

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

Application Number: A-2023-0283
Property Address: 51 MOORCROFT PLACE
Legal Description: LOT 75, PLAN 43M-2092, WARD 8
Agent:
Owner(s): KASHIF PANNU, SAIMA PANNU
Other applications: nil
under the *Planning Act*

Meeting Date and Time: Tuesday, OCTOBER 24, 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 PROPOSED DECK TO ENCROACH 3.07 METRE INTO THE REAR YARD SETBACK, RESULTING IN A SETBACK OF 2.7 METRE FROM THE DECK TO THE REAR LOT LINE, WHEREAS THE BYLAW PERMITS A DECK/BALCONY TO ENCROACH A MAXIMUM 2.0 METRE INTO THE REAR YARD SETBACK, RESULTING IN A REQUIRED SETBACK OF 4.0 METRE FROM THE DECK TO THE REAR LOT LINE.

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 **4:00 pm on Thursday, October 19, 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 **4:00 pm on Thursday, October 19, 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.

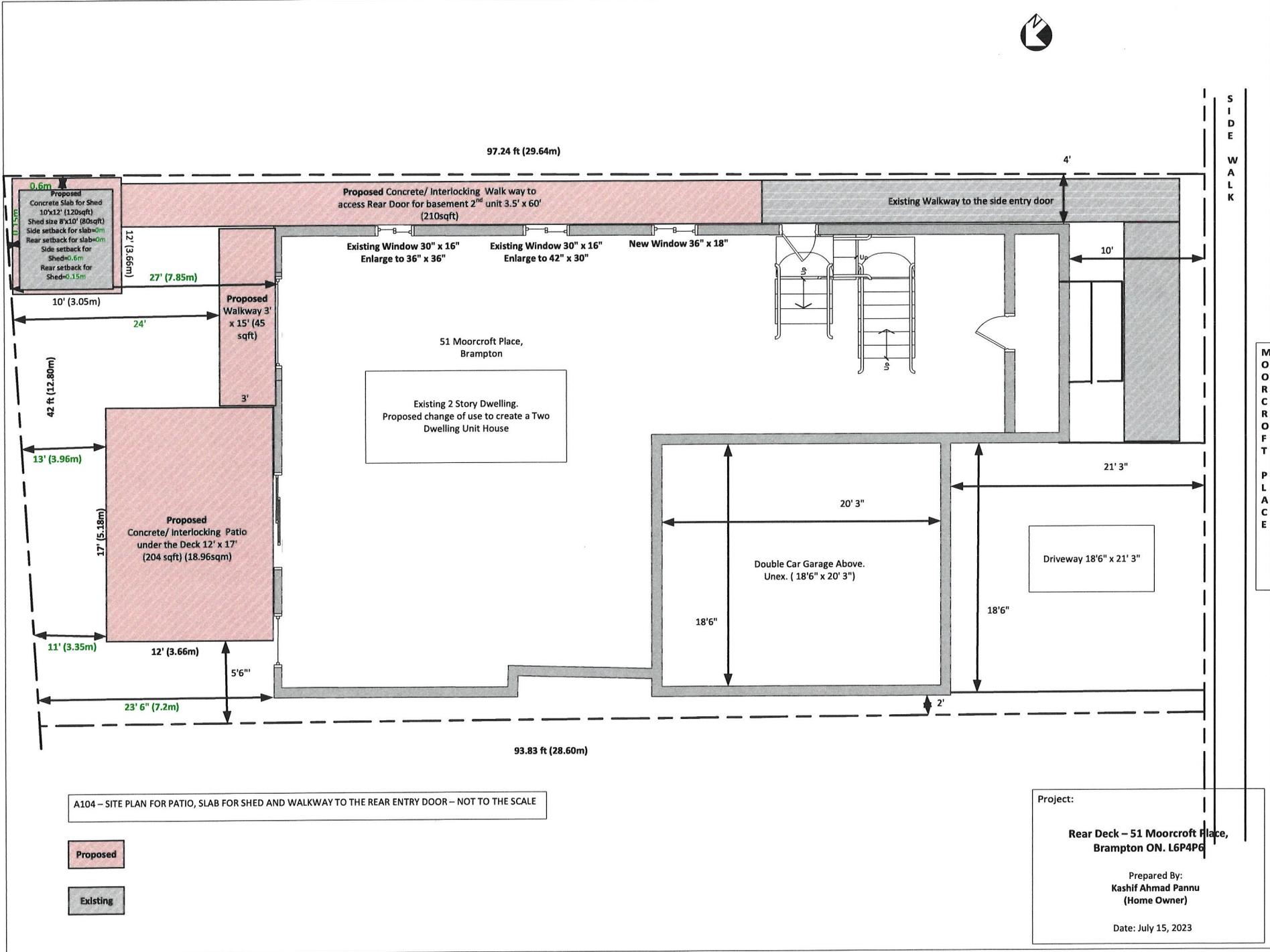
Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

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 13th day of October 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



A104 – SITE PLAN FOR PATIO, SLAB FOR SHED AND WALKWAY TO THE REAR ENTRY DOOR – NOT TO THE SCALE

Proposed

Existing

Project:
**Rear Deck – 51 Moorcroft Place,
 Brampton ON. L6P4P6**

Prepared By:
**Kashif Ahmad Pannu
 (Home Owner)**

Date: July 15, 2023

SIDE WALK

MOORCROFT PLACE



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

FILE NUMBER: A-2023-0283

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)** Kashif Pannu & Saima Pannu
Address 51 Moorcroft P. Brampton ON. L6Y4P6

Phone # 647-640-9020 **Fax #** _____
Email kashif.pannu@gmail.com

2. **Name of Agent** _____
Address _____

Phone # _____ **Fax #** _____
Email _____

3. **Nature and extent of relief applied for (variances requested):**
to allow minimum setback for a deck to be 2.7m from the rear property line

4. **Why is it not possible to comply with the provisions of the by-law?**
With smaller lot sizes and larger homes there is not enough space in the backyards to comply with existing setback limits. In the case of this property there are no homes at the back therefore this relaxation will not impact any neighbors at the rear. Reduced setback has been approved by TRCA for the lot.

5. **Legal Description of the subject land:**
Lot Number 75
Plan Number/Concession Number 43R-39938
Municipal Address 51 Moorcroft P. Brampton ON. L6Y4P6

6. **Dimension of subject land (in metric units)**
Frontage 12.80
Depth 28.60 (29.64 on the south side)
Area 372.50

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.)

