

## **Public Notice**

## **Committee of Adjustment**

APPLICATION # A-2022-0230 WARD #9

#### APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **NEAMSBY INVESTMENTS INC**. under Section 45 of the <u>Planning Act</u>, (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 44, Plan 43M-2103 municipally known as **24 ICON STREET**, 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	File Number: 21T-11006B	
Application for Consent:	NO	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:

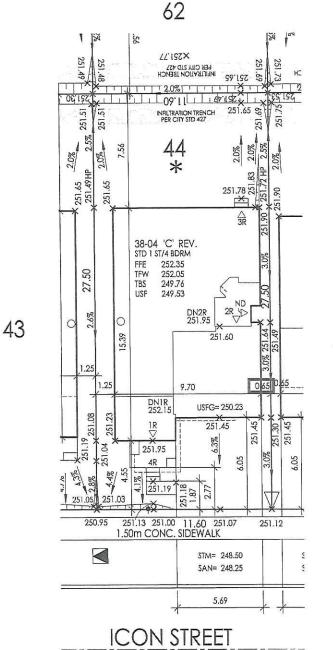
Jeanie Myers, Secretary-Treasurer Committee of Adjustment, City Clerk's Office, Brampton City Hall, 2 Wellington Street West, Brampton, Ontario L6Y 4R2

Phone: (905)874-2117 Fax: (905)874-2119 jeanie.myers@brampton.ca

#### W Architect Inc. DESIGN CONTROL REVIEW OCTOBER 26, 2021

BY: GGE

This stamp is only for the purposes of design trol and carries no other professional obligation



45

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

GRADING AND DRAINAGE NOTES:

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 0.5m ARE TO BE
ACCOMPLISHED BY USE OF A RETAINING WALL RETAINING WALLS HIGHER THAN 0.5m SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE. TIMBER
WALL WILL NOT BE PERMITTED.

4. THE MAXIMUM DEPTH OF REAR YARD SWALL SHALL BE 0.3m. THE MAXIMUM FLOW ALLOWED IN A REAR YARD SWALL SHALL BE THAT FROM 6 YARDS.
SWALE I SHATING SHALL NOT BE GREATER THAN 10T WINTES.

4. THE MAXIMUM DEPTH OF FEAR YARD SWALE SHALL BE 0.5m. THE MAXIMUM PLOW ALLOWED IN A REAR YARD SWALE SHALL BE 16 THAT FROM 6 TARUS. 
SWALE LENGTHS SHALL NOT BE GREATER THAN 1.0T 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 BLOW IN A SIDE SWALE WITHAT FROM 4 REAR YARDS.

6. AT LEAST ONE SIDEYARD OF ALL UNITS SHALL HAVE A SIDE APRON (2M SLOPE) OF 0.6m MINIMUM.

7. A REAR ARRON (2M SLOPE) OF 5m MINIMUM SHALL BE PROVIDED FOR ALL DETAILED UNITS.

8. REAR LOT CATCHBASIN GRATES TO BE 75mm BELOW FRINSHED GRADE.

9. DOWNISPOUTS TO DISCHARGE ONTO GROUND ON SPLASH PAUS. DOWNISPOUTS SHALL NOT DISCHARGE ACROSS WALKWAYS.

10. WEEPING TILE DRAINAGE TO BE IN ACCORDANCE WITH THE CITY OF BRAWFRON SUBDIVISION DESIGN STANDARDS.

9. DOWNSHOUS IN DESIGNATION OF THE CONTROL OF STANDING TO BRANPTON SUBDIVISION DESIGN STANDARDS.

11. 200mm OF TOPSOL 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. SEAL-DETACHED NOT TOWNHOUSE UNITS TO BE WHIPO'S PAUT DRAINAGE.

16. PATIO STONES MUST BE INSTALLED ALONG THE SIDE ENTRANCE.

17. THIS IS MEANT TO BE READ IN CONJUCTION WITH THE CITY OF BRANPTON SUBDIVISION DESIGN CRITERIA.

19. 0.15m CLEARANCE MUST BE PROVIDED BETWEEN THE BRICKLINE AND THE FINAL CROUND ELEVATION AT THE HOUSE.

19. 0.20m CLEARANCE MUST BE PROVIDED BETWEEN THE SIDING AND THE FINAL TOP OF GROUND ELEVATION AT THE HOUSE.

