

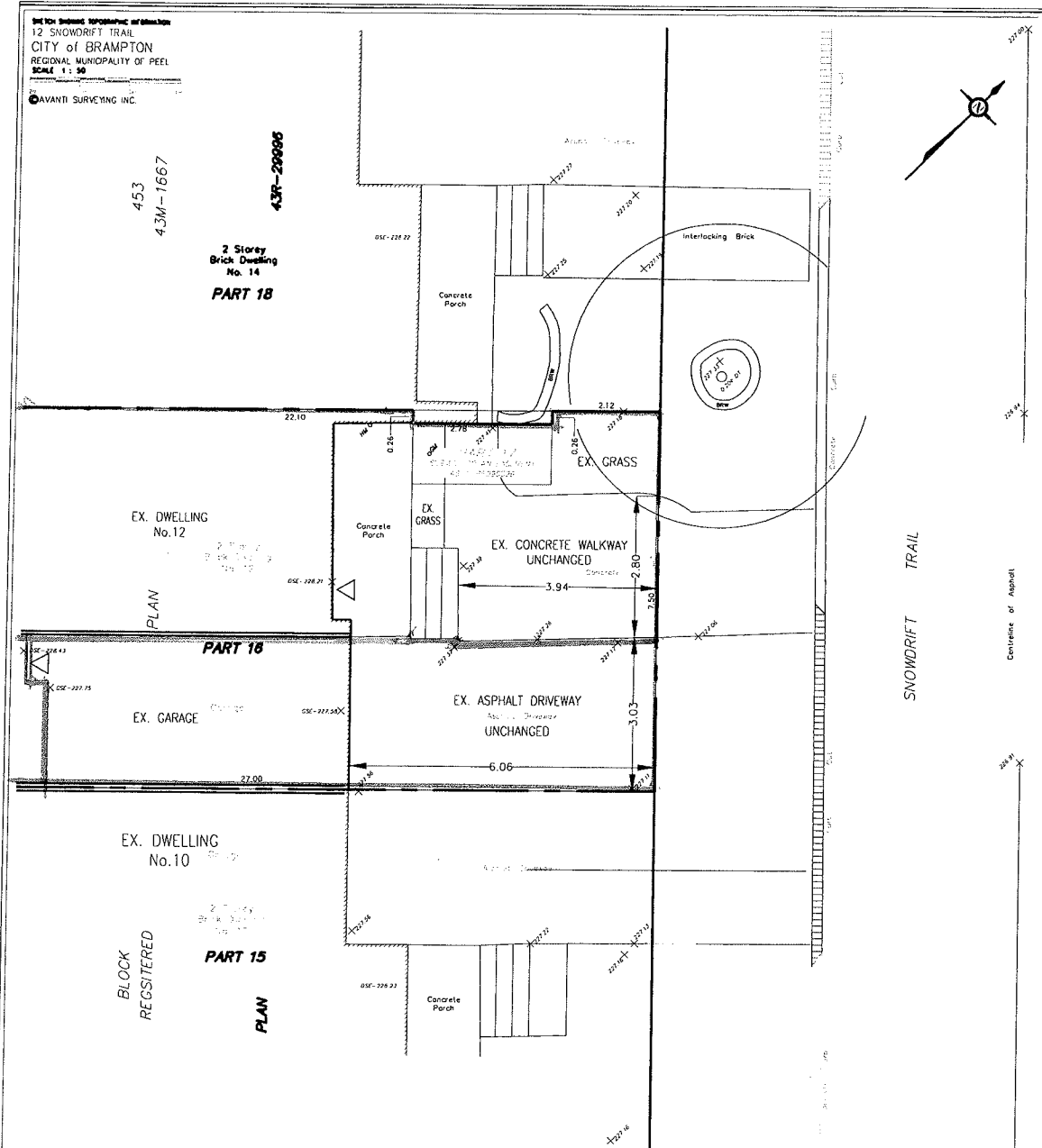


Committee of Adjustment

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

12 SNOWDRIFT TRAIL - ACCESSIBILITY IMPROVEMENTS

NEW LIFT AND LANDING IN EXISTING GARAGE



SITE STATS

ZONING	R3B-1264	EXISTING/UNCHANGED
MIN LOT AREA	190M ² /UNIT	EX. 201.8M ²
MIN LOT WIDTH	7.5M/UNIT	EX. 7.5M
MIN LOT DEPTH	26.0M	EX. 27.0M
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PARKING SPACES REQUIRED	2 PER UNIT
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NO CHANGES TO EXTERIOR
NO CHANGES TO DRIVEWAY
NO CHANGES TO FY WALKWAY
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FRONT YARD AREA	45.9M ²
LANDSCAPED OPEN SPACE	19.7M ²
INCLUDING EX. WALKWAY	13.2M ²
INCLUDING SOFT (GRASS) AREA	6.5M ²

