



APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **CORNELIUS ACKAH-BAIDOO AND GRACE ANTWI** 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 Lot 78, Plan 43M-2023 municipally known as **46 PELLEGRINO ROAD**, Brampton;

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

1. To permit a driveway width of 7.26m (23.82 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.);
2. To permit 0.0m of permeable landscaping between the driveway and the side lot line whereas the by-law requires a minimum of 0.6m (1.97 ft.) of permeable landscaping between the driveway and the side lot line.

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: NO

File Number: _____

Application for Consent: NO

File Number: _____

The Committee of Adjustment has appointed **TUESDAY, August 2, 2022 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 an Ontario Land 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 Ontario Land 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 21st Day of July, 2022

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

PART 1
PLAN OF LOTS 78, 79, 80, 81, 82 AND 83
PLAN 43M-2023
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:300
10m 5m 0 10m 20metres

RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.

METRIC

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

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM

2015870



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 28(3).

NOTES

- DENOTES MONUMENT FOUND
- IB DENOTES IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
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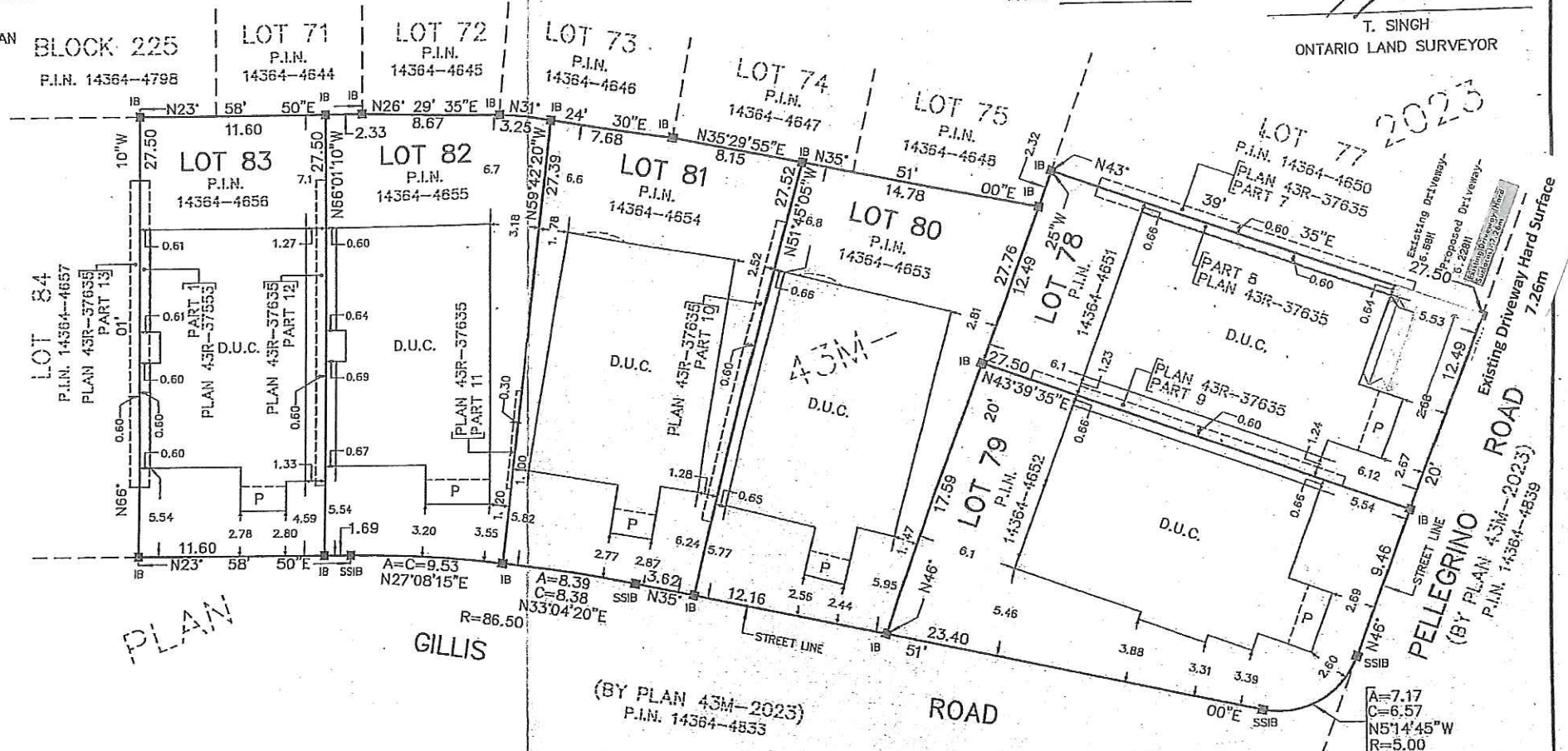
ALL FOUND MONUMENTS BY RADY-PENTEK & EDWARD
SURVEYING LTD., O.L.S.

