

All Construction To Comply With The Requirements Of The Ontario Building Code (OBC) 2012
Report Discrepancies Immediately

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THESE DRAWINGS WERE CREATED ON ASSUMPTIONS OF UNSEEN EXISTING CONSTRUCTION. IF ASSUMPTIONS ARE FOUND TO BE INCORRECT NOTIFY THE DESIGNER AND/OR ENGINEER IMMEDIATELY.

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EXISTING WOOD FRAMING IS ACCEPTABLE EXCEPT WHERE THE EXISTING INTERFACE WITH NEW LOADS OR STRUCTURAL MEMBERS IS REINFORCED ACCORDINGLY 11.5.1.1.C187

REG'D PLAN BR-8 PART OF LOT 13
CITY OF BRAMPTON, PEEL REGION
PER SURVEY DATED SEPT 12 1990
BY DONALD P. McLEAN O.L.S.

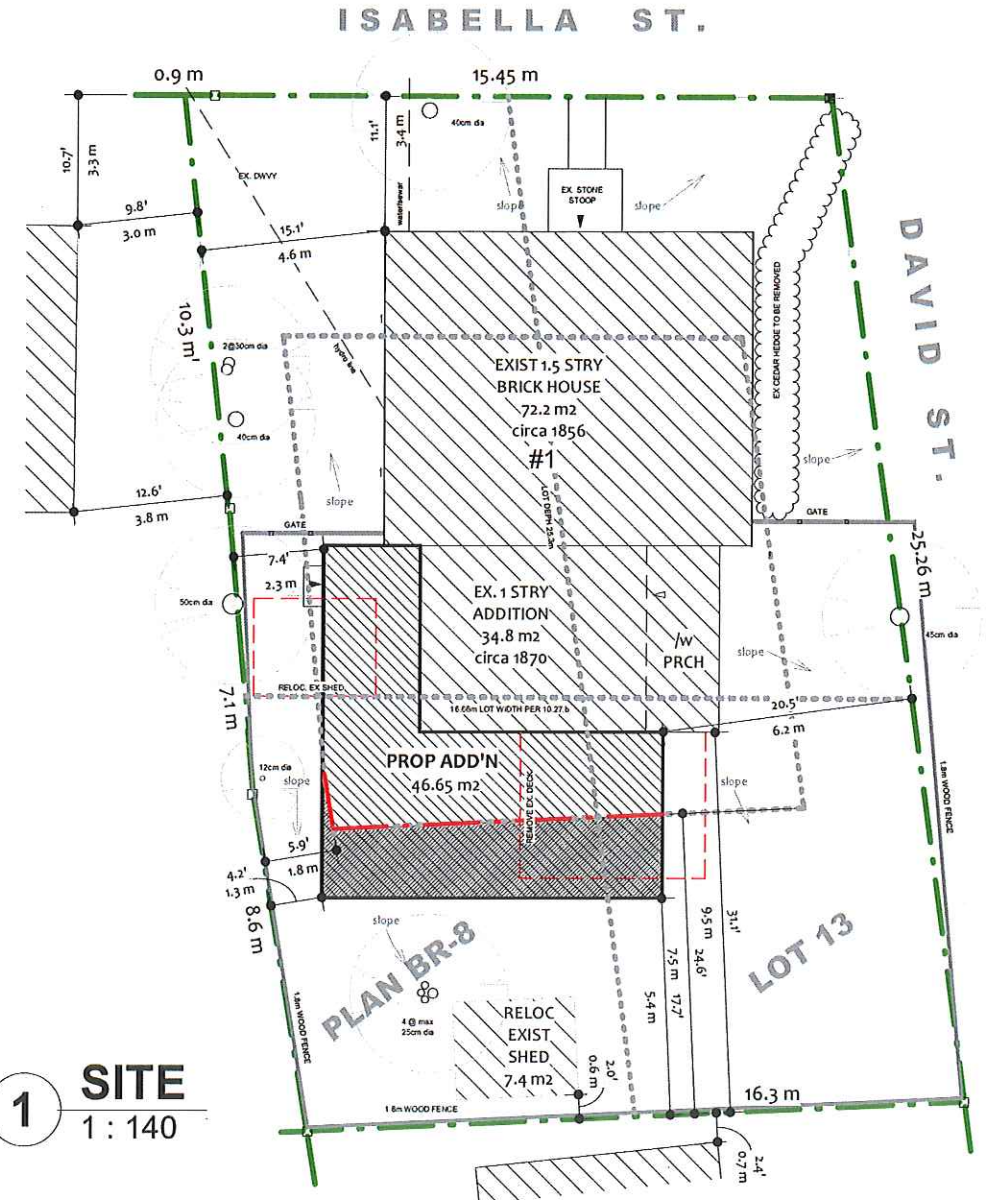
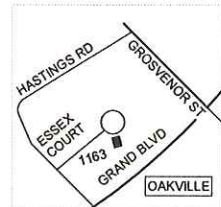
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HERITAGE LISTED ASSET
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SETBACKS
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*INSIDE MIN 1.8m 1 STOREY
EX INSIDE SIDE 3.8m
PROP IN. SIDE ADD'N 1.3m
MINOR VAR ENCROACH 0.5m
*EXTERIOR SIDE MIN 3m
EXISTING EXT. S. SIDE 2.4m
PROP. EXT SIDE ADD'N 6.2m
*REAR [10.27] 7.5m
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PROP REAR 5.4m
MINOR VAR ENCROCH = 2.1m
*HEIGHT [10.27] 8.5m
EXIST HEIGHT 5.1m
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1 SITE
1 : 140

