



#### APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **LAKEPATH HOLDINGS 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 Lot 1L, Plan 43M-2080 municipally known as **13 LOAFER'S LAKE LANE** Brampton;

AND WHEREAS the applicant is requesting the following variances associated with a proposed semi-detached dwelling:

1. To permit a rear yard setback of 4.16m (13.68 ft.) whereas the by-law requires a minimum rear yard setback of 6.0m (19.68 ft.);
2. To permit a rear yard encroachment of 3.39m (11.12 ft.) resulting in a rear yard setback of 2.61m (8.56 ft.) to a proposed deck whereas the by-law permits a maximum rear yard encroachment of 3.0m (9.84 ft.) resulting in a rear yard setback of 3.0m (9.84 ft.) to the proposed deck.

#### 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)





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 SANDALWOOD**  
A LAKESIDE COMMUNITY

March 8, 2021

A - 2021-0079

Committee of Adjustment  
City of Brampton  
2 Wellington St West  
Brampton, Ontario  
L6Y 4R2

RE: M Plan 43M 2080

Lot 2L 13 Loafer's Lake Lane

Dear Committee Members,

Please find attached an application for a minor variance for Lot #2L on registered plan 43M 2080, 13 Loafer's Lake Lane.

The rear yard setback of 4.16 m and 4.19M is proposed, whereas the bylaw requires 6.0m. we request this due to the box out / bay window.

We also request a minor variance for the rear deck setback for 2.61m, where the bylaw requires 3.m. This is due to the deck being greater than 0.6m above grade.

We respectfully ask for these minor variances as this lot has been sold already. Thank you for your time and consideration in this matter.

Kind Regards,

Grace Carere

Royalcliff Homes





FILE NUMBER: A-2021-0079

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)** LAKEPATH HOLDINGS INC./ ROYALCLIFF DEVELOPMENTS INC.  
**Address** 100 REGINA ROAD UNIT 3, WOODBRIDGE, ONTARIO L4L 8M7

**Phone #** 905-265-1611 EXT 233 **Fax #** 905-265-1711  
**Email** GRACE@ROYALCLIFFHOMES.COM

2. **Name of Agent** GRACE CARERE  
**Address** 100 REGINA ROAD UNIT 3, WOODBRIDGE, ONTARIO L4L 8M7

**Phone #** 905-265-1611 EXT 233 **Fax #** 905-265-1711  
**Email** GRACE@ROYALCLIFFHOMES.COM

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

REARYARD SETBACK OF 4.16M AND 4.19M IS PROPOSED. WHERE AS THE BYLAW REQUIRES A REAR SETBACK OF 6.0M. THIS IS DUE TO THE BOX OUT/ BAY WINDOW.

REAR YARD DECK SETBACK OF 2.61M IS PROPOSED WHERE THE BYLAW REQUIRES A SETBACK OF 3.0M. THIS IS DUE TO THE FACT THE DECK IS GREATER THAN 0.6M ABOVE GRADE.

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

THE HOUSE WAS DESIGNED WITH A BAY WINDOW IN WHICH OUR ARCHITECT BELIEVED WOULD BE ACCEPTABLE. ZONING DISAGREED WITH THE ARCHITECTS INTERPRETATION OF THE BYLAW.

THE REAR DECK REQUEST IS BECAUSE WE WERE UNAWARE OF THE GRADING WHEN THIS HOUSE WAS SOLD.

5. **Legal Description of the subject land:**

**Lot Number** 2L  
**Plan Number/Concession Number** 43M 2080  
**Municipal Address** 13 LOAFER'S LAKE LANE

6. **Dimension of subject land (in metric units)**

**Frontage** 10.10 M  
**Depth** 33.33 M  
**Area** 336.63 M

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.)