ALL TIES TO CONCRETE FOUNDATIONS.

BEARINGS ARE GRID AND ARE REFERRED TO THE
NORTHWEST LIMIT OF GILLIS ROAD AS SHOWN ON
PLAN 43M-2023 HAVING A BEARING OF N35°51'00"E.

THIS REPORT WAS PREPARED FOR
ROSEHAVEN HOMES
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY OTHER PARTIES.

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SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 3rd DAY OF MAY, 2017.

DATE: JUNE 14, 2017.

T. SINGH
ONTARIO LAND SURVEYOR



RADY-PENTEK & EDWARD SURVEYING LTD.
ONTARIO LAND SURVEYORS

643 Chrislea Road, Suite 7
Woodbridge, Ontario L4L 8A3
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Tel. (905) 264-0881 Fax (905) 264-2099
Website: www.r-pe.ca

DRAWN: V.K.
CAD FILE No. 2023-78

CHECKED: G.Y./T.S.
JOB No. 16-248

16-248 *43M-2023 L78-83*



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 and/or as a hybrid meeting (both in-person and electronically).

Electronic/Hybrid Hearing Procedures How to get involved in the Hybrid Hearing

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **August 2, 2022** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

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, July 28, 2022**. *Please note that City Hall will be closed on Monday, August 1, 2022 in observance of the Civic Holiday*
- Advance registration for applicants, agents and other interested persons is required by one or two options:
 1. Participate remotely 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 Thursday, July 28, 2022**.
 2. To participate in-person, please email the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, July 28, 2022**.
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. 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 **Thursday, July 28, 2022**. City staff will contact you and provide you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

- 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/hybrid 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 City of Brampton is reviewing its Committee of Adjustment process. As a participant in this process, if you have comments or input you would like to share about your experience with the Committee of Adjustment, please email cityclerksoffice@brampton.ca to indicate your interest and you will be contacted with more information.

AMENDMENT LETTER

July 19, 2022

To: Committee of Adjustment

**RE: APPLICATION FOR MINOR VARIANCE
CORNELIUS ACKAH-BAIDOO AND GRACE ANTWI
LOT 78, PLAN 43M-2023
A-2022-0200 – 46 PELLEGRINO ROAD**

Please **amend** application **A-2022-0200** to reflect the following:

1. To permit a driveway width of 7.26m (23.82 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.);
2. To permit 0.0m of permeable landscaping between the driveway and the side lot line whereas the by-law requires a minimum of 0.6m (1.97 ft.) of permeable landscaping between the driveway and the side lot line.



Applicant/Authorized Agent

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)

Cornelius Ackah-Baidoo and Grace Antwi

Address

46 Pellegrino Road, Brampton, ON, L7A 4V6

Phone #

4164533853

Fax #

Email

Cbaidoo@gmail.com
2.

Name of Agent

Not Applicable

Address

Phone #

Fax #

Email
3.

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

the existing driveway was as per plan- 30.90 sq meters (5.53 meters x 5.588 meters)

the current driveway to which i am requesting a varian ce has been expanded by 0.64meters x 5.53meters. This is a total area of-

The addition of 0.64meters x 5.53 meters was added using interlock stones with its gaps filled with polymer sand to allow permeation.

