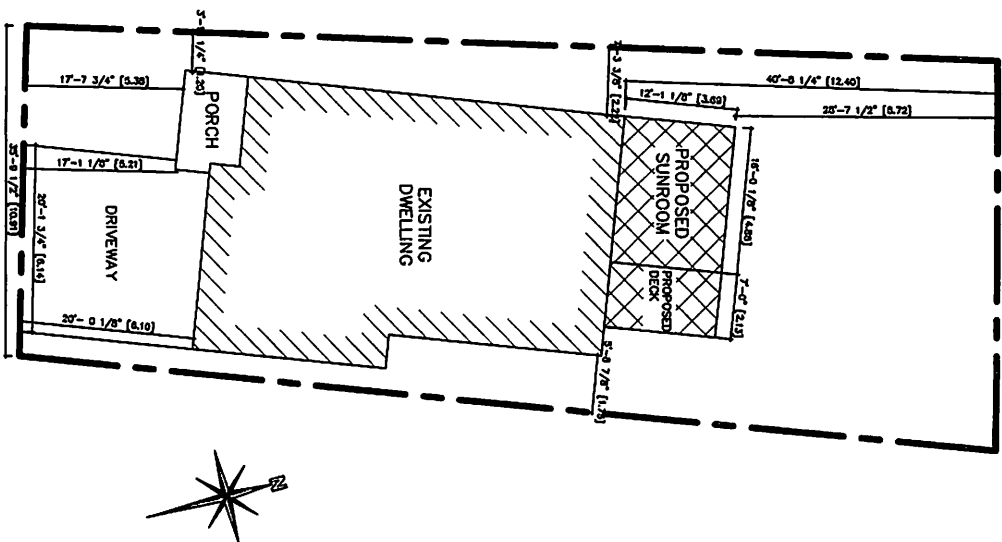
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

NAME SIGNATURE BCIN
Alexandra Aodesh 101509



Customer Approval:

Date:



SITE STATISTICS

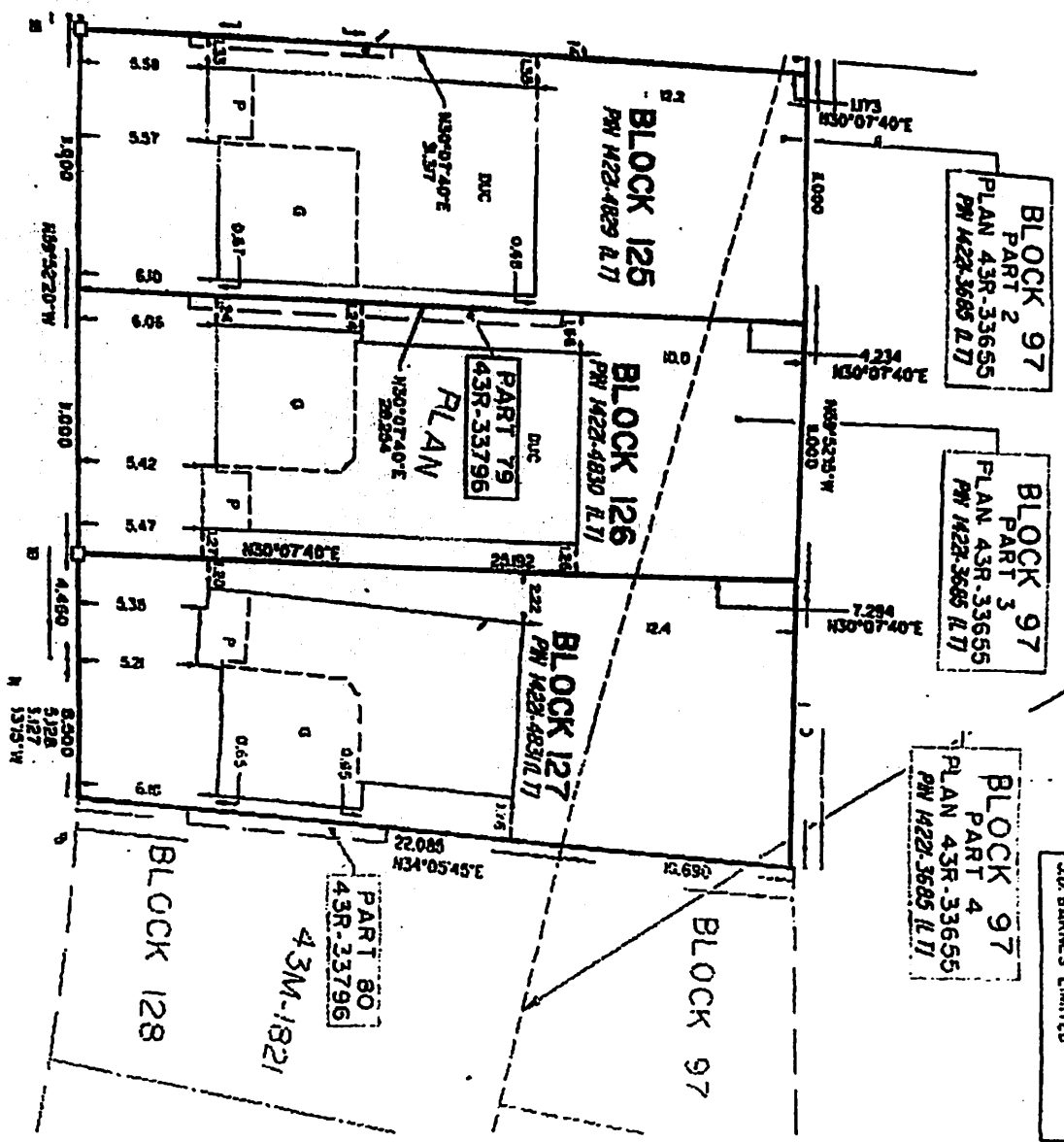
LOT AREA=	4,199.08SF (390.11SM)
EXISTING HOUSE=	1,298.68SF (120.65SM)
ADDITION=	193.63SF (17.99SM)
DECK=	84.66SF (7.87SM)
LOT COVERAGE	
(HOUSE/ADDITION)=	37.56%
LOT COVERAGE (HOUSE)=	30.93%
LOT COVERAGE (ADDITION)=	4.61%
LOT COVERAGE (DECK)=	2.02%