2 story home with walkout basement condition
 Ground floor area is 137.3 sqm, Second Floor area is 172.7, Total area is 308.9 (as per builder drawings)

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Deck 4.27m x 5.18m (22.12 sqm)
 Patio (under the deck) 3.66m x 5.18m (18.96 sqm)
 Concrete slab for garden shed 3.05m x 3.66m (11.16 sqm)

- 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	3.05	_____
Rear yard setback	7.2	_____
Side yard setback	1.24	_____
Side yard setback	0.66	_____

PROPOSED

Front yard setback	no change	_____
Rear yard setback	2.7 m	_____
Side yard setback	no change	_____
Side yard setback	no change	_____

- 10. Date of Acquisition of subject land: March 10, 2022

- 11. Existing uses of subject property: Single Family Home

- 12. Proposed uses of subject property: No Change

- 13. Existing uses of abutting properties: Single Family Homes

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

- 15. Length of time the existing uses of the subject property have been continued: Since Possession

- 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 _____

kashipannu saimapannu
Signature of Applicant(s) or Authorized Agent

DATED AT THE city OF Brampton

THIS 29 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, KASHIP PANNU, 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 12 DAY OF
September, 2023.

[Signature]
A Commissioner etc.

Laurie Dianne Robinson al
 a Commissioner, etc.,
 Province of Ontario,
 for the Corporation of the
 City of Brampton.
 Expires April 22, 2024.

[Signature]
Signature of Applicant or Authorized Agent

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.	
<u>[Signature]</u> Zoning Officer	_____ Date

DATE RECEIVED Clara
 Date Application Deemed Complete by the Municipality Sept 12/23

PERMISSION TO ENTER

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 51 Moorcroft P. Brampton ON. L6Y4P6

I/We, Kashif & Saima Pannu
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject land, hereby authorize the Members of the City of Brampton Committee of Adjustment and City of Brampton staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to the attached application for Minor Variance and/or consent.

Dated this 29 day of August, 20²³.

kashifpannu *saimapannu*
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(where the owner is a firm or corporation, please print or type the full name of the person signing.)

NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

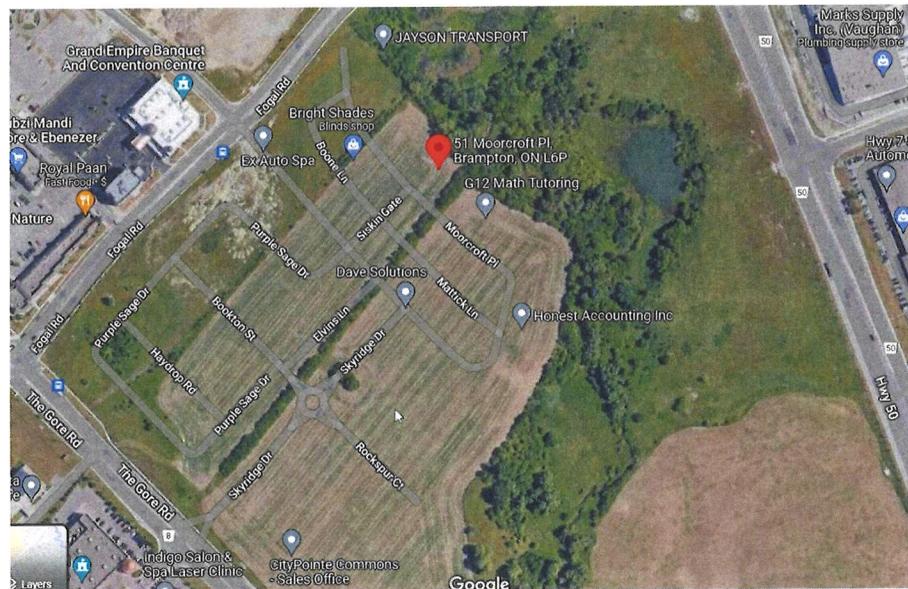
NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION

Deck Drawings

51 Moorcroft Pl, Brampton, Ontario

Drawing List:

- A101 LOT SURVEY
- A102 PROJECT OVERVIEW AND NOTES
- A103 DECK SITE PLAN
- A104 PATIO, SLAB FOR SHED AND WALKWAY SITE PLAN
- A105 DECK FRAMING TOP VIEW
- A106 DECK FRAMING JOISTS TOP VIEW
- A107 REAR ELEVATION, POSTS AND PIER CONNECTION
- A108 SIDE ELEVATIONS
- A109 RAIL, PRIVACY GLASS VIEW
- A110 RAIL DETAILS



Project:

**Rear Deck – 51 Moorcroft Place,
Brampton ON. L6P4P6**

Prepared By:
**Kashif Ahmad Pannu
(Home Owner)**

Date: July 15, 2023

Project Overview:

SITE STATISTICS:

LOT FRONTAGE: 12.80M (42 ft)
LOT AREA: 373.1 sqm (4016 sqft)
BUILDING AREA: NO CHANGE
REAR DECK AREA: 22.11sqm (238 sqft) 5.92%

GROSS FLOOR AREA: NO CHANGE

SETBACKS (TO LOT LINES):

	EX	PROPOSED
FRONT	3.05 m	NO CHANGE
SIDE (SOUTH)	1.24 m	NO CHNAGE
SIDE (NORTH)	0.65 m	NO CHANGE
REAR (SOUTH END)	7.85 m	3.35 m
REAR (NORTH END)	7.2 m	2.7 m

DECK FRAMING

1. Metal pier construction for posts, minimum 4ft in ground as per manufacturer standards
2. 6 x 6 PT Wood posts
3. 3 - 2 x 8 PT Wood Beams
4. 2 - 2 x 10 PT Wood ledger installed with bolts
5. 2 x 10 PT Wood joists centered on 16"

DECK FINISHING

1. Low maintenance deck floor like Trex composite decking to be used
2. Trex rain escape system installed as per manufacturer recommendation to guide rain (snow melt) water to drain close to the edges of the deck

DECK RAILING

1. Aluminum railing material to be used as per standards
2. On north and south edges 6' high privacy tempered glass (or privacy screens of any other material as sutiable) to be used
3. On the rear end 3' high tempered glass to be used.
4. Stairs to have picket railing system

NOTE:

1. ALL THE WOOD TO BE P.T. WOOD OR CEDAR.
2. ALL STEEL BRACKETS, HANGERS, SCREWS, BOLTS, AND NAILS TO BE CORROSION RESISTANT.
3. ALL DIMENSIONS TO BE VERIFIED ON SITE.
4. DECK DESIGN LOAD L.L = 1.9kPa
5. DESIGN SNOW LOAD Ss = 1.3kPa