RESIDENTIAL VACANT LAND

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

2 STOREY SEMI DETACHED 166.67 SQ. M.

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**

Front yard setback 4.9 M

Rear yard setback 4.16 M

Side yard setback 1.24 M

Side yard setback

10. Date of Acquisition of subject land: NOVBER 2001
11. Existing uses of subject property: VACANT RESIDENTIAL
12. Proposed uses of subject property: RESIDENTIAL
13. Existing uses of abutting properties: RESIDENTIAL
14. Date of construction of all buildings & structures on subject land: APRIL 2021
15. Length of time the existing uses of the subject property have been continued: VACANT/FUTURE RESIDENTIAL
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 VAUGHAN  
THIS 22ND 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, GRACE CARERE, OF THE CITY OF VAUGHAN

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 24<sup>th</sup> DAY OF

March, 2021

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: \_\_\_\_\_

R2E-2905

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

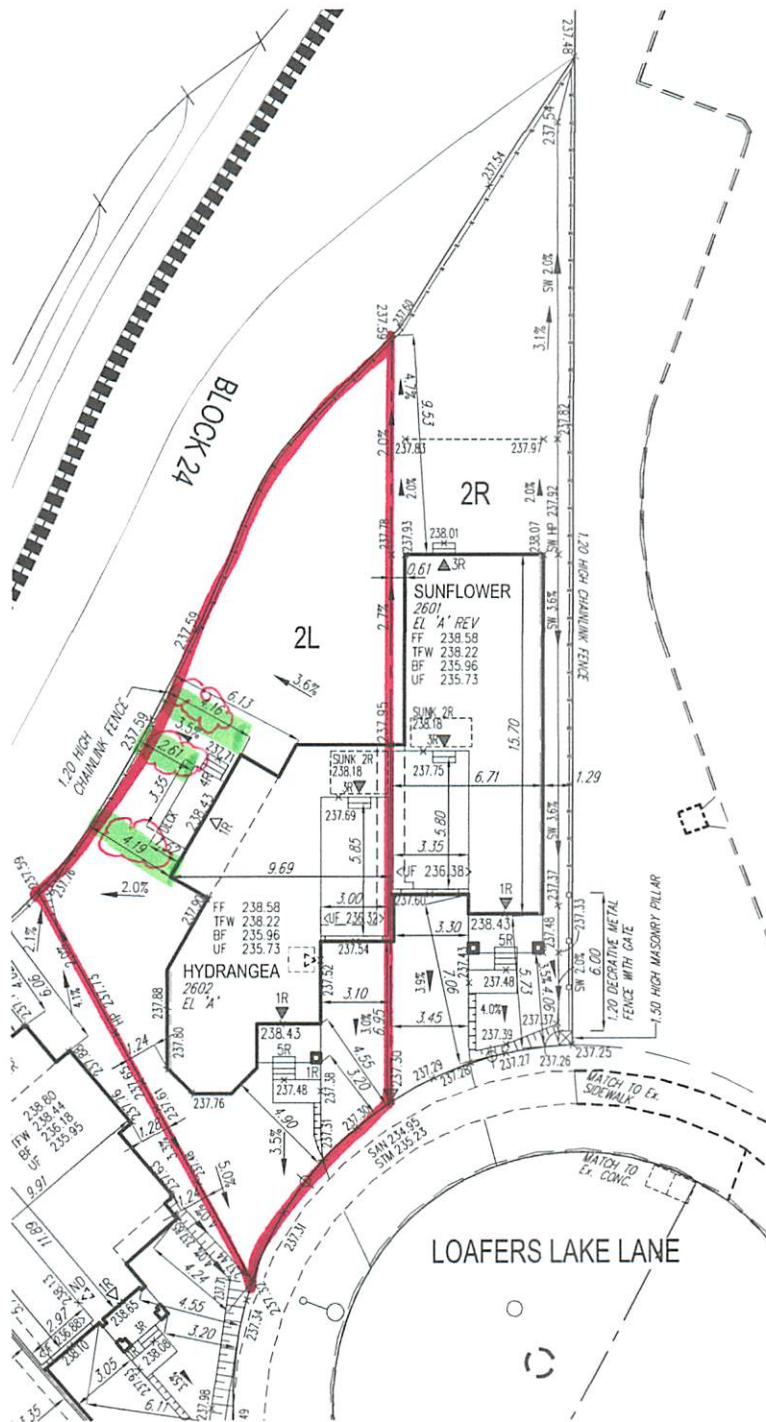
Date

DATE RECEIVED

March 24, 2021

Date Application Deemed  
Complete by the Municipality

MARCH 24, 2021



APPROVED FOR GRADING

The proposed lot grading and drainage is approved as being in conformity with the overall approved grading plans for the subdivision.