SITE PLAN

Project Name
Gene and Joy Costales
31 Rainbrook Ct. Brampton, ON
Scale 1/16" = 1'-0"
Date 2020-08-10
Revision # 001
Revision Date
Sheet No.
SP-1

BLOCK 96
REGISTERED PLAN 43M-1705

MONUMENTATION USED TO
RE-ESTABLISH THE
BOUNDARIES OF THE LOTS
SHOWN ARE REFERENCE
POINTS 30, 36, 38, 41
WHICH ARE ON RECORD WITH
J.D. BARNES LIMITED



RAINBROOK CLOSE
REGISTERED BY REGISTERED PLAN 43M-1821

SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN SHOWING

BLOCKS 124, 125, 126 AND 127
REGISTERED PLAN 43M-1821
BLOCK 97

REGISTERED PLAN 43M-1705
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEELE

SCALE 1 : 250



J. D. BARNES LIMITED

© COPYRIGHT

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PART 2 - SURVEY REPORT

- DESCRIPTION
BLOCKS 124, 125, 126 AND 127 - REGISTERED PLAN 43M-1821
BLOCK 97 - REGISTERED PLAN 43M-1705
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
NONE
- ADDITIONAL REMARKS
PLAN PREPARED FOR ZANICOR HOMES

NOTES

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHEASTERN
QUART OF RAINBROOK CLOSE AS SHOWN ON REGISTERED PLAN 43M-1821,
HAVING A BEARING OF N 59° 52' 20" W.

- D DENOTES SURVEY MONUMENT SET
- DB DENOTES IRON BAR
- DUC DENOTES DWELLING UNDER CONSTRUCTION
- F DENOTES PORCH
- G DENOTES GARAGE

ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT
1. THIS SURVEY AND PLAN ARE CORRECT AND IN
ACCORDANCE WITH THE SURVEY ACT, THE
SURVEYORS ACT AND THE REGULATIONS MADE
UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 9th DAY
OF SEPTEMBER, 2011.

DATE September 12, 2011

DAVID A. BLACK
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1813946

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMPOWERED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
IN accordance with
Regulation 1029, Section 2(1)(c).

J. D. BARNES
LAND INFORMATION SPECIALISTS
401 WINDLAWAY WAY, SUITE A, WILLOWDALE, ONTARIO M2H 1C1
Tel: (416) 754-7766 Fax: (416) 754-7766

