

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **ROBERT BOURNE AND GAZINA BOURNE** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Part of Lot 2, Plan BR-5, Part 3, Plan 43R-24563 municipally known as **61 ISABELLA STREET**, Brampton;

AND WHEREAS the applicants are requesting the following variance(s):

1. To permit an existing accessory structure (shed) having a gross floor area of 31.21 sq. m (335.94 sq. ft) whereas the by-law permits a maximum gross floor area of 15 sq. m (161.46 sq. ft) for an individual accessory structure;
2. To permit an existing accessory structure (shed) having a height of 3.96m (13 ft) whereas the by-law permits a maximum height of 3.0m (9.84) for an accessory structure.

OTHER PLANNING APPLICATIONS:

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: _____ NO _____ File Number: _____

The Committee of Adjustment has appointed **TUESDAY, June 20, 2023 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, the Minister, a specified person or a public body.

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 8th Day of June, 2023.

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

TOPOGRAPHIC SURVEY OF
PART OF LOT 2
REGISTERED PLAN BR-25
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL
SCALE 1 : 250

David Hurwood Ltd., Ontario Land Surveyors 2008

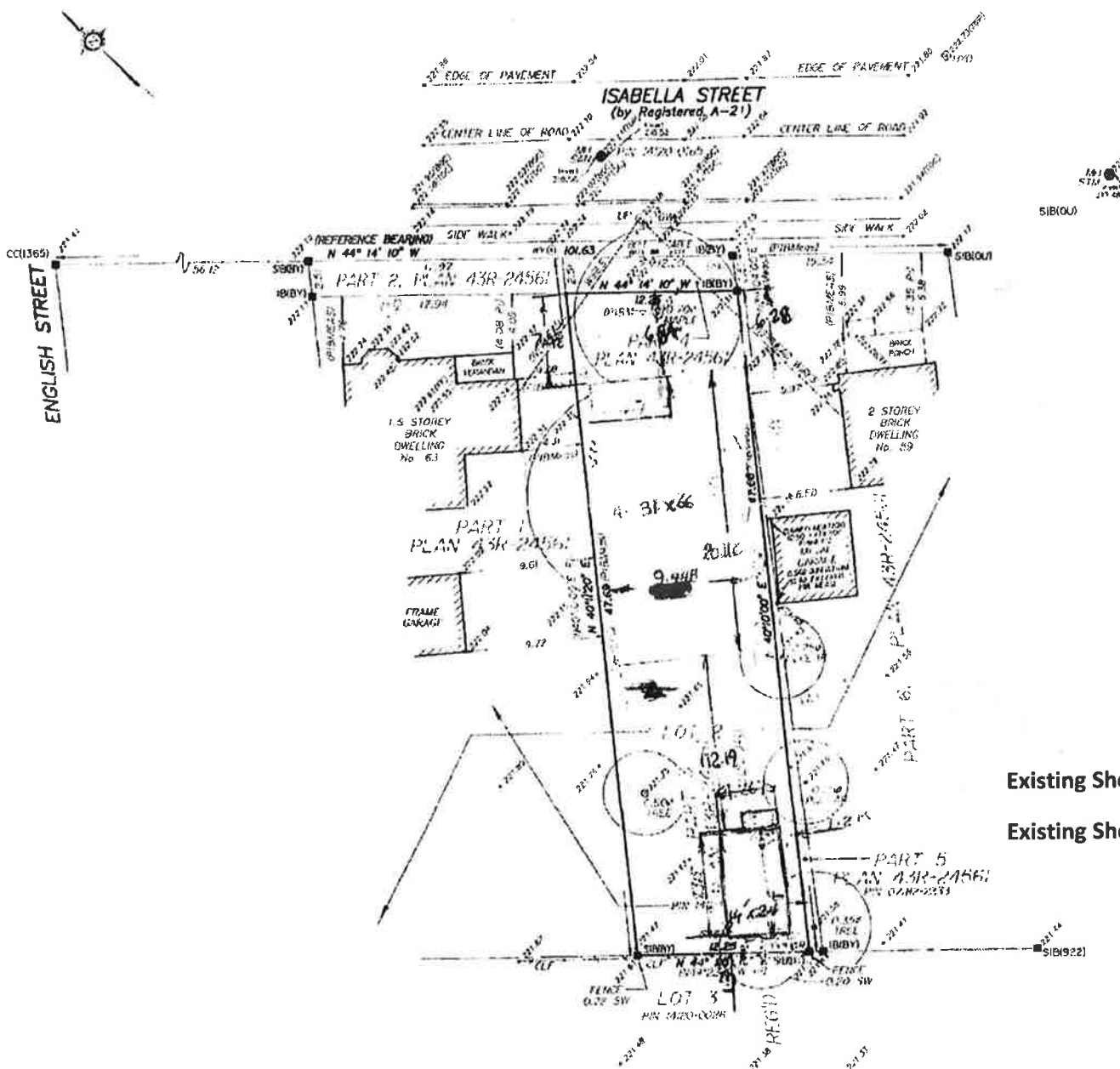
METRIC
Distances shown on this plan are in metres and can be converted to feet dividing by 0.3048.

