

**APPLICATION # A-2022-0198**  
**WARD #8**

**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **MIKE CHRISTOFIDES, ELENA CHRISTOFIDES AND NEOPHYTOS CHRISTOFIDES** 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 182, Plan M-69 municipally known as **11 JAYFIELD ROAD**, Brampton;

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

1. To permit a front yard setback of 5.54m (18.18 ft.) to a proposed garage extension whereas the by-law requires a minimum front yard setback of 6.0m (19.68 ft.);
2. To permit lot coverage of 39.3% whereas the by-law permits a maximum lot coverage of 30%;
3. To permit an existing accessory structure (shed) having a setback of 0.43m (1.41 ft.) to the side lot line and 0.56m (1.84 ft.) to the rear lot line whereas the by-law requires a minimum setback of 0.6m (1.97 ft.) to the nearest lot lines;
4. To permit a driveway width of 8.64m (28.35 ft.) whereas the by-law permits a maximum driveway width of 7.32m (24 ft.);
5. To permit 0.0m of permeable landscaping adjacent to the side lot line whereas the by-law requires a minimum of 0.6m (1.97 ft.) of permeable landscaping adjacent to 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](mailto:jeanie.myers@brampton.ca)

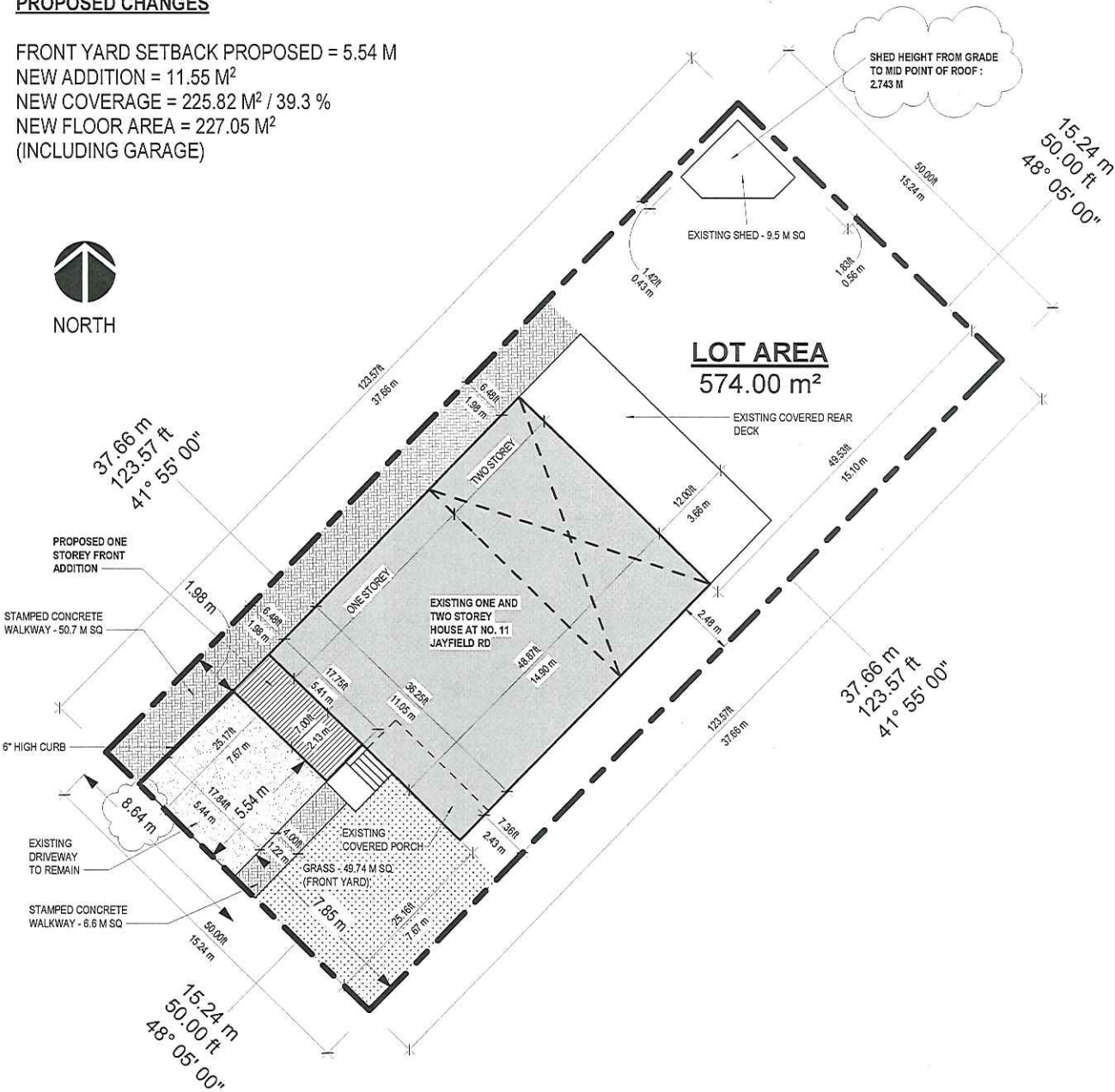
EXISTING:

AREAS	M2	% OF LOT
EX. HOUSE	164.59	28.6
REAR DECK	40.4	7
SHED	9.5	
NEW ADDITION	11.55	2
FLOOR AREA	215.5	

EXISTING SHED HEIGHT = 3.5 M  
EXISTING FRONT YARD SETBACK = 7.67 M

PROPOSED CHANGES

FRONT YARD SETBACK PROPOSED = 5.54 M  
NEW ADDITION = 11.55 M<sup>2</sup>  
NEW COVERAGE = 225.82 M<sup>2</sup> / 39.3 %  
NEW FLOOR AREA = 227.05 M<sup>2</sup>  
(INCLUDING GARAGE)





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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto: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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto: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](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 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](mailto:cityclerksoffice@brampton.ca) to indicate your interest and you will be contacted with more information.**

## AMENDMENT LETTER

July 14, 2022

To: Committee of Adjustment

RE: **APPLICATION FOR MINOR VARIANCE**  
**MIKE CHRISTOFIDES, ELENA CHRISTOFIDES AND NEOPHYTOS CHRISTOFIDES**  
**Lot 182, Plan M-69**  
**A-2022-0198 – 11 JAYFIELD ROAD**