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erinzagar@live.com 905-866-8358

PROPOSED REAR
ADDITION
1 ISABELLA ST

No.	Description	Date
1	CONCEPT DESIGN FOR SITE PLAN APPROVAL	MARCH 21, 22

I review and take responsibility for the design and am qualified in the appropriate category as an 'other designer' under sub-section 3.2.5 of Division C as per exception 3.2.4.3 (d) of the Ontario Building Code.
Erin Zagar
EZDimensions
reg. BCIN 20904

SITE PLAN		A-1 Scale As indicated
Project number	Project Number	
Date	DEC 2021	
Drawn by	ERIN ZAGAR	
Checked by	Checker	

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>
<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.

EZDimensions
W: ezdimensions.houzz.com
E: erinzagar@live.com
C: 905 866 8358



Mar 23, 2022

City of Brampton
Committee of Adjustment
2 Wellington St
Brampton, Ont. L6Y 4R2

A-2022-0062.

RE: 1 Isabella St, Brampton, Ont, L6X 1P4
Minor Variance Application

To whom it may concern;

Please find enclosed documents for a proposed 1 storey rear addition for the above address. The single family detached dwelling is a listed Heritage asset and exceeds the permitted coverage 6.4%. The proposed will also encroach the inside setback by 0.5m and the rear setback by 2.1m.

Effort has been made to remain sensitive to the heritage nature of the home while providing for the objectives of the family. Taking also into account the deterioration of some of the heritage elements such as the north brick exposure and unsound chimney extension. As such we've included a heritage proposal to emphasize the preservation the client wishes to attend to within this project and subsequent restoration and repairs.

If you have any further questions feel free to contact me directly.

Thank you

A handwritten signature in black ink, appearing to read 'Erin Zagar', written in a cursive style.

Erin Zagar
Residential Architectural Designer
BCIN 20904
EZDimensions
erinzagar@live.com
905-866-8258



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

FILE NUMBER: A-2022-0062

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)** Stefan & Constance Lout
Address 1 Isabella St Brampton Ont L6X 1P4

Phone # 416-575-3775 **Fax #** _____
Email stefanlout@gmail.com

2. **Name of Agent** Erin Zagar
Address 76 Mill St S Brampton Ont L6Y 1S8

Phone # 905-866-8358 **Fax #** _____
Email erinzagar@live.com

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

Proposed Rear addition
 - TO PERMIT A LOT COVERAGE OF 36.4% WHEREAS THE BYLAW PERMITS A LOT COVERAGE OF 30%
 - TO PERMIT A SIDE YARD SETBACK OF 1.3m TO PROPOSED BUILDING ADDITION, WHEREAS THE BY-LAW REQUIRES A SETBACK OF 1.8m.
 - TO PERMIT A REAR YARD SETBACK OF 5.4m TO THE PROPOSED BUILDING ADDITION WHEREAS THE BYLAW REQUIRES A REAR YARD SETBACK OF 7.5m

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

Existing building a listed Heritage asset limiting allowable renovation to the original structure.