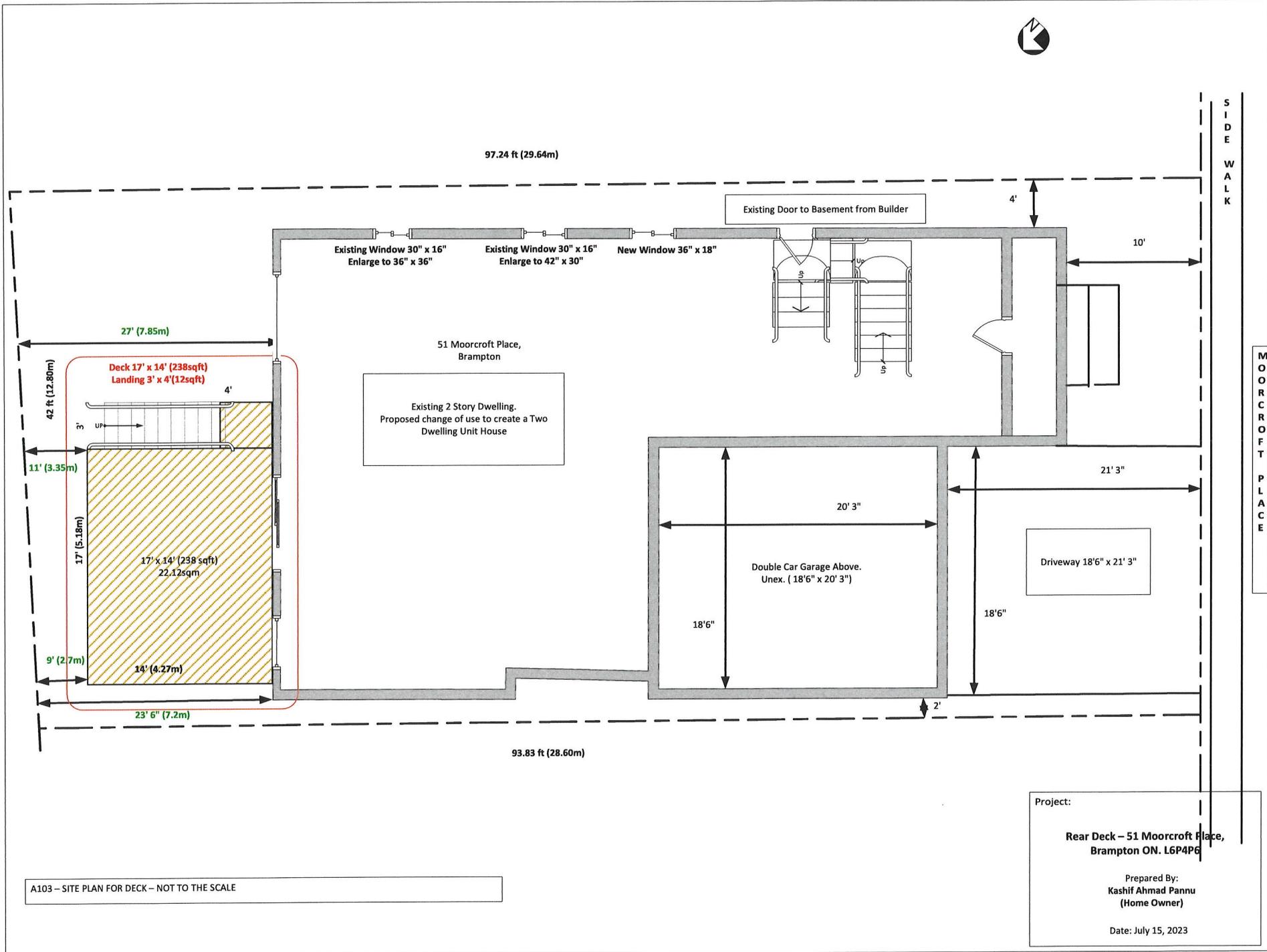
A102 – PROJECT OVERVIEW AND NOTES

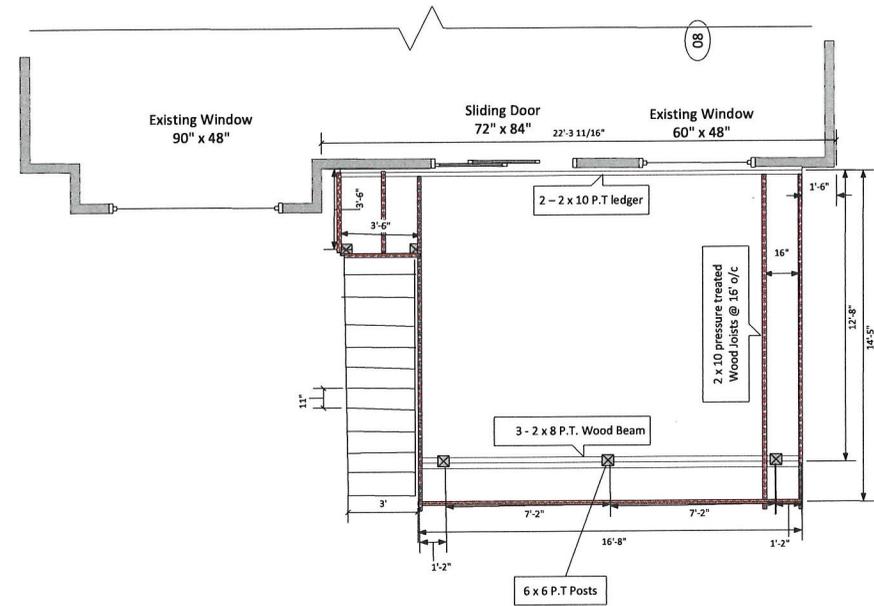
Project:

**Rear Deck – 51 Moorcroft Place,
Brampton ON. L6P4P6**

Prepared By:
Kashif Ahmad Pannu
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Date: July 15, 2023

