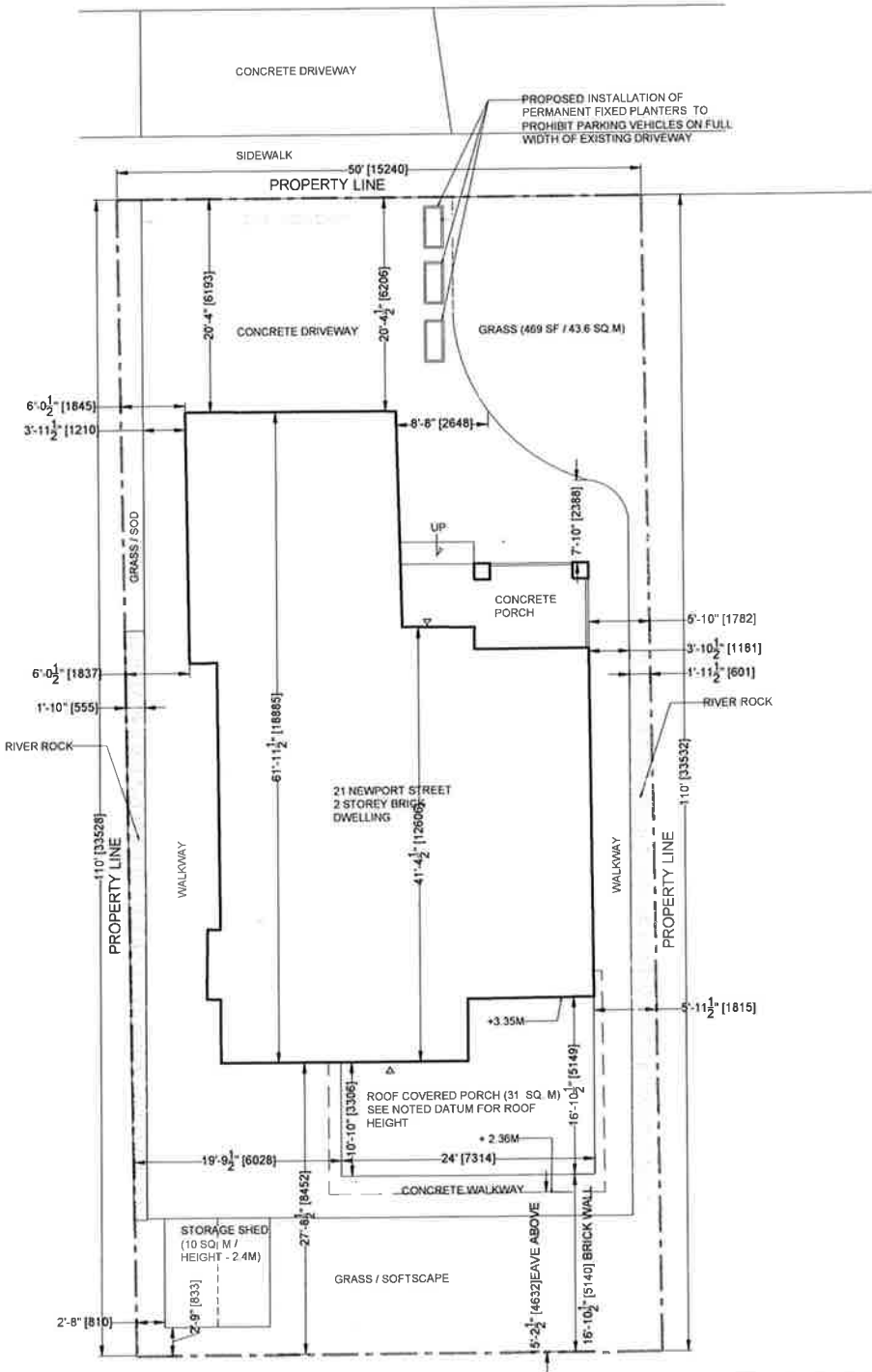


**Jeanie Myers, Secretary-Treasurer**  
Committee of Adjustment, City Clerk's Office,  
Brampton City Hall, 2 Wellington Street West,  
Brampton, Ontario L6Y 4R2  
Phone: (905)874-2117  
Fax: (905)874-2119  
[jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca)

NEWPORT STREET



SITE STATISTICS:

| ZONING REQUIREMENTS | EXISTING | PROPOSED  |
|---------------------|----------|-----------|
| LOT AREA            | 514 m²   | NO CHANGE |
| LOT FRONTAGE        | 15.2 M   | NO CHANGE |
| FRONT YARD SETBACK  | 6.2 M    | NO CHANGE |
| REAR YARD SETBACK   | 8.4 M    | 14.42 M   |
| SIDE YARD SETBACK   |          |           |
| EAST                | 1.18 M   | NO CHANGE |
| WEST                | 1.8 M    | NO CHANGE |
| TOTAL GFA           | 280 m²   | NO CHANGE |
| LOT COVERAGE        |          |           |
| DWELLING            | 128 m²   | NO CHANGE |
| ROOF COVERED PORCH  | 31 m²    | NO CHANGE |

THIS DRAWING IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REPRODUCTION OR COPIING OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS A VIOLATION OF THE ARCHITECT'S PROFESSIONAL ETHICS AND MAY BE SUBJECT TO LEGAL ACTION.

