

APPLICATION # A-2022-0281
WARD 6

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **ROBERT AND MAGDALENA LAMOUREUX, NORMAND AND ROSEMARIA LAMOUREUX** 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 Part of Lots 3 and 4, Plan Tor 11 municipally known as **7593 CREDITVIEW ROAD**, Brampton;

AND WHEREAS the applicants are requesting the following variance(s) associated with the proposed retained parcel under consent application B-2022-0012:

1. To permit a lot width of 14.43 metres whereas the by-law requires a minimum lot width of 30 metres;
2. To permit a lot area of 807.578 square metres whereas the by-law requires a minimum lot area of 1,350 square metres;
3. To permit a side yard setback of 4.8m (15.75 ft.) whereas the by-law requires a minimum side yard setback of 7.5m (24.60 ft.);
4. To permit 57% of the front yard area as landscaped open space whereas the by-law requires a minimum of 70% of the front yard area to be landscaped open space;
5. To provide a floor space index of 0.2 whereas the by-law permits a maximum floor space index of 0.17.
6. To permit an existing accessory structure (bar) having a setback of 0.1m (0.33 ft.) to the nearest lot line whereas the by-law requires a minimum setback of 1.2m (3.94 ft.) to the nearest lot line for an accessory structure;
7. To permit an existing accessory structure (gazebo) having a setback of 0.9m (2.95 ft.) to the nearest lot line whereas the by-law requires a minimum setback of 1.2m (3.94 ft.) to the nearest lot line for an accessory structure.

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: A-2022-0280 and A-2022-0281

The Committee of Adjustment has appointed **TUESDAY, October 4, 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.

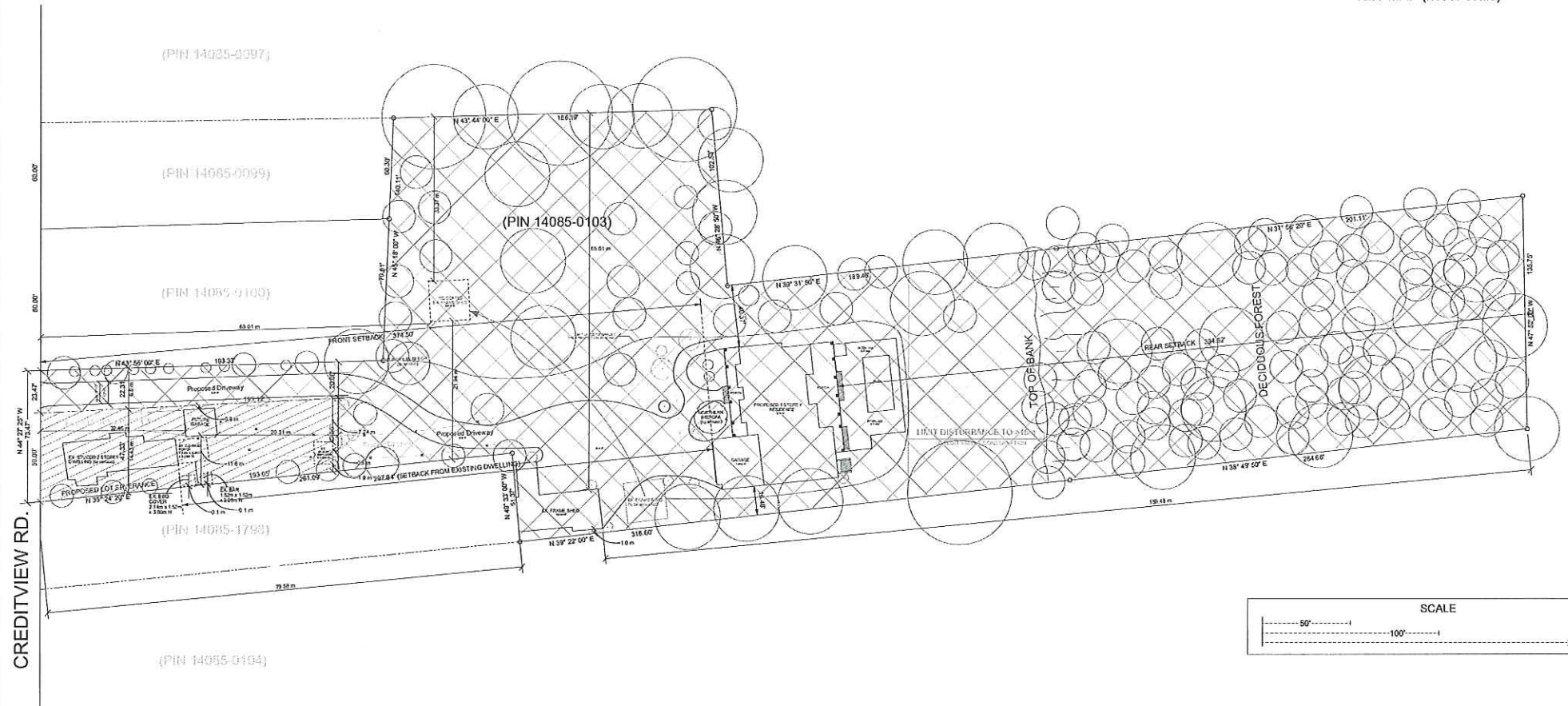
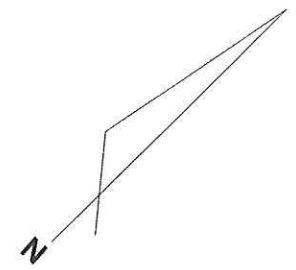
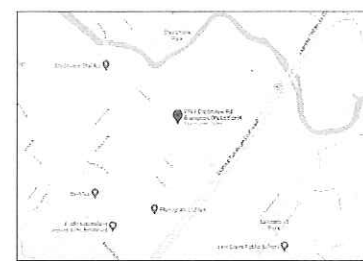
PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 15th Day of September, 2022

