



**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **LLOYD DILLON** 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 108, Plan M-1511, municipally known as **5 WETMEADOW DRIVE**, Brampton;

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

1. To permit an exterior stairway leading to a below grade entrance in the required interior side yard whereas the by-law does not permit exterior stairways constructed below established grade in the required side yard;
2. To permit an interior side yard setback of 0.10m (0.33 ft.) to a below grade entrance, resulting in a combined total interior side yard width of 0.75m (2.46 ft.) whereas the by-law requires a minimum interior side yard width of 0.6m (1.97 ft.), provided that the combined total interior side yard width is not less than 1.8m (5.91 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, April 20, 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 8th day of April, 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:

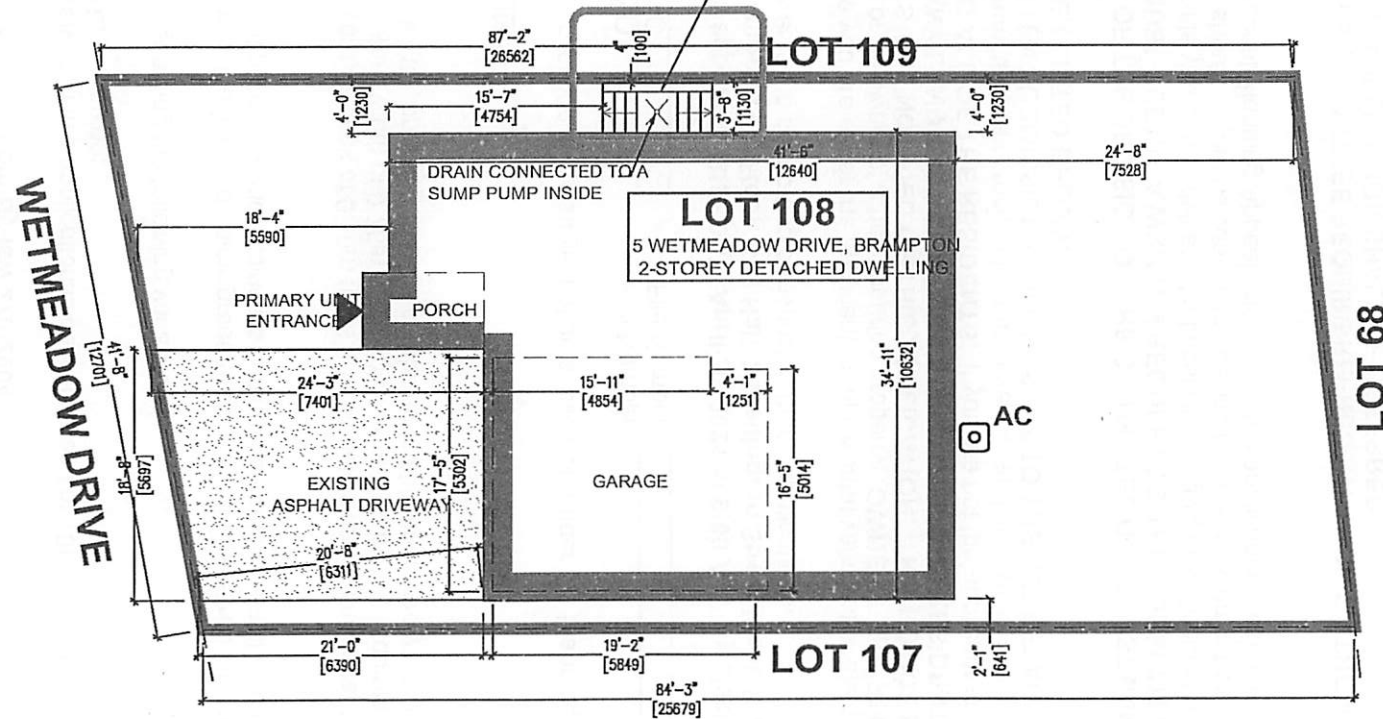
Jeanie Myers, Secretary-Treasurer  
Committee of Adjustment, City Clerk's Office,  
Brampton City Hall  
2 Wellington Street West,  
Brampton, Ontario L6Y 4R2  
Phone: (905)874-2117  
Fax: (905)874-2119  
[jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca)