LEGEND

■	Survey Monument Found
□	Survey Monument Set
SB	Standard Iron Bar
A	Iron Bar
OU	Origin Unknown
CC	Cul Cross
PI	Plan 43R-24561
M	Maintenance Hole
o	Orimeter
IND	Hydrant
CLT	Chain Link Fence
FF	Finished Floor Elevation
WV	Water Valve
UP	Utility Pole
BY	Bennett Young Limited, O.L.S.
922	Schaeffer & Pritchard Ltd., O.L.S.
1365	B. J. Strawn Ltd., O.L.S.
	Existing Elevation

BEARING NOTE
Bearings are Azimuthic and are referred to the Southeastery limit of Isabella Street as shown on Plan 43R-24561 having a bearing of R4714°W

ELEVATION NOTE
Elevations are geodetic and are related to City of Brampton Benchmark No. 271 having an elevation of 221.32 m above sea level. C-1-1-7



Existing Shed Area - 31.21 square metres
Existing Shed Height - 3.96 metres

Topographic Survey was completed on February 18, 2008.

David Hurwood
DAVID HURWOOD, O.L.S.
PROJECT NO. 6408
22 March 2008
0412
15000/0808/7190-SITE PLANS/0001/001/001

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 **June 20, 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, June 15, 2023.**

- 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, June 15, 2023.**
 2. To participate in-person, please email the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, June 15, 2023.**
- 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 **4:30 pm Thursday, June 15, 2023.** 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.

AMENDMENT LETTER

June 7, 2023

To: Committee of Adjustment
ROBERT BOURNE AND GAZINA BOURNE
PART OF LOT 2, PLAN b-25
A-2023-0157 – 61 ISABELLA STREET

Please **amend** application **A-2023-0157** to reflect the following:

1. To permit an existing accessory structure (shed) having a gross floor area of 31.21 sq. m (335.94 sq. ft) whereas the by-law permits a maximum gross floor area of 15 sq. m (161.46 sq. ft) for an individual accessory structure;
2. To permit an existing accessory structure (shed) having a height of 3.96m (13 ft) whereas the by-law permits a maximum height of 3.0m (9.84) for an accessory structure.


Applicant/Authorized Agent



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

FILE NUMBER: A-2023-0157

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 BOURNE & GAZINA BOURNE
 Address 61 ISABELLA STREET
BRAMPTON ONTARIO
L6X 1P8
 Phone # 905-450-6857 6416-317-6857 Fax # _____
 Email gazina.bourne@gmail.com

2. Name of Agent _____
 Address _____

 Phone # _____ Fax # _____
 Email _____

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

TO PERMIT AN EXISTING (SHED) HAVING AN AREA OF 31.21 Φ METERS (4.267 x 7.315) (ACCESSORY STRUCTURE)

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

STRUCTURE IS ALREADY EXISTING

5. Legal Description of the subject land:
 Lot Number PART LOT 2 - PART 3 & PART 4 PLAN
 Plan Number/Concession Number V43R-24561 BR-25
 Municipal Address 61 ISABELLA ST. CITY OF BRAMPTON

