

Public Notice

Committee of Adjustment

APPLICATION # A-2020-0102 WARD #4

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **UMBRIA DEVELOPERS INC.** under Section 45 of the <u>Planning Act</u>, (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 29, Plan 43M-2086 municipally known as **19 - 21 ALLEGRO DRIVE**, Brampton;

AND WHEREAS the applicant is proposing construction of semi-detached dwellings and is requesting the following variances:

- 1. To permit a rear yard depth of 6.0m (19.68 ft.) whereas the by-law requires a minimum rear yard depth of 7.5m (24.60 ft.);
- 2. To permit a lot depth of 20.3m (66.60 ft.) whereas the by-law requires a minimum lot depth of 25m (82.02 ft.);
- 3. To permit a lot area of 20 times the minimum lot width whereas the by-law requires a lot area equal to 25 times the minimum lot width;
- 4. To permit a building height of 11.5m (37.73 ft.) whereas the by-law permits a maximum building height of 10.6m (34.78 ft.).

OTHER PLANNING APPLICATIONS:

The land which is subject of this application is the subject of an application under the Planning Ac	t for:
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Plan of Subdivision:	YES	File Number: _	21T-17002B (43M-2086)
Application for Consent:	NO	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

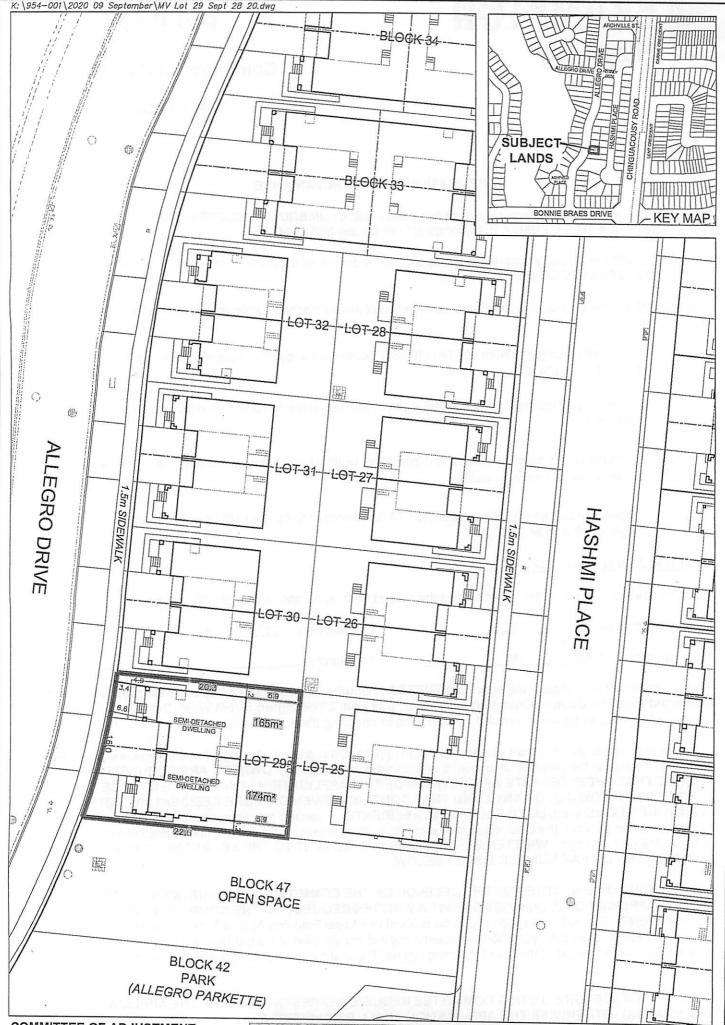
DATED at Brampton Ontario, this 8th day of October, 2020.

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



COMMITTEE OF ADJUSTMENT MINOR VARIANCE SKETCH UMBRIA DEVELOPERS INC.

LOT 29, PLAN 43M-2086 CITY OF BRAMPTON, REGIONAL MUNICIPALITY OF PEEL

REQUIRED VARIANCES:

- TO ALLOW A MINIMUM REAR YARD DEPTH OF 5.9 METRES WHEREAS 7.5 METRES IS REQUIRED.
- 2. TO ALLOW A MINIMUM LOT DEPTH OF 20.3 METRES WHEREAS 25 METRES IS REQUIRED.
- TO ALLOW A MINIMUM LOT AREA OF 20 TIMES THE MINIMUM LOT WIDTH WHEREAS 25 TIMES THE MINIMUM LOT WIDTH IS REQUIRED.
- TO ALLOW A MAXIMUM BUILDING HEIGHT OF 11.5 METRES WHEREAS 10.6 METRES IS PERMITTED.