20. ALL DRIVEWAY WIDTHS AND DRIVEWAY PAYING SHALL BE AS PER THE CITY OF BRANPTON 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 INSALLED BELOW THE LEAD PIPE EXCAVATION, FOOTINGS MUST BE CONSTRUCTED ON UNDSTRIBLITED GROUND AND SOULL CONSULTANTS VERRIFICATION REQUIRED.

23. SOIL CONSULTANT TO BE NOTIFIED PRIOR TO DIGGING INTO ENGINEERED FILL LOTS.

EXAMPLIANT FOR INSTANCE PROPERTY OF THE PROPER

SCHAEFFER AND ASSOCIATES LTD.

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

GRADING CERTIFICATION:

1. THE PROPOSED LOT GRAING AND DRAIMAGE IS APPROVED AS BEING IN CONFORMITY WITH THE OVERALL APPROVED GRADING PLANS FOR THE SUBDIVISION.

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

LOT AREA(m) $^2$ 319 BLDG AREA(m)<sup>2</sup> LOT COVERAGE(%) NA No. OF STOREYS 8.06 MEAN HEIGHT(m) 5.59X5.64 INT, GARAGE DIMS(m) 2X2.44 GARAGE DOOR(m) LEGEND FINISHED FLOOR ELEVATION SUMP PUMP

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.

43M-2103 R1F-9.0-2368

LOT 44

BUILDING STATISTICS

LOT NUMBER

BELL PEDESTAL TOP OF FOUNDATION WALL CABLE PEDESTAL TOP OF BASEMENT SLAB CATCH BASIN UNDER SIDE FOOTING UNDER SIDE FOOTING @ REAR USF DBL CATCH BASIN USFR ENGINEERED FILL UNDER SIDE FOOTING @ GARAGE TOP OF ENGINEERED HYDRO CONNECTION USEG FIRE HYDRANT TEF STREET LIGHT NUMBER OF RISERS TO GRADE WALKOUT DECK MAIL BOX TRANSFORMER SEWER CONNECTIONS 2 LOTS LOOKOUT BASEMENT LOB WALK OUT BASEMENT WALK UP BASEMENT SEWER CONNECTIONS 1 WUB REV REVERSE PLAN WATER CONNECTION STD STANDARD PLAN WATER VALVE CHAMBER DOOR Δ HYDRANT AND VALVE HYDRO METER GAS METER Ŷ WINDOW AC AIR CONDITIONING OT TUOPS NWOD MANHOLE - STORM • DOWNSPOUT CONNECTED TO STM SWALE DIRECTION MANHOLE - SANITARY CHAINLINK FENCE

XX CHAINLINK FENCE

XXX PRIVACY FENCE

XXX SOUND BARRIER

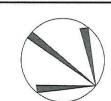
FOOTING TO BE EXTENDED

OTE: USF IS BASED ON 150mm (6") FOOTING DEPTH. CONTRACTO

CONFIRM WITH WORKING DRAWINGS FOR SPECIFIC SIZES THAT

IAY SUPERSEDE THIS SIZE.

NO.	ISSUED OR REVISION CO	DATE	DWN	СНК
1	ISSUED FOR REVIEW	05-JUL-21	RP	-
2	REVISED PER ENG COMM - FINAL	25-AUG-21	RPH	DJH
3	REVISED PER ENG COMM - FINAL	13-OCT-21	RPH	DJH
_		-	-	





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: 20895
DD-MMM-YY

4 SIGNATUR

**REMINGTON HOMES** 

COUNTRYSIDE VILLAGES BRAMPTON, ON

DRAWING

SITE PLAN

DRAWN BY	SCALE
RP	1:250
PROJECT No.	LOT NUMBER
17018	LOT 44



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 inperson 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 <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a> by 4:30 pm Thursday, August 18, 2022.
  - 2. To participate in-person, please email the Secretary–Treasurer at <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a> 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 inperson. 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 <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a>. 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 <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> to indicate your interest and you will be contacted with more information.