5. **Legal Description of the subject land:**
Lot Number Part of lot 13
Plan Number/Concession Number Reg'd Plan BR-8
Municipal Address 1 Isabella St

6. **Dimension of subject land (in metric units)**
Frontage 16.35 m
Depth 25.3 m
Area 422 m2

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

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

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)

Existing 1.5 stry brick masonry dwelling (72.2 m2 GFA) circa 1856
with an existing 1 stry rear addition with porch (GFA 35.7 m2) circa 1870

Existing shed (7.4m2) (to be relocated)

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Due to limitation of allowable renovations to existing heritage structure, proposed 1 storey (42.6 m2) addition at rear and north side allowing for less impact to existing building.

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 3.4m. existing non conforming
 Rear yard setback 9.5m
 Side yard setback north (inside) 3.8m
 Side yard setback south (exterior) 2.4 m existing non conforming

PROPOSED

Front yard setback 3.4 m existing non conforming
 Rear yard setback 5.4 m encroaching 2.1m
 Side yard setback north (inside) 1.3m encroaching 0.5m
 Side yard setback south exterior 2.4 m existing non conforming Addition setback 6.2 m

10. Date of Acquisition of subject land: Aug 2017
11. Existing uses of subject property: Residential
12. Proposed uses of subject property: Residential
13. Existing uses of abutting properties: Residential
14. Date of construction of all buildings & structures on subject land: 1856
15. Length of time the existing uses of the subject property have been continued: 166 years

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

Municipal Other (specify) _____
 Well

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

Municipal Other (specify) _____
 Septic

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

Sewers Other (specify) _____
 Ditches
 Swales

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes No

If answer is yes, provide details: File # _____ Status _____

18. Has a pre-consultation application been filed?

Yes No

19. Has the subject property ever been the subject of an application for minor variance?

Yes No Unknown

If answer is yes, provide details:

File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE city of _____ OF Brampton

THIS 30th DAY OF March, 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, Erin Zagar, 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 30th DAY OF

March, 2022

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

Signature of Applicant or Authorized Agent

Submit by Email

A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: R1B, Mature Neighbourhood

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

L Barbuto

Zoning Officer

March 30, 2022

Date

DATE RECEIVED

March 30, 2022

March 30, 2022

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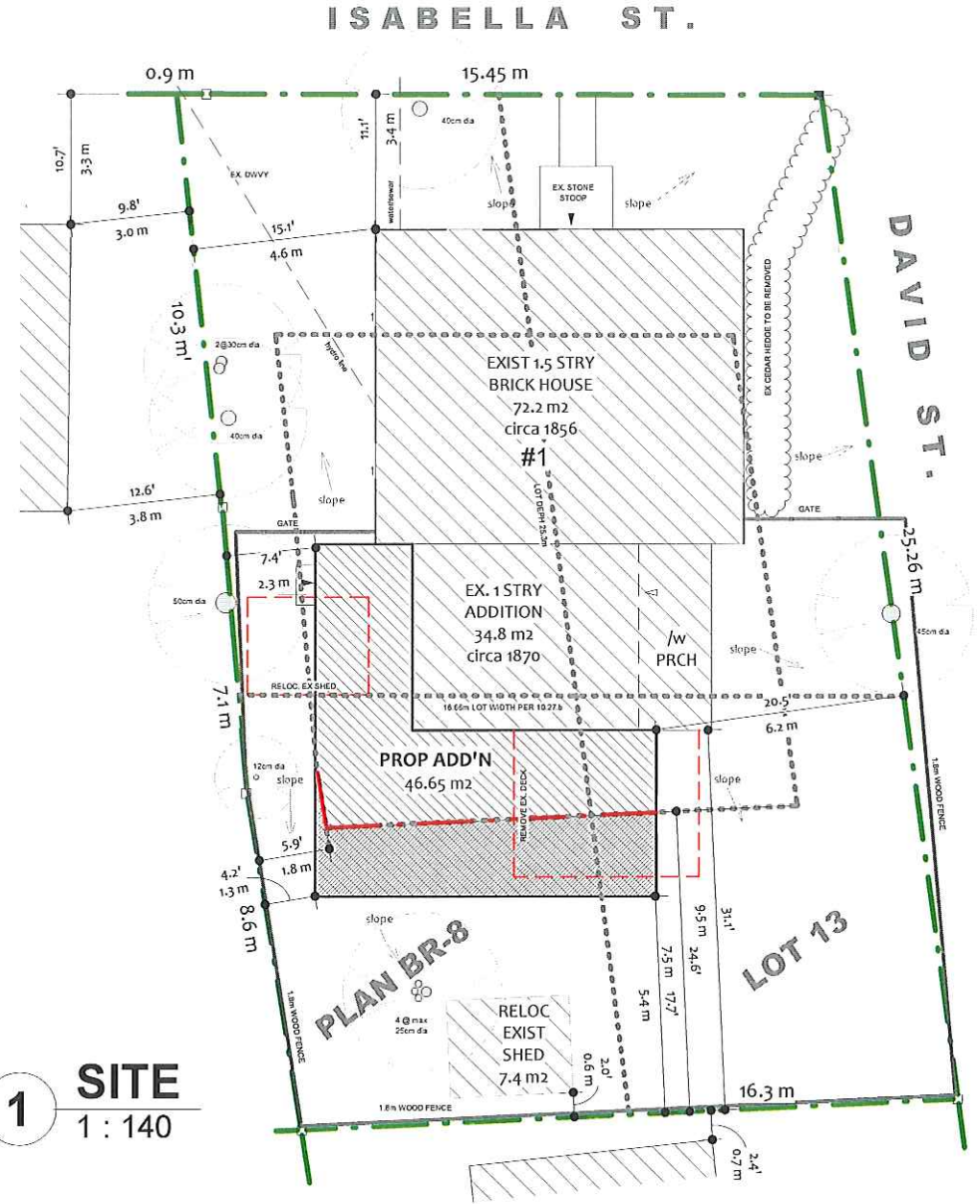
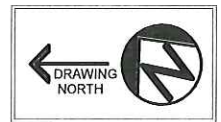
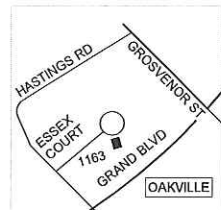
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1 SITE
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**PROPOSED REAR
 ADDITION**
 1 ISABELLA ST