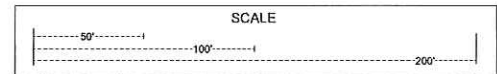
Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

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

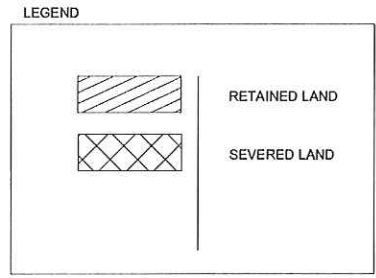
No.	Revision	Date
1	Original	March 19, 2024
2	Perk List Draft	April 23, 2024
3	Perk List Approval	May 29, 2024
4	Issue for Approval	July 23, 2024
5	Perk List Approval	June 11, 2024
6	Issue for Approval	June 11, 2024
7	Issue for Approval	June 11, 2024
8	Issue for Approval	June 11, 2024
9	Issue for Approval	June 11, 2024
10	Issue for Approval	June 11, 2024
11	Issue for Approval	June 11, 2024



CREDITVIEW RD.



- GENERAL NOTES**
- DO NOT SCALE DRAWING
 - ALL DIMENSIONS AND AREAS ARE TO BE VERIFIED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER BEFORE CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
 - THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 - THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT UTILITIES AT ALL TIMES.
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EXISTING SITE

Site Area = 116,087.4 ft² / 10,784.872 m² / 2.665 ac

Unfinished Basement	N/A	N/A
First & Second Floor Area	1,940 ft ²	180,232 m ²
Covered Porch	468 ft ²	43,479 m ²
Frame Sheds	1,604.79 ft ²	149.09 m ²
TOTAL GROSS Floor Area	2,408 ft²	223,710 m²
Building Height	22 ft	6.71 m
Lot Coverage	22.3%	1.6%
Frontage	73.47 ft	22.39 m
FSI	0.02	0.02
Landscaped open space	90 %	90 %

