

Application for Minor VarianceSection 45 of the *Planning Act*, R.S.O. 1990 c.P.13

Application Number: A-2023-0272
Property Address: 34 HERKLEY DRIVE
Legal Description: LOT 515, PLAN 911
Agent: ARPANA SAINI
Owner(s): STACYANN BROOKS,
Other applications: nil
under the *Planning Act*
Meeting Date and Time: Tuesday, October 3, 2023 at 9:00 am
Meeting Location: Hybrid in-person and virtual meeting – Council Chambers,
4th Floor Brampton City Hall, 2 Wellington Street West

Purpose of the Application:

1. TO PERMIT A REAR YARD SETBACK OF 5.52 METRES TO PROPOSED ADDITION, WHEREAS THE BYLAW REQUIRES A MINIMUM REAR YARD SETBACK OF 7.62 METRES.
2. TO PERMIT A COVERAGE OF 34.64 PERCENT, WHEREAS THE BYLAW PERMITS A MAXIMUM COVERAGE OF 30 PERCENT.

Participate in the Meeting:

- Send an email with your written comments to coa@brampton.ca. Written submissions must include your name and mailing address, the application number or property address you are commenting on, and must be received no later than **12:00 pm on Friday, September 29, 2023**
- Participate in person by attending the meeting on the date and time noted above. You are encouraged to register for in person attendance by emailing coa@brampton.ca and indicating if you plan to address Committee.
- Participate virtually (computer, tablet or smartphone). To participate virtually via WebEx, you must register in advance, no later than **12:00 pm on Friday, September 29, 2023**, by emailing coa@brampton.ca, and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

Note: Information provided in your correspondence, virtual or in-person delegation will become part of the public meeting record and will be posted on the City's website. If you do not participate in the public meeting, Committee may make a decision in your absence and you will not be entitled to any further notice in the proceedings.

Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

Appeal Process: If you wish to be notified of the decision of Committee, you must submit a written request to coa@brampton.ca. This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, municipality, certain public bodies and the Minister can appeal a decision to the OLT. If a decision is appealed, you may request participant status by contacting olt.clo@ontario.ca.

Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. 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.

Dated this 21st day of September 2023

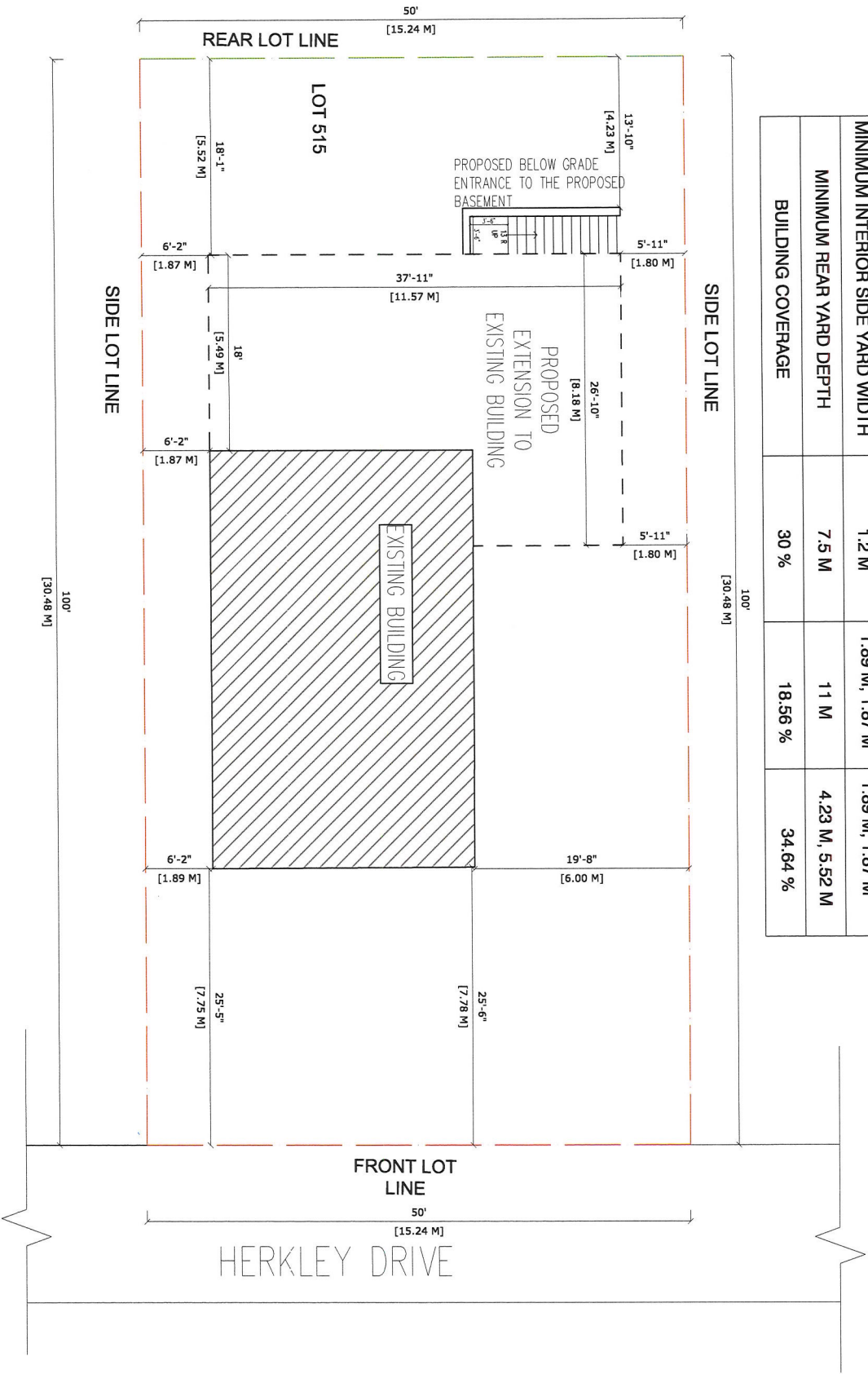
Secretary Treasurer
Committee of Adjustment, City Clerk's Office
2 Wellington Street West, Brampton, L6Y 4R2
P: 905.874.2117
E: coa@brampton.ca