No.	Description	Date
1	CONCEPT DESIGN FOR SITE PLAN APPROVAL	MARCH 21 22

I review and take responsibility for the design and am qualified in the appropriate category as an 'other designer' under sub-section 3.2.5 of Division C as per exception 3.2.4.3 (d) of the Ontario Building Code.
 Erin Zagar
 EZDimensions
 reg. BCIN 20904

SITE PLAN		A-1
Project number	Project Number	
Date	DEC 2021	
Drawn by	ERIN ZAGAR	
Checked by	Checker	Scale As indicated

ROOF
20' - 3"

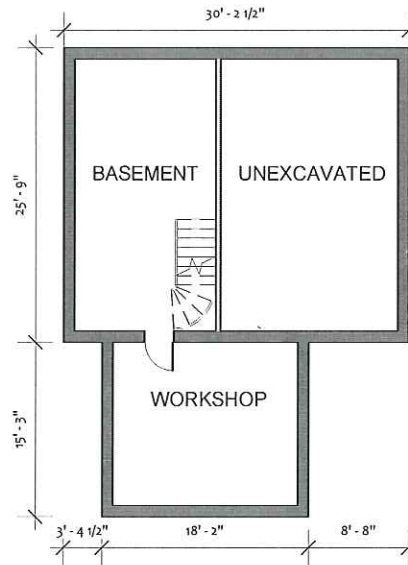
SECOND FL
10' - 2"

MAIN FL
0' - 0"

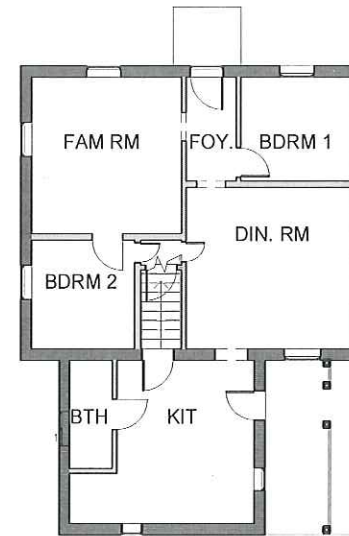
BASEMENT
-6' - 9 1/2"