KLM File: P-2033

64 Jardin Drive, Unit 1B Concord, Ontario L4K 3P3 T.905.669.4055 F.905.669.0097 klmplanning.com

# A-12022-0230 TO A-2022-01238

July 21, 2022

City of Brampton Committee of Adjustment 2 Wellington Street West City Hall, 3<sup>rd</sup> Floor Brampton, ON L6Y 4R2

Attention:

Jeanie Myers, Secretary-Treasurer, Committee of Adjustment

Re:

**Minor Variance Application Submissions** 

**Registered Owner of Property:** Neamsby Investments Inc. c/o Remington Group Inc. **Legal Description:** Lots 44, 139, 146, 147, 149, 174, 182, 196, and 198, Plan 43M-2103

Dear Ms. Myers,

KLM Planning Partners Inc. is pleased to submit the following nine (9) Minor Variance Applications on behalf of our client, Neamsby Investments Inc. c/o The Remington Group Inc. These lands are located on the west side of Bramalea Road, between Countryside Drive and Mayfield Road and on the south side of the future construction of Inspire Boulevard.

Applications for Draft Plan of Subdivision and an amendment to the Zoning By-law 270-2004, as amended, were submitted, subsequently approved by the City and the Ontario Municipal Board and now registered to implement the proposed development on the lots subject to these Minor Variance Applications. For reference, the City's Draft Plan of Subdivision File Number is 21T-11006B and the Zoning By-law Amendment File Number is C04E16.003, the approved Zoning By-law is 63-2014. We submitted seventy-one (71) of the same Minor Variance applications for various other lots within Plan 43M-2103 and Plan 43M-2104. These applications (A-2022-0084 — A-2022-0154) were approved by the Committee of Adjustment on May 31, 2022.

A variance is requested for the above noted lots 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.

As per By-law 103-2021, Section 10.24 of Zoning By-law 270-2002, as amended, was further amended as follows:

10.24

Above Grade Site Entrances

10.24.1

An at or above grade door located on a side wall of a single detached, semi-detached, or townhouse dwelling shall only be permitted when:

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Planning • Design • Development

- a) The side yard within which the door is located has a minimum width of 1.2 metres extending from the front wall of the dwelling up to and including the door; or
- b) The side yard within which the door is located has a minimum width of 1.2 metres extending from the rear wall of the dwelling up to and including the door, provided that a continuous side yard width of not less than 1.2 metres is provided on the opposite side of the dwelling

The above grade side entrance provisions within Section 10.24 of the Zoning By-law are intended to permit the secondary above grade door as a principal entrance for a second unit. The proposed single detached dwelling units on the subject lands will consist of only one unit and therefore the two-unit dwelling provisions should not apply to the lands. The models were designed and approved under the provisions of the old by-law and have since been sold as designed with the 0.6 metre side yard width. These variances are required at the building permit stage, as Section 10.24 of the Zoning By-law has since been amended from the time the plans were approved.

In regard to Section 45(1) of the Planning Act, the variance meets all four tests of a Minor Variance as explained below.

#### 1. Is the Application Minor in Nature?

The Minor Variance Application is a request to modify the permissions for side door requirements from a minimum side yard width of 1.2 metres to 0.6 metres. The application is minor in nature as the requested variance will not have a negative visual impact on the public realm. The Draft Plan on the Subject Lands has been approved for use of single detached dwellings. The dwellings have been designed to consist of one single unit and the proposed minor variance does not change the use.

#### 2. Is the Application an appropriate and desirable use of the land?

The Minor Variance Application does not propose to modify the use on the Subject Lands. The permitted use of single detached residential dwellings conforms to the Zoning By-law, Official Plan, and Secondary Plan, expanded upon below. The Draft Plan of Subdivision for the Subject Lands has been approved and includes single detached residential dwellings in this location. The location of the above grade 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 where the door is intended to be used as a primary entrance to a secondary suite.

#### 3. Is the Application in keeping with the general intent and purpose of the Zoning By-law?

The City of Brampton Zoning By-law regulates what land uses and building types are permitted on properties within the City. The Minor Variance Application does not require modification to other zoning variances as the current zoning on site allows for single detached residential dwellings as a permitted use. In this instance, the Zoning By-law cannot be complied with regarding Section 10.24. The models of the single detached dwellings were designed, generally approved, and sold under the provisions of the former Section 10.24 of Zoning By-law 270-2004. The side door is a secondary entrance to the primary single unit and therefore does not require the wider access as if it were a primary entrance to a secondary suite.