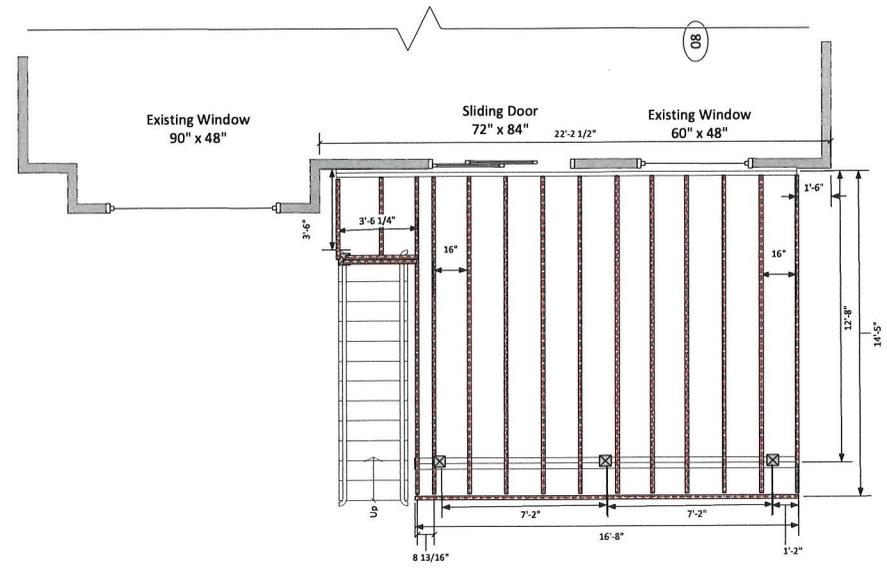




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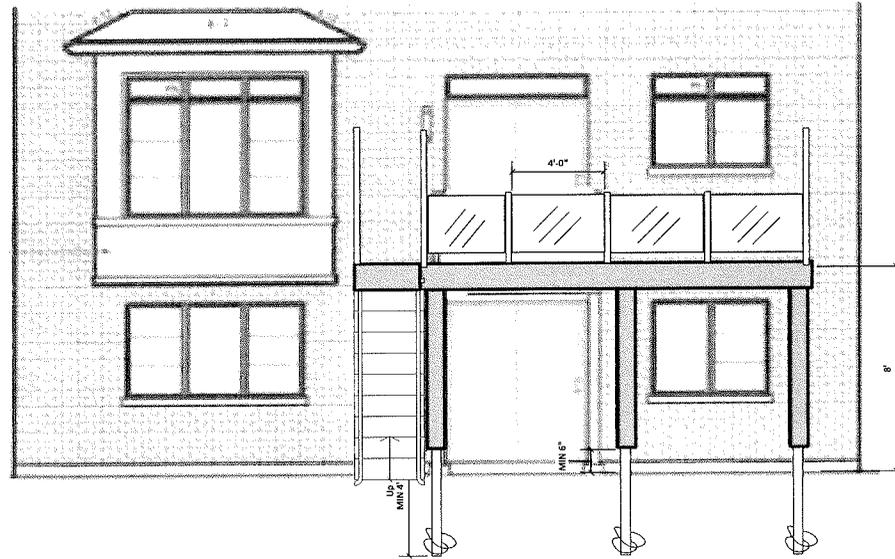
A105 - DECK FRAMING TOP VIEW

Project:
**Rear Deck - 51 Moorcroft Place,
 Brampton ON. L6P4P6**
 Prepared By:
**Kashif Ahmad Pannu
 (Home Owner)**
 Date: July 15, 2023

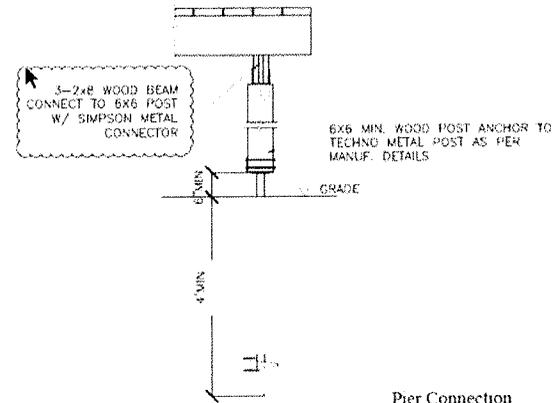


A106 – DECK FRAMING JOISTS TOP VIEW

Project:
**Rear Deck – 51 Moorcroft Place,
 Brampton ON. L6P4P6**
 Prepared By:
**Kashif Ahmad Pannu
 (Home Owner)**
 Date: July 15, 2023



1 Rear Elevation, Deck height 8 ft from the grade Level



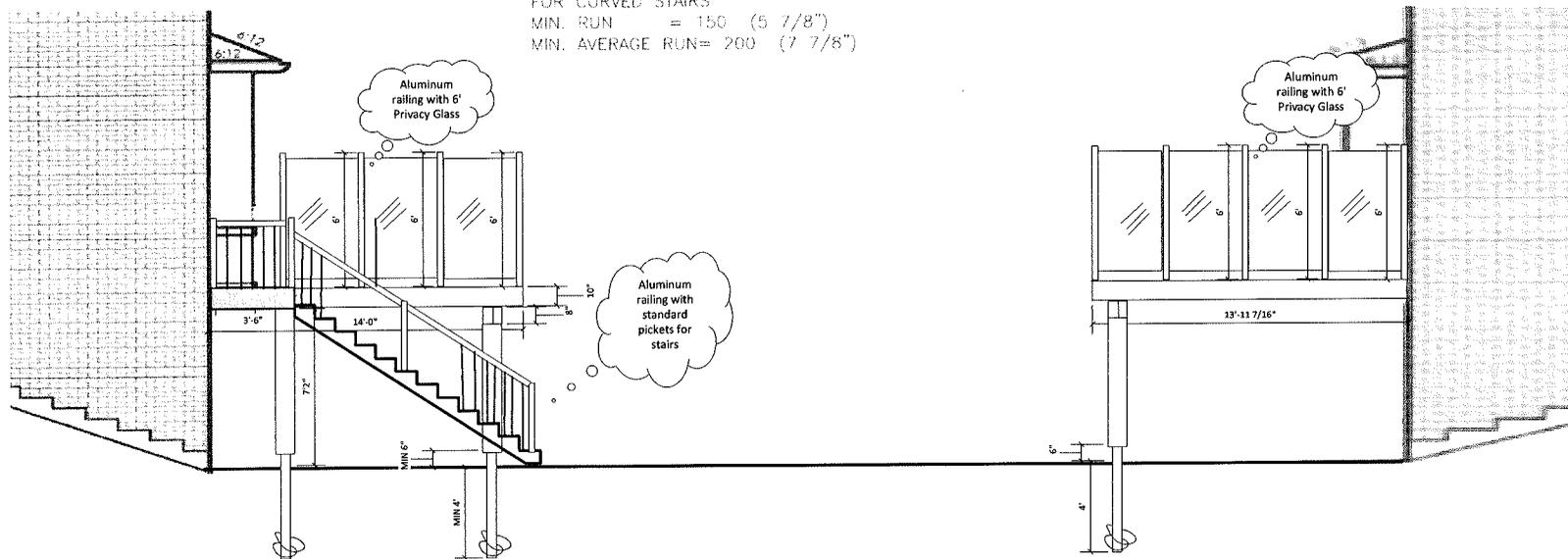
A107 - REAR ELEVATION, POSTS AND PIER CONNECTION

1 Pier Connection
1/2" = 1'-0"

Project:
**Rear Deck - 51 Moorcroft Place,
 Brampton ON. L6P4P6**
 Prepared By:
**Kashif Ahmad Pannu
 (Home Owner)**
 Date: July 15, 2023

GUARD @ INT. LANDING/FLOOR/STAIR MIN. = 900 (2'-11")
 HANDRAIL @ INT. STAIR MIN. = 800 (2'-7")
 HANDRAIL @ INT. STAIR MAX. = 965 (3'-2")
 GUARD/HANDRAIL @ EXT. LANDING = 1070 (3'-6")
 (GREATER THAN 1800 ABOVE FIN GRADE)
 GUARD/HANDRAIL @ EXT. LANDING = 900 (2'-11")
 HANDRAIL @ EXT. STAIR MIN. = 865 (2'-10")
 HANDRAIL @ EXT. STAIR MAX. = 965 (3'-2")
 SPACE BETWEEN WOOD PICKETS MAX. = 100 mm (4")