GENERAL NOTES:

- REQUIRED FOR BUILDING PERMIT:**
- ALL DIMENSIONS ON THE DRAWINGS SHALL BE IN METERS AND MILLIMETERS.
 - ALL DIMENSIONS ON THE WORK SITE AND REPORT THEREON SHALL BE BY THE CONSULTANT BEFORE RECORDING.
 - ALL DIMENSIONS AND SPECIFICATIONS ARE THE RESPONSIBILITY OF THE CLIENT AND MUST BE RETURNED AT THE COMPLETION OF WORK.
 - THE DRAWINGS SHALL BE USED FOR CONSTRUCTION PURPOSES ONLY.
 - DIMENSIONS SHOWN BY THE CONSULTANT SHALL BE SCALED.
 - DRAWINGS ARE NOT TO BE SCALED.

	REQUIRED	EXISTING	PROPOSED
MINIMUM FRONT YARD DEPTH	6 M	7.75 M, 7.78 M	7.75 M, 7.78 M
MINIMUM INTERIOR SIDE YARD WIDTH	1.2 M	6.00 M	1.80 M, 6.00 M
MINIMUM INTERIOR SIDE YARD WIDTH	1.2 M	1.89 M, 1.87 M	1.89 M, 1.87 M
MINIMUM REAR YARD DEPTH	7.5 M	11 M	4.23 M, 5.52 M
BUILDING COVERAGE	30 %	18.56 %	34.64 %

LOT AREA=464.51 SQ M
EXISTING BUILDING AREA= 86.23 SQ M
PROPOSED BUILDING AREA=52.95 SQ M
TOTAL BUILDING AREA=139.18 SQ M



PROJECT TYPE:

DETACHED HOUSE

PROJECT NAME

34 HERKLEY
DR. BRAMPTON,
ON L6V 2E8

DATE

DESCRIPTION

SCALE

PROJECT NUMBER:

DRAWN BY: JADEL KAMR

CHECKED BY:

SEAL

SHEET NAME

SITE PLAN

SHEET NUMBER

A1.1

CITY CLERK'S OFFICE

A-2023-0272

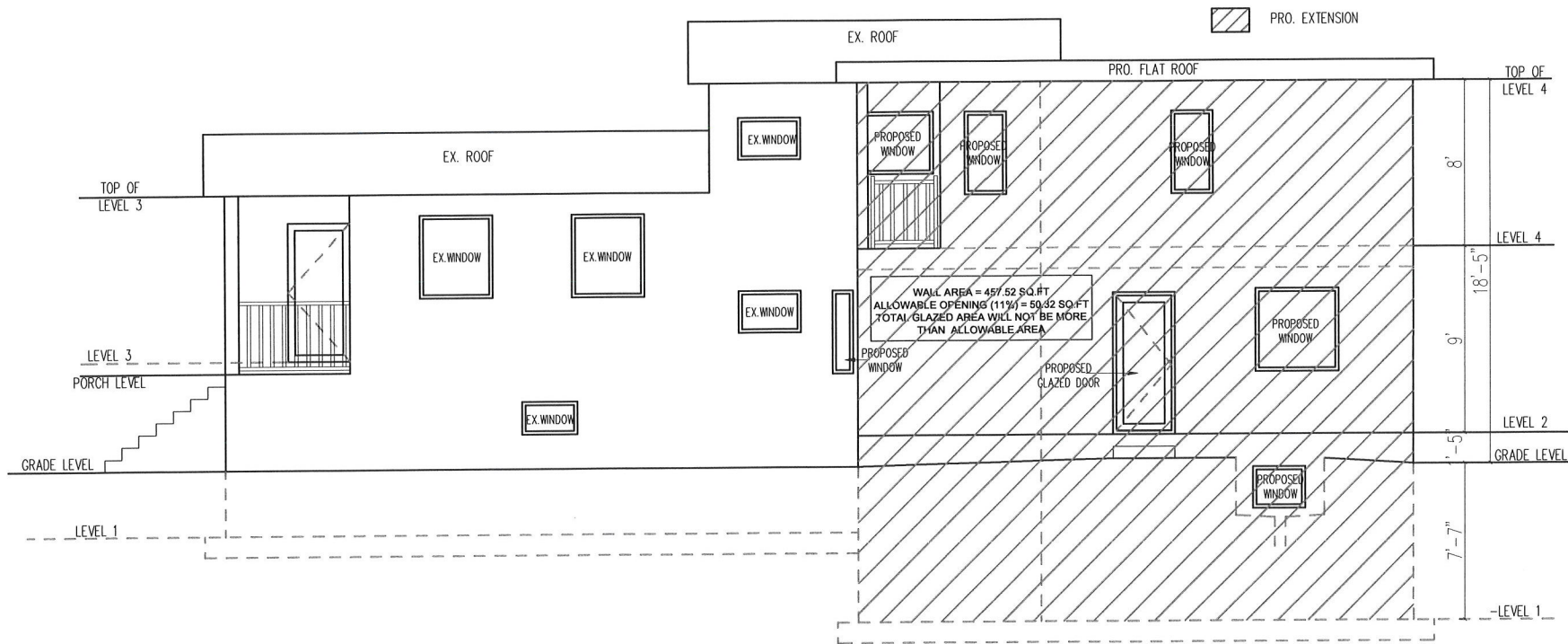
AECS

AMBER ENGINEERING AND CONSULTANCY
BUSINESS INC.
8 COLES COURT, ACTON, ON, L7J 2L8
905.865.4329
permits@amber.ca

GENERAL NOTES:

RELEASED FOR BUILDING PERMIT

- CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING
- ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK
- THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE CONSULTANT
- DRAWINGS ARE NOT TO BE SCALED



PROJECT TYPE:
DETACHED HOUSE

PROJECT NAME

34 HERKLEY DR,
BRAMPTON, ON
L6V 2E8

DATE DESCRIPTION

SCALE: 1/4" = 1'-0"

PROJECT NUMBER: 2023-1037

DRAWN BY: DONTY MARIYA

CHECKED BY:

SEAL

SHEET NAME
SIDE ELEVATION 1

SHEET NUMBER

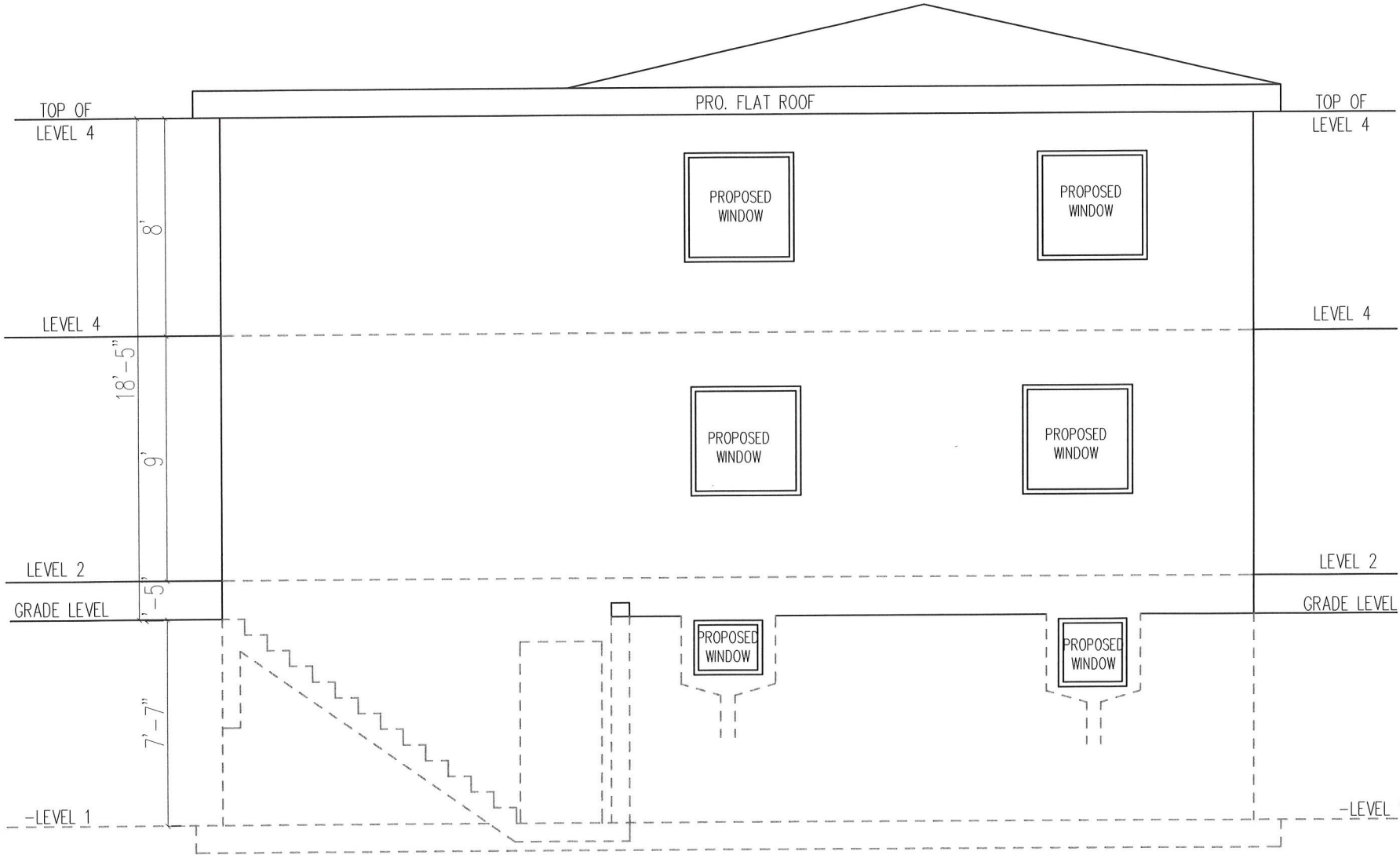
A1.1

RECEIVED

SEP 19 2023

CITY CLERK'S OFFICE

A-2023-0272



AECS

AMBE ENGINEERING AND CONSULTANCY
SERVICES INC.
6 COLES COURT, ACTON, ON, L7J 2E8
905.865.4329
permits@ambe.ca

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PROJECT TYPE:
DETACHED HOUSE

PROJECT NAME

34 HERKLEY DR,
BRAMPTON, ON
L6V 2E8

DATE	DESCRIPTION

SCALE: 3/16"=1'-0"
PROJECT NUMBER: 2023-1037
DRAWN BY: DONY MARIYA
CHECKED BY:

SEAL

SHEET NAME
REAR SIDE ELEVATION

SHEET NUMBER

A1.2

RECEIVED

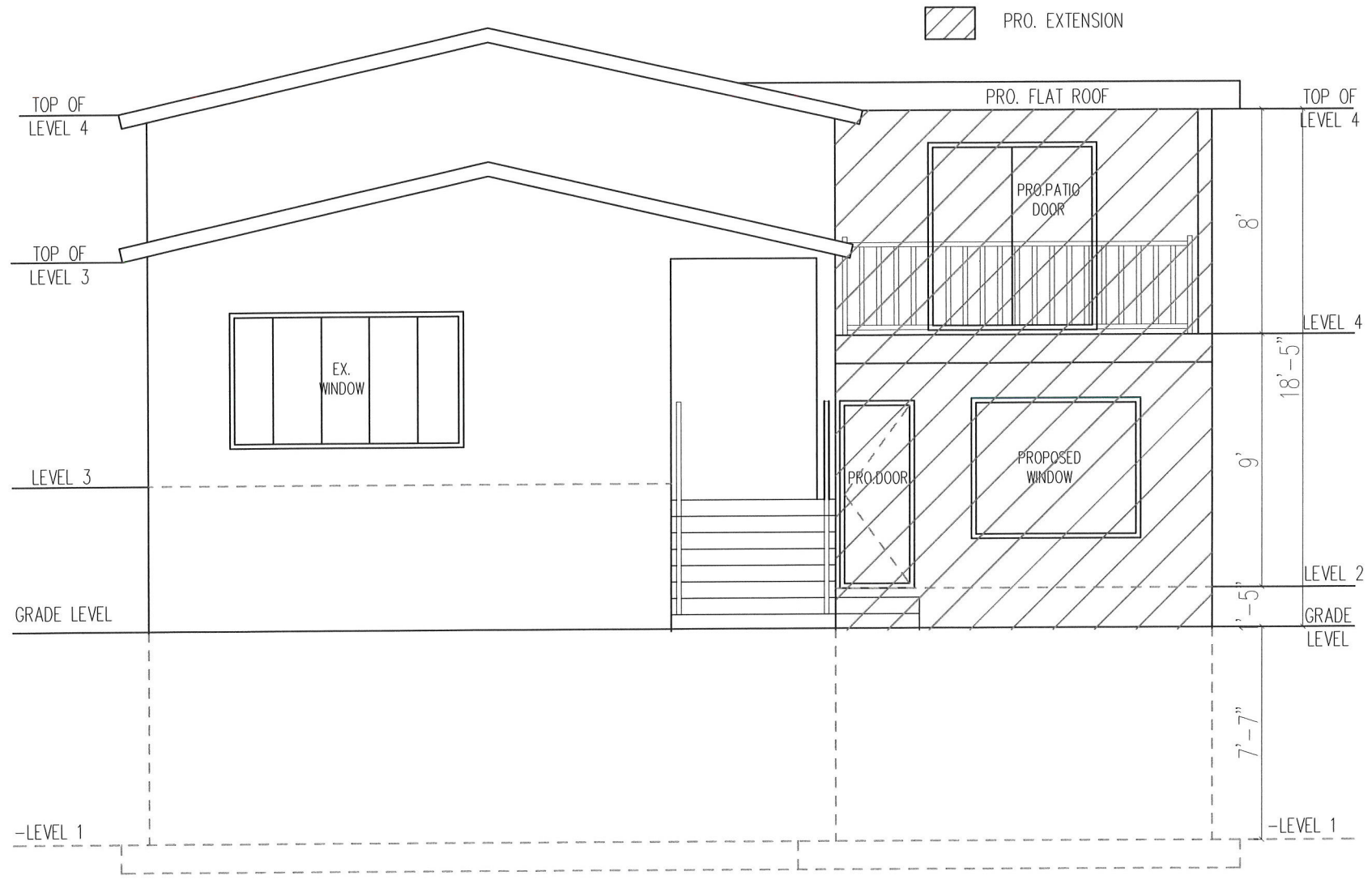
SEP 19 2023

CITY CLERK'S OFFICE

A-2023-0272

AECS
AMREE ENGINEERING AND CONSULTANCY
SERVICES INC.
8 COLES COURT, ACTON, ON, L7J 2E8
905.965.4329
permits@aecs.ca

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PROJECT TYPE:
DETACHED HOUSE