RETAINED LAND

NEW Lot Area = 8,692.70 ft² / 807.578 m² / 0.2 ac

Unfinished Basement	N/A	N/A
First & Second Floor Area	1,940 ft ²	180,232 m ²
Covered Porch	468 ft ²	43,479 m ²
Detached Garage	515 ft ²	48 m ²
TOTAL GROSS Floor Area	2,924 ft²	271,649 m²
Building Height	22 ft	6.71 m
Lot Coverage	22.3%	22.3%
Frontage	50.00 ft	15.24 m
FSI	0.22	0.22
Landscaped open space	57 %	57 %

SEVERED LAND (NEW RESIDENCE)

NEW Lot Area = 107,394.7 ft² / 9,977.294 m² / 2.465 ac

Unfinished Basement	2,750.00 ft ²	255 m ²
First Floor Area	2,750.00 ft ²	255 m ²
Attached Garage	1,086.2 ft ²	100,911 m ²
Covered Porch	748 ft ²	69,492 m ²
Frame Sheds	1,604.79 ft ²	149.09 m ²
TOTAL GROSS Floor Area	4,584.20 ft²	425,806 m²
Max. Building Height	27'-1"	7.93 m
Lot Coverage	4.26 %	4.26 %
Frontage	23.47 ft	7.15 m
FSI	0.08	0.08
Landscaped open space	87 %	87 %

LEGAL SITE DESIGNATION

PART OF LOT 3 AND 4
REGISTERED PLAN TOR-11
PIN. 14085-0103, INST. TT96913

CITY OF BRAMPTON
(VILLAGE OF CHURCHVILLE
GEOGRAPHIC TOWNSHIP OF TORONTO)
REGIONAL MUNICIPALITY OF PEEL

7593 CREDITVIEW RD., BRAMPTON ON

PROPOSED NEW RESIDENCE

7593 CREDITVIEW RD.
BRAMPTON, ON L6Y 0H4

SITE PLAN

SCALE	DATE	REVISION
AS SHOWN	NOV 19, 2024	
REVISION	DESIGNED BY	
REVISION	DRAWN BY	
REVISION	CHECKED BY	
REVISION	APPROVED BY	
REVISION	DATE	

PROJECT NO. 7593 A01 3

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 **October 4, 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, September 29, 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, September 29, 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, September 29, 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, September 29, 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

September 16, 2022

To: Committee of Adjustment

**RE: APPLICATION FOR MINOR VARIANCE
ROBERT AND MAGDALENA LAMOUREUX
NORMAND AND ROSEMARIA LAMOUREUX
PART OF LOTS 3 AND 4, PALN TOR 11
A-2022-0281 – 7593 CREDITVIEW ROAD**

Please **amend** application **A-2022-0281** to reflect the following:

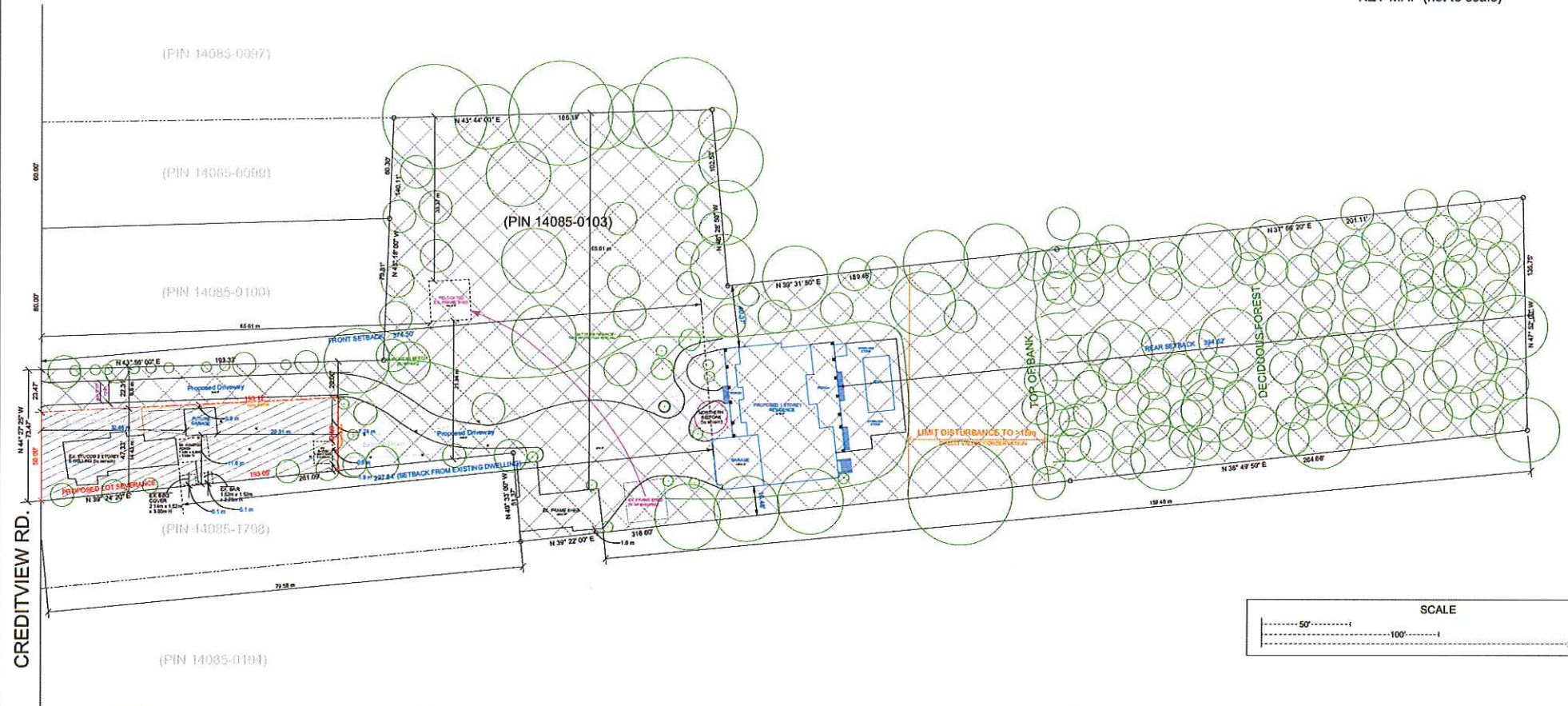
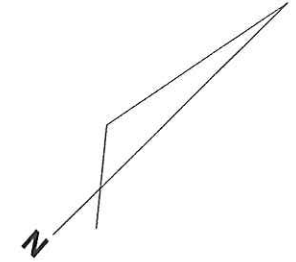
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2. To permit a lot area of 807.578 square metres whereas the by-law requires a minimum lot area of 1,350 square metres;
3. To permit a side yard setback of 4.8m (15.75 ft.) whereas the by-law requires a minimum side yard setback of 7.5m (24.60 ft.);
4. To permit 57% of the front yard area as landscaped open space whereas the by-law requires a minimum of 70% of the front yard area to be landscaped open space;
5. To provide a floor space index of 0.2 whereas the by-law permits a maximum floor space index of 0.17.
6. To permit an existing accessory structure (bar) having a setback of 0.1m (0.33 ft.) to the nearest lot line whereas the by-law requires a minimum setback of 1.2m (3.94 ft.) to the nearest lot line for an accessory structure
7. To permit an existing accessory structure (gazebo) having a setback of 0.9m (2.95 ft.) to the nearest lot line, whereas the by-law requires a minimum setback of 1.2m (3.94 ft.) to the nearest lot line for an accessory structure.


Applicant/Authorized Agent

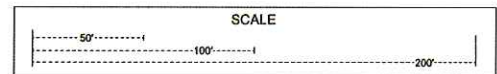
No.	Description	Date
1	Original	March 23, 2021
2	Part 1 Lot Draft	Apr 28, 2021
3	Proposed adjustment	May 22, 2021
4	Revised Plan	May 28, 2021
5	Final Plan	June 2, 2021
6	Final Plan of Approval	June 11, 2021
7	Contract signed	Oct 19, 2021
8	Contract signed	Nov 2, 2021
9	Final Plan of Approval	April 23, 2022
10	Revised Plan	May 18, 2022
11	Revised Plan	May 18, 2022



KEY MAP (not to scale)



CREDITVIEW RD.