ALL STAIRS/EXTERIOR STAIRS
 MAX. RISE = 200MM (7 7/8")
 MIN. RISE = 125 (4 7/8")
 MAX. RUN = 355 (1'-2")
 MIN. RUN = 210 (8 1/4")
 MAX. TREAD = 355 (1'-2")
 MIN. TREAD = 235 (9 1/4")
 MAX. NOSING = 25 (1")
 MIN. HEADROOM = 1950 (6'-5")
 MIN. WIDTH = 860 (2'-10")
 FOR CURVED STAIRS
 MIN. RUN = 150 (5 1/8")
 MIN. AVERAGE RUN = 200 (7 7/8")

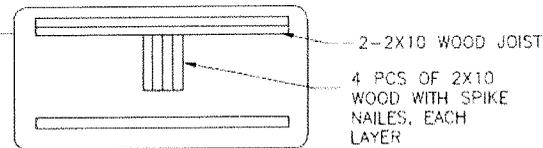
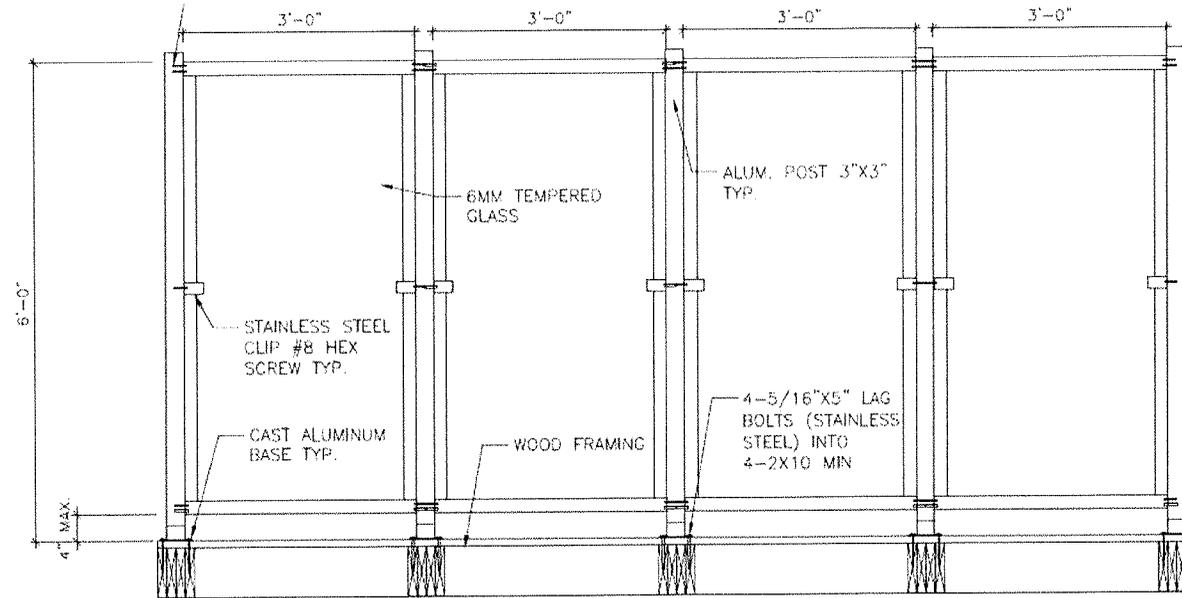


2 East Side Elevation

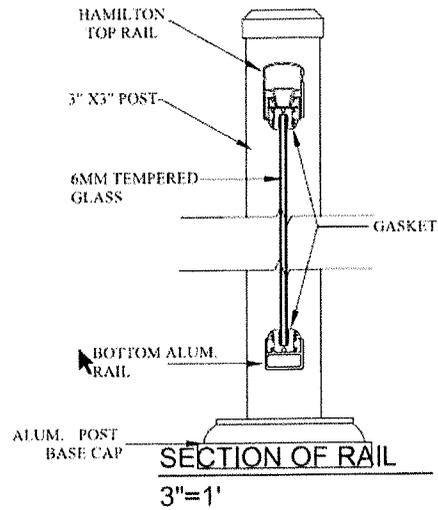
3 West Side Elevation

A108 - SIDE ELEVATIONS

Project:
**Rear Deck - 51 Moorcroft Place,
 Brampton ON. L6P4P6**
 Prepared By:
**Kashif Ahmad Pannu
 (Home Owner)**
 Date: July 15, 2023



1 Privacy Screen Connection Detail
3/4" = 1'-0"



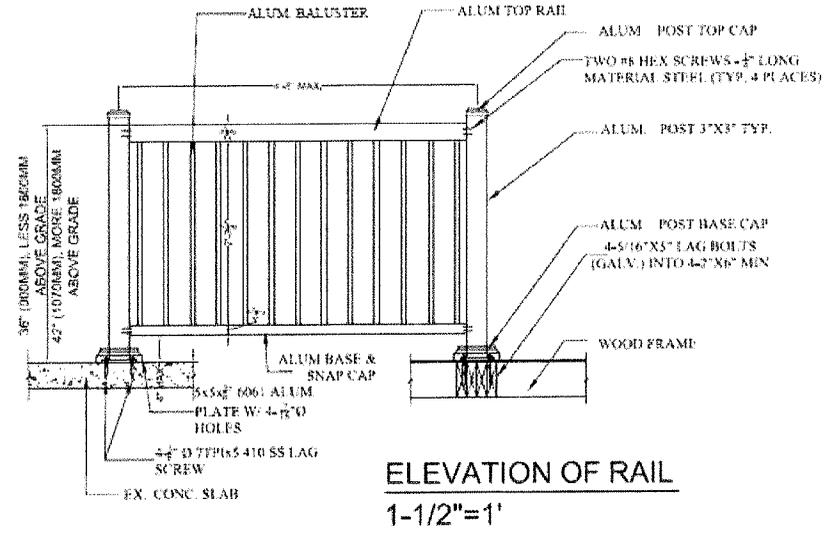
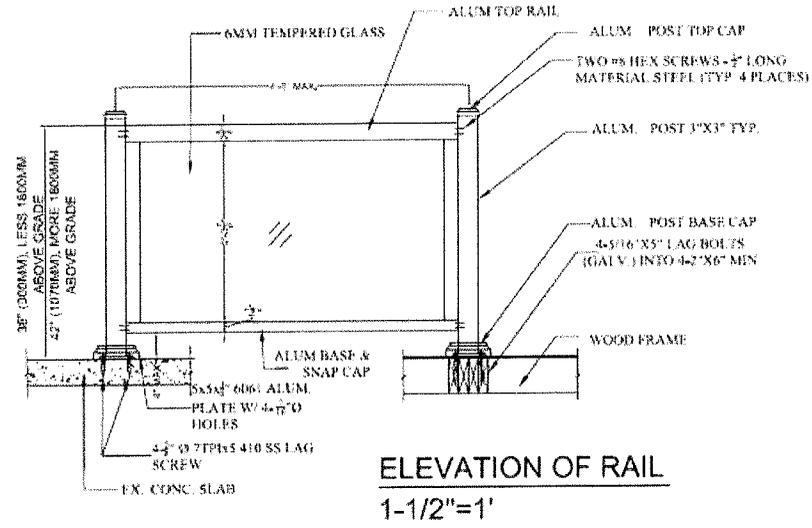
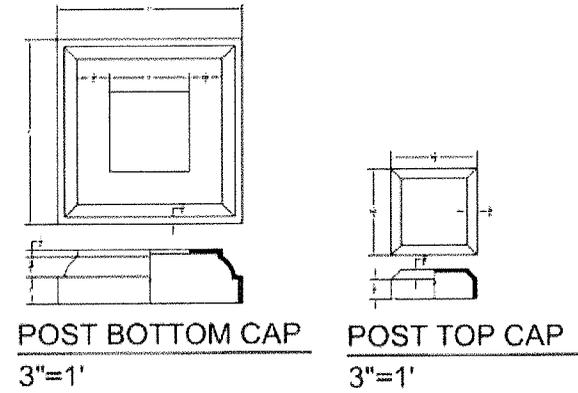
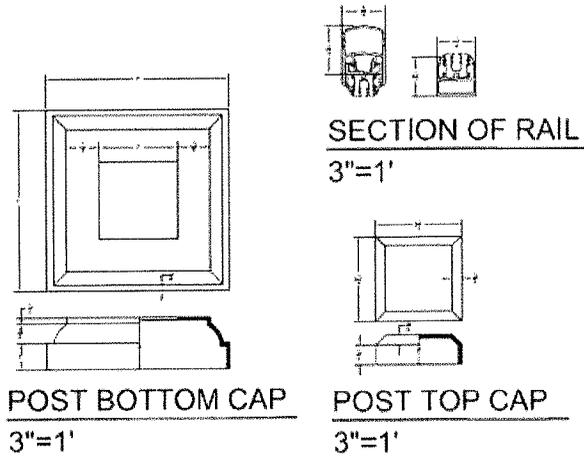
A109 - RAIL, PRIVACY GLASS VIEW