PROJECT NAME
34 HERKLEY DR,
BRAMPTON, ON
L6V 2E8

DATE	DESCRIPTION

SCALE: 1/8"=1'-0"
PROJECT NUMBER: 2023-1037
DRAWN BY: DONT MARIYA
CHECKED BY:
SEAL

SHEET NAME
FRONT SIDE ELEVATION

SHEET NUMBER
A1.3

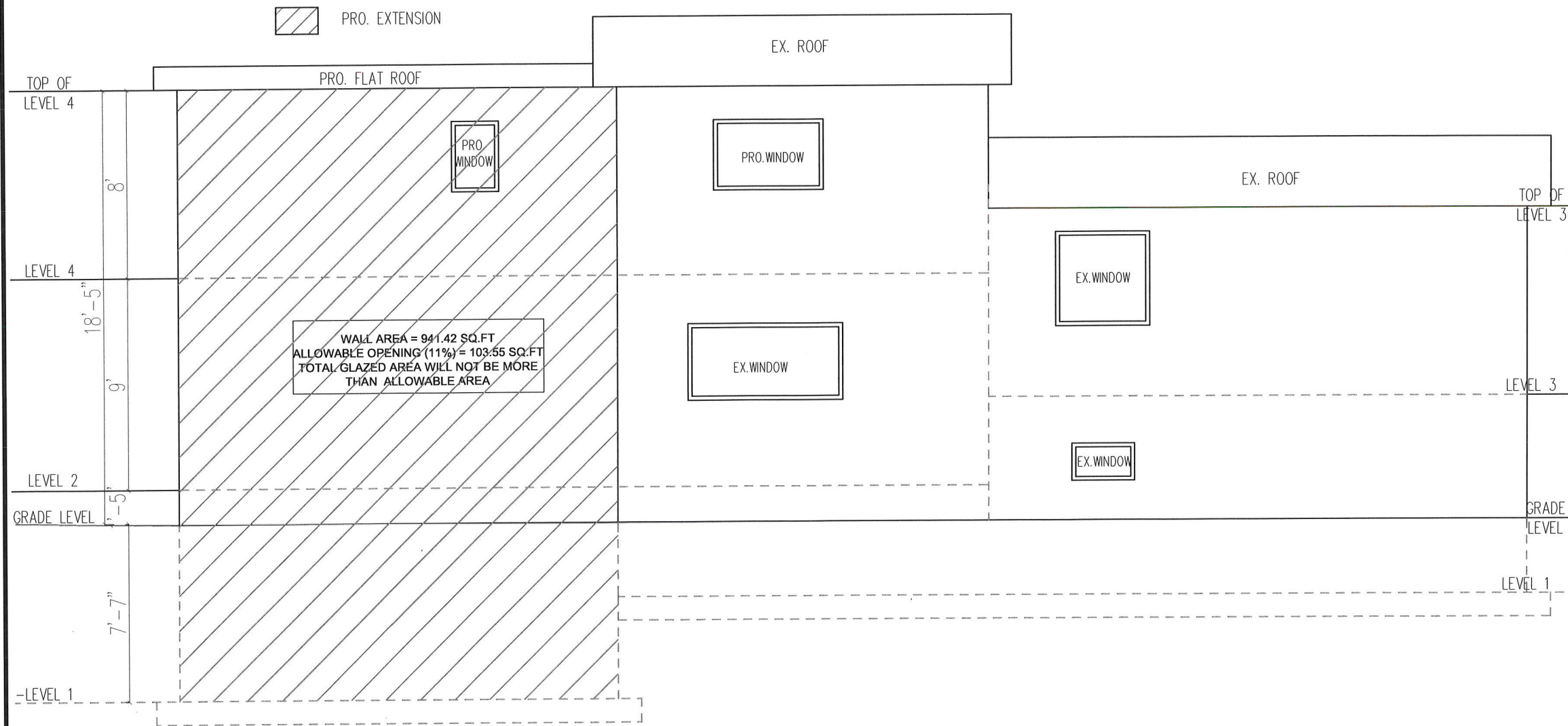
RECEIVED

SEP 19 2023

CITY CLERK'S OFFICE

AMBER ENGINEERING AND CONSULTANCY
SERVICES INC.
6 COLES COURT, ACTON, ON, L7J 2L8
905.965.4329
permits@ambes.ca

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PROJECT TYPE:
DETACHED HOUSE