RAND Engineering Corporation

COVERAGE CALCULATION		COVERAGE CALCULATION	
LOT NO.:	2L	LOT NO.:	2R
LOT AREA:	352.03 m <sup>2</sup>	LOT AREA:	302.24 m <sup>2</sup>
BLDG. AREA:	107.58 m <sup>2</sup>	BLDG. AREA:	102.66 m <sup>2</sup>
LOT COVERAGE (%):	30.56 %	LOT COVERAGE (%):	33.97 %
GARAGE DOOR		GARAGE DOOR	
MAX. WIDTH (m):	2.75	MAX. WIDTH (m):	2.75
PROVIDED (m):	2.44	PROVIDED (m):	2.44

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of BRAMPTON.

JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW AND APPROVAL  
APPROVED BY: [Signature]  
DATE: NOV 24, 2020  
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

<b>GENERAL NOTES:</b> 1. BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT BUILDER'S EXPENSE. 2. BUILDER TO VERIFY ELEV. OF STM. AND SAN. LATERALS IN RELATION TO BASEMENT US OF FOOTING ELEVATIONS FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION. 3. APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES MUST BE REVIEWED AND FOLLOWED IN CONJUNCTION WITH THE SITING AND GRADING PLAN, BUILDER TO VERIFY		<b>3 CONT. BUILDING ENVELOPE ON SITE PLAN MATCHES APPROVED PERMIT DRAWINGS &amp; CONSTRUCTION NOTES PRIOR TO POURING CONCRETE. IF THERE ARE ANY DISCREPANCIES, THEY ARE TO BE BROUGHT TO THE ATTENTION OF HUNT DESIGN ASSOCIATES INC.</b> 4. UNLESS NOTED ON BUILDING ENVELOPE OR APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES, ALL TOP OF FOUNDATION WALLS INCLUDING GARAGE WALLS TO BE CONSISTENT WITH THE ELEVATION PROVIDED FOR TFW ON SITING AND GRADING PLAN. THE EXTERIOR OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION OF THICKNESS FOR MASONRY VENEER AS REQUIRED.	
ENGINEERED FILL LOTS STREET TREE RETAINING WALL CATCH BASIN DOUBLE / SINGLE STM & SAN CONNECTION	SANITARY MANHOLE STORM MANHOLE VALVE & CHAMBER HYDRANT	WATER SERVICE HYDRO SERVICE SHEET DRAINAGE STREET LIGHT PEDESTAL STREET LIGHT TRANSFORMER SIGNAL POWER PEDESTAL	BELL PEDESTAL CABLE PEDESTAL HYDRO POLE HYDRO POLE GUY STREET SIGN COMMUNITY MAILBOX
HYDRO TRANSFORMER PACEMOUNTED MOTOR EXISTING GRADES 90.10 PROPOSED GRADES 2.0% SWALE DIRECTION EMPAVMENT / DECK MAX 3% SLOPE	SANITARY LINE STORM WATER LINE WATERLINE HYDRO LINE GAS LINE CABLE LINE BELL HYDRO GAS BELL CABLE LINE	DOWNSPUTS WINDOWS PERMITTED 45 MINUTE FIRE RATED WALL 800 YARD DISTANCE (LESS THAN 1.2m TO LOT LINE, (NO WINDOWS PERMITTED)) EXTERIOR DOOR LOCATION EXTERIOR DOOR LOCATION IF CONDE PERMITS	SLUMP PUMP AND SURFACE DISCHARGE LOCATION UPGRADE ELEVATION CHAIN LINK FENCE FENCE AND GATE PRIVACY FENCE ACOUSTIC FENCE
FINISHED FLOOR TOP OF FOUNDATION WALL BASEMENT FLOOR UNDERSIDE OF FOOTING WOOD WALKOUT DECK WOOD WALKOUT BASEMENT REVERSED NO DOOR NO DOOR REGRESS GRADE			