SA
5A
DATE
DRAWN
CHECKED
DATE
DRAWN
CHECKED

10-30-982-00-124

GLAZED OPENING
CALCULATIONS

PER O.B.C. TABLE 9.10.15.4

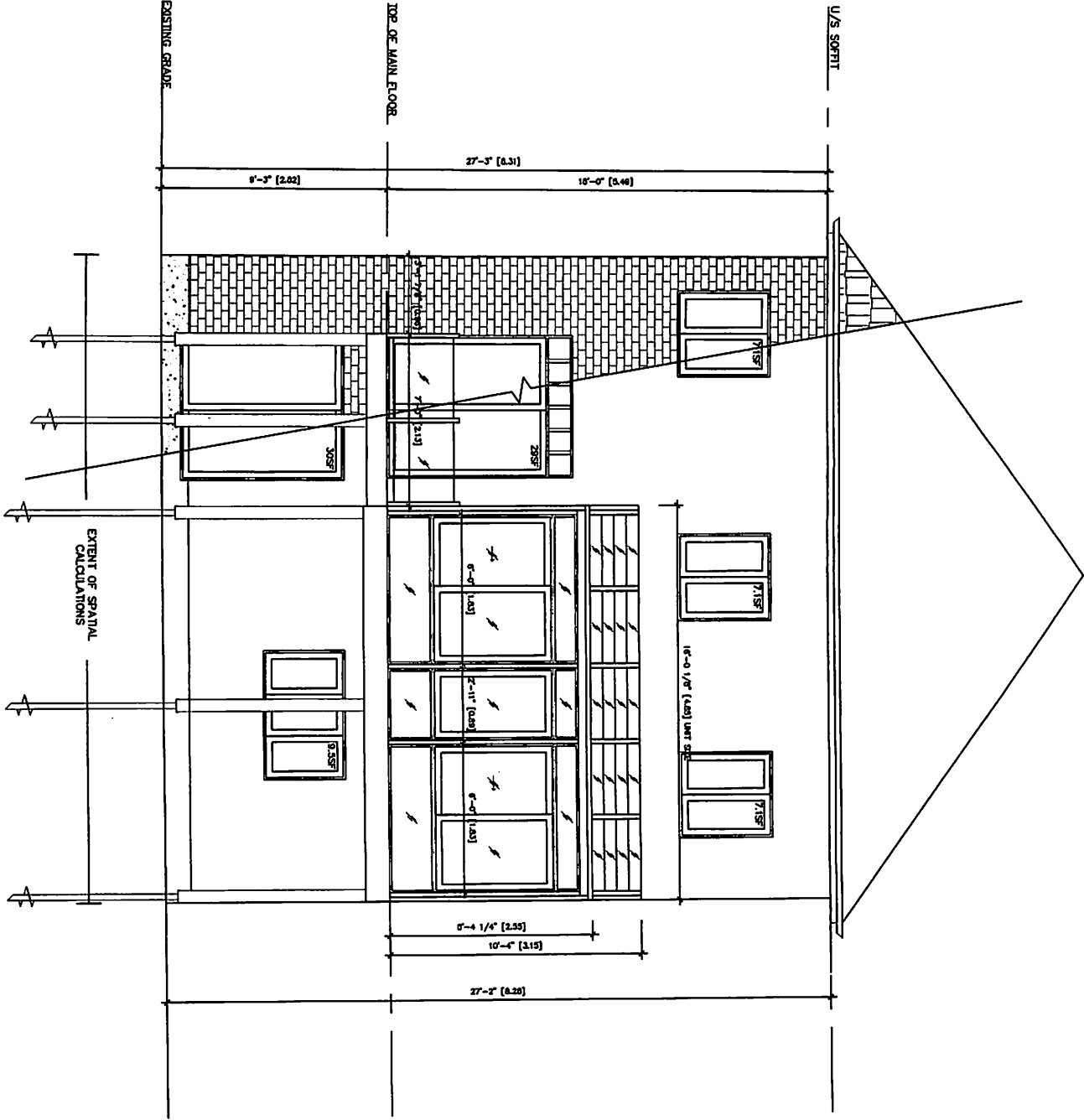
Rear Elevation

#	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)
1	Existing		89.8
1	New		91.08

Spatial Calculations

Exposing Building Face	711.95	S.F.
	66.14	S.M.

Portion Wall Area	
Limiting Distance	8.72m
Max. % Openings	56%
Openings Allowed	398.69 S.F.
Openings Provided	180.88 S.F.



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to assign the work shown on the attached documents.