PROJECT NAME
34 HERKLEY DR,
BRAMPTON, ON
L6V 2E8

DATE	DESCRIPTION

SCALE: 1/4"=1'-0"
PROJECT NUMBER: 2023-1037
DRAWN BY: DONY MARIYA
CHECKED BY:
SEAL

SHEET NAME
SIDE ELEVATION 2

SHEET NUMBER
A1.4

RECEIVED

SEP 19 2023

CITY CLERK'S OFFICE

FILE NUMBER:

A-2023-0272

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) STACEYANN BROOKS

Address 34 HERKLEY DRIVE, BRAMPTON, ON, L6V 2E8

Phone # (647) 227-2662 Fax #

Email staceyabrooks@hotmail.ca

2. Name of Agent ARPANA SAINI

Address 6 COLES COURT , ACTON, ON, L7J 2L8

Phone # (647) 545-9091 Fax #

Email PERMITS.AECS@GMAIL.COM

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

The house extension to existing building.

1. To permit the extension in the rear yard and a below grade entrance to the proposed extension with a setback of 4.23 m, whereas the minimum setback is 7.5 m as per the by laws.

2. To permit the coverage 34.64 % on the lot whereas the minimum coverage is 30%..

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

☒ The rear setback provided, which is 5.52 meters with the extension, falls short of the zoning requirement of 7.5 meters.

☒ The lot coverage proposed, which is 34.64%, exceeds the permissible limit set by zoning regulations, which is 30%.

5. Legal Description of the subject land:

Lot Number 515

Plan Number/Concession Number PLAN 911

Municipal Address 34 HERKLEY DRIVE, BRAMPTON, ON, L6V 2E8

6. Dimension of subject land (in metric units)

Frontage 15.24 m

Depth 30.48 m

Area 464.51 sq m

7. Access to the subject land is by:

Provincial Highway ☐

Municipal Road Maintained All Year ☒

Private Right-of-Way ☐

Seasonal Road ☐

Other Public Road ☐

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:

GROSS FLOOR AREA= 111.97 SQ M

NUMBER OF STOREYS= 3

PROPOSED BUILDINGS/STRUCTURES on the subject land:

GROSS FLOOR AREA= 130.93 SQ M

NUMBER OF STOREYS= 2

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 7.75 m , 7.78 m

Rear yard setback 11 m

Side yard setback 6 m

Side yard setback 1.87 m, 1.89 m

PROPOSED

Front yard setback 7.75 m. 7.78 m

Rear yard setback 4.23 m, 5.52 m

Side yard setback 1.80 m. 6.00 m

Side yard setback 1.87 m, 1.89 m

10. Date of Acquisition of subject land: 2018-06-08
11. Existing uses of subject property: DETACHED SINGLE DWELLING UNIT
12. Proposed uses of subject property: DETACHED SINGLE DWELLING UNIT
13. Existing uses of abutting properties: RESIDENTIAL
14. Date of construction of all buildings & structures on subject land: 1973
15. Length of time the existing uses of the subject property have been continued: 31-50 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 _____



Arpana saini
Signature of Applicant(s) or Authorized Agent

DATED AT THE 17 OF AUGUST 2023

THIS 17 DAY OF AUGUST, 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, Staceyann Brooks, 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
August, 2023.


A Commissioner etc.



Arpana saini

Signature of Applicant or Authorized Agent
PETER FAY, City Clerk
The Corporation of The City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R4
A Commissioner, etc., ...
in the Regional Municipality of Peel

