

APPLICATION # A-2022-0238
WARD #9

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **NEAMSBY INVESTMENTS 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 198, Plan 43M-2103 located at the corner of streets municipally known as **GOODVIEW DRIVE AND INSPIRE BOULEVARD**, Brampton;

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

1. To permit an above grade door in the side wall where a minimum side yard width of 0.6m is provided extending from the front wall of the dwelling up to the door, whereas the by-law does not permit a door in the side wall unless there is a minimum side yard width of 1.2m extending from the front wall of the dwelling up to and including the door.

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: 21T-11006B
File Number: _____

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 11th 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

LOT 109

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.

FILE NUMBER: A- 2022-0238

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)

Nearnsby Investments Inc. c/o Remington Group Inc.

Address

7501 Keele Street, Suite 100
Concord, ON L4K 1Y2
attn: Jason Sheldon

Phone #

Fax #

Email

jsheldon@remingtongroupinc.com
2.

Name of Agent

KLM Planning Partners Inc.

Address

64 Jardin Drive Unit 1B
Concord, ON L4K 3P3
attn: Keith MacKinnon / Lauren Dynes

Phone #

905.669.4055 (ext. 234)

Fax #

Email

kmackinnon@klmplanning.com / ldynes@klmplanning.com

3.

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

To permit an above grade door in the side wall where a minimum side yard width of 0.6m is provided extending from the front wall of the dwelling up to the door, whereas the by-law does not permit a door in the side wall unless there is a minimum side yard width of 1.2m extending from the front wall of the dwelling up to and including the door.

4.

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

The Zoning By-law cannot be complied with as the models of the single detached dwellings were designed, generally approved, and sold under the provisions of the old By-law. The location of the side door is intentionally leading into a mudroom attached to the garage. The side door is not intended for the use of a secondary suite and therefore does not require the wider access to be used as a primary door to a secondary suite.

5.

Legal Description of the subject land:

Lot Number

198

Plan Number/Concession Number

43M-2103

Municipal Address

Goodview Drive/Inspire Boulevard

6.

Dimension of subject land (in metric units)

Frontage

10.41m

Depth

49.51m

Area

515m2

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.)

Vacant residential land.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Two-storey single detached residential dwelling with a GFA of 2,287 sq.ft.

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 N/A

Rear yard setback N/A

Side yard setback N/A

Side yard setback N/A

PROPOSED

Front yard setback 4.98m

Rear yard setback 29.31m

Side yard setback 0.65m

Side yard setback 4.91m

10. Date of Acquisition of subject land: 1998

11. Existing uses of subject property: Vacant - Residential

12. Proposed uses of subject property: Residential

13. Existing uses of abutting properties: Vacant Residential

14. Date of construction of all buildings & structures on subject land: N/A - Vacant

15. Length of time the existing uses of the subject property have been continued: 7 years

16. (a) What water supply is existing/proposed?

Municipal ☒

Well ☐

Other (specify) _____

- (b) What sewage disposal is/will be provided?

Municipal ☒

Septic ☐

Other (specify) _____

- (c) What storm drainage system is existing/proposed?

Sewers ☒

Ditches ☐

Swales ☐

Other (specify) _____

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 # 21T-11006B Status Approved

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 Vaughan OF Vaughan

THIS 20 DAY OF July, 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, Lauren Dynes, OF THE Town OF Aurora

IN THE Region OF York 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 Vaughan OF Vaughan

IN THE Region OF

York THIS 20 DAY OF

July 2022
Ruby Lyn Salas del Mundo
a Commissioner, etc., Province of Ontario,
for KLM Planning Partners Inc.
Expires September 9, 2024
A Commissioner etc.



Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

R1F-9 Section 2368

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

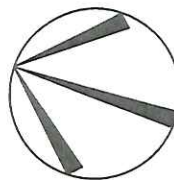
Rose Bruno

Zoning Officer

July 21, 2022

Date

DATE RECEIVED July 21, 2022



NOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE

REG. PLAN No.	43M-2103
ZONE	R1F-11.6-BBB3-38FT
LOT NUMBER	LOT 198
LOT AREA(m) ²	640.48
BLDG AREA(m) ²	
LOT COVERAGE(%)	
No. OF STOREYS	2
MEAN HEIGHT(m)	7.67
INT. GARAGE DIMS(m)	3.05x6.07
GARAGE DOOR(m)	2.44

FFE	FINISHED FLOOR ELEVATION		SUMP PUMP
TFW	TOP OF FOUNDATION WALL		BELL PEDESTAL
TBS	TOP OF BASEMENT SLAB		CABLE PEDESTAL
USF	UNDER SIDE FOOTING		CATCH BASIN
USFR	UNDER SIDE FOOTING @ REAR		DBL. CATCH BASIN
USFG	UNDER SIDE FOOTING @ GARAGE		ENGINEERED FILL
TEF	TOP OF ENGINEERED FILL		HYDRO CONNECTION
R	NUMBER OF RISERS TO GRADE		FIRE HYDRANT
WOD	WALKOUT DECK		STREET LIGHT
LOB	LOOKOUT BASEMENT		MAIL BOX
WOB	WALK OUT BASEMENT		TRANSFORMER
WUB	WALK UP BASEMENT		SEWER CONNECTIONS LOTS
REV	REVERSE PLAN		SEWER CONNECTIONS LOT
STD	STANDARD PLAN		WATER CONNECTION
△	DOOR		WATER VALVE CHAMBER
○	WINDOW		HYDRANT AND VALVE
	AIR CONDITIONING		HYDRO METER
	DOWNSPOUT TO SPLASH PAD		GAS METER
	DOWNSPOUT CONNECTED TO STORM SEWER DIRECTION		MANHOLE - STORM
	DOWNSPOUT CONNECTED TO STORM SEWER DIRECTION		MANHOLE - SANITARY

NOTE: USF IS BASED ON 150mm (6") FOOTING DEPTH. CONTRACTOR TO CONFORM WITH WORKING DRAWINGS FOR SPECIFIC SIZES THAT MAY SUPERSEDE THIS SIZE.

[illegible]

WWW.RNDESIGN.COM
T:905-738-3177
WWW.THEPLUSGROUP.CA

I, DANIEL HANNINEN DECLARE THAT I HAVE REVIEWED AND
TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON
BEHALF OF RN DESIGN LTD, UNDER DIVISION C, PART-3
SUBSECTION 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED
AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES /
CATEGORIES.