# AS-BUILT BELOW GRADE ENTRANCE @ INTERIOR SIDE LOT

5 WETMEADOW DR, BRAMPTON

## SCOPE OF COMMITTEE OF ADJUSTMENT APPLICATION:

1. AS-BUILT BELOW GRADE ENTRANCE (2ND UNIT ENTRANCE)



1 SITE PLAN  
3/32" = 1'-0"

No.	Description	Date

AS-BUILT BELOW GRADE ENTRANCE @ INTERIOR SIDE LOT

5 WETMEADOW DR, BRAMPTON

Drawing by:  
NESTA DESIGN CO.  
48 COVEBANK CRESCENT  
BRAMPTON, ON, L6P 2Y1  
PHONE: 647-741-4552  
EMAIL: emiri@nestadesign.ca

Checked by:

Drawn by:  
Date: 17/03/2021  
DRAWING NAME:  
SITE PLAN  
SHEET NUMBER:  
COA

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, April 15, 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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm, Friday, April 16, 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, April 16, 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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto: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](http://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 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)** LLOYD DILLONAddress 5 Wetmedow DrivePhone # 416-871-0472

Fax # \_\_\_\_\_

Email LDDAKIN@HOTMAIL.COM2. **Name of Agent** \_\_\_\_\_

Address \_\_\_\_\_

Phone # \_\_\_\_\_

Fax # \_\_\_\_\_

Email \_\_\_\_\_

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

To permit an exterior stairway leading to a below grade entrance in the required side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required side yard

To permit an interior side yard setback of 0.10m to a below grade entrance, resulting in a combined total interior side yard width of 0.75m, whereas the by-law requires a minimum interior side yard width of 0.6m, provided that the combined total interior side yard width is not less than 1.8m.

4. **Why is it not possible to comply with the provisions of the by-law?**

Was already built by previous co-owner

5. **Legal Description of the subject land:**Lot Number LOT 108Plan Number/Concession Number LOT 108/PLAN M1511Municipal Address 5 WETMEADOW DRIVE, BRAMPTON, L7A2S76. **Dimension of subject land (in metric units)**Frontage 12.7 MDepth 25.6 MArea 326.5 M square7. **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.)

2 Storey Dwelling  
Ground area 123.3 metre square

**PROPOSED BUILDINGS/STRUCTURES on the subject land:**

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	5.59 M
Rear yard setback	7.53 M
Side yard setback	1.23 M
Side yard setback	0.64 M

**PROPOSED**

Front yard setback	No change
Rear yard setback	No change
Side yard setback	
Side yard setback	

10. Date of Acquisition of subject land: September 2018-A Sole owner
11. Existing uses of subject property: Residential-One unit dwelling
12. Proposed uses of subject property: Residential-Two unit dwelling
13. Existing uses of abutting properties: Residential
14. Date of construction of all buildings & structures on subject land: 2002
15. Length of time the existing uses of the subject property have been continued: 2002
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 # A2021-0019	Decision <small>was not supported (showing and points presented with not clear)</small>	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

\_\_\_\_\_  
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY \_\_\_\_\_ OF BRAMPTON  
THIS 23<sup>rd</sup> DAY OF March, 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, LLOYD DILLON, 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 23<sup>rd</sup> DAY OF  
March, 2021.

April Dela Cerna  
A Commissioner etc.

ad.  
April Dela Cerna,  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton.  
Expires May 8, 2021.