THE ARCHITECT'S WORK SHALL BE IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS OF THE ARCHITECTS ASSOCIATION OF ONTARIO (AIAO) AND THE ARCHITECTS ACT, R.S.O. 1990, CHAPTER A.2.1.

THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE WORK AND SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE WORK BY OTHERS.

THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE WORK AND SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE WORK BY OTHERS.

CUSTOMER:

**NEWPORT RESIDENCE**

KEY PLAN

REVISIONS

| No. | Date | Description |
|-----|------|-------------|
|     |      |             |
|     |      |             |
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REVISIONS BY: **DEC. 11, 2022**  
DRAWN FOR: **SEP. 28, 2022**

No. Description Date Issued By

ISSUED: **PPR - MM - 00**

**ZC - PPR**

Project:

**21 NEWPORT STREET  
BRAMPTON, ON  
CANADA**

ARCHITECT:

**Dennis Santic Architect**

15 WINDERMERE AVENUE  
TORONTO, ON, M6S5A2  
info@gsmdstudio.com  
T 647 996 5939

TRUE NORTH

DRAWING TITLE

**SITE PLAN**

GSA PROJECT NO.: PROJECT NO.:

DRAWING FILE: DRAWING BY:

CHECKED BY:

DATE: **OCT. 6TH, 2022**

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

DRAWING NUMBER

**A-001**

**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 **January 3, 2023** 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, December 22, 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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, December 22, 2022.**
  2. To participate in-person, please email the Secretary-Treasurer at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, December 22, 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, December 22, 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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto: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](http://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.

**Note: City Hall will be closed to the public from 12:00 Noon on December 23, 2022 to January 2, 2023 inclusive. City Hall will re-open on Tuesday, January 3, 2023.**

**AMENDMENT LETTER**

December 14, 2022

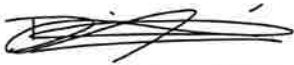
To: Committee of Adjustment

**RE: APPLICATION FOR MINOR VARIANCE  
EVELYN MONTEMAYOR AND MARK DAQUIZ  
LOT 103, PLAN M-441  
A-2022-0370 – 21 NEWPORT STREET**

---

Please **amend** application **A-2022-0370** to reflect the following:

1. To permit an open roofed framework structure to encroach 3.75m (12.30 ft.) into a required rear yard resulting in a rear yard setback of 4.63m (15.19 ft.) whereas the by-law permits an open roofed framework structure to encroach a maximum of 2.0m (6.56 ft.) into a required rear yard; resulting in a rear yard setback of 6.38m (20.93 ft.);
2. To permit lot coverage of 31.3% whereas the by-law permits a maximum lot coverage of 30%;
3. To permit a driveway width of 9.064m (29.73 ft.) whereas the by-law permits a maximum driveway width of 7.32m (24 ft.).



---

Applicant/Authorized Agent

FILE NUMBER: A-2022-0370

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)** EVELYN MONTEMAYOR / MARK DAQUIZ  
**Address** 21 NEWPORT STREET, BRAMPTON, ON L6S 4N1  
  
**Phone #** \_\_\_\_\_ **Fax #** \_\_\_\_\_  
**Email** \_\_\_\_\_

2. **Name of Agent** DENNIS SINTIC ARCHITECT  
**Address** 15 WINDERMERE AVENUE, TORONTO, ON M6S 5A2  
  
**Phone #** 6479985939 **Fax #** \_\_\_\_\_  
**Email** DENNIS@GRNDSTUDIO.COM

3. **Nature and extent of relief applied for (variances requested):**  
DRIVEWAY WIDTH - ALLOWABLE - 7.32 M / EXISTING - 9.06 M  
LOT COVERAGE - 31.3%  
REAR YARD SETBACK - 5.15 M

4. **Why is it not possible to comply with the provisions of the by-law?**  
Property owners taking care of aging parents who require walkers. existing driveway width was inadequate width to allow for ease and safe passage of elderly to and from vehicles. Contractor who completed work did not inform owners of zoning by-law infraction by widening driveway. There are several driveways in the area that are wider than 7.32M. Property owners maintain property very well. Proposed install of concrete planters.