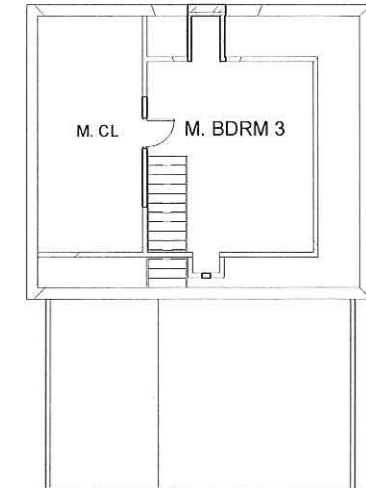
4 **EXIST FRONT (E)**
1 : 150



1 **BASEMENT**
1 : 150



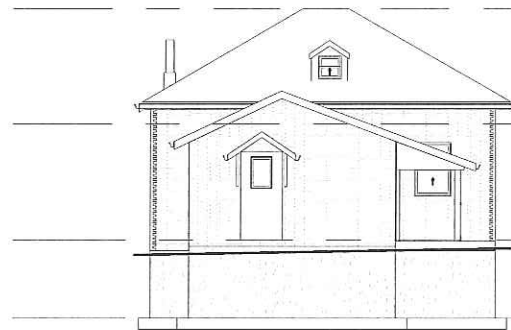
2 **MAIN FL**
1 : 150



3 **SECOND FL**
1 : 150



5 **DRIVE (N)**
1 : 150



6 **REAR (W)**
1 : 150



7 **SIDE (S)**
1 : 150

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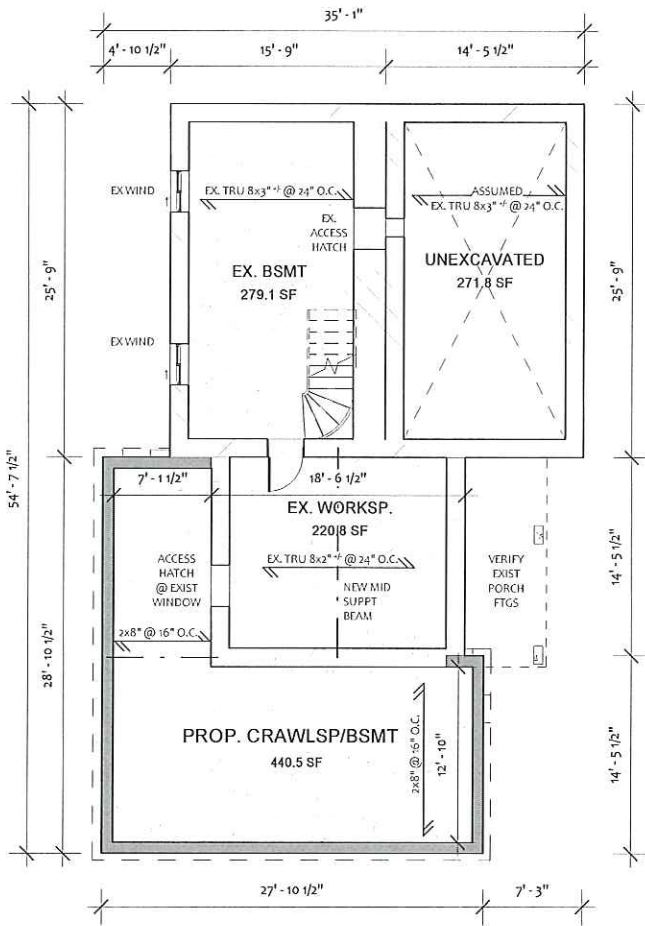
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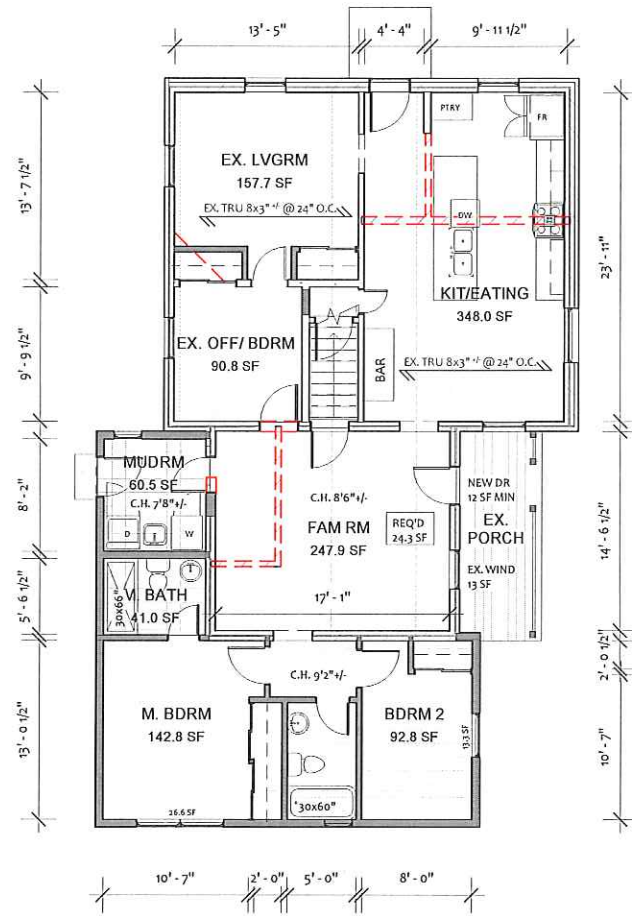
Erin Zagar
EZDimensions
reg. BCIN 20904