6. Dimension of subject land (in metric units)
 Frontage 12.25 m
 Depth 41.69 & 41.66
 Area 510.335 Φ m.

7. Access to the subject land is by:

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

HOUSE 31 x 66 (9.44m x 20.116m)
1 STOREY RAISED BUNGALOW
ACCESSORY STRUCTURE 4.267m x 7.315m = 31.24m

PROPOSED BUILDINGS/STRUCTURES on the subject land:

[Empty box for proposed buildings/structures]

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)

	BUILDING	SHED
EXISTING		
Front yard setback	7.48 & 6.28	39.156 FROM LOT FRONT / 12.19 FROM HOUSE
Rear yard setback	28.59 & 26.39	1.3m & 1.42m
Side yard setback	1.2	1.2m
Side yard setback	1.524	6.58
PROPOSED		
Front yard setback		
Rear yard setback		
Side yard setback		
Side yard setback		

10. Date of Acquisition of subject land: DEC 6 2001

11. Existing uses of subject property: HOME RESIDENTIAL

12. Proposed uses of subject property: HOME WORKSHED (RETIREMENT)

13. Existing uses of abutting properties: MUNICIPAL PARK (REAR)

14. Date of construction of all buildings & structures on subject land: 2007

15. Length of time the existing uses of the subject property have been continued: 16 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 _____

Robert J Bourne & Genevieve Bourne
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON
THIS 17 DAY OF MAY, 2023.

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 BOURNE, 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 17th DAY OF
May, 2023

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

Robert J. Bourne
Signature of Applicant or Authorized Agent

Jeanie Myers
A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: R1B and 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.

[Signature]
Zoning Officer

MAY 25.23
Date

DATE RECEIVED MAY 17, 2023

Date Application Deemed _____

**CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL**

SCALE 1 : 250



David Horwood Ltd., Ontario Land Surveyors 2006

METRIC

Distances shown on this plan are in metres and can be converted to feet dividing by 0.3048.