### 4. Is the Application in keeping with the general intent and purpose of the Official Plan?

The Official Plan is used to manage how the City grows and develops. The Official Plan guides housing, industry, offices and shops, as well as the infrastructure required to support a growing

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Planning • Design • Development

City. The Subject Lands are designated Residential on the City of Brampton Official Plan and Medium Density on the Countryside Villages Secondary Plan, which permits and allows for residential uses on the lands. The City of Brampton is experiencing continued growth in population leading to a need for additional housing. For this reason, the residential dwellings on the Subject Lands are in keeping with the intent and purpose of the Official Plan by supplying housing to a growing City. Policy 3.2.8.2 of the Official Plan essentially prohibits the Committee of Adjustment from granting a variance to the two-unit dwelling Zoning By-law regulations, regardless of the circumstance or site-specific considerations involved. The proposed single-detached dwelling units on the Subject Lands have not been designed to accommodate Second Units, and therefore would not apply to the Second Unit policies in the Official Plan.

For the above reasons, we can conclude that the requested Minor Variance Applications to allow for a change in requirement to the side door permissions regarding minimum side yard width are appropriate for the Subject Lands and represent good planning.

In support of these Minor Variance Applications, please find enclosed:

- 1. One (1) copy of a Minor Variance Application form for each of the 9 lots;
- 2. One (1) copy of the Subject Lands Figure for the Lots subject to this Minor Variance Application;
- 3. One (1) copy of the Variance Sketch for each of the 9 lots; and,
- 4. A cheque made payable to the City of Brampton in the amount of \$5,904.00 to cover the applicable 2022 Minor Variance Application fee (\$656.00 x 9 lots).

We trust that the above materials are in order. Should you have any questions with respect to the enclosed, please do not hesitate to contact the undersigned. We look forward to working with the City of Brampton and all other applicable Agencies with regard to this Application.

Yours truly,

KLM Planning Partners Inc.

Lauren Dynes

Intermediate Planner

Copy: Jason Sheldon, The Remington Group Inc.

Keith MacKinnon, KLM Planning Partners Inc.

Lot #	Legal Description	M-Plan	PIN	GFA (sq.ft.)	Address	
44	Lot 44, Plan 43M-2103	43M-2103	14225-2236	2665	24 Icon Street	
139	Lot 139, Plan 43M-2103	43M-2103	14225-2331	2665	40 Kessler Drive	
146	Lot 146, Plan 43M-2103	43M-2103	14225-2338	2309	Kessler Drive/Grassbank Road	
147	Lot 147, Plan 43M-2103	43M-2103	14225-2339	2306	Claremont Drive/Grassbank Road	
149	Lot 149, Plan 43M-2103	43M-2103	14225-2341	2187	75 Claremont Drive	
174	Lot 174, Plan 43M-2103	43M-2103	14225-2366	2016	92 Claremont Drive	
182	Lot 182, Plan 43M-2103	43M-2103	14225-2374	2665	33 Keyworth Crescent	
196	Lot 196, Plan 43M-2103	43M-2103	14225-2388	2665	46 Keyworth Crescent	
198	Lot 198, Plan 43M-2103	43M-2103	14225-2390	2287	Goodview Drive/Inspire Boulevard	

# Flower City



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

FILE NUMBER: A

1-2022-0236

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.