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Please **amend** application **A-2022-0198** to reflect the following:

1. To permit a front yard setback of 5.45m (17.88 ft.) to a proposed garage extension whereas the by-law requires a minimum front yard setback of 6.0m (19.68 ft.);
2. To permit lot coverage of 39.3% whereas the by-law permits a maximum lot coverage of 30%;
3. To permit an existing accessory structure (shed) having a setback of 0.43m (1.41 ft.) to the side lot line and 0.56m (1.84 ft.) to the rear lot line whereas the by-law requires a minimum setback of 0.6m (1.97 ft.) to the nearest lot lines;
4. To permit a driveway width of 8.64m (28.35 ft.) whereas the by-law permits a maximum driveway width of 7.32m (24 ft.);
5. To permit 0.0m of permeable landscaping adjacent to the side lot line whereas the by-law requires a minimum of 0.6m (1.97 ft.) of permeable landscaping adjacent to the side lot line.

  
Applicant/Authorized Agent



Flower City



brampton.ca

For Office Use Only  
(to be inserted by the Secretary-Treasurer  
after application is deemed complete)

FILE NUMBER: A-2622-0198

*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)** Mike Christofides, Elena Christofides, Neophytos Christofides  
**Address** 11 Jayfield Rd. Brampton, ON L6S 3G1

**Phone #** 416-333-2458 **Fax #** \_\_\_\_\_  
**Email** communityrenovation@gmail.com

2. **Name of Agent** Ozren Stambuk  
**Address** 15 Morland Road, Toronto, Ontario M6S2M7

**Phone #** 416-358-5805 **Fax #** \_\_\_\_\_  
**Email** info@stambukhomes.com

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

Front yard setback - 5.54 m (due to new front garage addition)

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

Need a larger garage space

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

**Lot Number** 182  
**Plan Number/Concession Number** M-69  
**Municipal Address** 11 Jayfield Road

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

**Frontage** 15.24  
**Depth** 37.66  
**Area** 574

7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>

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.)

one and two storey single family dwelling, rear yard covered deck, rear yard shed. Existing gross floor area: 215.5 m sq, existing shed area: 9.5 m sq, existing shed height: 3.5 m, existing house height: 6.53 m sq

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

front addition to existing attached garage, 11.5 m sq, 3.5 m height

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	7.67
Rear yard setback	15.10
Side yard setback	1.98 (w)
Side yard setback	2.43 (e)

**PROPOSED**

Front yard setback	5.44
Rear yard setback	15.10
Side yard setback	1.98 (w)
Side yard setback	2.42 (e)

10. Date of Acquisition of subject land: September 2013
11. Existing uses of subject property: Single family dwelling with secondary basement unit
12. Proposed uses of subject property: Single family dwelling with secondary basement unit
13. Existing uses of abutting properties: Single family dwellings
14. Date of construction of all buildings & structures on subject land: 1970?
15. Length of time the existing uses of the subject property have been continued: 52 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]  
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY \_\_\_\_\_ OF TORONTO

THIS 6TH DAY OF JUNE, 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, Mike Christofides 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 16th DAY OF

June, 20 22

[Signature]  
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]  
Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

