

APPLICATION # A-2022-0159
WARD #6

DEFERRED APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **SHARON FABER** 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 Part of Lot 11, Concession 6 W.H.S. municipally known as **2716 BOVAIRD DRIVE WEST**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s) for construction of a new single detached dwelling and detached garage in conjunction with the proposed severed lot under Consent Application B-2022-0005:

1. To permit a lot area of 0.153 hectares whereas the by-law requires a minimum lot area of 0.4 hectares;
2. To permit a lot width of 23.43 metres whereas the by-law requires a minimum lot width of 45 metres for a lot having an area of 5 hectares or less;
3. To permit a side yard depth of 1.5 metres to a single detached dwelling whereas the by-law requires a minimum side yard depth of 7.5 metres;
4. To permit a main building (single detached dwelling) having a ground floor area of 92.9 square metres whereas the by-law requires a minimum ground floor area of 115 square metres for a main building that is more than one storey in height;
5. To permit a detached garage having a gross floor area of 83.54 sq. m (899.22 sq. m) whereas the by-law permits a maximum gross floor area of 48 sq. m (516.67 sq. 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	File Number: _____
Application for Consent: _____	YES	File Number: <u>B-2022-0005</u>

The Committee of Adjustment has appointed **TUESDAY, August 23, 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.

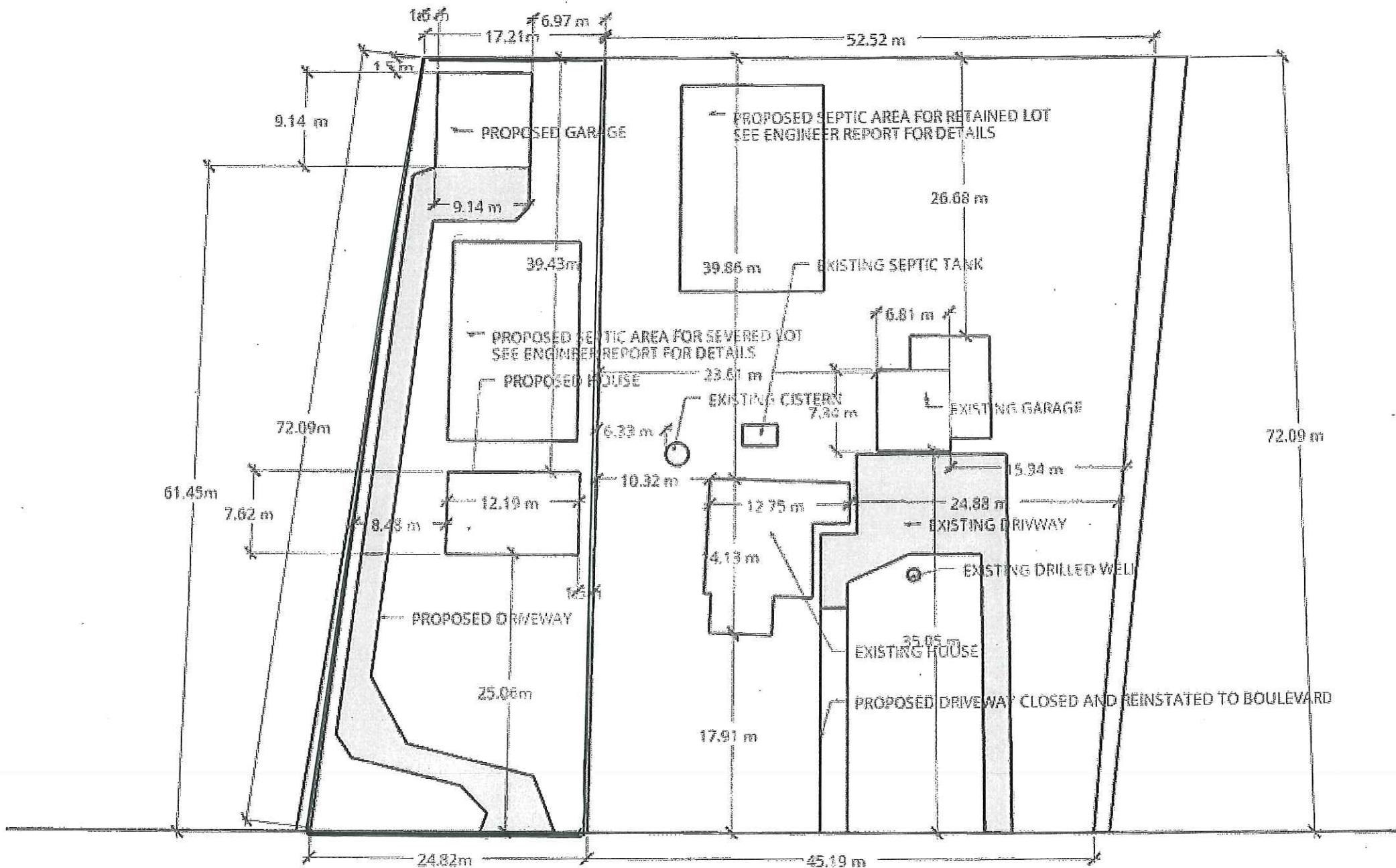
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 4th Day of August, 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