Project:

Rear Deck - 51 Moorcroft Place,
Brampton ON, L6P4P6

Prepared By:
Kashif Ahmad Pannu
(Home Owner)

Date: July 15, 2023



A110 - RAIL DETAILS

Project:
**Rear Deck - 51 Moorcroft Place,
 Brampton ON. L6P4P6**
 Prepared By:
**Kashif Ahmad Pannu
 (Home Owner)**
 Date: July 15, 2023

This document forms part of a permit under Ontario Regulation 166/06 APPROVED by TRCA on **08/18/2023**

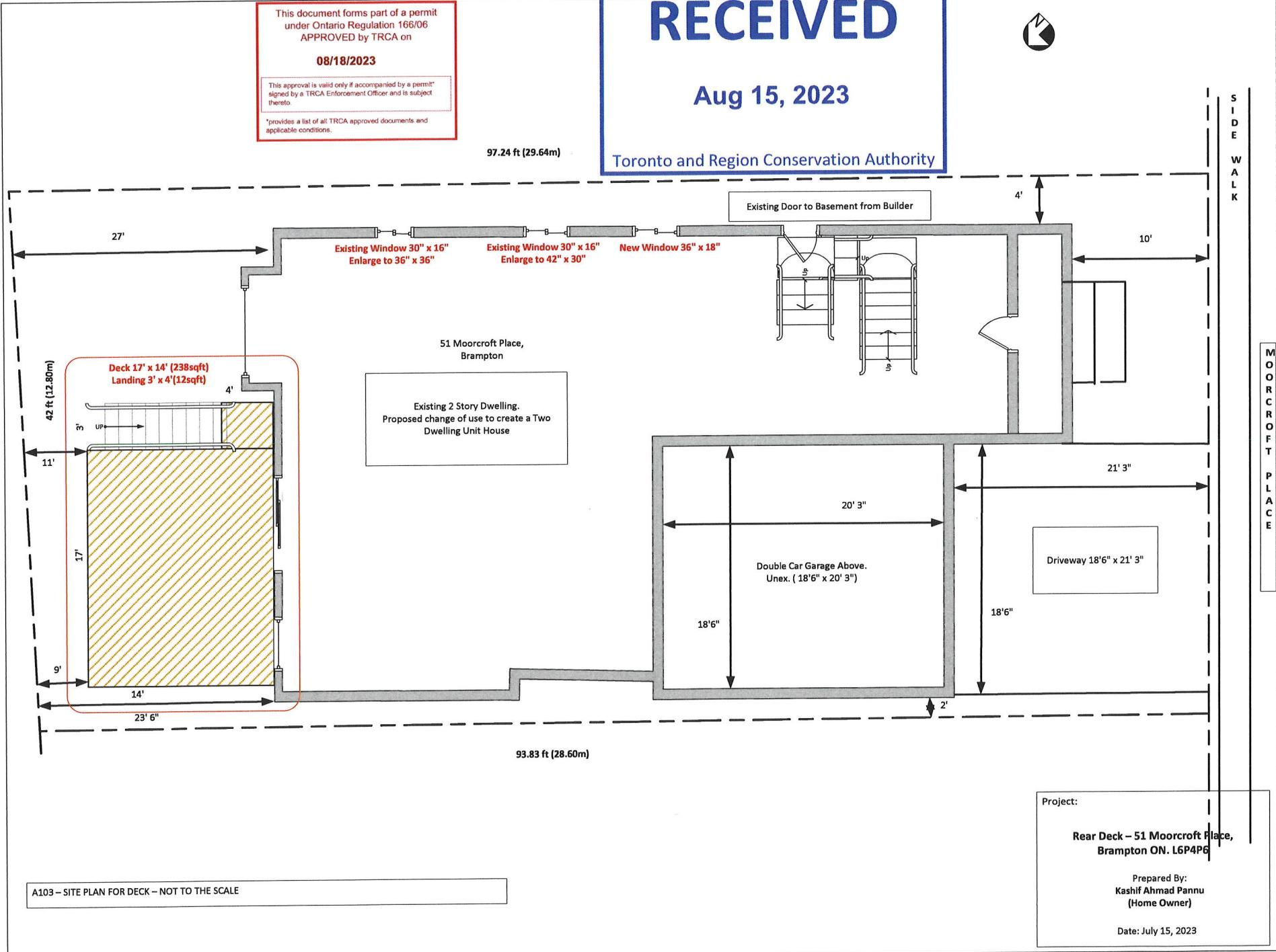
This approval is valid only if accompanied by a permit signed by a TRCA Enforcement Officer and is subject thereto.

*provides a list of all TRCA approved documents and applicable conditions.