LEGEND

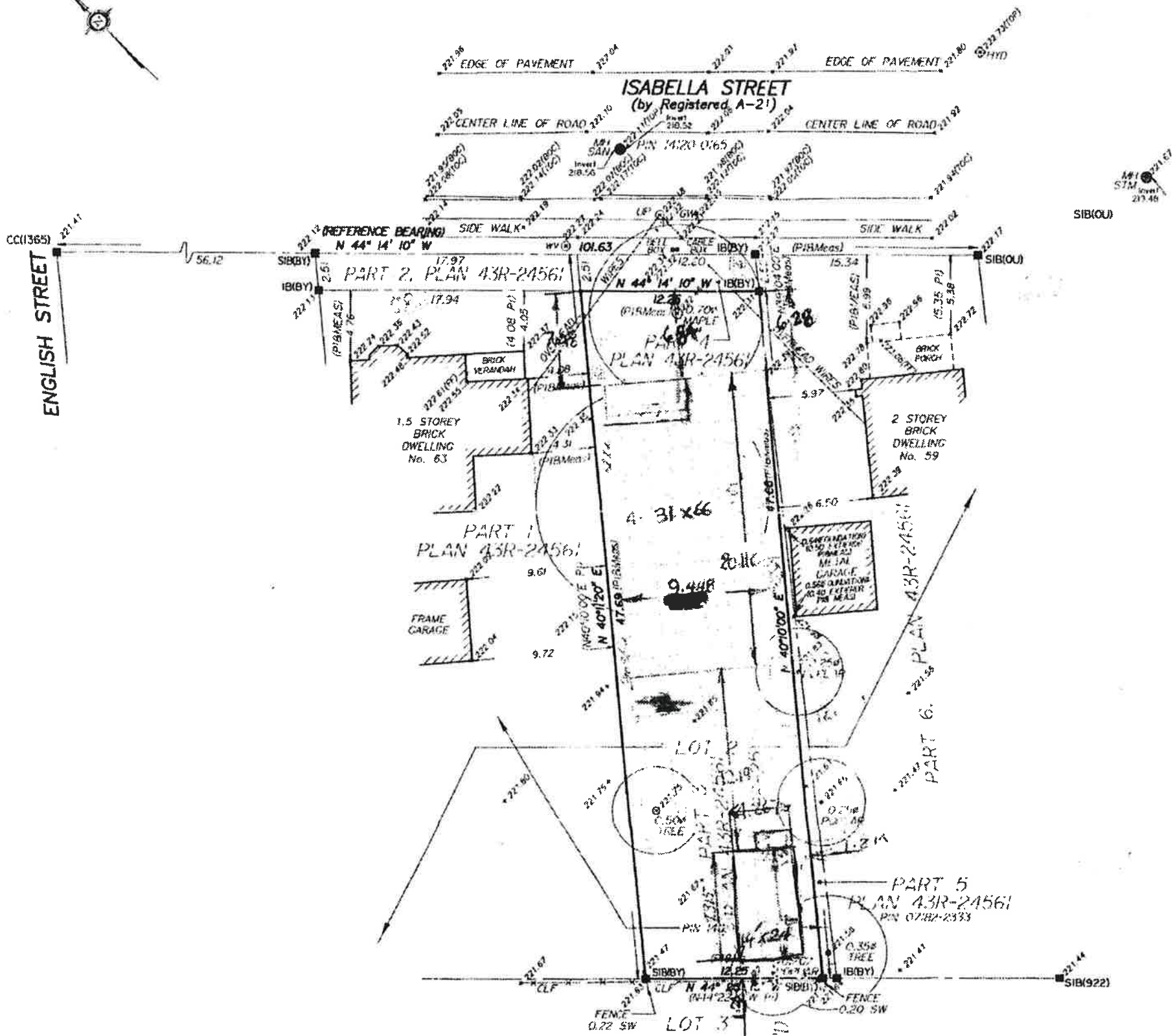
- Survey Monument Found
- Survey Monument Set
- SIB Standard Iron Bar
- IB Iron Bar
- OU Origin Unknown
- CC Cul Cross
- P1 Plan 43R-24561
- MH Maintenance Hole
- ∅ Diameter
- HYD Hydrant
- CLF Chain Link Fence
- FF Finished Floor Elevation
- WV Water Valve
- UP Utility Pole
- BY Bennett Young Limited, O.L.S.
- 322 Schoaffer & Reinthaler Ltd., O.L.S.
- 1365 B. J. Staswan Ltd., O.L.S.
- * Existing Elevation

BEARING NOTE

Bearings are Astronomic and are referred to the Southeastery limit of Isabella Street as shown at Plan 43R-24561 having a bearing of N44°14'10"W.

ELEVATION NOTE

Elevations are geodetic and are related to City of Brampton Benchmark No. 274 having an elevation of 221.32 m. above sea level.



Topographic Survey was completed on February 16, 2006.

TOPOGRAPHIC SURVEY OF
PART OF LOT 2
REGISTERED PLAN BR-25
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL
SCALE 1 : 250