PROPOSED LOT AREA = 0.153 HECTARE

PROPOSED LOT AREA = 0.352 HECTARES

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 23, 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, August 18, 2022.**

- 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, August 18, 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, August 18, 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, August 18, 2022.** City staff will contact you and provide you with further details.

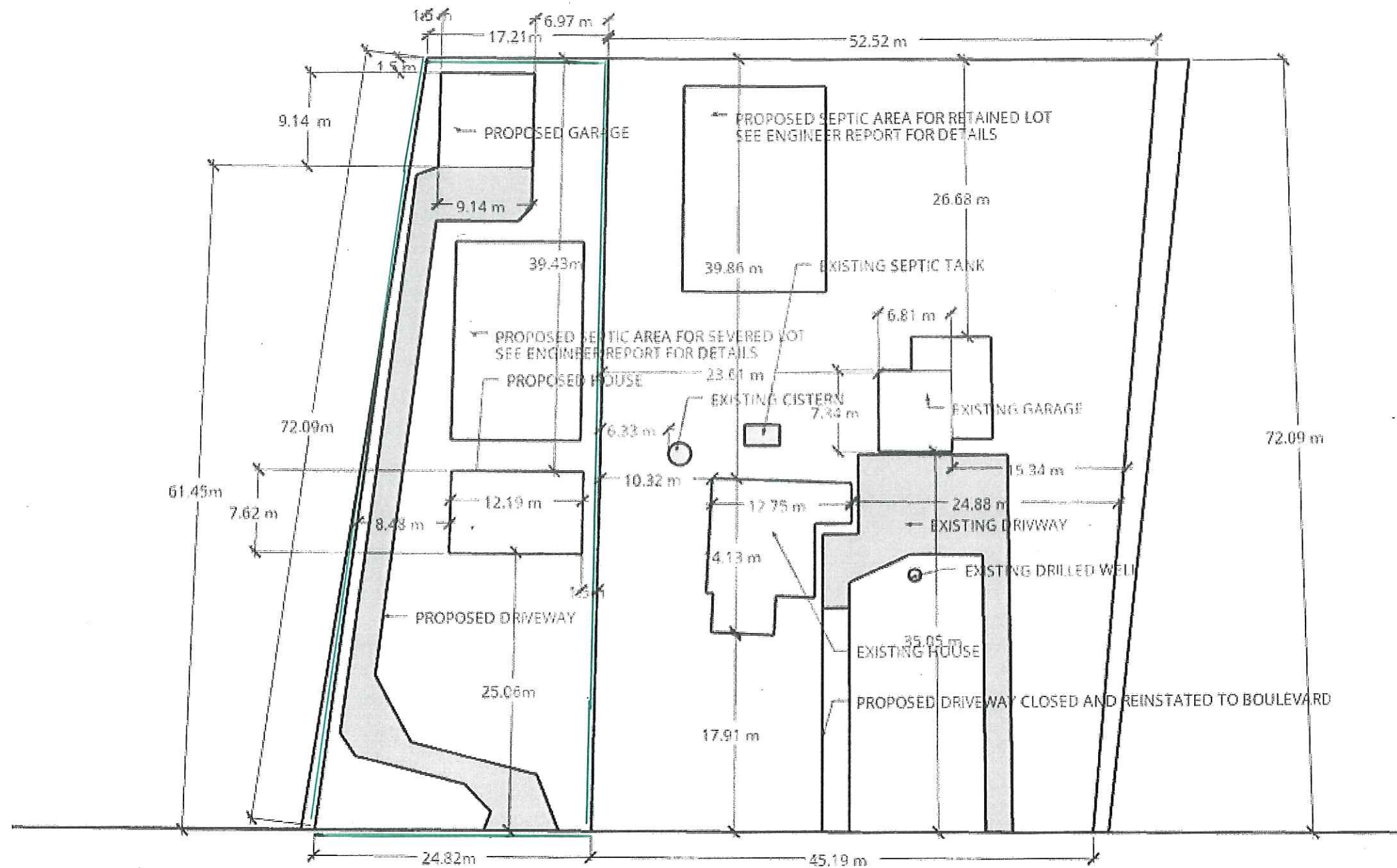
You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