SITING AND GRADING PLAN

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 BE A DESIGNER.  
QUALIFICATION INFORMATION  
Scott Rony 38176  
NAME: [Signature]  
REGISTRATION INFORMATION: 824  
HUNT DESIGN ASSOCIATES INC. 19695

**HUNT**  
DESIGN ASSOCIATES INC.  
www.hunt-design.ca

Lot 2  
LOAFERS LAKE LANE  
**ROYALCLIFF HOMES - 214108**  
**THE SANDALWOOD, BRAMPTON ONT.**  
Drawn By: [Signature] Scale: 1:250  
Checked By: [Signature] File Number: 214108WSP01  
8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326



HYDRANGEA

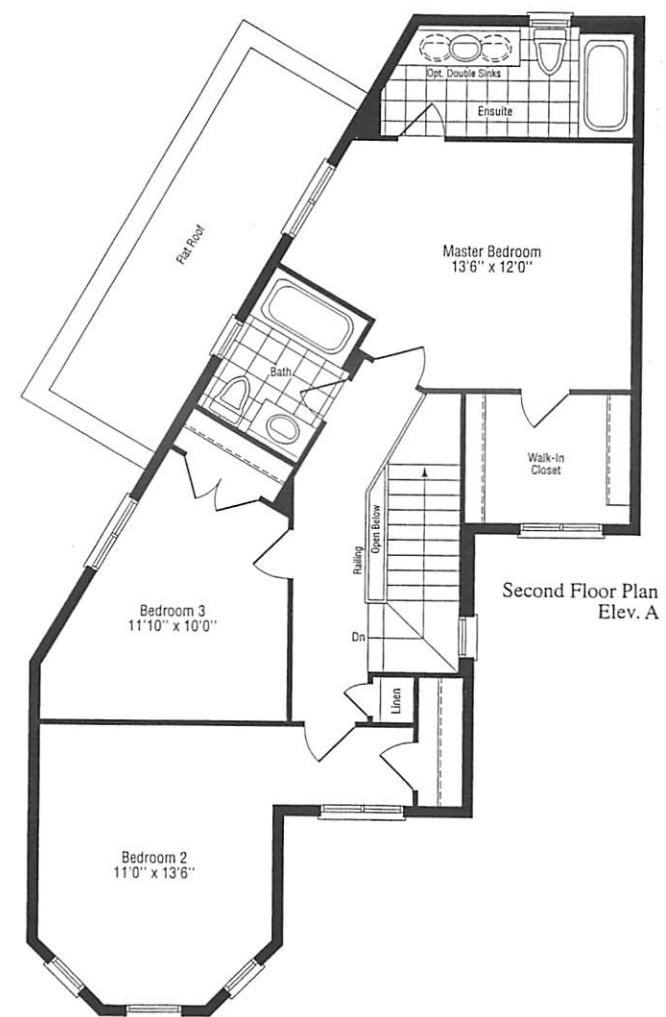
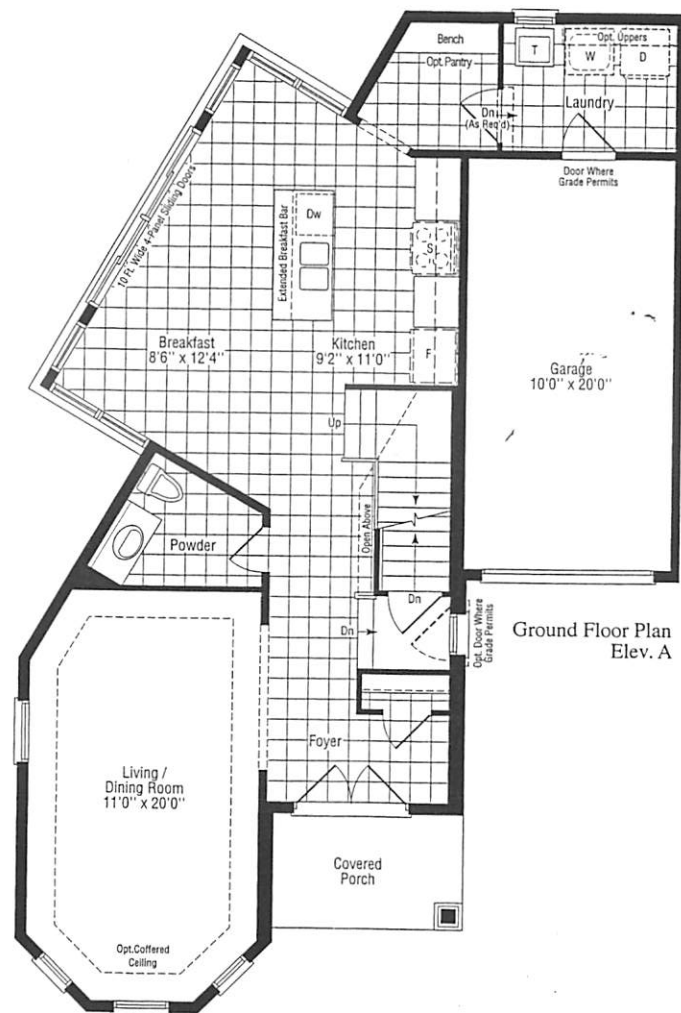