- GENERAL NOTES**
1. 50% NOT SCALE DRAWING
 2. ALL DISTANCES ARE THE DIMENSIONS OF THE PROJECTED DISTANCES AND SHALL BE MEASURED FROM THE FACE OF THE ARCHITECTURE UNLESS OTHERWISE NOTED.
 3. DISTANCES TO THE CURB AND STREET ALL DIMENSIONS ARE TO THE FACE OF THE ARCHITECTURE UNLESS OTHERWISE NOTED.
 4. ALL CONSTRUCTION SHALL BE ACCORDING TO THE CITY OF BRAMPTON AND TO THE CITY OF BRAMPTON'S ZONING BY-LAW.
 5. THE CONTRACTOR SHALL GUARANTEE ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

LEGEND

	RETAINED LAND
	SEVERED LAND

EXISTING SITE

Site Area = 116,087.4 ft² / 10,784.872 m² / 2.665 ac

Unfinished Basement	N/A	N/A
First & Second Floor Area	1,940 ft ²	180,232 m ²
Covered Porch	468 ft ²	43,479 m ²
Frame Sheds	1,004.79 ft ²	149.09 m ²
TOTAL GROSS Floor Area	2,408 ft²	223,710 m²
Building Height	22 ft	6.71 m
Lot Coverage	1.6%	1.6%
Frontage	73.47 ft	22.39 m
FSI	0.02	0.02
Landscaped open space	90%	90%

RETAINED LAND

NEW Lot Area = 8,692.70 ft² / 807.578 m² / 0.2 ac

Unfinished Basement	N/A	N/A
First & Second Floor Area	1,940 ft ²	180,232 m ²
Covered Porch	468 ft ²	43,479 m ²
Detached Garage	516 ft ²	48 m ²
TOTAL GROSS Floor Area	2,924 ft²	271,649 m²
Building Height	22 ft	6.71 m
Lot Coverage	22.3%	22.3%
Frontage	50.00 ft	15.24 m
FSI	0.22	0.22
Landscaped open space	57%	57%

SEVERED LAND (NEW RESIDENCE)

NEW Lot Area = 107,394.7 ft² / 9,977.294 m² / 2.465 ac

Unfinished Basement	2,750.00 ft ²	255 m ²
First Floor Area	2,750.00 ft ²	255 m ²
Attached Garage	1,068.2 ft ²	100,911 m ²
Covered Porch	748 ft ²	69,492 m ²
Frame Sheds	1,604.79 ft ²	149.09 m ²
TOTAL GROSS Floor Area	4,584.20 ft²	425,896 m²
Max. Building Height	27'-1"	7.93 m
Lot Coverage	4.26%	4.26%
Frontage	23.47 ft	7.15 m
FSI	0.08	0.08
Landscaped open space	87%	87%

LEGAL SITE DESIGNATION

PART OF LOT 3 AND 4
REGISTERED PLAN TOR-11
PIN. 14085-0103, INST. TT96913

CITY OF BRAMPTON
(VILLAGE OF CHURCHVILLE
(GEOGRAPHIC TOWNSHIP OF TORONTO)
REGIONAL MUNICIPALITY OF PEEL

7593 CREDITVIEW RD., BRAMPTON ON

PROPOSED NEW RESIDENCE

7593 CREDITVIEW RD.
BRAMPTON, ON L6Y 0H4

SITE PLAN

SCALE: 1/8" = 1'-0"

PROJECT NO: 7593 A01

DATE: 05/18/22

REVISIONS: 3

Flower City



brampton.ca

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

FILE NUMBER: A-2022-0281

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)** Robert & Magdalena Lamoureux
Address 7593 Creditview Rd.
Brampton, ON L6Y0H4
Phone # 416-550-4893 **Fax #** _____
Email r2lamoureux@gmail.com