\_\_\_\_\_  
Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: \_\_\_\_\_

R1D-1211

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

L Barbuto

Zoning Officer

March 24, 2021

Date

DATE RECEIVED \_\_\_\_\_

Date Application Deemed  
Complete by the Municipality

March 23, 2021  
MARCH 24, 2021

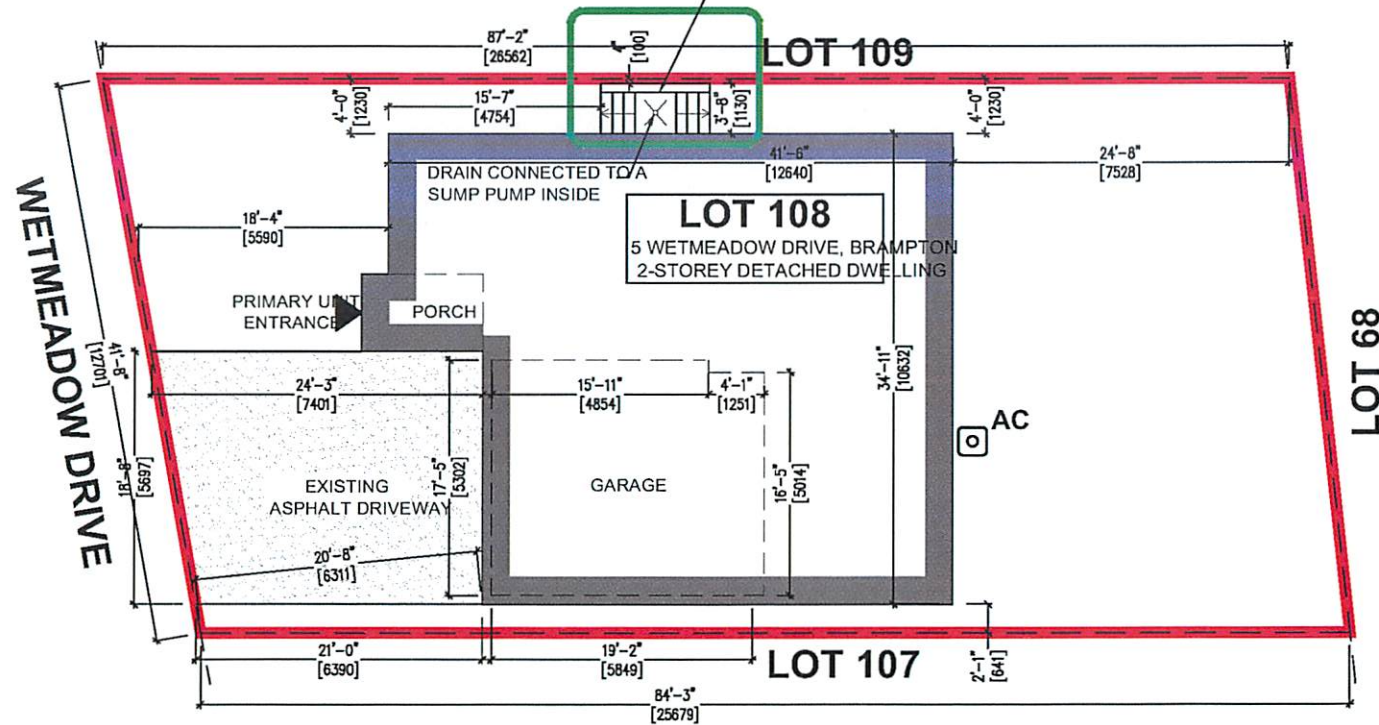


# AS-BUILT BELOW GRADE ENTRANCE @ INTERIOR SIDE LOT

5 WETMEADOW DR, BRAMPTON

## SCOPE OF COMMITTEE OF ADJUSTMENT APPLICATION:

1. AS-BUILT BELOW GRADE ENTRANCE (2ND UNIT ENTRANCE)



1 SITE PLAN  
3/32" = 1'-0"

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48 COVEBANK CRESCENT  
BRAMPTON, ON, L6P 2Y1  
PHONE: 647-741-4552  
EMAIL: amini@nestadesign.ca

Checked by:

Drawn by:  
Date: 17/03/2021  
DRAWING NAME:  
SITE PLAN  
SHEET NUMBER:  
COA



FILE NUMBER A-2021-0019

HEARING DATE MARCH 9, 2021

APPLICATION MADE BY LLOYD DILLON

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR THE FOLLOWING VARIANCE(S):

1. To permit a below grade entrance in a required side yard;
2. To permit an interior side yard setback of 0.0m to a below grade entrance.

(5 WETMEADOW DRIVE – LOT 108, PLAN 43M-1511)

THE REQUEST IS HEREBY REFUSED

**REASONS:**

This decision reflects that in the opinion of the Committee:

1. The variance is not desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
2. The general intent and purpose of the zoning by-law is not maintained and the variance is not minor.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at the Committee of Adjustment meeting, held under the *Planning Act*, have been, on balance, taken into consideration by the Committee as part of its deliberations and final decision on this matter.