NAME
Alexandra Aodesh
SIGNATURE
BCIN
101509



Customer Approval:

Date:

Project Name
Gene and Joy Costales
31 Rainbrook Ct. Brampton, ON

Scale
1/8" = 1'-0"

Date
2020-08-10

Revision #
001

Revision Date

Sheet No.
A1

REAR ELEVATION

GLAZED OPENING
CALCULATIONS

PER O.B.C. TABLE 9.10.15.4

Right Elevation

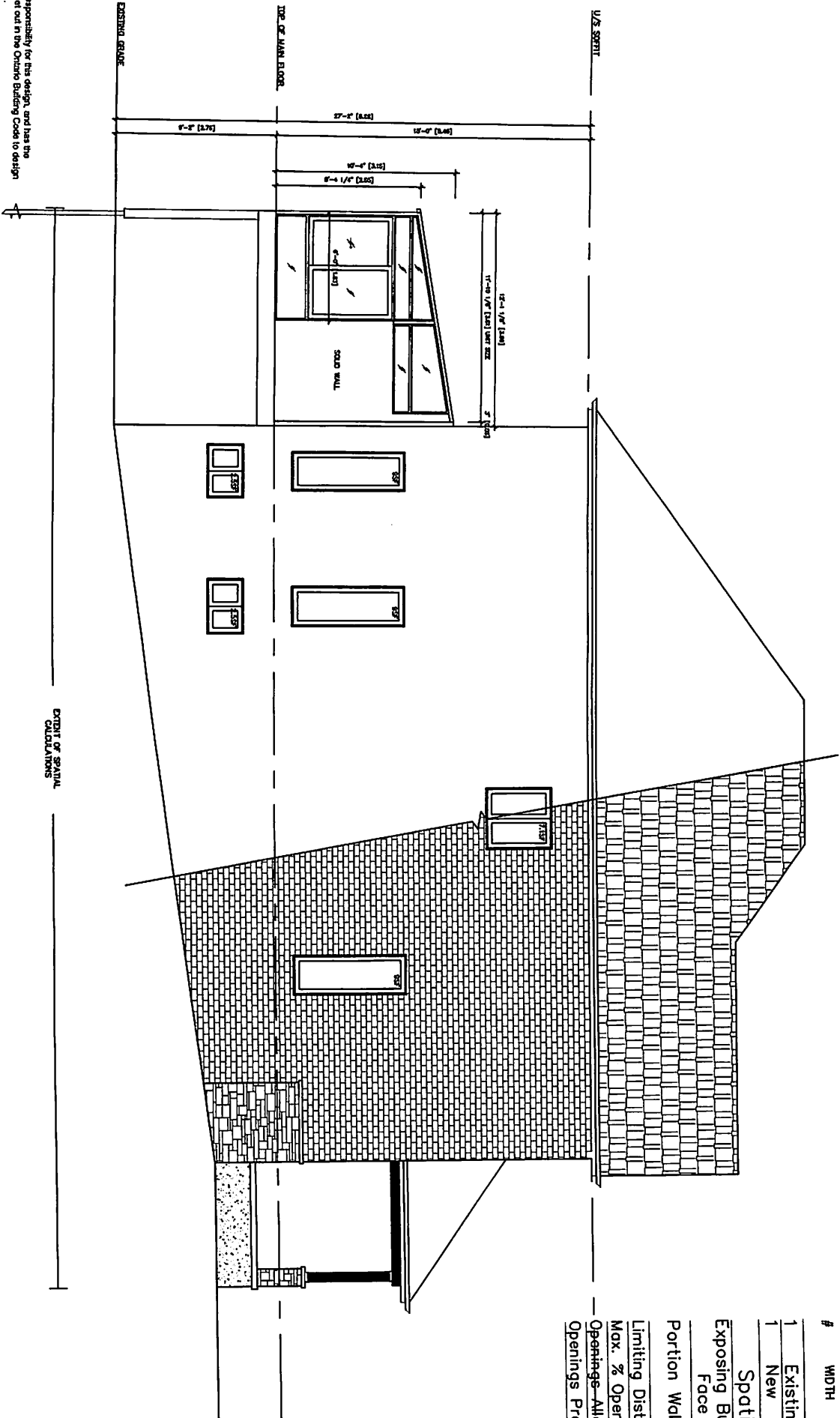
#	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)
1	Existing		39.1
1	New		52.65

Spatial Calculations

Exposing Building	1,155.22	S.F.
Face	107.32	S.M.

Portion Wall Area

Limiting Distance	2.22m	
Max. % Openings	8%	
Openings Allowed	92.42	S.F.
Openings Provided	91.75	S.F.



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

NAME SIGNATURE BCIN
Alexandra Aodesh 101509

RIGHT ELEVATION



Customer Approval:

Date:

Project Name
Gene and Joy Costales
31 Rainbrook Ct. Brampton, ON

Scale
1/4" = 1'-0"

Date
2020-08-10

Revision #
001

Revision Date

Sheet No.
A2

GLAZED OPENING
CALCULATIONS

PER O.B.C. TABLE 9.10.15.4

Left Elevation

#	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)
1	Existing		41.9
1	New		77.94

Spatial Calculations

Exposing Building Face	1,215.60 S.F.
	112.93 S.M.