David Hurwood Ltd., Ontario Land Surveyors 2006

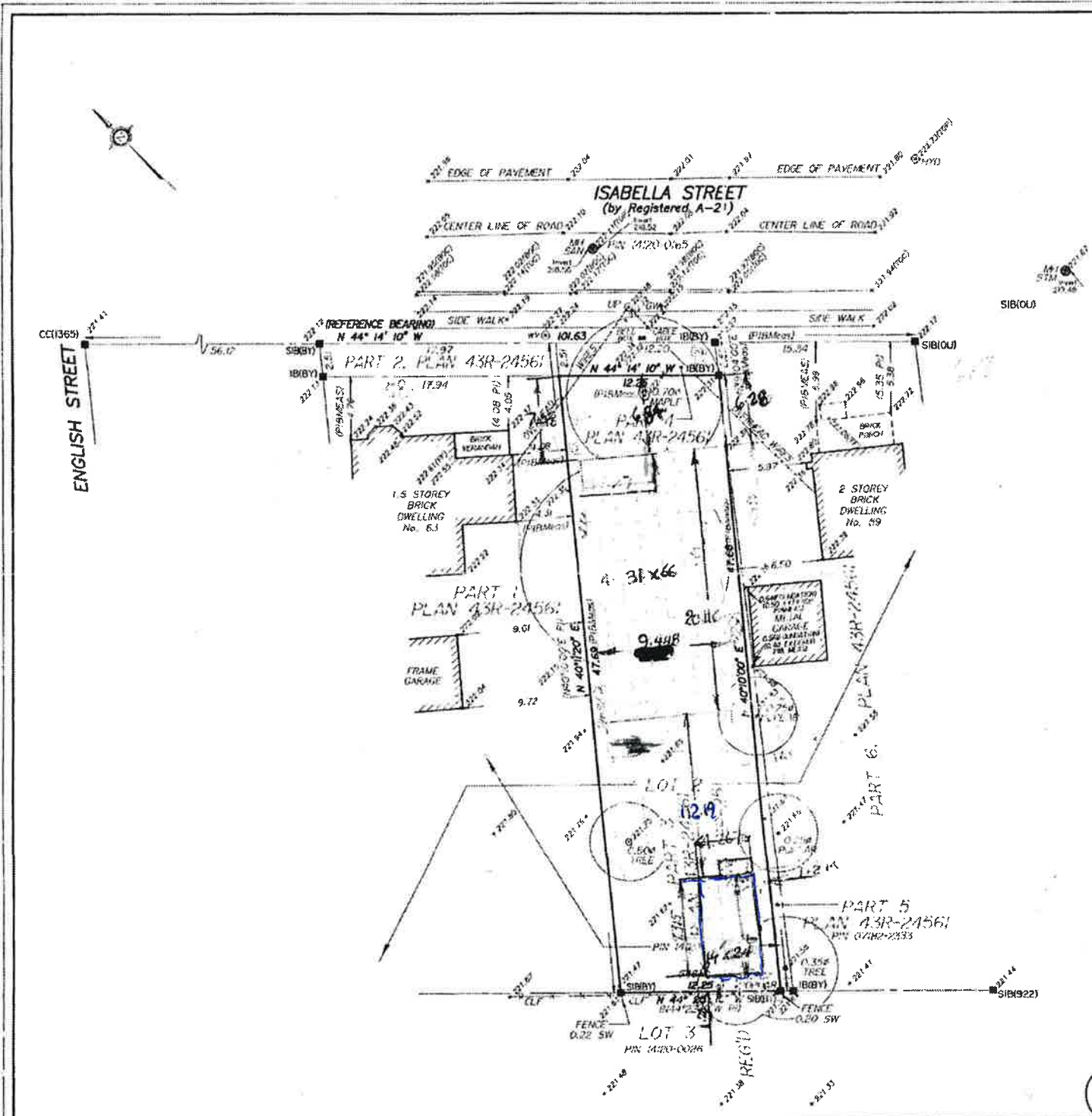
METRIC
Distances shown on this plan are in metres and can be converted
to feet dividing by 0.3048.

LEGEND

- Survey Monument Found
- Survey Monument Set
- SIB Standard Iron Bar
- RB Iron Bar
- OU Origin Unknown
- CC Cut Corner
- P1 Plan 43R-24561
- MH Maintenance Hole
- # Dairmeter
- HYD Hydrant
- CLF Chain Link Fence
- FF Finished Floor Elevation
- WV Water Valve
- UP Utility Pole
- BY Bennett Young Limited, O.L.S.
- 922 Schaeffer & Reinhalter Ltd., O.L.S.
- 1365 B. J. Stinson Ltd., O.L.S.
- Existing Elevation