MOVED BY: D. Colp

SECONDED BY: R. Power

CHAIR OF MEETING: RON CHATHA

WE THE COMMITTEE MEMBERS NOTED BELOW HEREBY CONCUR IN THE DECISION

*AUTHORIZED BY VOTE HELD AT A MEETING ON MARCH 9, 2021*

RON CHATHA, MEMBER

DESIREE DOERFLER, MEMBER

ROD POWER, MEMBER

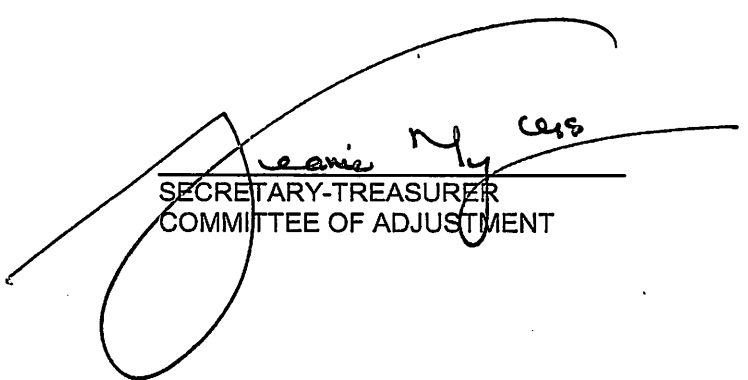
DAVID COLP, MEMBER

ANA CRISTINA MARQUES, MEMBER

DATED THIS 9TH DAY OF MARCH, 2021

**NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE LOCAL PLANNING APPEAL TRIBUNAL WILL BE MARCH 29, 2021**

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.

  
\_\_\_\_\_  
SECRETARY-TREASURER  
COMMITTEE OF ADJUSTMENT



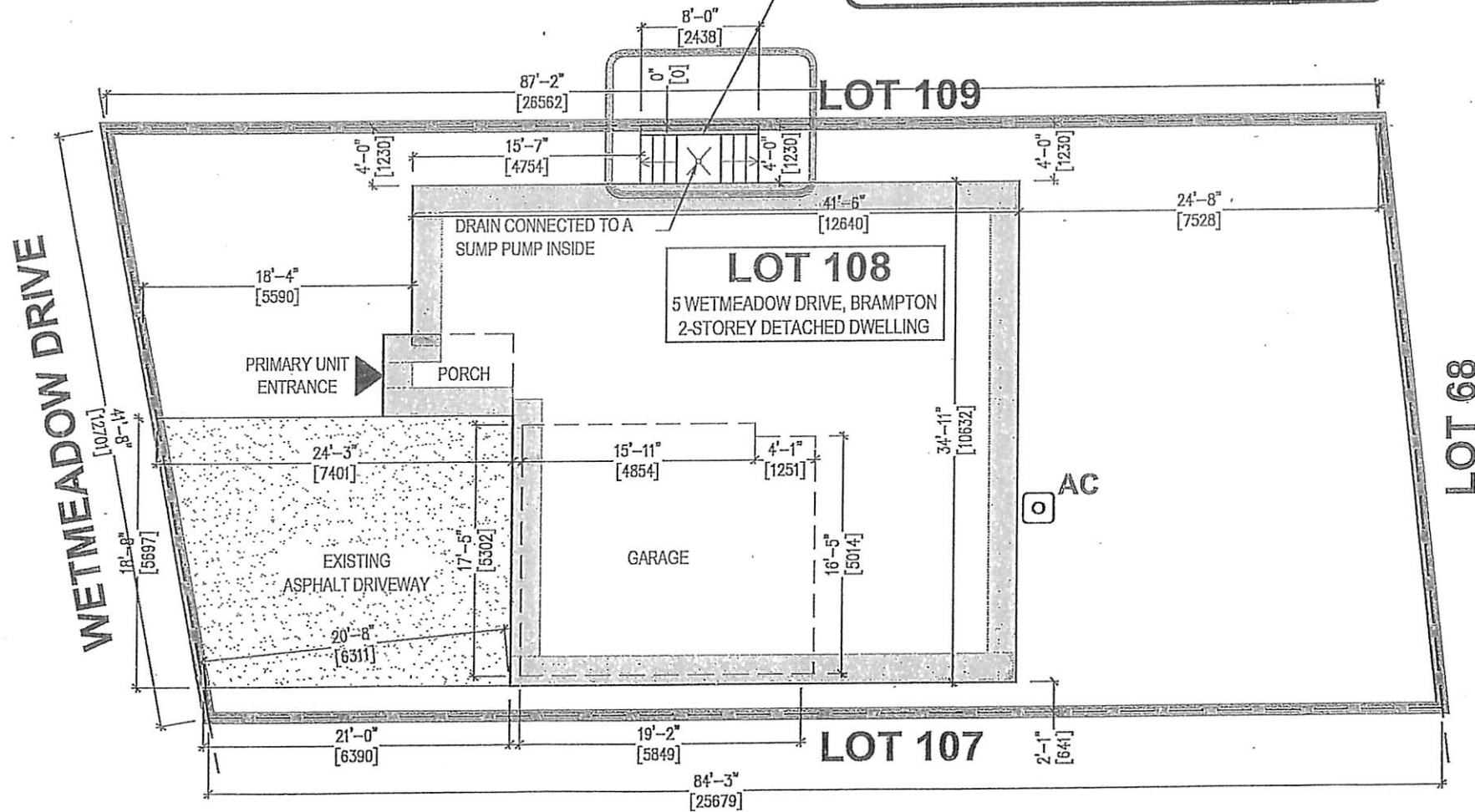
A-2021-0019

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NESTA DESIGN CO.  
48 COVEBANK CRESCENT  
BRAMPTON, ON, L6P 2Y1  
PHONE: 647-741-4552  
EMAIL: amit@nestadesign.ca