SCALE 1:400 SEPTEMBER 28, 2020





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.

Flower City



FILE NUMBER: A - 2020-0102

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)

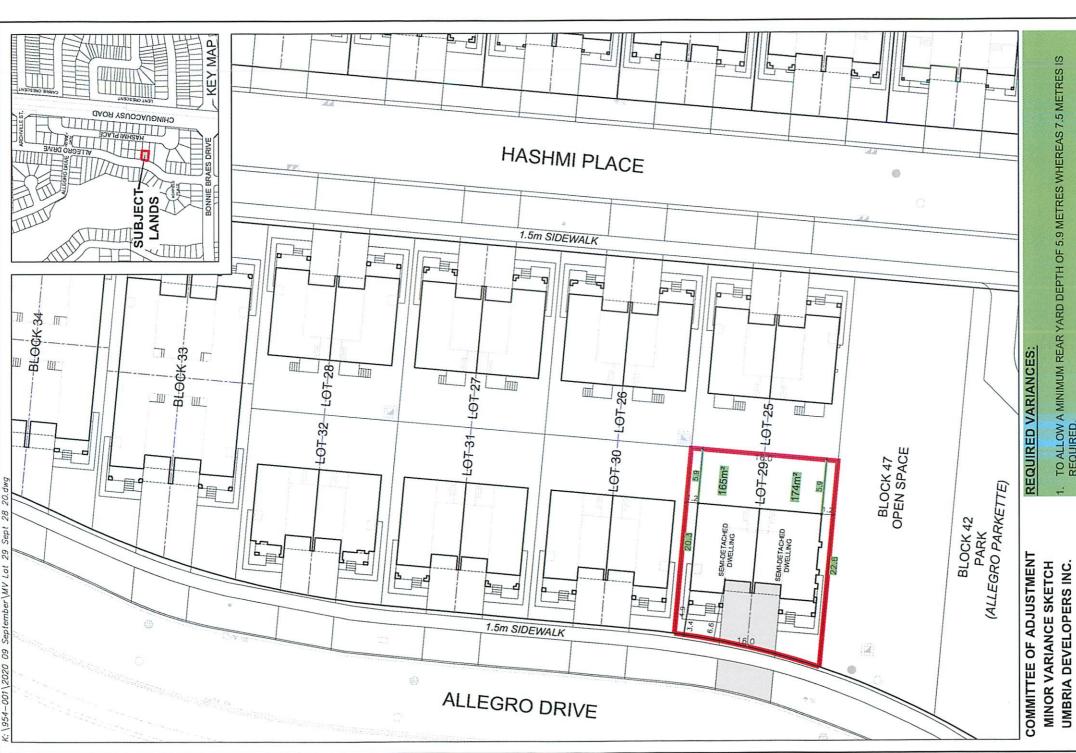
It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be NOTE: accompanied by the applicable fee.

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.

	Name of Occurrents)	Umbria Dev	eloners Inc. (Attn: Syed Kamal)			
1.	Name of Owner(s) Address	Owner(s) Umbria Developers Inc. (Attn: Syed Kamal) 37 Hawkridge Trail, Brampton, ON L6P 2T4					
	Addiess	37 Hawkinge Hall, Brampton, ON Lor 214					
	and the second s	220 9355		Fax #			
	Email syed	I28@hotmail.com					
2.	Name of Agent			c. (Attn: Jason Afonso)			
	Address	Address 700-10 Kingsbridge Garden Cir			Circle, Mississauga ON L5R 3K6		
							
	Phone # 416 31	5 3284		Fax #			
		Dgsai.ca					
•	Notice and output of						
3.	Nature and extent of	relier applied to	r (variances r	equestea):			
	1. To allow a minim	um rear yard der	oth of 6.0 metr	es whereas 7.5 metres is require	d.		
	2. To allow a minim	um lot depth of 20	0.3 metres wh	ereas 25 metres is required.			
	3 To allow a minim	um lot area of 20	times the min	imum lot width whereas 25 times	the minimum lot		
	width is required.	uni lot area oi 20	unies the min	illium lot width whereas 25 times	the minimum for		
	4. To allow a maxin	num building heig	ht of 11.5 met	res whereas 10.6 metres is perm	itted.		
4.	Why is it not possibl	o to comply with	the provision	as of the by law?			
4.	Willy is it flot possible	s to comply with	the provision	is of the by-law?			
	The Plan of Subdivision has been registered and the proposed dwellings have been sold.						
5.	Legal Description of	the subject land					
	Lot Number		29				
	Plan Number/Conces	sion Number		-2086			
	Municipal Address		19 -	21 Allegro Drive			
6.	Dimension of subject	t land (<u>in metric</u>	units)				
	Frontage		16.0				
	Depth		20.3				
	Area		341.3	3 m ²			
7.	Access to the subject	t land is by:					
	Provincial Highway	2 12 2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		Seasonal Road			
	Municipal Road Mair		$\overline{}$	Other Public Road	\vdash		
	Private Right-of-Way	3		Water			