EXIST PLANS & ELEV.

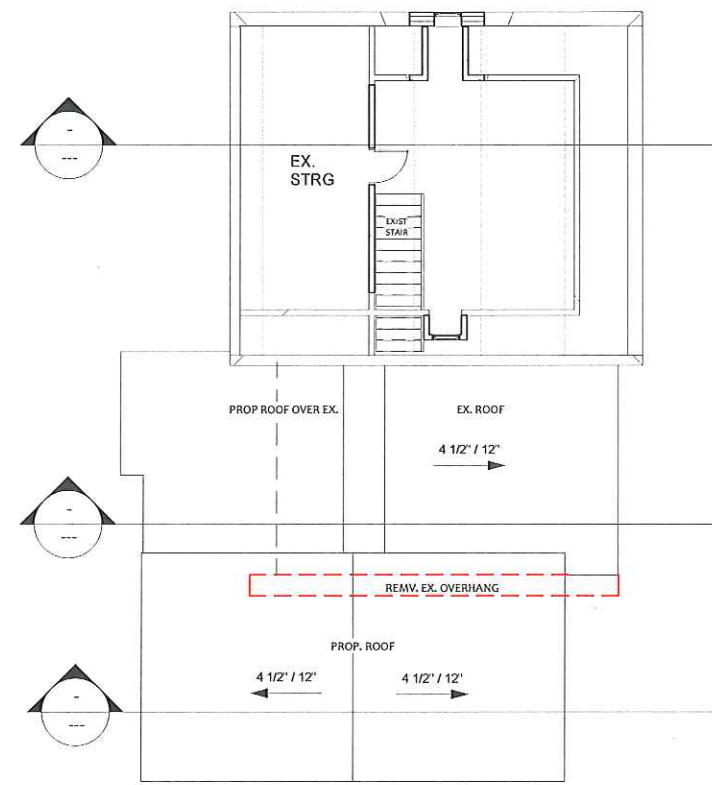
Project number	Project Number	AB-2
Date	DEC 2021	
Drawn by	ERIN ZAGAR	Scale As indicated
Checked by	Checker	



1 BASEMENT
1 : 125



2 MAIN FL
1 : 125



3 SECOND FL
1 : 125

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PROPOSED REAR ADDITION
1 ISABELLA ST

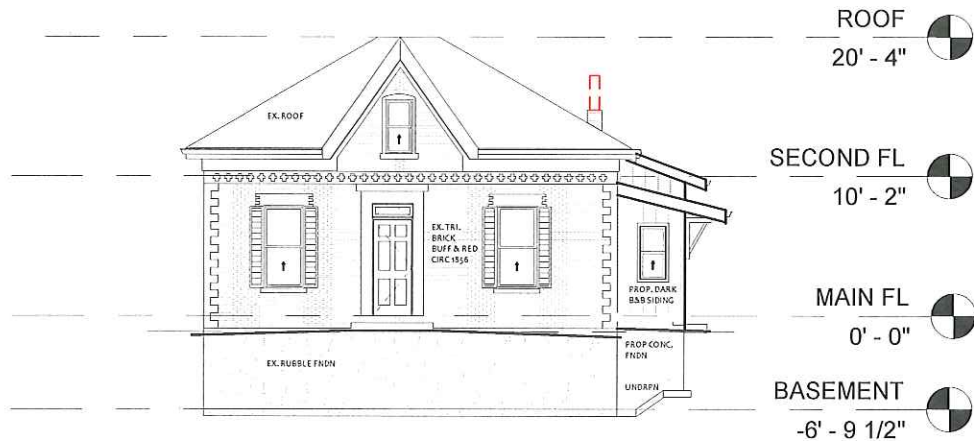
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Erin Zagar
EZDimensions
reg. BCIN 20904