Checked by:

Drawn by:  
Date: 03/02/2021  
DRAWING NAME:  
SHEET NUMBER:  
SITE PLAN  
COA

A-2021-0071

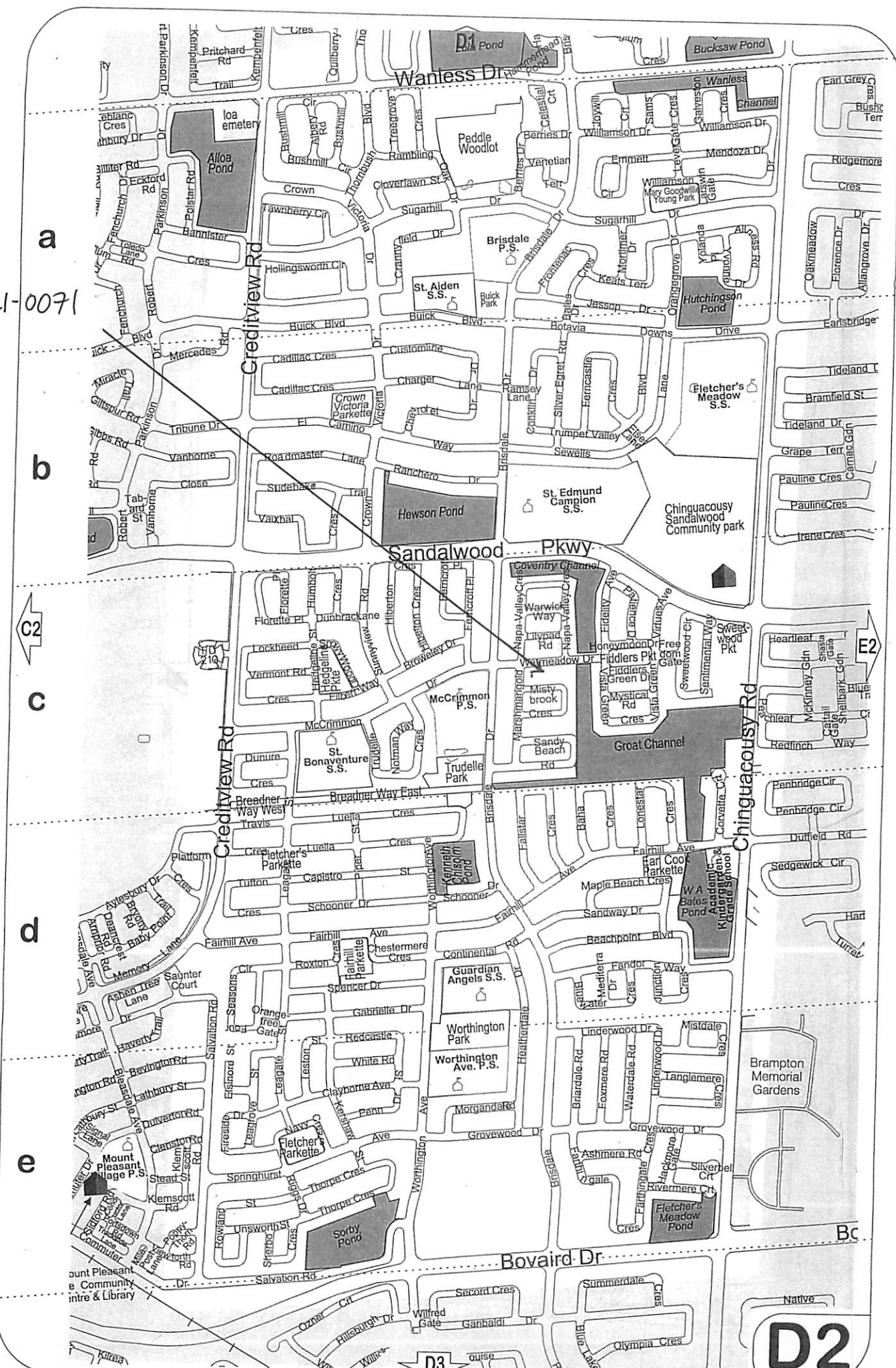
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D2

D3