A minor Variance is being requested for the additional 3.54 sq meters of interlock expansion to the existing driveway.

This will allow my drive way to be 34.44 sq meters, exempting the required 0.64m setback on the side of my property along the driveway

Existing Driveway Width 5.588m (18ft 4 inches)

Proposed Driveway Width 6.228m (20ft 5 Inches)

To permit 0.0m of Permeable landscaping between the driveway and the side lot whereas the by-law requires a minimum

0.6m of permeable landscaping between the driveway and the side lot line.
4.

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

I widened my driveway by about 1.23m along the west side of the property using interlock stones that are water permieable. I did this expansion as the existing driveway and grass area caused a lot of issues for us. I am a bigger guy and when we parked 2 vehicles side by side, i had a lot of difficulty exiting the vehicles without scratching the cars or making contact with each other. if I parked on the side closest to the grass, i was often landing on the grass area which at Winter time was always an issue as the snow mounts further decreased the driveway. During the winter of 2020 to 2021, I slipped and sprained my ankle whilst trying to exit my vehicle with my newest baby in hand. The injury was a result of the snow mounted in the area. I expanded the driveway to allow an even surface that could be plowed to provide a safe option for my family when exiting the vehicles.
5.

Legal Description of the subject land:

Lot Number

78

Plan Number/Concession Number

43M-2023

Municipal Address

46 Pellegrino Road, Brampton, ON, L7A 4V6
6.

Dimension of subject land (in metric units)

Frontage

12.49

Depth

27.50

Area

343.48
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.)

Ground Floor Area- 137.59 sq/m

Gross Floor Area- 309.18 sq/m

Number of Storeys- 2 Storeys

Width- 10.62 meters

Length -15.87 meters

Active Permit with City for Finished basement- Owner Occupied and 2nd Unit Apartment.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

No new changes to the exiting Building Structures.

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 5.53 Meters

Rear yard setback 6.1 Meters

Side yard setback 0.64 Meters

Side yard setback 1.23 Meters

PROPOSED

Front yard setback 5.53 Meters

Rear yard setback 6.1 Meters

Side yard setback 0.64 Meters

Side yard setback 1.23 Meters

10. Date of Acquisition of subject land: February 2018
11. Existing uses of subject property: Residential Dwelling
12. Proposed uses of subject property: Residential Dwelling
13. Existing uses of abutting properties: None
14. Date of construction of all buildings & structures on subject land: February 2018
15. Length of time the existing uses of the subject property have been continued: 4.5 Years
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 Residence OF 46 Pellegrino Road, Brampton, ON, L7A 4V6

THIS 27 DAY OF May, 2022.

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, Cornelius Ackah-Baidoo, OF THE Residence OF 46 Pellegrino Road, Brampton
IN THE City OF Brampton 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.

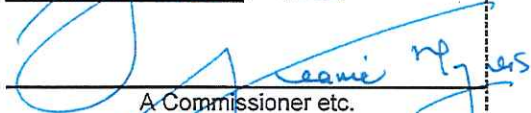
DECLARED BEFORE ME AT THE

City OF Brampton

IN THE Region OF _____

Peel THIS 20th DAY OF _____

June , 2022


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

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1F-9.0 – Section 2214

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

June 21, 2022

Date

DATE RECEIVED June 20, 2022

PART 1
PLAN OF LOTS 78, 79, 80, 81, 82 AND 83
PLAN 43M-2023
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:300
10m 5m 0 10m 20metres

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NOTES

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- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
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THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