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

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

Zoning Officer

Date

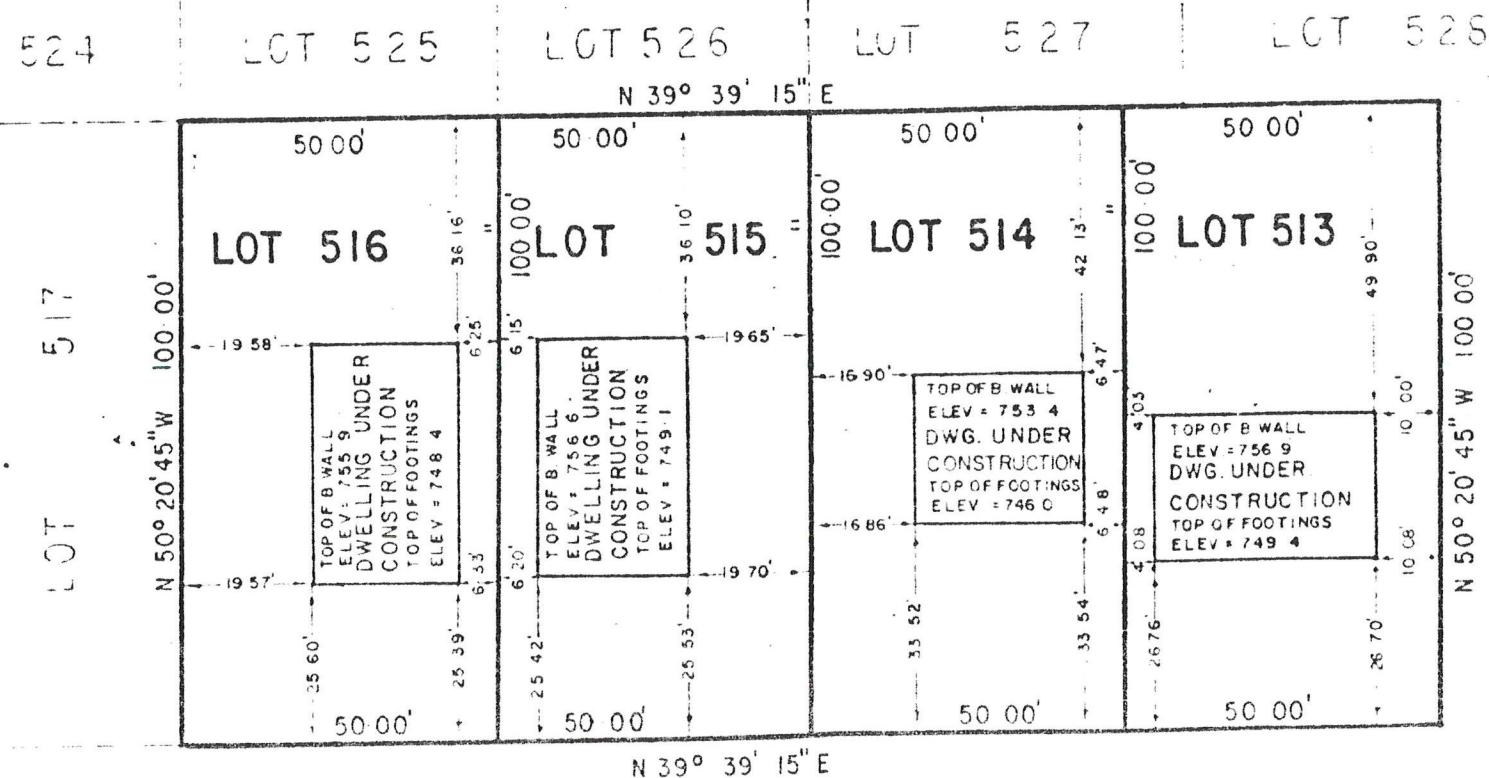
DATE RECEIVED Aug. 30, 2023.

DOCUMENTS RELEASED PURSUANT TO A REQUEST
UNDER THE
MUNICIPAL FREEDOM OF INFORMATION AND
PROTECTION OF PRIVACY ACT R.S.O. 1990c. M56

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USE AND REPRODUCTION OF THESE DOCUMENTS

PLAN OF SURVEY OF LOTS 513, 514, 515 AND 516, REG'D PLAN 911 TOWN OF BRAMPTON COUNTY OF PEEL

SCALE 1" = 30'



HERKLEY

DRIVE

150.45
Jan. 18 150.20
1972
ATE

150.43
A. Kikar 150.98
ANTON KIKAS
150.98

SCHAEFFER & REINTHALER LTD
ONTARIO LAND SURVEYORS
465 WILSON AVE. DOWNSVIEW, ONTARIO