2. **Name of Agent** N/A
Address _____

Phone # _____ **Fax #** _____
Email _____

3. **Nature and extent of relief applied for (variances requested):**
RETAINED LAND
1. New lot to be 14.43m wide whereas By-law requires min. 30m.
2. New lot to be 807.578m² whereas the By-law requires a minimum lot area of 1,350m².
3. New lot to have a NW side yard back of 4.8m whereas the By-law requires 7.5m.
4. New lot Landscaped Open Space to be 57% whereas the By-law requires 70%.
5. New lot FSI to be 0.2 whereas By-law requires max. 0.17.

4. **Why is it not possible to comply with the provisions of the by-law?**
1-4. Due to the irregular shape and historical features of the lot, it is not possible to comply with the standard provisions.

5. **Legal Description of the subject land:**
Lot Number 3 & 4
Plan Number/Concession Number TOR-11
Municipal Address 7593 Creditview Rd., Brampton, ON L6Y0H4

6. **Dimension of subject land (in metric units)**
Frontage 14.48m
Depth 58.86m
Area 807.578m²

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.)

(1) Ex. Residential dwelling: 2 storey, 180.232 m²
(1) Ex. framed shed 1: 5.64 m x 17.53 m = 98.87 m²
(1) Ex. framed shed 2: 6.86 m x 7.32 m = 50.22 m²

PROPOSED BUILDINGS/STRUCTURES on the subject land:

(1) Ex. Residential dwelling: 2 storey, 223.710 m²
(1) New Detached Garage: 1 storey, 48 m²

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	Ex. Dwelling: 0.83m
Rear yard setback	Ex. Dwelling: 208.77m
Side yard setback	Ex. Dwelling: 1.72m
Side yard setback	Ex. Dwelling: 4.42m

PROPOSED

Front yard setback	Ex. Dwelling: 0.83m - Proposed Garage: 32.46m
Rear yard setback	Ex. Dwelling: 26.25m - Proposed Garage: 20.31m
Side yard setback	Ex. Dwelling: 1.72m - Proposed Garage: 11.6m
Side yard setback	Ex. Dwelling: 4.8m - Proposed Garage: 0.9m

10. Date of Acquisition of subject land: September 2020
11. Existing uses of subject property: RHM2
12. Proposed uses of subject property: RHM2
13. Existing uses of abutting properties: RHM2
14. Date of construction of all buildings & structures on subject land: ~1840
15. Length of time the existing uses of the subject property have been continued: _____

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-2022-0012 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 _____

[Signature]
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON
THIS 22 DAY OF AUGUST, 20 22

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, ROBERT LAMOURNEUX, OF THE CITY OF BRAMPTON
IN THE Region OF Ontario 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 _____ OF _____
Real THIS 1st DAY OF September, 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: _____

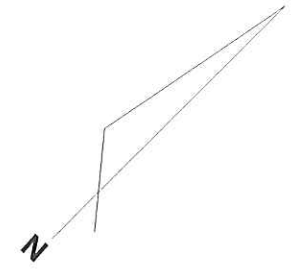
Present Zoning By-law Classification: RHM2 / Floodplain

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

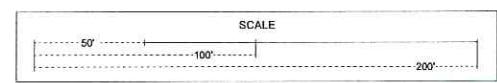
[Signature] Zoning Officer Sept 1, 2022 Date

DATE RECEIVED September 17, 2022
Date Application Deemed Complete by the Municipality _____

No.	Revision	Date
1	Drawn	March 23, 2021
2	Part 1 Laid Out	April 23, 2021
3	Revised	May 22, 2021
4	Revised	May 20, 2021
5	Final Laid Out	June 11, 2021
6	Final Laid Out	July 13, 2021
7	Final Laid Out	July 22, 2021
8	Final Laid Out	August 2, 2021
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CREDITVIEW RD.