- 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.



PROPOSED LOT AREA = 0.153 HECTARE

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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) Sharon Faber
 Address 2716 Bovaird Dr. W.
Brampton ON L7A 0H2
 Phone # 416-951-0094 Fax # _____
 Email sharon.R.faber@gmail.com

2. Name of Agent Jonathan Faber
 Address 11435 22nd Sideroad
Winehouse, ON L0P 1H0
 Phone # 647-606-8723 Fax # _____
 Email John.Faber4@gmail.com

3. Nature and extent of relief applied for (variances requested):
 - permit a Minimum Lot Area of 0.153 hectares whereas the By-Law requires a Minimum Lot Area of 0.4 hectares.
 - permit a Minimum Lot Width of 23.43 m whereas the By-Law requires a Minimum Lot Width of 45 meters for a lot having an area of 5 hectares or less.
 - House: permit a Minimum East Side Yard Depth of 1.5 m whereas the By-law requires a Minimum Side Yard Depth of 7.5 meters.
 - House: permit a Minimum Ground Floor Area of 92.903 m² whereas the By-law requires a Minimum Ground Floor Area of 115 m² for a 2 storey building.
 - Garage: permit a Maximum Floor Area of 83.539 m² whereas the By-law requires a Maximum Floor Area of 48 m².

4. Why is it not possible to comply with the provisions of the by-law?
The building footprint that remains after set-backs are adhered to is not usable.

5. Legal Description of the subject land:
 Lot Number PT11
 Plan Number/Concession Number Con 6 WHS
 Municipal Address 2716 Bovaird Dr. W.

6. Dimension of subject land (in metric units)
 Frontage 23.43 m
 Depth 72.09 m
 Area 1531.831 m² (0.153 hectares)

7. Access to the subject land is by:
 Provincial Highway ☐ Seasonal Road ☐
 Municipal Road Maintained All Year ☒ Other Public Road ☐
 Private Right-of-Way ☐ 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.)

none

PROPOSED BUILDINGS/STRUCTURES on the subject land:

	House	Garage
Ground Floor Area	92.903 m ²	83.539 m ²
Width	7.62 m	9.14 m
Length	12.192 m	9.14 m
Height	8.833 m	
Gross Floor Area	185.806 m ²	
# of storeys	2	1

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

Rear yard setback

Side yard setback

Side yard setback

House

25.06 m

39.43 m

1-5 m

8.48m

Eurasia

61.45 m

1.5 m

6.97 m

1.5 m

10. Date of Acquisition of subject land: 1984
11. Existing uses of subject property: residential
12. Proposed uses of subject property: residential
13. Existing uses of abutting properties: residential and farming
14. Date of construction of all buildings & structures on subject land: none
15. Length of time the existing uses of the subject property have been continued: 1940's

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 # B-2022-0005 Status CONCURRENT

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

Sharon Faber
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton
THIS 29th DAY OF April, 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, Sharon Faber, 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 29th DAY OF April, 2022

Jeanie Cecilia Myers
a Commissioner, etc.,
Province of Ontario
for the Corporation of the
City of Brampton
Expires April 8, 2024.

Jeanie Myers
A Commissioner etc.

Sharon Faber
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

Agricultural - A

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

J. Chau
Zoning Officer

May 2, 2022

Date

DATE RECEIVED April 29, 2022

PROPOSED LOT AREA = 0.352 HECTARES

1992年10月1日

A1

Wanless Dr

a

b

c

d

e

Winston Churchill Blvd

CN HALTON SUBDIVISION

Heritage Rd

B2

Old Pine Crest Rd

Bovaird Dr

A3

B-2022-0005
A-2022-0159
A-2022-0160

A2