5. **Legal Description of the subject land:**  
**Lot Number** 103  
**Plan Number/Concession Number** TAX ROLL 10-09-0-04252400-0000  
**Municipal Address** 21 NEWPORT STREET

6. **Dimension of subject land (in metric units)**  
**Frontage** 15.2 M  
**Depth** 33.53 M  
**Area** 514 SQ. M

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.)

2 STOREY BRICK DWELLING / GROUND FLOOR - 130 SQ M / GFA - 260 SQ M  
EXIST. ROOF COVERED PORCH - (REFER TO SITE PLAN)  
EXIST. STORAGE SHED - 10 SQ. M / HEIGHT 2.4M (REFER TO SITE PLAN)

**PROPOSED BUILDINGS/STRUCTURES** on the subject land:

NO CHANGE

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 | 6.2 M  |
| Rear yard setback  | 8.4 M  |
| Side yard setback  | 1.8 M  |
| Side yard setback  | 1.18 M |

**PROPOSED**

|                    |     |
|--------------------|-----|
| Front yard setback | N/A |
| Rear yard setback  | N/A |
| Side yard setback  | N/A |
| Side yard setback  | N/A |

10. Date of Acquisition of subject land: 2012
11. Existing uses of subject property: SFD
12. Proposed uses of subject property: NO CHANGE
13. Existing uses of abutting properties: SFD
14. Date of construction of all buildings & structures on subject land: APPROX 36 YEARS
15. Length of time the existing uses of the subject property have been continued: PERPETUITY
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

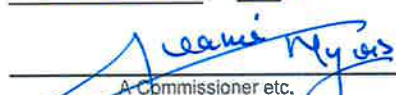
DATED AT THE OFFICE \_\_\_\_\_ OF DENNIS SINTIC ARCHITECT

THIS 11TH DAY OF OCTOBER, 2022.

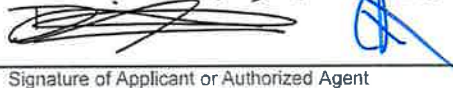
IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, DENNIS SINTIC ARCHITECT, OF THE OFFICE OF DENNIS SINTIC ARCHITECT  
IN THE CITY OF TORONTO 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 14th DAY OF Nov., 2022  
  
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 of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: \_\_\_\_\_

R1B(3) - 182, MATURE

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

HOTHU S.

Zoning Officer

OCT 26 2022

Date

DATE RECEIVED \_\_\_\_\_

CONCRETE DRIVEWAY

PROPOSED INSTALLATION OF PERMANENT FIXED PLANTERS TO PROHIBIT PARKING VEHICLES ON FULL WIDTH OF EXISTING DRIVEWAY

PROPERTY LINE

50' [15240]

25'-9" [8064] EXIST

CONCRETE DRIVEWAY

GRASS (469 SF / 43.6 SQ M)

6'-0 1/2" [1845]

3'-11 1/2" [1210]

GRASS / SOD

6'-0 1/2" [1837]

1'-10" [555]

RIVER ROCK

PROPERTY LINE

110' [33528]

WALKWAY

61'-11 1/2" [18885]

21 NEWPORT STREET  
2 STOREY BRICK DWELLING

41'-4 1/2" [12606]

UP

CONCRETE PORCH

7'-10" [2388]

5'-10" [1782]

3'-10 1/2" [1181]

1'-11 1/2" [601]

RIVER ROCK

PROPERTY LINE

110' [33532]

5'-11 1/2" [1815]

WALKWAY

ROOF COVERED PORCH (31 SQ M)  
SEE NOTED DATUM FOR ROOF HEIGHT

16'-10 1/2" [5149]

24' [7314]

CONCRETE WALKWAY

GRASS / SOFTSCAPE

STORAGE SHED  
(10 SQ M /  
HEIGHT - 2.4M)

2'-9" [833]

2'-8" [810]

27'-5 1/2" [8452]

16'-9 1/2" [5028]

4'-10" [1366]

5'-2 1/2" [1632] EAVE ABOVE

16'-0 1/2" [5140] BRICK WALL

| <b>ZONING REQUIREMENTS</b> | <b>EXISTING</b> | <b>PROPOSED</b> |
|----------------------------|-----------------|-----------------|
| LOT AREA                   | 514 m²          | NO CHANGE       |
| LOT FRONTAGE               | 15.2 M          | NO CHANGE       |
| FRONT YARD SETBACK         | 6.2 M           | NO CHANGE       |
| REAR YARD SETBACK          | 8.4 M           | 14.42 M         |
| SIDE YARD SETBACK          |                 |                 |
| EAST                       | 1.18 M          | NO CHANGE       |
| WEST                       | 1.8 M           | NO CHANGE       |
| TOTAL GFA                  | 280 m²          | NO CHANGE       |
| LOT COVERAGE               |                 |                 |
| DWELLING                   | 129 m²          | NO CHANGE       |
| ROOF COVERED PORCH         | 31 m²           | NO CHANGE       |

[illegible]





A-2022-0370