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

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

R1B(1) - 113, Mature

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 Barbutto

Zoning Officer

June 16, 2022

Date

DATE RECEIVED

Date Application Deemed  
Complete by the Municipality

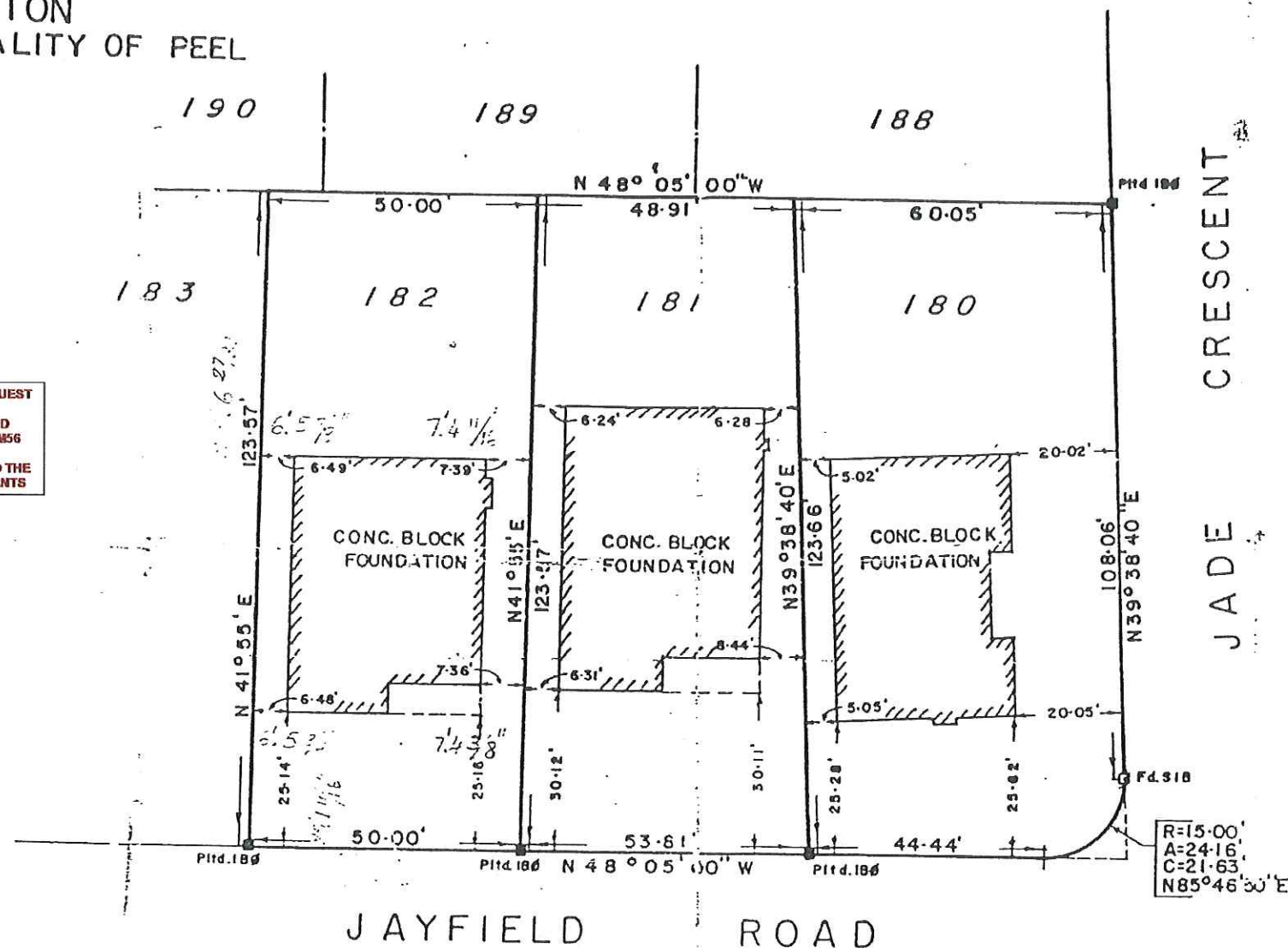
June 16, 2022

Revised 2022/02/17



PLAN SHOWING LOCATION OF BUILDINGS ON  
 LOTS 180, 181 & 182, PLAN M-69  
 CITY OF BRAMPTON  
 REGIONAL MUNICIPALITY OF PEEL  
 SCALE: 1" = 30'

DOCUMENTS RELEASED PURSUANT TO A REQUEST  
 UNDER THE  
 MUNICIPAL FREEDOM OF INFORMATION AND  
 PROTECTION OF PRIVACY ACT R.S.O. 1990c.1856  
 COPYRIGHT ACT R.S., 1985, c. C-42 APPLIES TO THE  
 USE AND REPRODUCTION OF THESE DOCUMENTS



- LEGEND
- SIB DENOTES STANDARD IRON BAR 1" sq. x 4' LONG
  - IBS DENOTES IRON BAR 3/4" ROUND x 2' LONG
  - Pld. DENOTES PLANTED
  - Fd. DENOTES FOUND

**YATES & YATES LIMITED**  
 ONTARIO LAND SURVEYORS  
 4901-A YONGE STREET  
 WILLOWDALE, ONTARIO, M2N 5N4  
 221-3485

May 18, 1977

Per *[Signature]*  
 George T. Yates, O.L.S.

Drawn by: N. Gibson, C.S.T.  
 Checked by: A. Tallieu, C.S.T.

W.O. FILE

2025 M-69  
 PEEL / 1



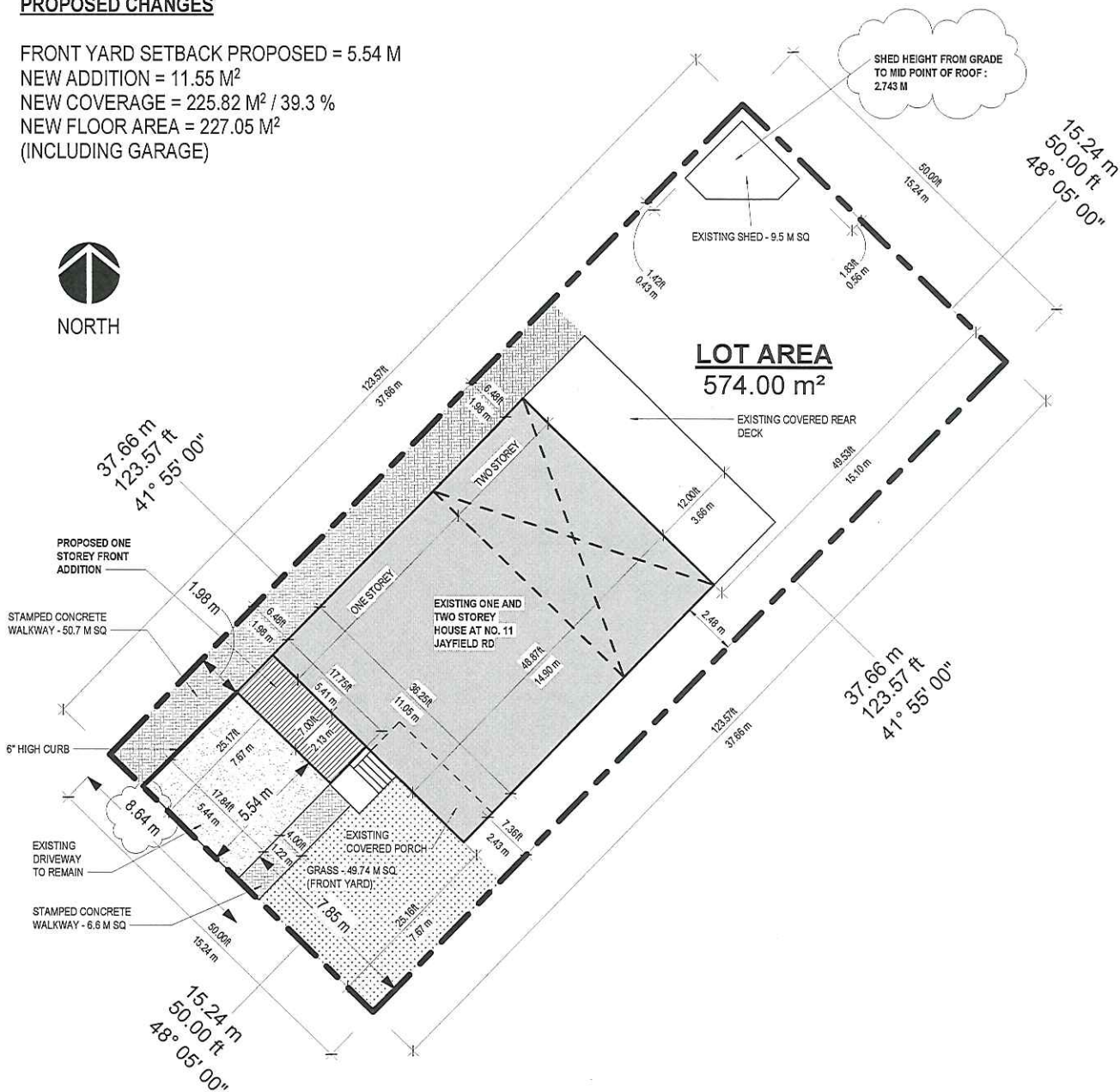
EXISTING:

AREAS	M2	% OF LOT
EX. HOUSE	164.59	28.6
REAR DECK	40.4	7
SHED	9.5	
NEW ADDITION	11.55	2
FLOOR AREA	215.5	

EXISTING SHED HEIGHT = 3.5 M  
EXISTING FRONT YARD SETBACK = 7.67 M

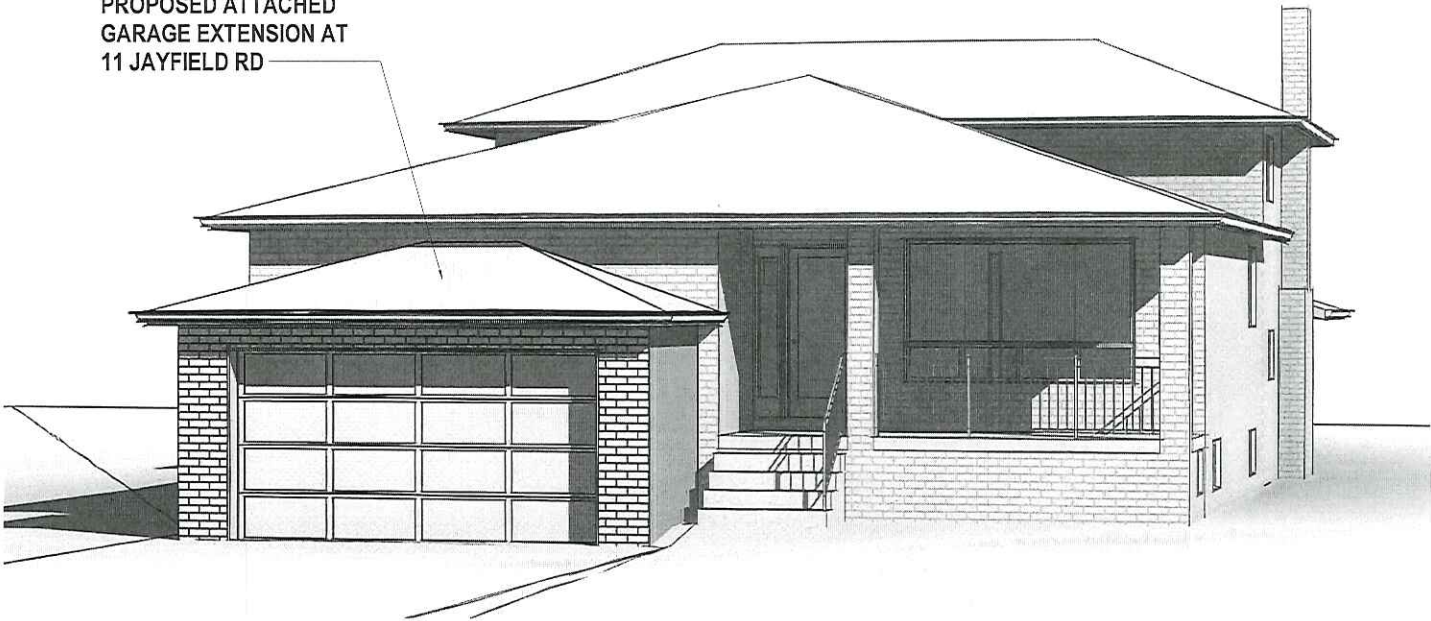
PROPOSED CHANGES

FRONT YARD SETBACK PROPOSED = 5.54 M  
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(INCLUDING GARAGE)