8.	Particulars of all buildings and structures on or proposed for the subject land: (specify <u>in metric units</u> 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.)						
	Vacant						
	PROPOSED BUILDINGS/STRUCTURES on the subject land:						
	Semi-Detached Dwellings Ground Floor Area per dwelling: 64 m²						
	3 Sto	reys / Height: 11.01 m					
	Dime	nsions per dwelling: 6	7.5 m x 9.57 m				
9.		•	ructures on or proposed for the subject lands: r and front lot lines in <u>metric units</u>)				
	EXISTING Front yard setback	N/A					
	Rear yard setback						
	Side yard setback Side yard setback						
	PROPOSED						
	Front yard setback	4.5 metres					
	Rear yard setback Side yard setback	6.0 metres					
	Side yard setback	1.2 metres					
10.	Date of Acquisition o	f subject land:	2016				
11.	Existing uses of sub	ject property:	Vacant Residential / Under Construction				
12.	Proposed uses of su	bject property:	Semi-Detached Residential				
13.	Existing uses of abu	tting properties:	Semi-Detached Residential				
14.	Date of construction of all buildings & structures on subject land: N/A						
15.	Length of time the ex	kisting uses of the su	bject property have been continued: Vacant since 2019				
16. (a)	What water supply is Municipal Vell	s existing/proposed?	Other (specify)				
(b)	What sewage dispos Municipal ✓ Septic	al is/will be provided 	Other (specify)				
(c)	What storm drainage	system is existing/p	proposed?				
	Sewers Ditches Swales		Other (specify)				

17	Is the subject property the subject subdivision or consent?	of an application under the Planning Act, for approval of a plan of	
	Yes 🗸 No 🗌		
	If answer is yes, provide details:	File # 21T-17002B Status Registered	
18	Has a pre-consultation application b	een 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	ReliefRelief	
	File # Decision	Relief	
		(). april	
		Signature of Applicant(s) or Authorized Agent	
D	ATED AT THE City	OF Mississauga	
Т	HIS 25th DAY OF September	, 20 <u>20</u>	
THE S	UBJECT LANDS, WRITTEN AUTHORIZA	NT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF TION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE EAL SHALL BE AFFIXED.	
	I Jason Afonso	. OF THE City OF Mississauga	
IN	HE Region OF Peel	SOLEMNLY DECLARE THAT:	
ALL O BELIEV OATH.	THE ABOVE STATEMENTS ARE TRUE ING IT TO BE TRUE AND KNOWING TH	E AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY AT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER	
DECLA	RED BEFORE ME AT THE		
Cit	V OF MISSISSAUGA		
IN THE			
Teel	THIS 28th DAY OF	$\bigcap \alpha / \subseteq$	
Sen	kmber , 20 20	Signatyry of Applicant or Authorized Agent	
Laura Kim Amorim, a Commissi	1	Signature of Applicant of Adminized Agent	
Province of Ontario, for Glen Schnarr & Associates Inc.	Tology		
Expires March 3, 2023.			
	FO	R OFFICE USE ONLY	
	Present Official Plan Designation:		
	Present Zoning By-law Classification	R2E-7.5-2897	
d	This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist		
	7111		
	Zoning Officer	Sept 28, 2020	
L			
	DATE RECEIVED	Revised 2020/01/07	



- TO ALLOW A MINIMUM REAR YARD DEPTH OF 5.9 METRES WHEREAS 7.5 METRES IS REQUIRED.
- TO ALLOW A MINIMUM LOT DEPTH OF 20.3 METRES WHEREAS 25 METRES IS REQUIRED
- TO ALLOW A MINIMUM LOT AREA OF 20 TIMES THE MINIMUM LOT WIDTH WHEREAS 25 TIMES THE MINIMUM LOT WIDTH IS REQUIRED.

REGIONAL MUNICIPALITY OF PEEL LOT 29, PLAN 43M-2086 CITY OF BRAMPTON,

TO ALLOW A MAXIMUM BUILDING HEIGHT OF 11.5 METRES WHEREAS 10.6 METRES IS PERMITTED.



SCALE 1:400 SEPTEMBER 28, 2020