LEGEND

	RETAINED LAND
	SEVERED LAND

EXISTING SITE

Site Area = 116,087.4 ft² / 10,784.872 m² / 2.665 ac

	Area	Area
Unfinished Basement	N/A	N/A
First & Second Floor Area	1,940 ft ²	180,232 m ²
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Frame Sheds	1,604.79 ft ²	149.09 m ²
TOTAL GROSS Floor Area	2,408 ft²	223,710 m²
Building Height	22 ft	6.71 m
Lot Coverage	1.6%	1.6%
Frontage	73.47 ft	22.39 m
FSI	0.02	0.02
Landscaped open space	80 %	90 %

RETAINED LAND

NEW Lot Area = 8,692.70 ft² / 807.578 m² / 0.2 ac

	Area	Area
Unfinished Basement	N/A	N/A
First & Second Floor Area	1,940 ft ²	180,232 m ²
Covered Porch	468 ft ²	43,479 m ²
Detached Garage	516 ft ²	48 m ²
TOTAL GROSS Floor Area	2,924 ft²	271,649 m²
Building Height	22 ft	6.71 m
Lot Coverage	22.3%	22.3%
Frontage	50.00 ft	15.24 m
FSI	0.2	0.2
Landscaped open space	57 %	57 %

SEVERED LAND (NEW RESIDENCE)

NEW Lot Area = 107,394.7 ft² / 9,977.294 m² / 2.465 ac

	Area	Area
Unfinished Basement	2,750.00 ft ²	255 m ²
First Floor Area	2,750.00 ft ²	255 m ²
Attached Garage	1,086.2 ft ²	100,911 m ²
Covered Porch	748 ft ²	69,492 m ²
Frame Sheds	1,604.79 ft ²	149.09 m ²
TOTAL GROSS Floor Area	4,584.20 ft²	425,886 m²
Max. Building Height	27'-1"	7.93 m
Lot Coverage	4.26 %	4.26 %
Frontage	23.47 ft	7.15 m
FSI	0.08	0.08
Landscaped open space	87 %	87 %

LEGAL SITE DESIGNATION

PART OF LOT 3 AND 4
REGISTERED PLAN TOR-11
PIN. 14085-0103, INST. TT96913

CITY OF BRAMPTON
(GEOGRAPHIC TOWNSHIP OF TORONTO)
REGIONAL MUNICIPALITY OF PEEL

7593 CREDITVIEW RD., BRAMPTON ON

- GENERAL NOTES**
- DO NOT SCALE DRAWINGS
 - ALL DIMENSIONS ARE THE PROPERTY OF THE REGISTERED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR SURVEYOR AS SHOWN ON THE DRAWINGS.
 - CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRAMPTON ZONING BY-LAW AND THE REGIONAL MUNICIPALITY OF PEEL ZONING BY-LAW. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRAMPTON ZONING BY-LAW AND THE REGIONAL MUNICIPALITY OF PEEL ZONING BY-LAW.
 - ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH THE CITY OF BRAMPTON ZONING BY-LAW AND THE REGIONAL MUNICIPALITY OF PEEL ZONING BY-LAW.
 - GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BRAMPTON AND THE REGIONAL MUNICIPALITY OF PEEL.
 - CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRAMPTON ZONING BY-LAW AND THE REGIONAL MUNICIPALITY OF PEEL ZONING BY-LAW.
 - PROVIDE ADEQUATE TEMPORARY EROSION CONTROL MEASURES TO PREVENT SOIL EROSION AND SEDIMENTATION DURING CONSTRUCTION.