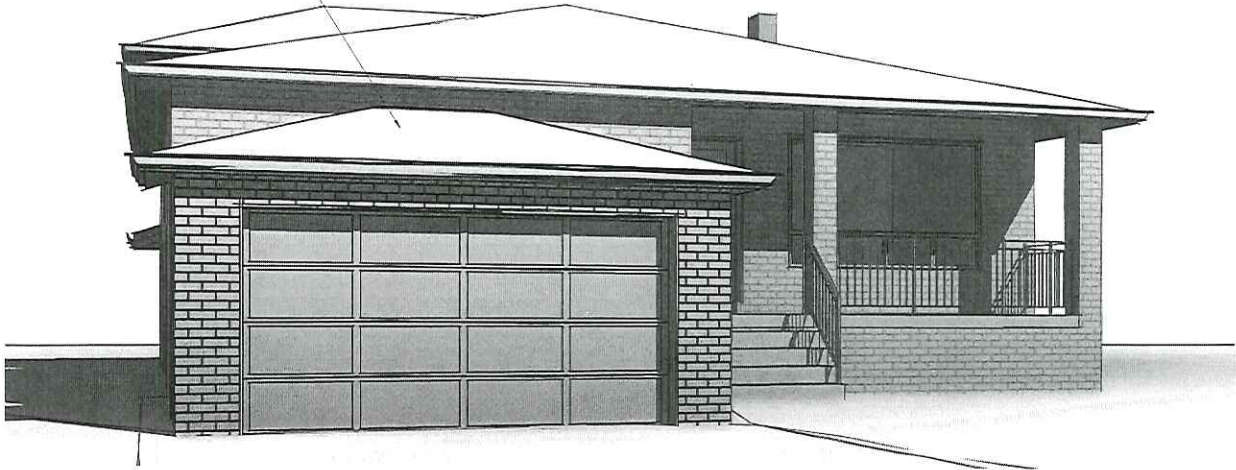
11 JAYFIELD RD

PROPOSED ATTACHED  
GARAGE EXTENSION AT  
11 JAYFIELD RD



① ACROSS THE STREET

PROPOSED ATTACHED  
GARAGE EXTENSION AT  
11 JAYFIELD RD



② SIDEWALK

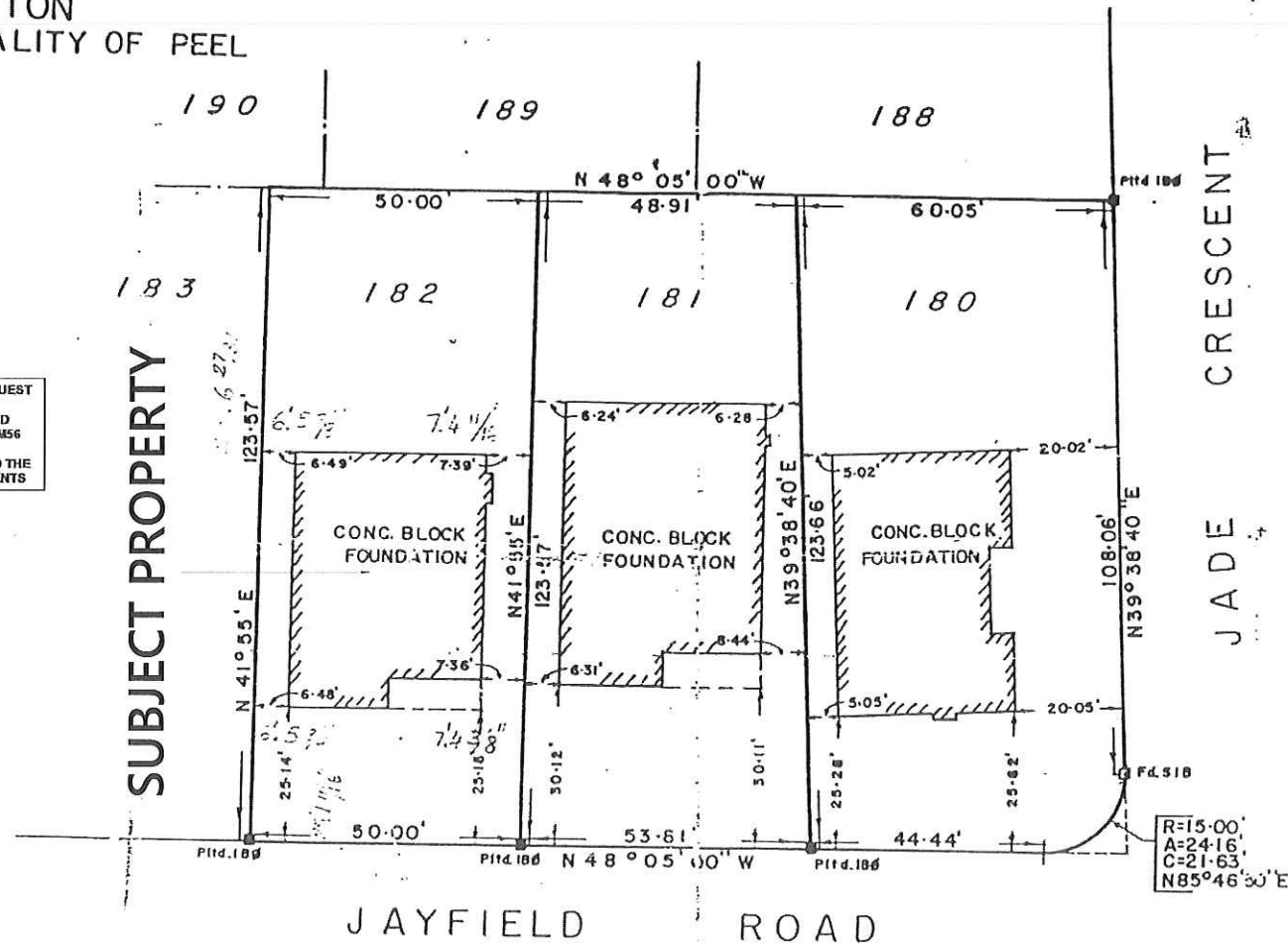


EXISTING HOUSE



PLAN SHOWING LOCATION OF BUILDINGS ON  
 LOTS 180, 181 & 182, PLAN M-69  
 CITY OF BRAMPTON  
 REGIONAL MUNICIPALITY OF PEEL  
 SCALE: 1" = 30'

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 221-3485

May 18, 1977

Pay *[Signature]*  
 George T. Yates, O.L.S.

Drawn by: N. Gibson, C.S.T.  
 Checked by: A. Tallieu, C.S.T.

W.O.	FILE
2025	M-69 PEEL / 1

SCALE:

SURVEY - A001

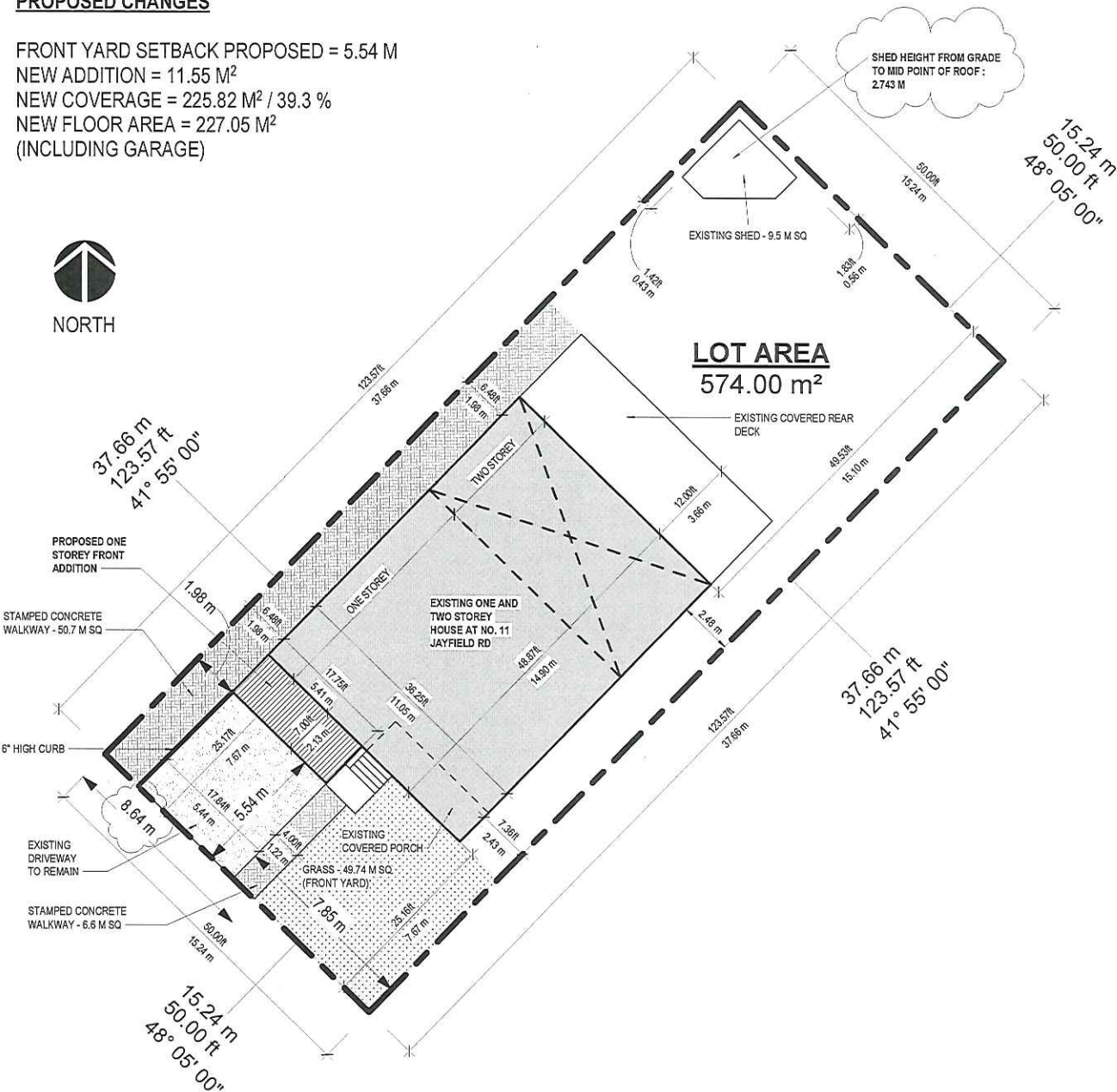
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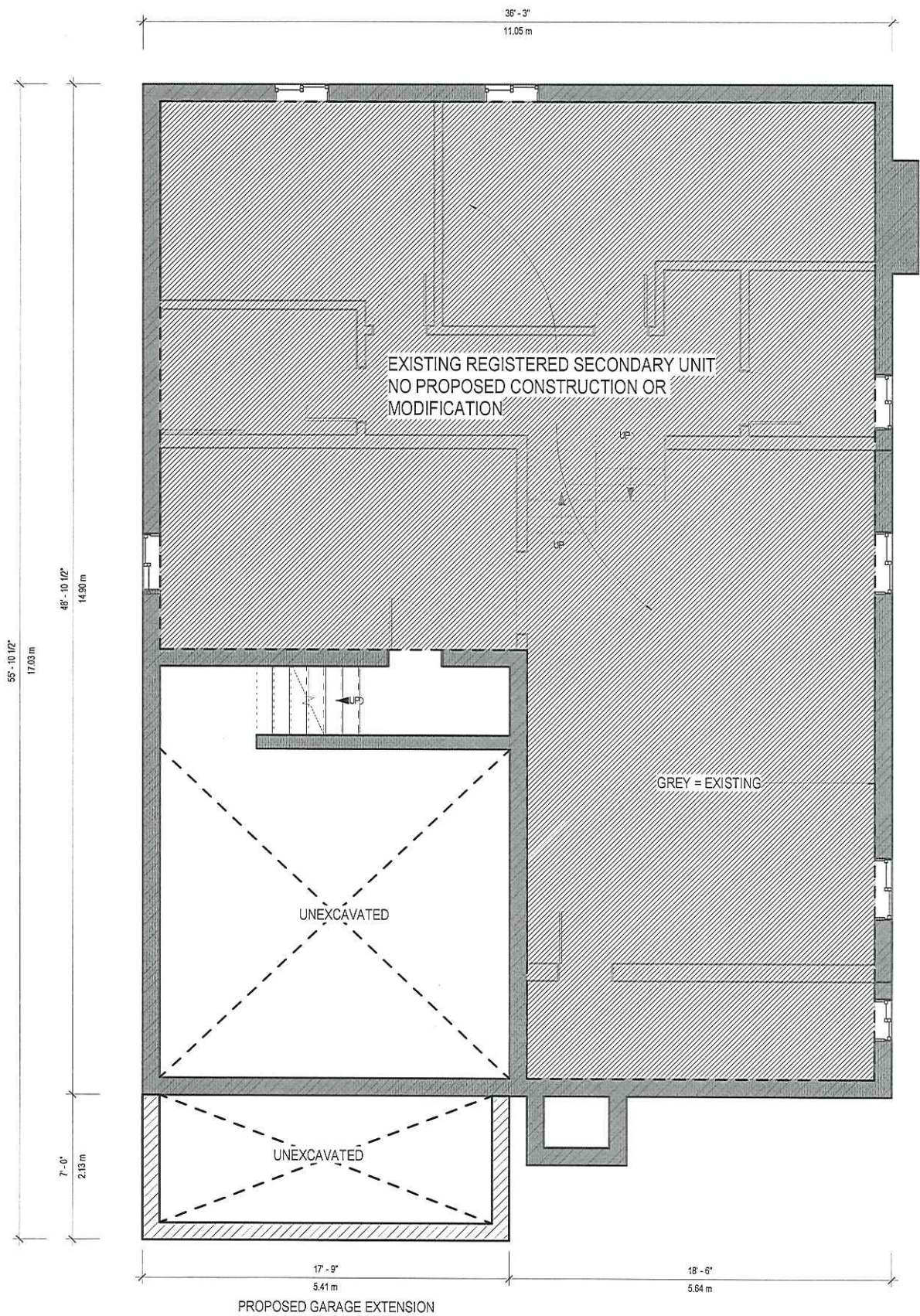
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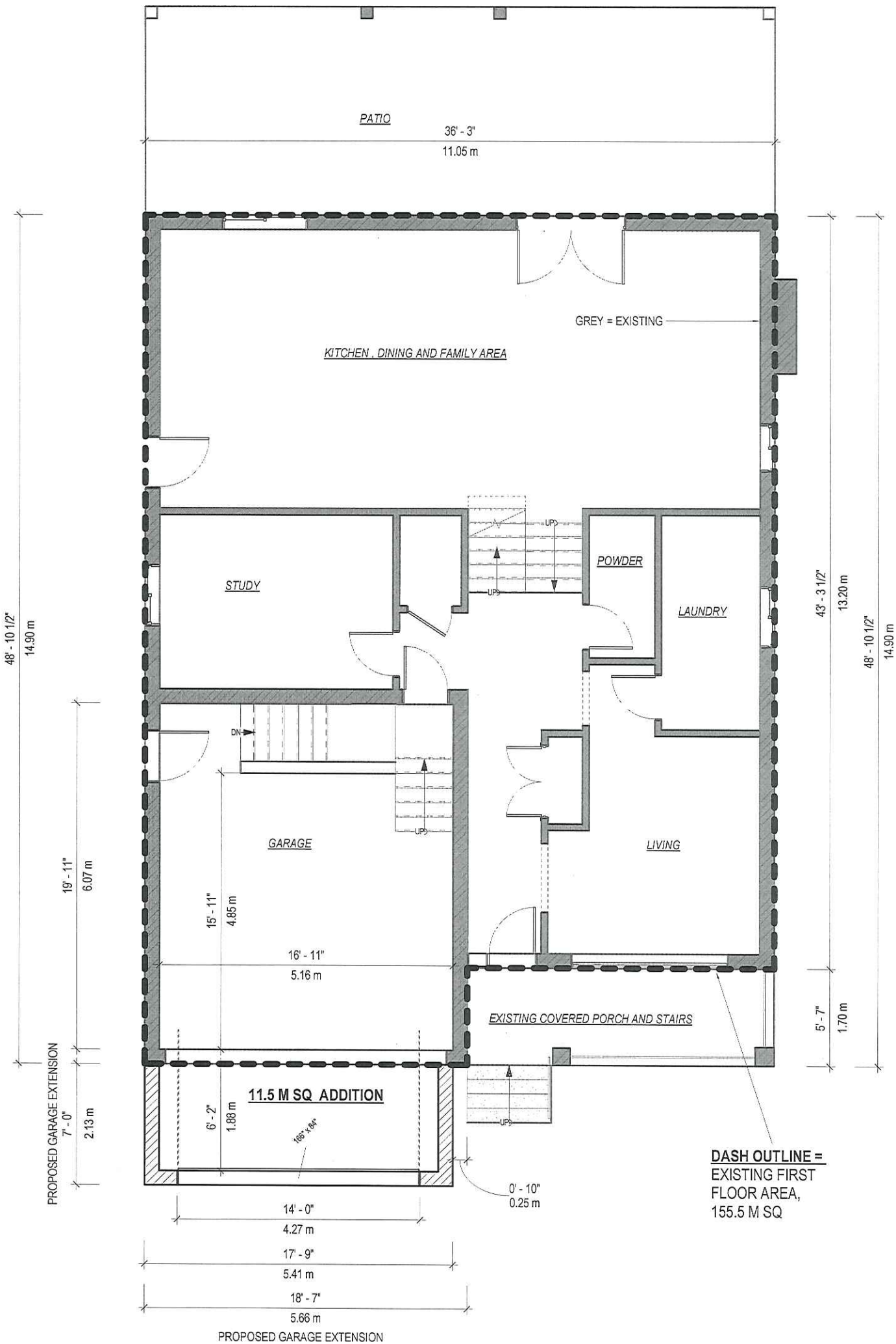