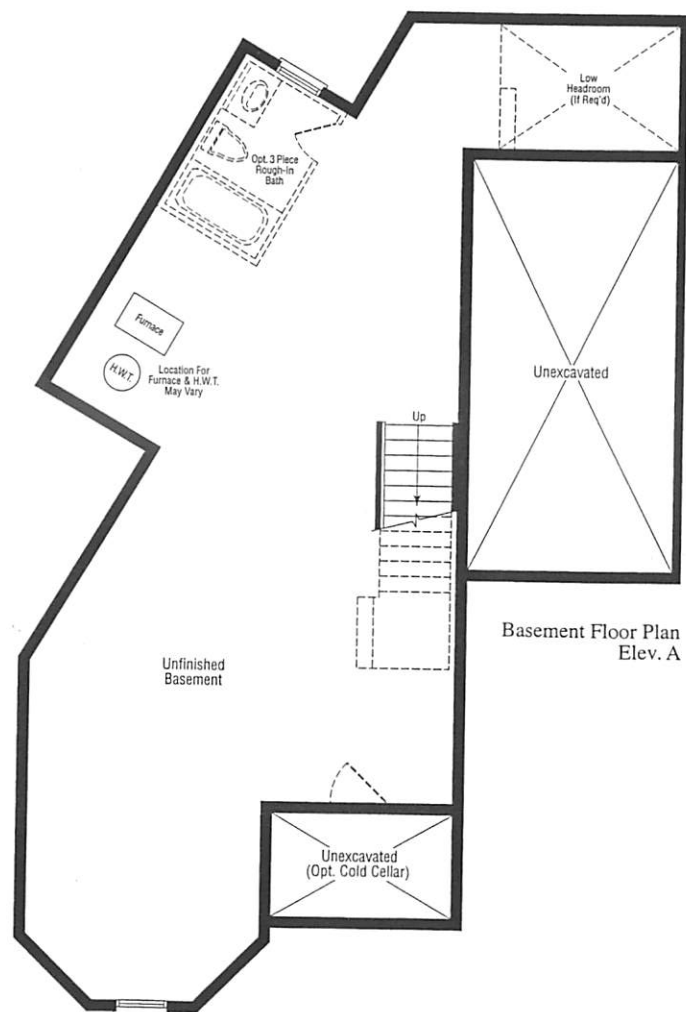
1,830<sup>sq</sup>/ft

Elev. A



ELEV. A

Artist's impression



## HYDRANGEA

1,830<sup>sq/ft</sup>  
Elev. A

Dimensions, specifications, floor tile pattern and architectural detailing (including window size and location) are approximate and subject to modifications without notice. Actual usable floor space may vary from the stated floor area. Purchasers should see Schedule "A" of their Agreement of Purchase and Sale for unit specific details. All details should be confirmed with your sales representative. E.&O.E. Nov.2019



a  
A-2021-0078  
A-2021-0079

b

c

d

e

G2

G1

G3