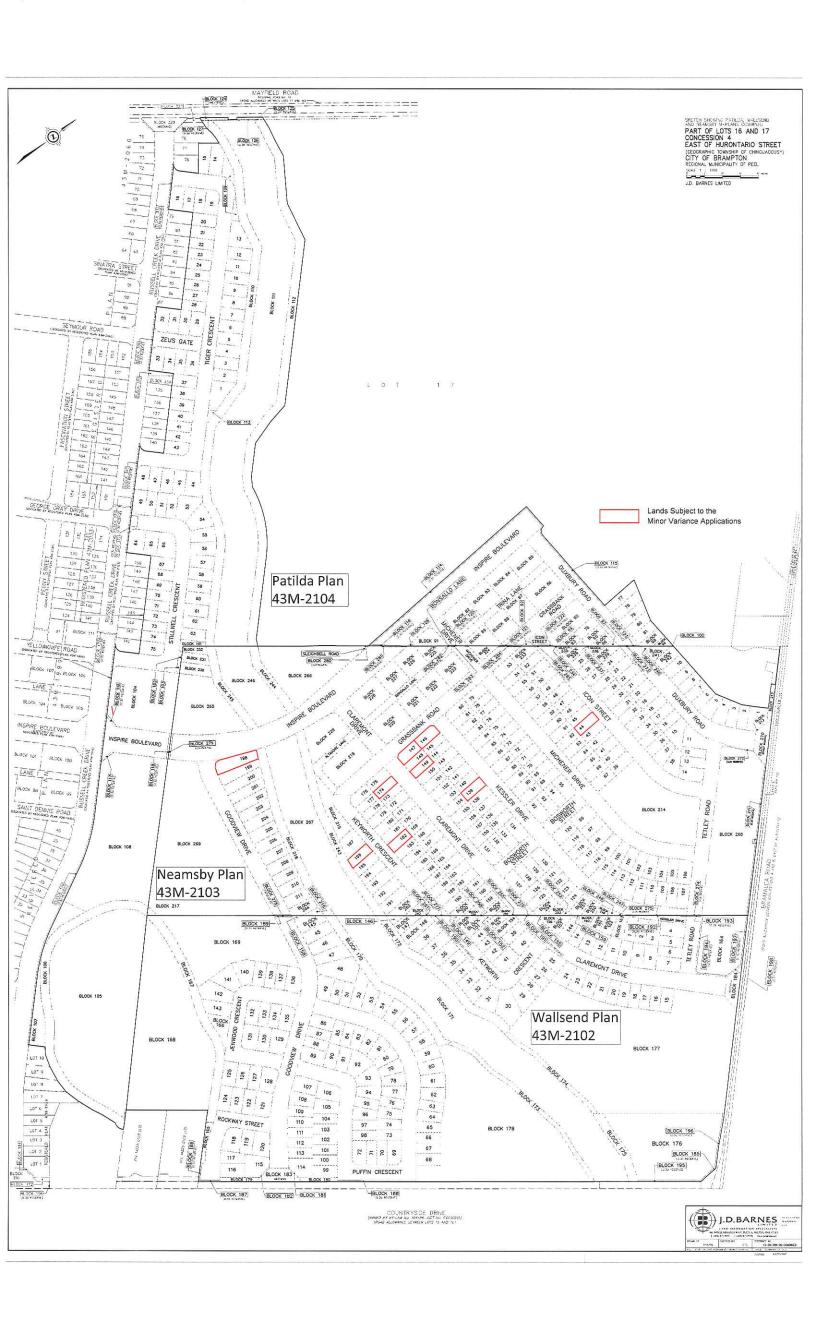
The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act. 1990, for relief as described in this application from By-Law **270-2004**.

		<u></u> , 1000, 101101101 00 000011000 111 0	e application from by Lan	
1.	Name of	Owner(s) Neamsby Investments Inc. c/o F	Reminaton Group Inc.	
	Address	7501 Keele Street, Suite 100	g	
		Concord, ON L4K 1Y2		ñ.
		attn: Jason Sheldon		
	Phone #	atti dadan anataan	Fax #	
	Email	jsheldon@remingtongroupinc.com		
		The state of the s		
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@klmplann	FOR A STATE OF THE PARTY OF THE	
3.	Nature an	d extent of relief applied for (variance	s requested):	
		it an above grade door in the side	Andrea of the Control	aids ward width of 0.6m is
		extending from the front wall of the		
		t permit a door in the side wall unle		
	extendin	g from the front wall of the dwellin	g up to and including th	ne door.
4.	Why is it	not possible to comply with the provis	ions of the by-law?	
	The Zon	ing By-law cannot be complied wi	h as the models of the	single detached dwellings
		signed, generally approved, and s		
		of the side door is intentionally lea		
		door is not intended for the use of		
	require t	he wider access to be used as a p	rimary door to a secon	dary suite.
-	-			
5.		scription of the subject land:		
	Lot Numb	N		
		ber/Concession Number 43M-	2103	
	Municipal	Address 24 Icon Street		
_				
6.		n of subject land ( <u>in metric units</u> )		
	Frontage			
	Depth	27.50m		
	Area	319m2		
_				
7.		the subject land is by:		
		I Highway	Seasonal Ro	
		Road Maintained All Year	Other Public	Road <u></u>
	Private Ri	ight-of-Way	Water	$\Box$