SCALE: 3/16" = 1'-0"

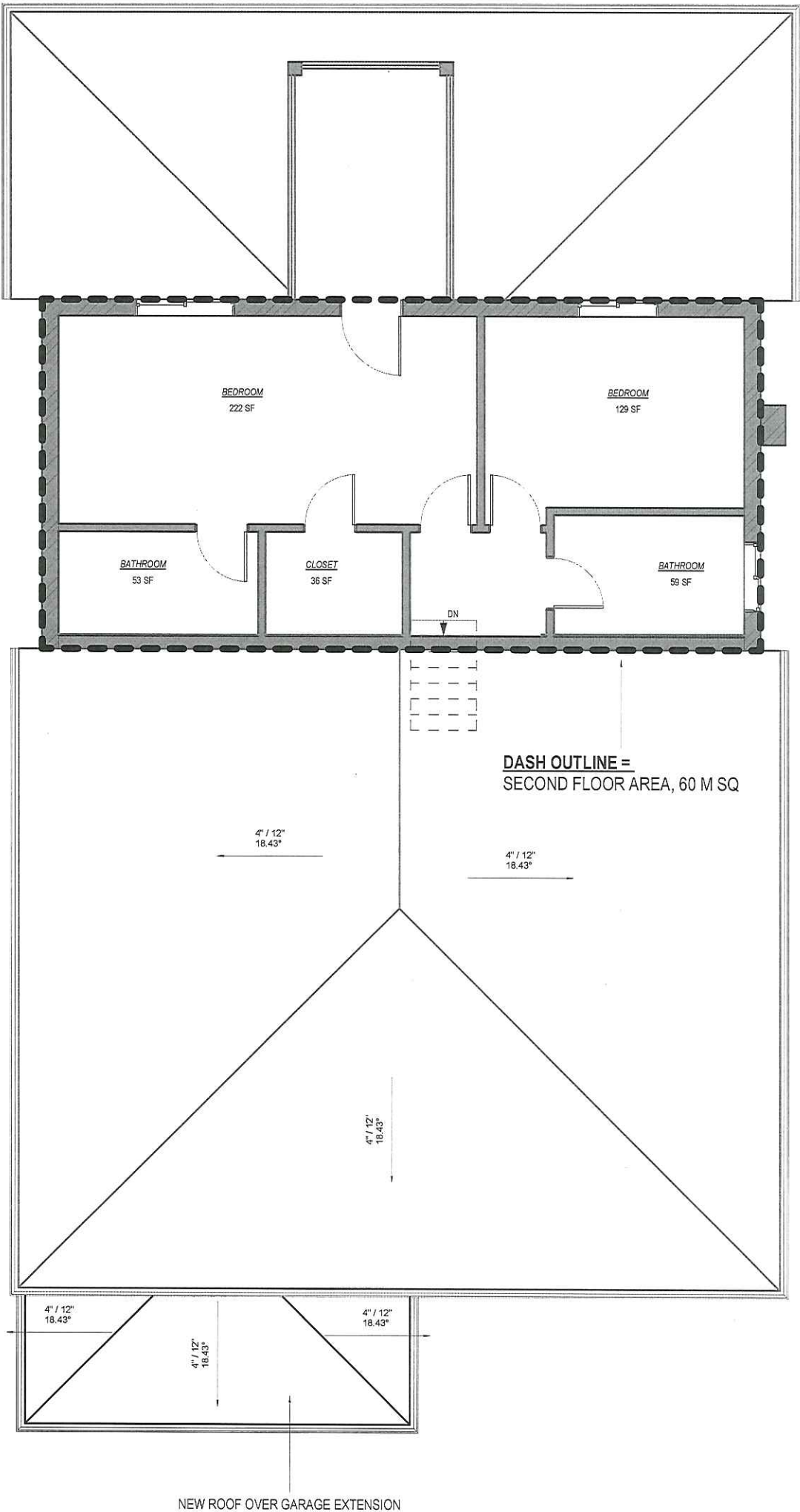
BASEMENT - A100



SCALE: 3/16" = 1'-0"