CONCEPT 2 PLANS

Project number	Project Number	A-2
Date	DEC 2021	
Drawn by	ERIN ZAGAR	
Checked by	Checker	
Scale As indicated		

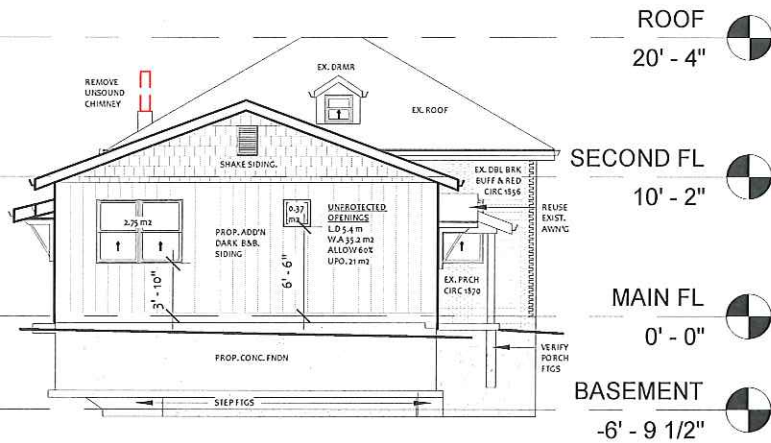
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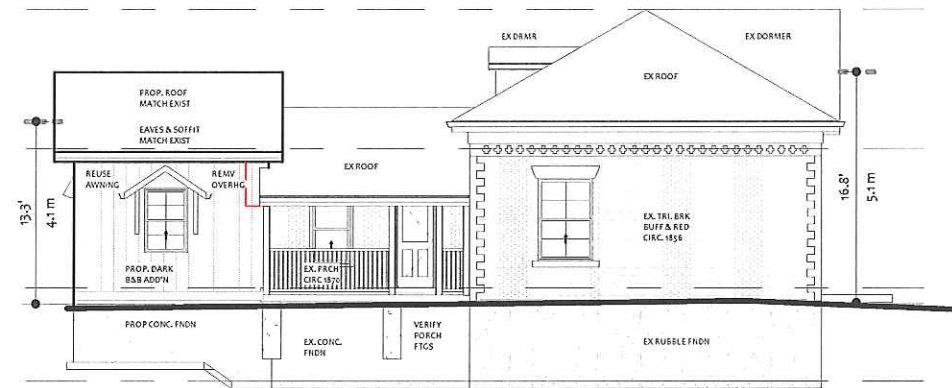
1 **EXIST FRONT (E)**
1 : 125



2 **DRIVE SIDE (N)**
1 : 125



3 **REAR (W)**
1 : 125



4 **DAVID ST SIDE (S)**
1 : 125



PROPOSED REAR ADDITION
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Erin Zagar
EZDimensions
reg. BCIN 20904

CONCEPT 2 ELEV

Project number	Project Number	A-3
Date	DEC 2021	
Drawn by	Author	
Checked by	Checker	
Scale 1 : 125		

- 'A' PROPOSED:**
- REMOVE UPPER CHIMNEY
 - CAP ORIGINAL CHIMNEY
 - REPAIR BRICK
 - VERIFY NECESSARY STRUCTURAL MEMBERS



EXISTING 1856 ELEVATION FRONT & DRIVEWAY VIEW

- 'C' PROPOSED:**
- ADDITION PROVIDES FOR WEATHER PROTECTION OF BRICK AND FOUNDATION
 - IMPROVE GRADE SLOPE TO DRAIN WATER AWAY FROM BLDG
 - ROOF VENTING ON NORTH SIDE TO NOT BE SEEN FROM STREET