THIS PLAN IS BASED ON SKETCH SHOWING TOPOGRAPHICAL DATA AND
INFO DERIVED FROM REG. PLAN 43R-29996 RECEIVED FROM AVANTI
SURVEYING INC. ON APRIL 5 2023

GENERAL NOTES:

1. DIMENSIONS NOT TO BE SCALED.
2. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH WORK.

ISSUES:

NO.	DESCRIPTION	DATE	BY
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4	ISSUED FOR COA	MAY 16 2023	AK	
3	ISSUED FOR BP	MAY 4 2023	AK	
2	ISSUED TO PLANNING RE MY	APR 19 2023	AK	
1	ISSUED FOR CLIENT REVIEW	APR 12 2023	AK	
NO.	DESCRIPTION	DATE	BY	

REVISIONS:

NORTH:



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY
FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS
THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE
TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS

QUALIFICATION INFORMATION
NAME: ANDREW KULESZA M.Arch. - BCIN 20914

SIGNATURE: _____

REGISTRATION INFORMATION

FIRM NAME: ELAN DESIGN STUDIO INC.-BCIN 34336



ELAN DESIGN STUDIO INC.
452 TENNYSON DRIVE
OAKVILLE ON L6L 3Z1
TEL: 905-582-4520
ANDREW@EDSI.CA

PROJECT TITLE:

12 SNOWDRIFT TRAIL
BRAMPTON ON

DRAWING TITLE:

SITE PLAN

SCALE:

1:100

DRAWN:

AK

DATE: _____

APRIL 4 2023

DATE _____

PROJECT NO.

PROJECT NO.:

23-05

DRAWING NO.:
SP

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 **July 11, 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, July 8, 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, July 8, 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, July 8, 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 **Thursday, July 8, 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.

May 15, 2023

Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Re: **Minor Variance Application**
Address: **12 Snowdrift Trail**
Proposed: **Accessibility improvements - new vertical lift with landing in existing garage**

Dear COA members,

This is an unusual application since no new structures and no architectural changes to existing dwelling are proposed. Instead we ask the Committee to permit one parking spot instead of two, as required by zoning bylaw.

We have been engaged by WSIB to propose barrier-free home access to a person in a wheelchair. We have received clear instructions to propose a vertical lift in the garage and landing/platform between the lift and the door to the interior (protected from elements). Installing the lift in the garage removes one parking spot.

Therefore we request that the Committee approve one parking spot in this situation.
As owner's agent I will be pleased to answer any questions you might have during the hearing.

Thank you,

Mirka Kulesza, M.A.
Elan Design Studio Inc.
T 905-582-4520
C 416-912-2286

Flower City



brampton.ca

FILE NUMBER: A-2023-0183

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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, 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)** RANJIT SINGH & INDERJIT KAUR
Address 12 SNOWDRIFT TRAIL, BRAMPTON, L6R 3K1

Phone # 647-501-7987 **Fax #** _____
Email SINGH15RANJIT@GMAIL.COM
2. **Name of Agent** MIRKA KULESZA - ELAN DESIGN STUDIO INC.
Address 452 TENNYSON DRIVE, OAKVILLE ON, L6L 3Z1

Phone # 416-912-2286 **Fax #** _____
Email MIRKA@EDSI.CA
3. **Nature and extent of relief applied for (variances requested):**
PLEASE PERMIT ONE PARKING SPACE INSTEAD OF TWO, AS REQUIRED

4. **Why is it not possible to comply with the provisions of the by-law?**
EXISTING CONDITIONS (SIZE OF TOWNHOUSE AND DRIVEWAY, LIMITED OPTIONS TO IMPROVE ACCESS
TO INSIDE DUE TO EX. ARCHITECTURAL FEATURES)
AS PER WSIB INSTRUCTIONS WE PROPOSE A VERTICAL LIFT WITH LANDING IN THE EXISTING GARAGE TO PROVIDE
BARRIER-FREE HOME ACCESS. THIS STRUCTURE COVERS HALF OF THE GARAGE AREA AND THEREFORE EXISTING
GARAGE CANNOT BE USED FOR VEHICLE PARKING