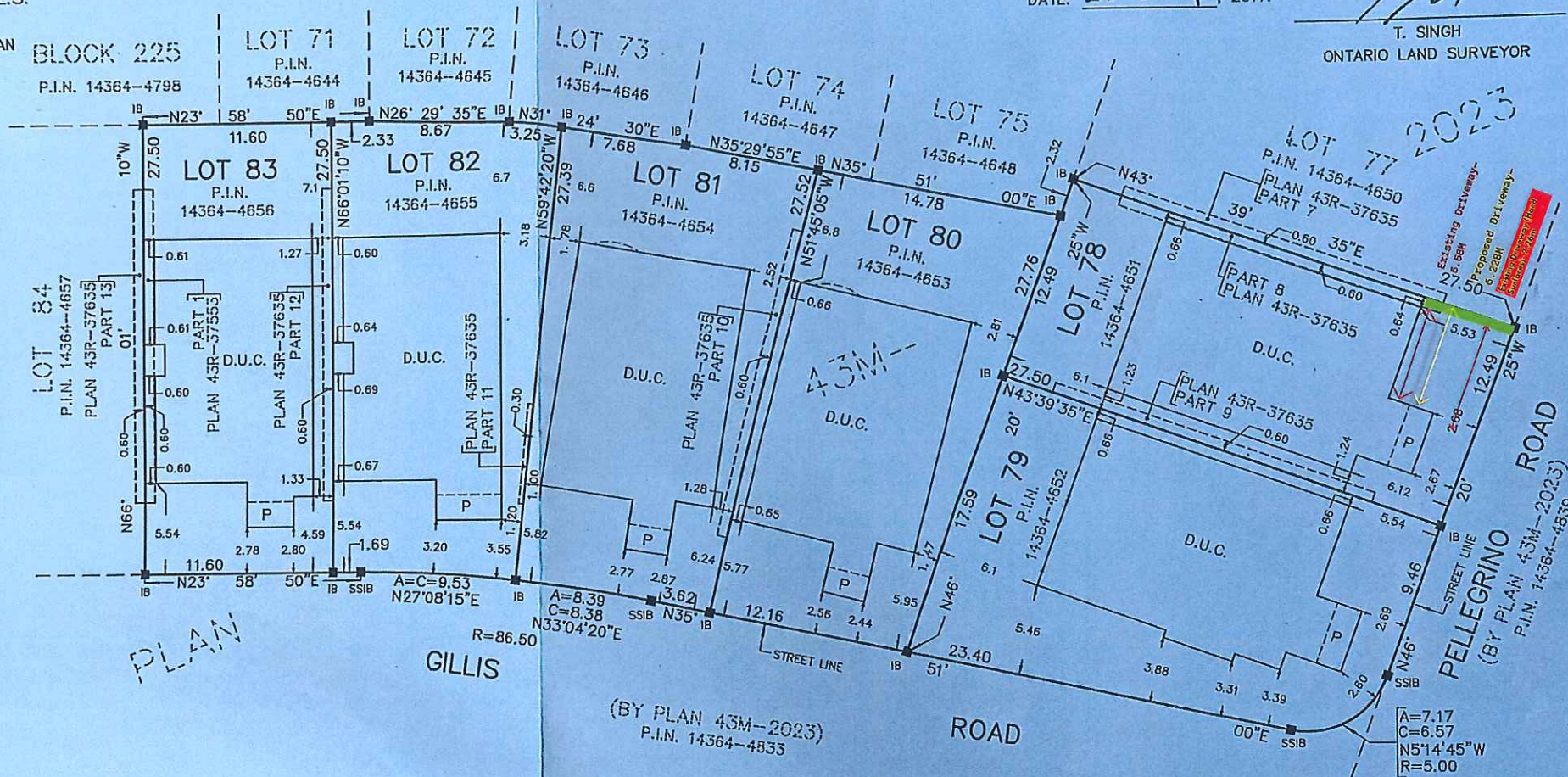
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2. THE SURVEY WAS COMPLETED ON THE 3rd DAY OF MAY, 2017.

DATE: JUNE 14, 2017.

T. SINGH
ONTARIO LAND SURVEYOR



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Website: www.r-pe.ca

DRAWN: V.K.

CAD FILE No. 2023-78

CHECKED: G.Y./T.S.
JOB No. 16-248

16-248 *43M-2023 L78-83*



A-2022-0200

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b

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C2