RECEIVED

Aug 15, 2023

Toronto and Region Conservation Authority



A103 – SITE PLAN FOR DECK – NOT TO THE SCALE

Project:
**Rear Deck – 51 Moorcroft Place,
 Brampton ON. L6P4P6**

Prepared By:
**Kashif Ahmad Pannu
 (Home Owner)**

Date: July 15, 2023

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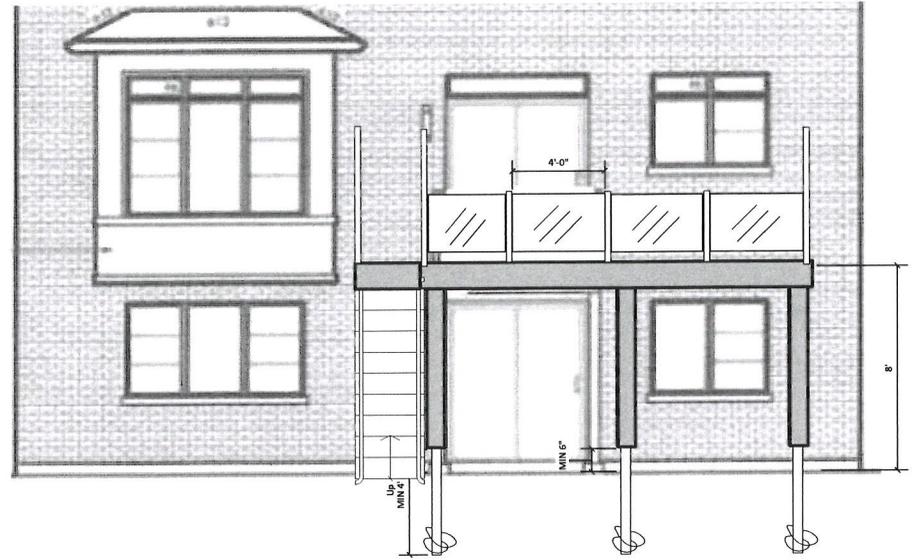
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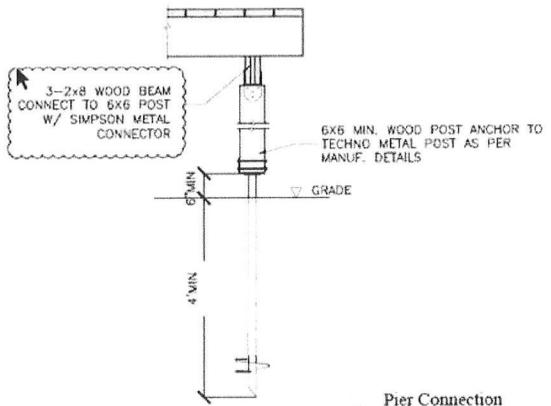
RECEIVED

Aug 15, 2023

Toronto and Region Conservation Authority



1 Rear Elevation, Deck height 8 ft from the grade Level



1 Pier Connection
1/2" = 1'-0"

A107 - REAR ELEVATION, POSTS AND PIER CONNECTION

Project:
**Rear Deck - 51 Moorcroft Place,
 Brampton ON. L6P4P6**

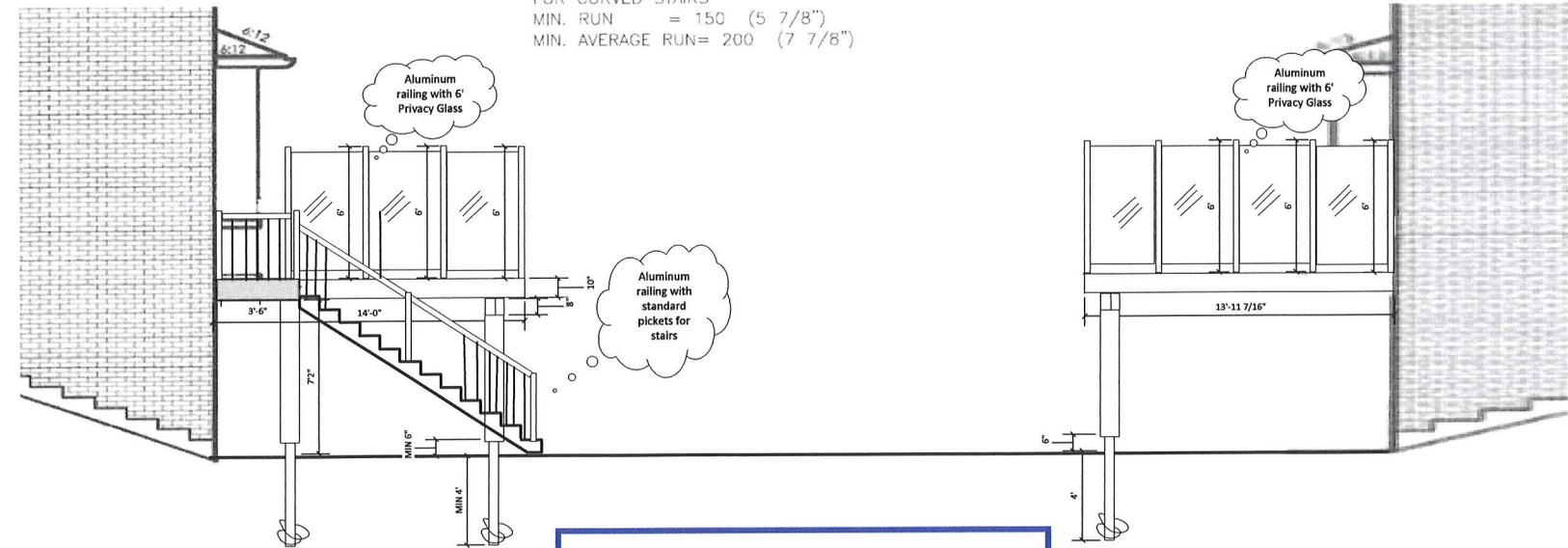
Prepared By:
**Kashif Ahmad Pannu
 (Home Owner)**

Date: July 15, 2023

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APPROVED by TRCA on
08/18/2023
 This approval is valid only if accompanied by a permit
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 thereto.
*provides a list of all TRCA approved documents and
 applicable conditions.