QUALIFIED DESIGNER BCIN:	20888
FIRM BCIN:	26995
DATE:	21-DEC-21

SIGNATURE:
CLIENT REMINGTON HOMES
PROJECT/LOCATION COUNTRYSIDE VILLAGES BRAMPTON, ON

DRAWING SITE PLAN

DRAWN BY RPH	SCALE 1:250
PROJECT No. 17018	LOT NUMBER LOT 1

NOTE: (FOR LOT WITH INFILTRATION TRENCH)
DOWNSPOUTS TO BE CONNECTED TO INFILTRATION TRENCH

1. THESE STANDARDS ARE FOR URBAN LOTS AND GENERAL, IN NATURE. CERTAIN LOTS MAY REQUIRE CHANGES
2. LAWN AND SWALES SHALL HAVE A MINIMUM SLOPE OF 2% AND A MAXIMUM SLOPE OF 6%
3. WHERE GRADES IN EXCESS OF 6% ARE REQUIRED THE MAXIMUM SLOPE SHALL BE 3:1 IN ANY CASE GRADE CHANGES IN EXCESS OF 0.6m ARE TO BE ACCOMPLISHED BY USE OF A RETAINING WALL. RETAINING WALLS HIGHER THAN 0.6m SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE. TIMBER WALL WILL NOT BE PERMITTED.
4. THE MAXIMUM DEPTH OF REAR YARD SWALE SHALL BE 0.3m. THE MAXIMUM FLOW ALLOWED IN A REAR YARD SWALE SHALL BE THAT FROM 6 YARDS. SWALE LENGTHS SHALL NOT BE GREATER THAN 3 LOT WIDTHS.
5. THE MAXIMUM DEPTH OF A SIDE YARD SWALE SHALL BE 0.2m. THE GRADE ADJACENT TO THE HOUSE SHALL FOLLOW THE GRADE OF THE SWALE. THE MAXIMUM FLOW IN A SIDE SWALE IN THAT FROM A REAR YARD.
6. AT LEAST ONE SIDEYARD OF ALL UNITS SHALL HAVE A SIDE APRON (2% SLOPE) OF 0.6m MINIMUM.
7. A REAR APRON (2% SLOPE) OF 5m MINIMUM SHALL BE PROVIDED FOR ALL DETAINED UNITS.
8. REAR LOT CATCHBASIN GRATES TO BE 75mm BELOW FINISHED GRADE.
9. DOWNSPOUTS TO DISCHARGE ONTO GROUND ON SPLASH PADS. DOWNSPOUTS SHALL NOT DISCHARGE ACROSS WALKWAYS.
10. WEEPING TILE DRAINAGE TO BE IN ACCORDANCE WITH THE CITY OF BRAMPTON SUBDIVISION DESIGN STANDARDS.
11. 200mm OF TOPSOIL SHALL BE APPLIED TO EACH LOT PRIOR TO SODDING.
12. DRIVEWAY GRADES SHALL NOT BE LESS THAN 2% AND NO GREATER THAN 8%.
13. THE MINIMUM CLEAR DISTANCE BETWEEN THE EDGE OF A DRIVEWAY AND A UTILITY STRUCTURE IS 1.2m
14. HOUSE STYLES ARE TO BE USED TO SUIT THE LOT GRADING.
15. SEMI-DETACHED AND TOWNHOUSE UNITS TO EMPLOY SPLIT DRAINAGE.
16. PATIO STONES MUST BE INSTALLED ALONG THE SIDE ENTRANCE.
17. THIS IS MEANT TO BE READ IN CONJUNCTION WITH THE CITY OF BRAMPTON SUBDIVISION DESIGN CRITERIA
18. 0.15" CLEARANCE MUST BE PROVIDED BETWEEN THE BRICKLINE AND THE FINAL GROUND ELEVATION AT THE HOUSE.
19. 0.20" CLEARANCE MUST BE PROVIDED BETWEEN THE SIDING AND THE FINAL TOP OF GROUND ELEVATION AT THE HOUSE.
20. ALL DRIVEWAY WIDTHS AND DRIVEWAY PAVING SHALL BE AS PER THE CITY OF BRAMPTON STANDARDS.
21. BUILDER TO PROVIDE LAYOUT FOR THE LOCATION OF CURB DEPRESSIONS WHEN REQUESTED BY THE ENGINEER.
22. FOOTINGS CONSTRUCTED NEXT TO A CATCHBASIN LEAD PIPE OR OTHER MUNICIPAL SERVICES SHALL BE INSTALLED BELOW THE LEAD PIPE EXCAVATION. FOOTINGS MUST BE CONSTRUCTED ON UNDISTURBED GROUND AND SOUL CONSULTANTS VERIFICATION REQUIRED.
23. SOIL CONSULTANT TO BE NOTIFIED PRIOR TO DIGGING INTO ENGINEERED FILL LOTS.
24. SOIL CONSULTANTS VERIFICATION IS REQUIRED FOR FOOTING CONSTRUCTION ON ENGINEERED FILL LOTS.
25. LIMESTONE NOT TO BE USED AS BEDDING FOR WEEPING TILE AND BASEMENT SLAB IF FDC PROPOSED.

1. THE PROPOSED LOT GRAING AND DRAINAGE IS APPROVED AS BEING IN CONFORMITY WITH THE OVERALL APPROVED GRADING PLANS FOR THE SUBDIVISION.
2. THE BUILDER IS RESPONSIBLE FOR RELOCATION OF ALL THE UTILITIES ON-SITE.
3. THE BUILDER MUST TOPSOIL AND SOD ALL BOULEVARDS.
4. DOWNSPOUTS SHALL DISCHARGE TO THE GROUND VIA SPLASH PADS.
5. BRICKLINE TO BE 150mm TO 200mm ABOVE FINAL GRADE AT HOUSE

NOTE:
LATERAL SEWERS AS-BUILT ELEVATIONS AND UTILITY LOCATIONS
WERE NOT AVAILABLE AT THE TIME OF CERTIFICATION.
SCHAEFFER'S WILL NOT ACCEPT LIABILITY ARISING FROM THIS
MATTER. REVISIONS MAY BE REQUIRED UPON AVAILABILITY OF
LATERAL ELEVATIONS AND UTILITY LOCATIONS.