FIRST FLOOR - A101

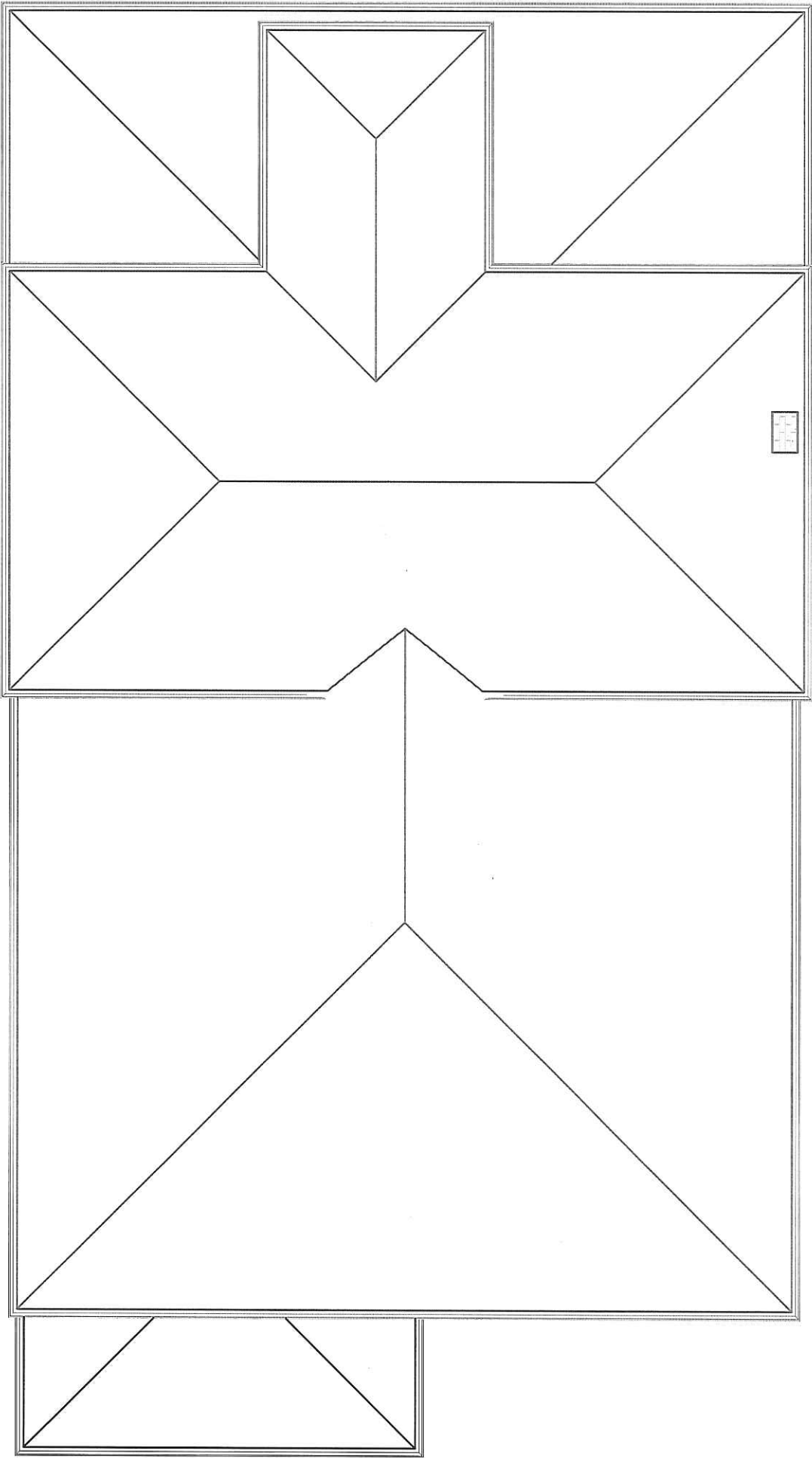




SCALE: 3/16" = 1'-0"

SECOND FLOOR - A102

11 JAYFIELD RD



SCALE: 3/16" = 1'-0"  
ROOF - A103



11 JAYFIELD RD

11'-2"  
3.40 m

8'-1 11/16"  
2.48 m

1'-3"  
0.38 m

ASPALT SHINGLES

4" / 12"  
18.43°

EX. BRICK

EX. SHINGLES

4" / 12"  
18.43°

ASSUMED SLOPE, TO VERIFY

5" / 12"  
22.62°

NEW BRICK VENEER

14'-0"  
4.27 m  
17'-9"  
5.41 m

NEW GARAGE  
SILL = 7" LOWER ±

0'-10"  
0.25 m

T/O ROOF  
6.375 m

SECOND FLOOR CEILING  
5.156 m

FIRST FLOOR CEILING  
3.562 m

SECOND FLOOR  
2.718 m

FIRST FLOOR  
1.124 m

T/O FOUNDATION WALL  
0.870 m

GROUND FLOOR  
0.000 m

SCALE: 1/4" = 1'-0"

SOUTH - A200

11 JAYFIELD RD



SCALE: 3/16" = 1'-0"  
EAST - A201



11 JAYFIELD RD

SCALE: 3/16" = 1'-0"  
WEST - A202



11 JAYFIELD RD



SCALE: 3/16" = 1'-0"  
NORTH - A203



a

b

c

d

e

William Osler  
Health Centre  
H

Bovaird Dr

Professor's  
Lake

North Park Dr

A-2022-0198

Nor

L3

Willi

Corpora

K3

K4

Queen St

Qu