8.	land: (specify	<u>in metric units</u> gr	I structures on or proposed for the subject round floor area, gross floor area, number of c., where possible)
	EXISTING BUILDING	SS/STRUCTURES on th	ne subject land: List all structures (dwelling, shed, gazebo, etc.)
	Vacant residentia		
	PROPOSED BUILDI	NGS/STRUCTURES on	the subject land:
	Two-storey single	detached residentia	Il dwelling with a GFA of 2,665 sq.ft.
9.		District the state of the state	uctures on or proposed for the subject lands: and front lot lines in metric units)
	EXISTING		
	Front yard setback	N/A	
	Rear yard setback Side yard setback	N/A N/A	
	Side yard setback	N/A	
	PROPOSED Front yard setback Rear yard setback	6.05m 7.56m	
	Side yard setback	0.65m	
	Side yard setback	1.25m	
10.	Date of Acquisition	of subject land:	1998
11.	Existing uses of sub	ject property:	Vacant - Residential
12.	Proposed uses of su	ubject property:	Residential
13.	Existing uses of abu	itting properties:	Vacant Residential
14.	Date of construction	ı of all buildings & stru	ctures on subject land: N/A - Vacant
15.	Length of time the e	xisting uses of the sub	ject property have been continued: 7 years
6. (a)	What water supply i Municipal ✓ Well	s existing/proposed? ] ]	Other (specify)
(b)	What sewage dispose Municipal Septic	sal is/will be provided? ] ]	Other (specify)
(c)	Sewers	e system is existing/pr	
	Ditches	1	Other (specify)

17.	Is the subject property the sub- subdivision or consent?	ject of an ap	plication unde	r the Planning Act, for approval of a plan of
	Yes 🗹 No 🗆	]		
	If answer is yes, provide details	s: File # <u>2</u>	21T-11006B	Status Approved
18.	Has a pre-consultation applicat	ion been filed	i?	
	Yes No	ĺ		
19.	Has the subject property ever b	een the subje	ect of an applic	cation for minor variance?
	Yes No V	ĺι	Jnknown	
	If answer is yes, provide details	<b>::</b>		±
	File# Decision			Relief
	File # Decision  File # Decision			Relief Relief
				. 00
		_		Z Jyroo-
DAT	ED ATTUE City	ž.		re of Applicant(s) or Authorized Agent
	ED AT THE City	_	/aughan	
	S 20 DAY OF July	•	20 <u>22</u> .	
IF THIS A	APPLICATION IS SIGNED BY AN I BJECT LANDS, WRITTEN AUTHOR	AGENT, SOL	ICITOR OR AN	Y PERSON OTHER THAN THE OWNER OF MUST ACCOMPANY THE APPLICATION. IF
INE API	PLICANT IS A CORPORATION, ATION AND THE CORPORATION	THE APPLIC	ATION SHALL	BE SIGNED BY AN OFFICER OF THE
	The cold old hole	O OLAL SHA	LL DE AFFIXEI	J.
*	Lauren Dynes		OF THE	Town OF Aurora
IN THE	Region OF York	s	OLEMNLY DE	CLARE THAT:
ALL OF T BELIEVIN OATH.	THE ABOVE STATEMENTS ARE 1 IG IT TO BE TRUE AND KNOWING	FRUE AND I I	MAKE THIS SO OF THE SAME	DLEMN DECLARATION CONSCIENTIOUSLY FORCE AND EFFECT AS IF MADE UNDER
DECLARE	ED BEFORE ME AT THE			
City	OF Vaughan			
IN THE	Region OF	7		
				· Al. 10 -
York	THIS 20 DAY OF			XXIIIVO-
July	20 22 Ruby Lyn Salas del Mando / a Commissioner, etc., Province of Ontario,		Signat	ure of Applicant or Authorized Agent
of land	for KLM Planning Periners Inc.  Ecoios Sentember 9, 2024	1 1 1 1		
Ò	A Commissioner etc.			
		FOR OFFIC	E USE ONLY	
	Present Official Plan Designatio			
	Present Zoning By-law Classific			R1F-9 Section 2368
	This application has been review	ed with respec	ot to the variand on the attached	es required and the results of the
	Rose Bruno			
	Zoning Officer			July 21, 2022  Date
				- 3.0
	DATE RECEIVED	N	1 71	2022