PROPOSED NEW RESIDENCE

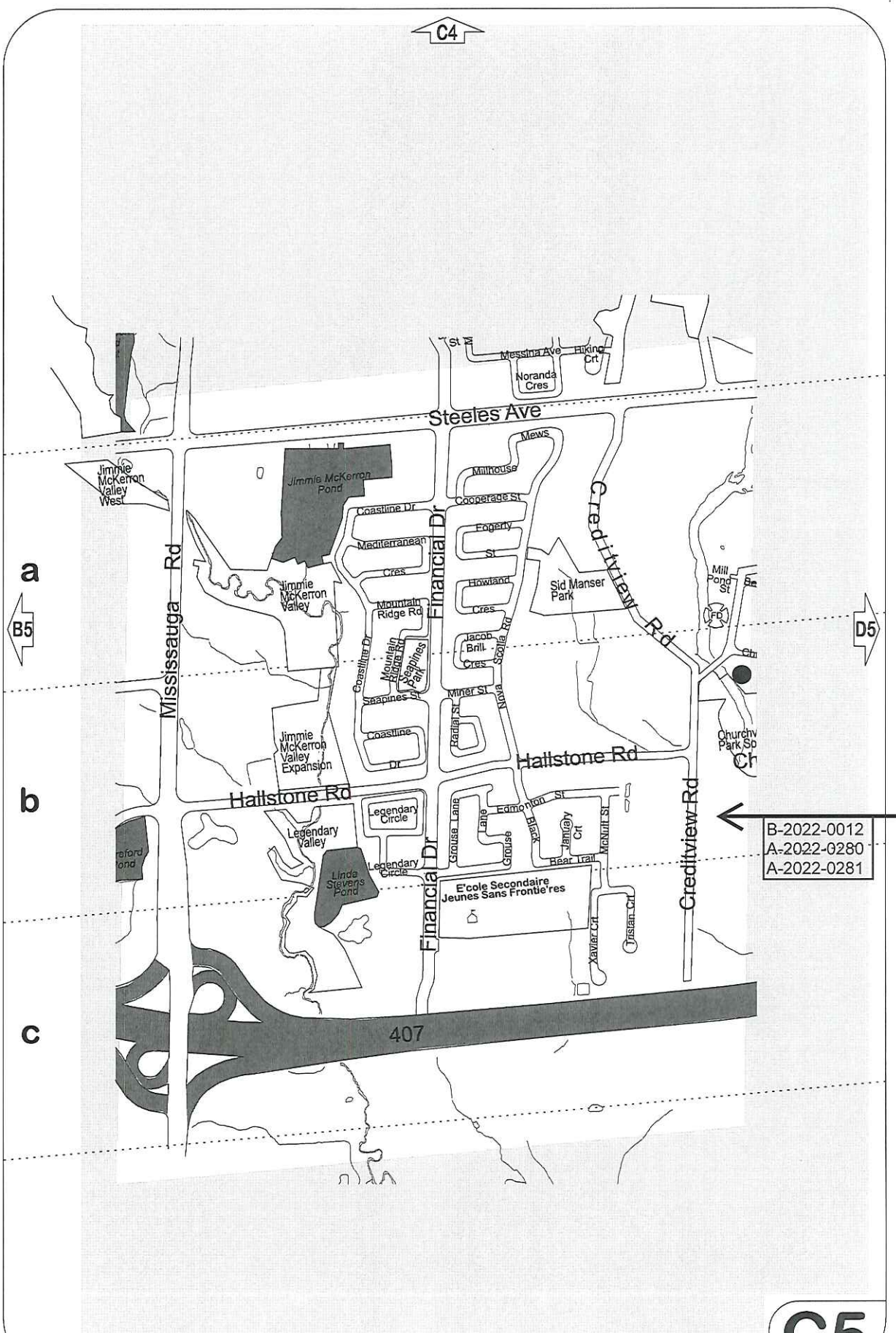
7593 CREDITVIEW RD.
BRAMPTON, ON L6Y 0H4

SITE PLAN

DATE	REVISION
APR 23, 2021	REVISED
MAY 22, 2021	REVISED
MAY 20, 2021	REVISED
JUN 11, 2021	REVISED
JUL 13, 2021	REVISED
JUL 22, 2021	REVISED
AUG 2, 2021	REVISED

PROJECT NO: 7593 A01 3

C4



a

B5

b

c

D5

B-2022-0012
 A-2022-0280
 A-2022-0281

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