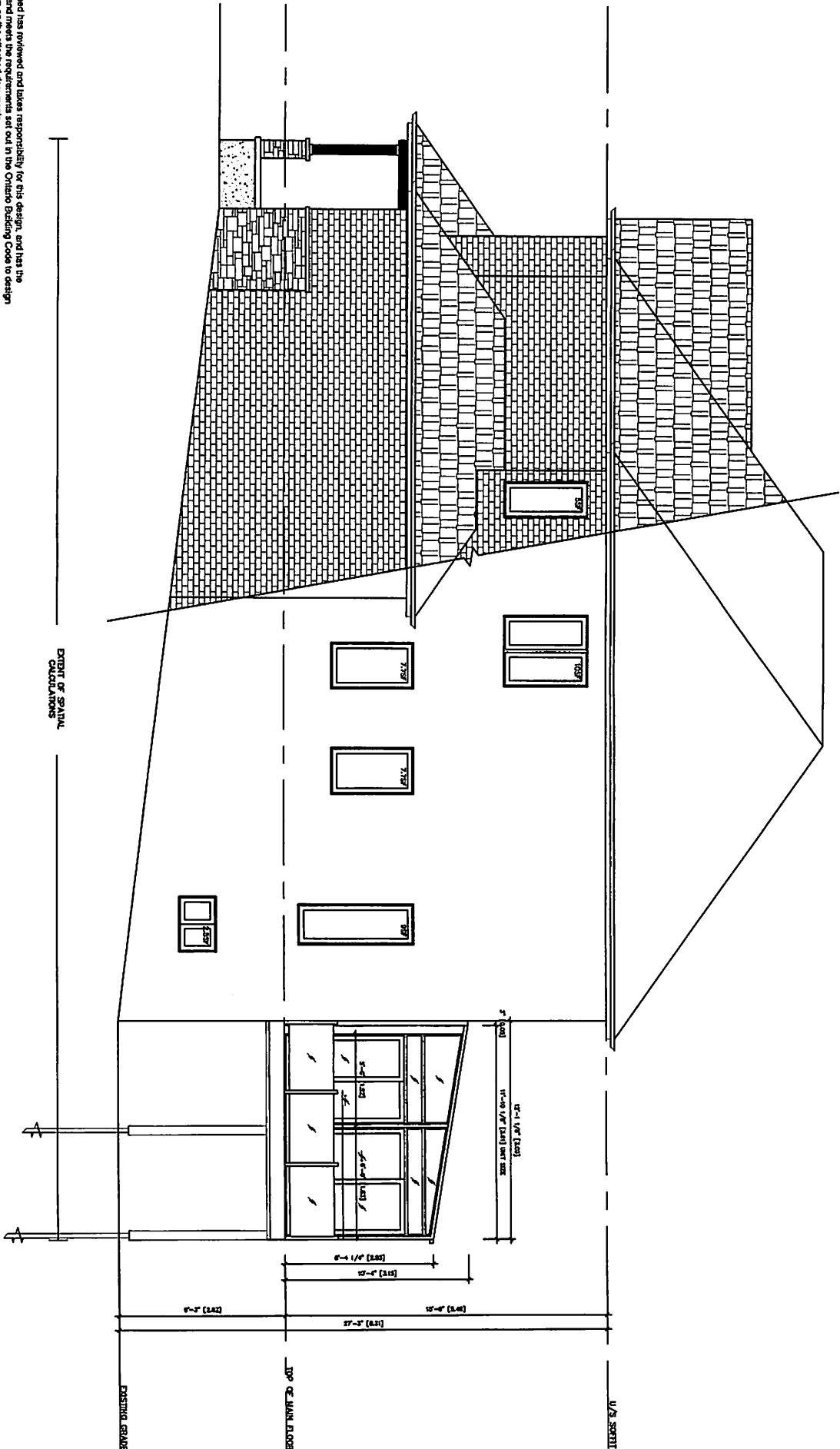
Portion Wall Area

Limiting Distance 5.01m

Max. % Openings 7%

Openings Allowed 218.81 S.F.

Openings Provided 119.84 S.F.



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

NAME
Alexandra Aodesh
SIGNATURE
BCIN
101509



INDEPENDENTLY OWNED AND OPERATED Customer Approval:

Date:

LEFT ELEVATION

Project Name
Gene and Joy Costales
31 Rainbrook Ct. Brampton, ON

Scale
1/4" = 1'-0"

Date
2020-08-10

Revision #
001

Revision Date

Sheet No.
A3

a

b

C

d

e

L2