5. **Legal Description of the subject land:**
Lot Number PART OF BLOCK 453, REG. PLAN 43M-1667
Plan Number/Concession Number _____
Municipal Address 12 SNOWDRIFT TRAIL, BRAMPTON, L6R 3K1
6. **Dimension of subject land (in metric units)**
Frontage 7.5M
Depth 26.9M
Area 201.8 SQ.M
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:

TOWNHOUSE

2 STORIES, WIDTH 7.5M, LENGTH 14.5M

GROUND FA 107.3 SQM

GROSS FA 214.6 SQM

PROPOSED BUILDINGS/STRUCTURES on the subject land:

NO STRUCTURE PROPOSED, ONLY ACCESSIBILITY LIFT AND PLATFORM TO BE INSTALLED IN EXISTING GARAGE

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 6.06M

Rear yard setback 7.5M

Side yard setback 0.0

Side yard setback 0.0

PROPOSED

Front yard setback ALL UNCHANGED

Rear yard setback

Side yard setback

Side yard setback

10. Date of Acquisition of subject land: 2013
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: 2004
15. Length of time the existing uses of the subject property have been continued: 19 years

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

Municipal

☒

Well

☐

Other (specify)

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

Municipal

☒

Septic

☐

Other (specify)

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

Sewers

☒

Ditches

☐

Swales

☐

Other (specify)

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?
consulted with Planning and Zoning

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 _____ OF _____

THIS _____ DAY OF _____, 20____.

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, MIRKA KULEBA, OF THE TOWN OF DAKVILLE
IN THE REGION OF HALTON 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 BURLINGTON

IN THE REGION OF _____

HALTON THIS 18th DAY OF

MAY, 2023.

Michael De Fabrizio

A Commissioner etc.

Michael De Fabrizio
Barrister & Solicitor
Notary Public and Commissioner of Oaths
in and for the Province of Ontario.
My commission is of unlimited duration.
No legal advice given.

Signature of Applicant or Authorized Agent

Walk-In Notary
200-4145 North Service Road
Burlington, ON., L7L 6A3
905-336-6972
www.walkinnotary.com