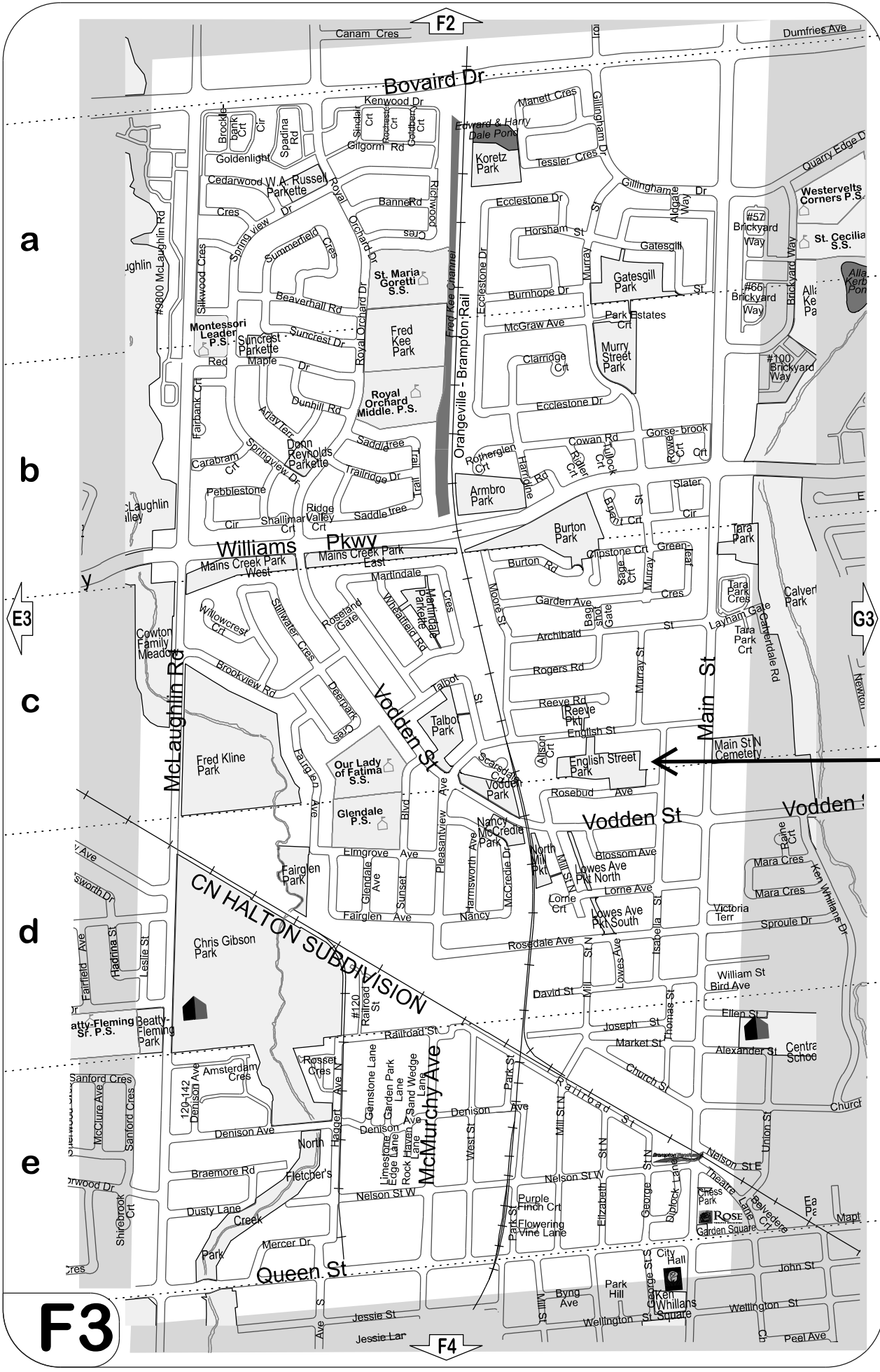
BEARING NOTE
Bearings are Astronomic and are referred to the Southeastery limit of
Isabella Street as shown of Plan 43R-24561 having a bearing of $N44^{\circ}14'10''W$.

ELEVATION NOTE
Elevations are geodetic and are related to City of Brampton Benchmark No. 271
having an elevation of 221.32 m. above sea level.



Topographic Survey was completed on February 16, 2006.

[Signature]
DAVID HURWOOD, O.L.S.
DATE: 22 March 2006
PROJECT NO. 8408 US00056801TOPO-SITE PLANS6801TOP01.AWG



a

b

c

d

e

F2

F4

F3

A-2023-0157