EXISTING BRICK DAMAGE

ORIGINAL CHIMNEY

NON SYMPATHETIC CHIMNEY EXTENTION



INTERIOR CHIMNEY SUPPORT



CHIMNEY NOT IN USE

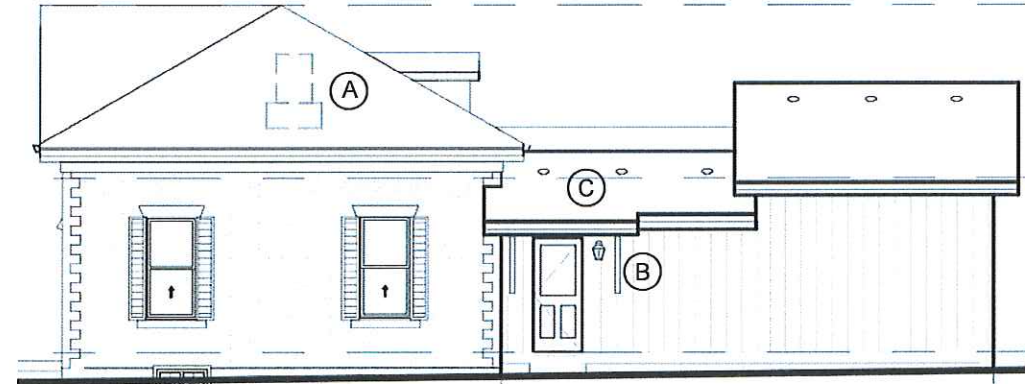
- 'B' PROPOSED:**
- REPLICATE SIMPLE AWNING BRACKET OVER NEW SIDE DOOR



EXTENSIVE BRICK DAMAGE
POOR BRICK REPOINTING
NORTH EXPOSURE
SHADED & WET



ISABELLA STREET VIEW



DRIVEWAY VIEW (NORTH FACING)

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1 ISABELLA ST

No.	Description	Date
1	CONCEPT DESIGN FOR SITE PLAN APPROVAL	MARCH 21, 22

I review and take responsibility for the design and am qualified in the appropriate category as an 'other designer' under sub-section 3.2.5 of Division C as per exception 3.2.4.3 (d) of the Ontario Building Code.

Erin Zagar
EZDimensions,
reg. BCIN 20904

HERITAGE PLAN

Project number	Project Number	A-4
Date	DEC 2021	
Drawn by	Author	
Checked by	Checker	



EXISTING 1870 REAR ADDITION AND PORCH

'F' PROPOSED':

- REMOVE OVERGROWN HEDGES
- SLOPE GRADE AWAY FROM BLDG
- REPAIR BRICK & FNDN
- NEW LOWER PLANTINGS AWAY FROM WALL TO KEEP DRY AND AVOID SOIL EROSION

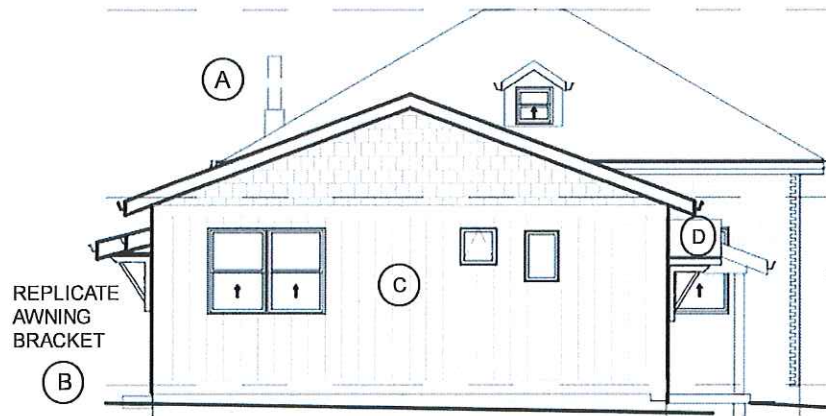


'E' PROPOSED:

- EXISTING DOOR OPENING
- NEW DOOR WITH LARGER WINDOW FOR INTERIOR NATURAL LIGHT & THERMAL IMPROVEMENT



- 'D' PROPOSED:**
- EXISTING AWNING TO BE REUSED FACING DAVID STREET



REAR VIEW (WEST FACING)



DAVID STREET VIEW

EZDimensions
renovation experiences made easy!
erinzagar@live.com 905-866-8358

PROPOSED REAR ADDITION
1 ISABELLA ST

No.	Description	Date
1	CONCEPT DESIGN FOR SITE PLAN APPROVAL	MARCH 21 22

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Erin Zagar
EZDimensions
reg. BCIN 20904

HERITAGE PLAN

Project number	Project Number	A-5
Date	DEC 2021	
Drawn by	Author	
Checked by	Checker	
		Scale

F2

Dumfries Ave

Bovaird Dr

a

b

E3

c

d

e

G3

A-2022-0062

F3

F4