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R3B-1264

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

AD
Zoning Officer

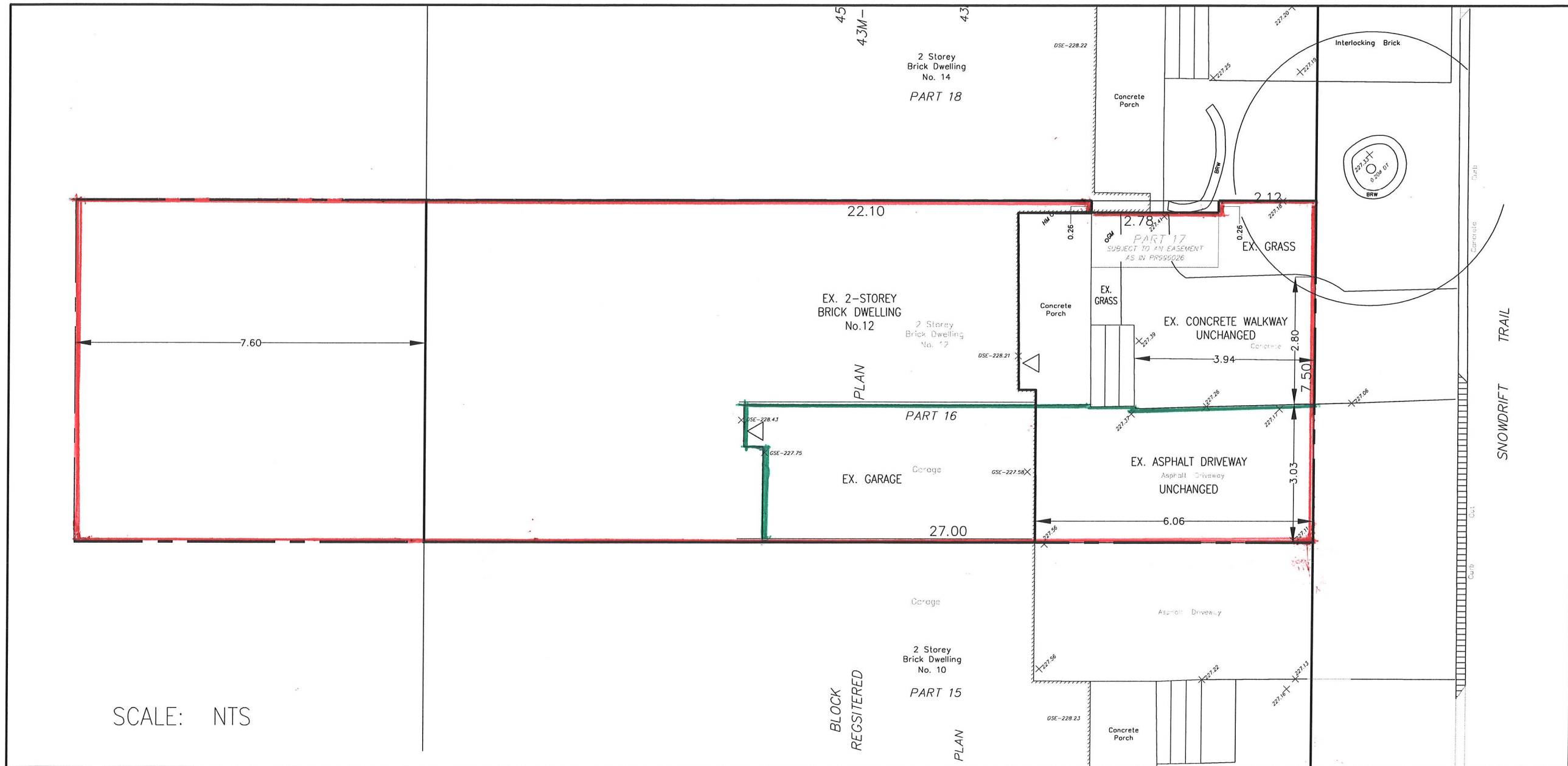
JUNE 19.23

Date

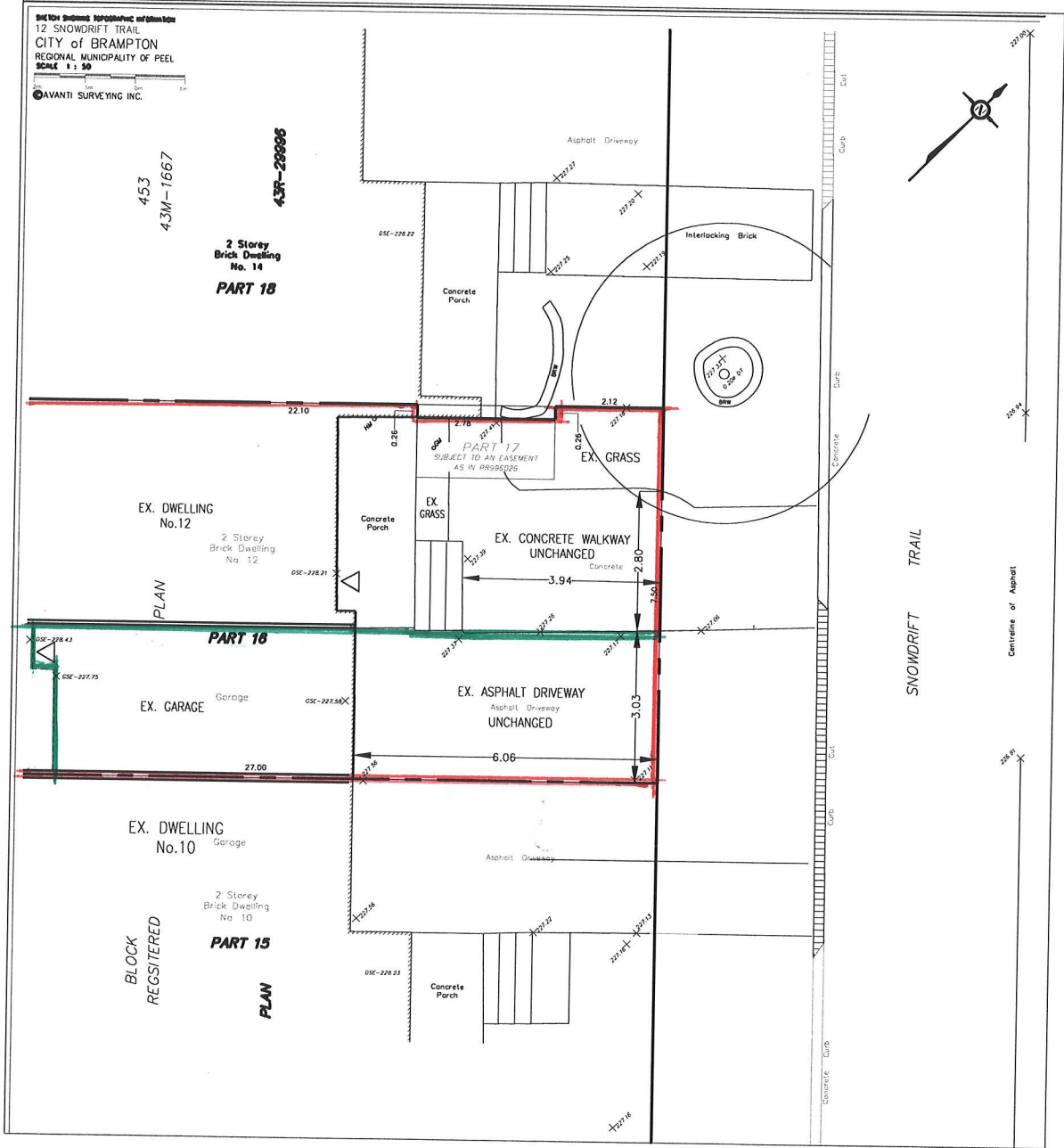
DATE RECEIVED _____

12 SNOWDRIFT TRAIL - ACCESSIBILITY IMPROVEMENTS

NEW LIFT AND LANDING IN EXISTING GARAGE - SITE PLAN



12 SNOWDRIFT TRAIL - ACCESSIBILITY IMPROVEMENTS
NEW LIFT AND LANDING IN EXISTING GARAGE



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- GENERAL NOTES:
1. DIMENSIONS NOT TO BE SCALED.
 2. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH WORK.

ISSUES:

NO.	DESCRIPTION	DATE	BY
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NO.	DESCRIPTION	DATE	BY
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3	ISSUED FOR BP	MAY 4 2023	AK
2	ISSUED TO PLANNING RE MV	APR 19 2023	AK
1	ISSUED FOR CLIENT REVIEW	APR 12 2023	AK

REVISIONS:	NORTH:

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS

QUALIFICATION INFORMATION
NAME: ANDREW KULESZA M.Arch. - BCIN 20914

SIGNATURE:

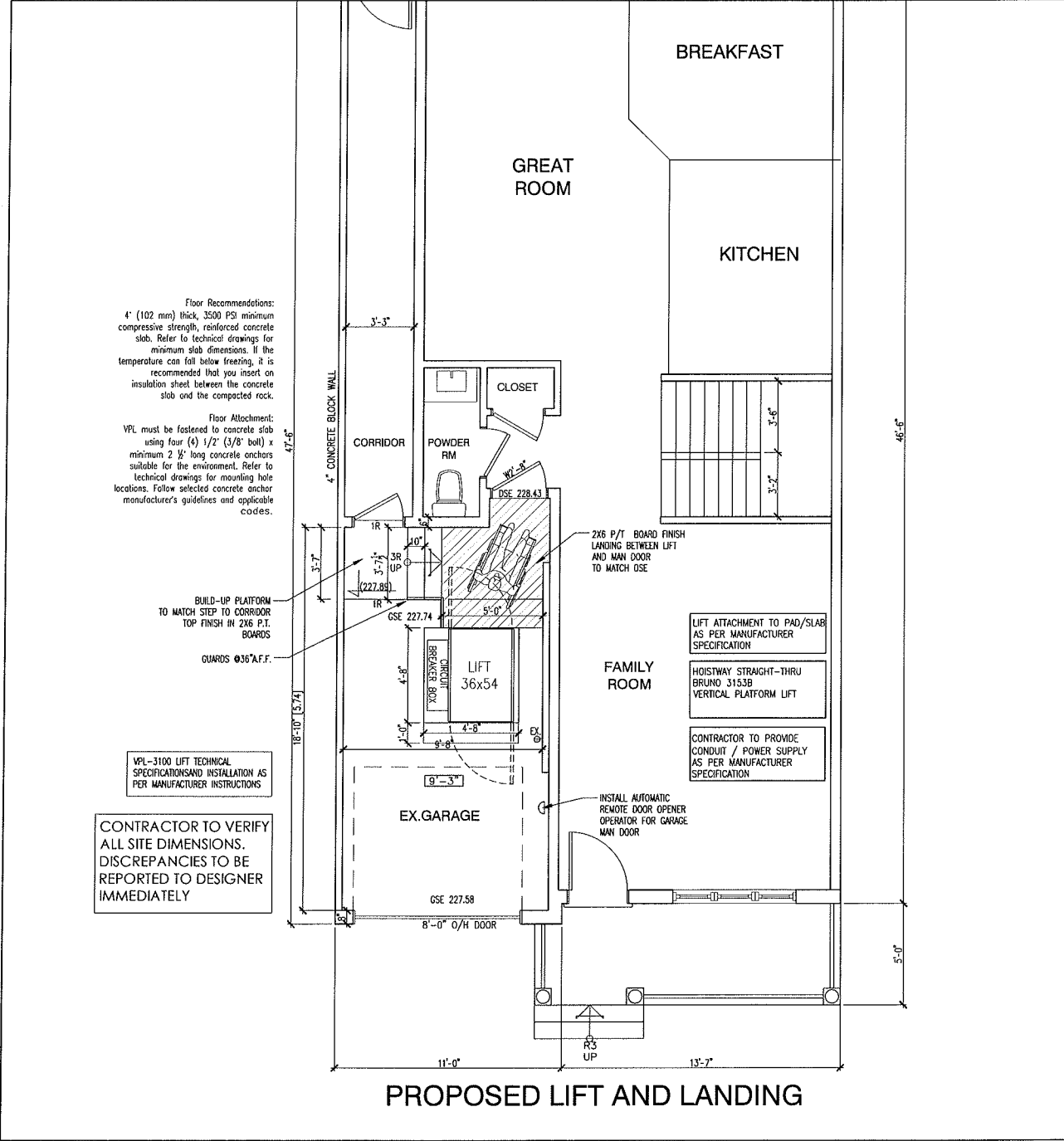
REGISTRATION INFORMATION
FIRM NAME: ELAN DESIGN STUDIO INC.-BCIN 34336

 ELAN DESIGN STUDIO INC.
452 TERRYSON DRIVE
OAKVILLE ON L6L 3Z1
TEL: 905-582-4520
ANDREW@EDSI.CA

PROJECT TITLE:
12 SNOWDRIFT TRAIL
BRAMPTON ON

DRAWING TITLE:
SITE PLAN

SCALE:	PROJECT NO.:
1:100	23-05
DRAWN:	DRAWING NO.:
AK	SP
DATE:	
APRIL 4 2023	
DATE PLOTTED:	



GENERAL NOTES:

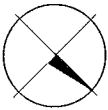
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ISSUES:

NO.	DESCRIPTION	DATE	BY
3.	ISSUED FOR BP	MAY 05 2023	AK
2.	ISSUED TO CLIENT- 2 OPTIONS	APRIL 19 2023	AK
1.	PRELIMINARY & AS-BUILTS TO CLIENT	APRIL 17 2023	AK
NO.	DESCRIPTION	DATE	BY

REVISIONS:

NORTH:



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QUALIFICATION INFORMATION
NAME: ANDREW KULESZA MARCH. - BCIN/NICB 20914

SIGNATURE: *Andrew Kulesza*

REGISTRATION INFORMATION
FIRM NAME: ELAN DESIGN STUDIO INC. - BCIN 34336



ELAN DESIGN STUDIO INC.
452 TENNYSON DRIVE
OAKVILLE ON L6L 3Z1
TEL: 905-582-4520
ANDREW@EDSI.CA

PROJECT TITLE:

NEW LIFT/LANDING IN EX. GARAGE
12 SNOWDRIFT TRAIL

DRAWING TITLE:

FLOOR PLAN

SCALE:
3/8"=1'-0"

DRAWN:
AK

DATE:
MAR 20 2023

DATE PLOTTED:
-

PROJECT NO.:

23-05

DRAWING NO.:

A3

A-2023-0183