Revised 2020/01/07

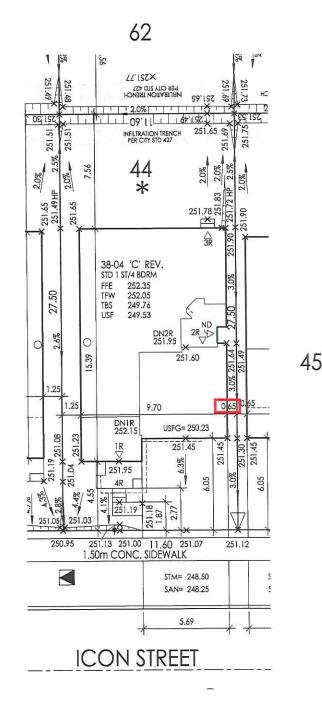


W Architect Inc. **DESIGN CONTROL REVIEW** OCTOBER 26, 2021

FINAL

BY: GGE

his stamp is only for the purposes of design of and carries no other pratessional obliga



STD 0 AC •

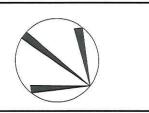
NOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.

BUILDING STATISTICS		
REG. PLAN No.	43M-2103	
ZONE	R1F-9.0-2368	55     
LOT NUMBER	LOT 44	
LOT AREA(m) <sup>2</sup>	319	
BLDG AREA(m) <sup>2</sup>	NA	
LOT COVERAGE(%)	NA	10 20
No. OF STOREYS	2	
MEAN HEIGHT(m)	8.06	
INT. GARAGE DIMS(m)	5.59X5.64	
GARAGE DOOR(m)	2X2.44	

LEGEND FINISHED FLOOR ELEVATION SP SUMP PUMP TOP OF FOUNDATION WALL BELL PEDESTAL CABLE PEDESTAL TOP OF BASEMENT SLAB UNDER SIDE FOOTING UNDER SIDE FOOTING REAR CATCH BASIN USF DBL. CATCH BASIN USFR \* ENGINEERED FILL UNDER SIDE FOOTING @ GARAGE TOP OF ENGINEERED FILL USFG HYDRO CONNECTION FIRE HYDRANT TEF NUMBER OF RISERS TO GRADE WALKOUT DECK STREET LIGHT R MAIL BOX  $\nabla$ TRANSFORMER LOOKOUT BASEMENT SEWER CONNECTIONS 2 LOTS LOB WALK OUT BASEMENT SEWER CONNECTIONS 1 WALK UP BASEMENT REVERSE PLAN WATER CONNECTION STANDARD PLAN WATER VALVE CHAMBER 0 DOOR Ŷ HYDRANT AND VALVE WINDOW HYDRO METER GAS METER AIR CONDITIONING B DOWN SPOUT TO SPLASH PAD MANHOLE - STORM DOWNSPOUT CONNECTED TO STM SWALE DIRECTION MANHOLE - SANITARY CHAINLINK FENCE PRIVACY FENCE SOUND BARRIER SOUND BARRIER

FOOTING TO BE EXTENDED
TO 1.22 (MIN) BELOW GRADE
NOTE: USF IS BASED ON 150mm (6") FOOTING DEPTH. CONTRACTOR
TO CONRRM WITH WORKING DRAWINGS FOR SPECIFIC SIZES THAT
MAY SUPERSEDE THIS SIZE.

NO.	ISSUED OR REVISION CO		DWN	CHK
1	ISSUED FOR REVIEW	05-JUL-21	RP	
2	REVISED PER ENG COMM - FINAL	25-AUG-21	RPH	DJH
3	REVISED PER ENG COMM - FINAL	13-OCT-21	RPH	DJH
		-		





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 ITD.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
20888 FIRM BCIN: 26995 DD-MMM-YY DATE:

4 SIGNATURE CLIENT

**REMINGTON HOMES** 

COUNTRYSIDE VILLAGES BRAMPTON, ON

DRAWING SITE PLAN

DRAWN BY RP 1:250 PROJECT No. LOT NUMBER 17018 LOT 44

#### NOTE: (FOR LOT WITH INFILTRATION TRENCH)

DOWNSPOUTS TO BE CONNECTED TO INFILTRATION TRENCH

43

GRADING AND DRAINAGE NOTES:

1. THESE STANDARDS ARE FOR URBAN LOTS AND GENERAL IN NATURE. CERTAIN LOTS MAY REQUIRE CHANGES

2. LAWAN 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 OF 6%.

3. WHERE GRADES IN EXCESS OF 6 A RETAINING WALL SHOWN THE MAXIMUM SLOPE OF 6%.

3. WHERE GRADES IN EXCESS OF 6 ARE TAKING WALL SHOWN THE MAXIMUM FLOW ALLOWED IN A READ ECHANGES IN EXCESS OF 0.6m ARE TO BE ACCOMPLISHED BY USE OF A RETAINING WALL SHOWN FIND THE MAXIMUM FLOW ALLOWED IN A REAR YARD SWALE SHALL BE THAT FROM 6 YARDS.

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.

5. THE MAXIMUM DEPTH OF A SIDE YARD SWALE SHALL BE 0.2m. THE MAXIMUM FLOW ALLOWED IN A REAR YARD SWALE SHALL BE THAT FROM 6 YARDS.

5. THE MAXIMUM DEPTH OF A SIDE YARD SWALE SHALL BE 0.2m. THE MAXIMUM FLOW ALLOWED IN A REAR YARD SWALE SHALL BE THAT FROM 8 REAR YARDS.

6. AT LEAST ONE SIDEYAND OF ALL UNITS SHALL HAVE A SIDE AFRON (2% SLOPE) OF 0.6m MINIMUM.

7. A REAR APRON (2% SLOPE) OF 5m MINIMUM SHALL BE PROVIDED FOR ALL DETAILED UNITS.

8. REAR LOT CATCHEASIN GRATES TO BE 75mm BELOW FRINSHED GRADE.

9. DOWNSPOUTS TO DISCHARGE ONTO GROUND ON SPLASH PAOS, DOWNSPOUTS SHALL NOT DISCHARGE ACROSS WALKWAYS.

10. WEEPING TILL DRAINAGE TO BE IN ACCORDANCE WITH THE CITY OF BRAMFOUT SUBDIVISION DESIGN STANDARDS.

11. 200mm OF TOPSOIL SHALL BE APPLIED TO EACH LOT PRIDET OS SOCIOUN.

12. DRIVEWAY GRADES SHALL NOT BE LESS THAN 2% AND NO GREATER THAN 8%

13. THE MINIMUM CLEAR DISTANCE ENTERNED ENTERNED FOR ALL DEFINE TO SUBDIVISION DESIGN STANDARDS.

14. HOUSE STYLES ARE TO BE USED TO SUIT THE LOT GRADING.

15. SEMI-DETAILED AND ALL BE APPLIED TO EACH LOT PRIDET OS SOCIOUNS.

16. PATIO STONES MUST BE ROSTALLED ALONG THE SIDE ENTRANCE.

17. THIS IS MEANT TO BE READ IN CONJUCTION WITH THE CITY OF BRAMPTON SUBDIVISION DESIGN CRITERIA.

18. OLS MIN CLEARD BATCH AND SEE BUTTES THAN 2% AND NO GREATER THAN

EACHAMINE TO HIS NOTIFIED PRIOR TO DIGGING INTO ENGINEERED FILL LOTS.

24. SOIL CONSULTANT TO BE USED AS BEDDING FOR FOOTING CONSTRUCTION ON ENGINEERED FILL LOTS.

25. LIMESTONE NOT TO BE USED AS BEDDING FOR WEEPING TILE AND BASEMENT SLAB IF FDC PROPOSED.

GRADING CERTIFICATION:

1. THE PROPOSED LOT GRAING AND DRAINAGE IS APPROVED AS BEING IN COMPORITY 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 SOIL ASH DATE.

SPLASH PADS. 5. BRICKLINE TO BE 150mm TO 200mm ABOVE FINAL GRADE AT

1 9 2021

SCHAEFFER AND ASSOCIATES LTD.

JACTER JEWERS AS BUILT ELEVATIONS AND UTILITY LOCATIONS WERE NOT AVAILABLE AT THE TIME OF CERTIFICATIONS. SCHAEFFERS WILL DAT ACCEPT LUBBILTY ARISING FROM THIS MATTER REVISIONS MAY BE REQUIRED UPON AVAILABILITY OF LATERAL ELEVATIONS AND UTILITY LOCATIONS.