2 East Side Elevation

3 West Side Elevation

RECEIVED
Aug 15, 2023
 Toronto and Region Conservation Authority

A108 - SIDE ELEVATIONS

Project:
**Rear Deck - 51 Moorcroft Place,
 Brampton ON. L6P4P6**
 Prepared By:
**Kashif Ahmad Pannu
 (Home Owner)**
 Date: July 15, 2023

August 18, 2023

CFN 69697

Kashif Pannu (kashif.pannu@gmail.com)
51 Moorcroft Place
Brampton, Ontario
L6P 4P6

Dear Kashif Pannu:

**Re: Permission for Minor Works - Letter of Approval No. C-230976/KASHIF PANNU
Application for Letter of Approval under Ontario Regulation 166/06 by KASHIF PANNU for
permission to undertake minor landscaping involving the placement, removal or regrading
of material of less than 30 cubic metres (equivalent to 3 truckloads) and construct a
non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Lot 75, Plan 43M-2092, 51
Moorcroft Place, in the City of Brampton, Humber River Watershed.**

On August 18, 2023 your application 0962/23/BRAM for a Letter of Approval was authorized. The purpose of this application is to undertake works within TRCA's regulated area of the Humber River watershed in order to construct an above grade 23.22 sq.m. (250 sq.ft.) deck, 11.14 sq.m. (120 sq.ft.) shed in the rear yard, 20.90 sq.m. (225 sq.ft.) walkway paving in the side and rear yard, 18.98 sq.m. (204 sq.ft.) patio paving under the proposed deck, and one window in the basement of the existing house. The subject property is located at 51 Moorcroft Place in the City of Brampton. All works must comply with the following stamped approved plans and/or documents:

- **Drawing no. A103, Site Plan for Deck - not to scale, dated July 15, 2023, prepared by applicant Kashif Ahmad Pannu, received by TRCA on August 15, 2023;**
- **Drawing no. A104, Site Plan for Patio, Slab for Shed and Walkway to the Rear entry door - not to scale, dated July 15, 2023, prepared by applicant Kashif Ahmad Pannu, received by TRCA on August 15, 2023;**
- **Drawing no. A107, Rear elevation, posts and pier connection, dated July 15, 2023, prepared by applicant Kashif Ahmad Pannu, received by TRCA on August 15, 2023;**
- **Drawing no. A108, Side elevations, dated July 15, 2023, prepared by applicant Kashif Ahmad Pannu, received by TRCA on August 15, 2023;**
- **Drawing no. A101, Basement Finishing Plan, dated July 15, 2023, prepared by applicant Kashif Ahmad Pannu, received by TRCA on August 15, 2023.**

AND MUST COMPLY WITH THE FOLLOWING CONDITIONS:

Standard Permit Conditions

1. The Owner shall strictly adhere to the approved TRCA permit, plans, documents and conditions, including TRCA redline revisions, herein referred to as the "works", to the satisfaction of TRCA. The Owner further acknowledges that all proposed revisions to the design of this project that impact TRCA interests must be submitted for review and approval by TRCA prior to implementation of the redesigned works.
2. The Owner shall notify TRCA Enforcement staff 48 hours prior to the commencement of any of the works referred to in this permit and within 48 hours upon completion of the works referred to herein.

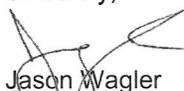
3. The Owner shall grant permission for TRCA staff, agents, representatives, or other persons as may be reasonably required by TRCA, in its opinion, to enter the premises without notice at reasonable times, for the purpose of inspecting compliance with the approved works, and the terms and conditions of this permit, and to conduct all required discussions with the Owner, their agents, consultants or representatives with respect to the works.
4. The Owner acknowledges that this permit is non-transferrable and is issued only to the current owner of the property. The Owner further acknowledges that upon transfer of the property into different ownership, this permit shall be terminated and a new permit must be obtained from TRCA by the new owner. In the case of municipal or utility projects, where works may extend beyond lands owned or easements held by the municipality or utility provider, Landowner Authorization is required to the satisfaction of TRCA.
5. This permit is valid for a period of two years from the date of issue unless otherwise specified on the permit. The Owner acknowledges that it is the responsibility of the Owner to ensure a valid permit is in effect at the time works are occurring; and, if it is anticipated that works will not be completed within the allotted time, the Owner shall notify TRCA at least 60 days prior to the expiration date on the permit if an extension will be requested.
6. The Owner shall ensure all excess fill (soil or otherwise) generated from the works will not be stockpiled and/or disposed of within any area regulated by TRCA (on or off-site) pursuant to Ontario Regulation 166/06, as amended, without a permit from TRCA.
7. The Owner shall install effective erosion and sediment control measures prior to the commencement of the approved works and maintain such measures in good working order throughout all phases of the works to the satisfaction of TRCA.
8. The Owner acknowledges that the erosion and sediment control strategies outlined on the approved plans are not static and that the Owner shall upgrade and amend the erosion and sediment control strategies as site conditions change to prevent sediment releases to the natural environment to the satisfaction of TRCA.
9. The Owner shall repair any breaches of the erosion and sediment control measures within 48 hours of the breach to the satisfaction of TRCA.
10. The Owner shall make every reasonable effort to minimize the amount of land disturbed during the works and shall temporarily stabilize disturbed areas within 30 days of the date the areas become inactive to the satisfaction of TRCA.
11. The Owner shall permanently stabilize all disturbed areas immediately following the completion of the works and remove/dispose of sediment controls from the site to the satisfaction of TRCA.
12. The Owner shall arrange a final site inspection of the works with TRCA Enforcement staff prior to the expiration date on the permit to ensure compliance with the terms and conditions of the permit to the satisfaction of TRCA.
13. The Owner shall pay any additional fees required by TRCA in accordance with the TRCA Administrative Fee Schedule for Permitting Services, as may be amended, within 15 days of being advised of such in writing by TRCA for staff time allocated to the project regarding issues of non-compliance and/or additional technical review, consultation and site visits beyond TRCA's standard compliance inspections.

We have enclosed one copy of this Letter of Approval, which includes one set of the authorized plans/documents that were approved as part of this Permission for Minor Works. A copy of this letter and one set of plans have been submitted to the municipality. Please ensure that the plans approved by the municipality are consistent with the plans authorized by staff and ratified for approval by the Executive Committee. This Letter of Approval is valid until August 17, 2025

Please be advised that if revisions to the design of this project are required subsequent to the issuance of this approval, plans/documents reflecting these changes will need to be submitted to this office for further review and approval prior to construction of the redesigned works.

For information regarding revisions, technical or administrative related issues please contact Marina Janakovic, Planner I, at (437) 880-2368.

Sincerely,



Jason Wagler
Senior Manager, Development Planning and Permits
Development and Engineering Services

Encl.

cc: Cindy Hammond, Manager, Building Division, City of Brampton (Cindy.Hammond@brampton.ca)

STIPULATIONS

All terms and conditions imposed upon this permit are legally binding.

Failure to comply with this permit can result in further action by Toronto and Region Conservation Authority (TRCA) in accordance with the Conservation Authorities Act.

This permit, or a copy thereof, must be posted on the site and available for inspection.

The owner is responsible for the accuracy of all information and technical details.

This permit does not preclude nor imply any approvals required by any other existing laws and regulations, including landowner consents.

All in-water and near water works must be conducted within the construction timing window as prescribed by Provincial and/or Federal Statutes.

REVISIONS

Any revisions or changes to the approved work(s) that impact TRCA interests require further TRCA approvals prior to being initiated.

RE-ISSUANCE (EXTENSION)

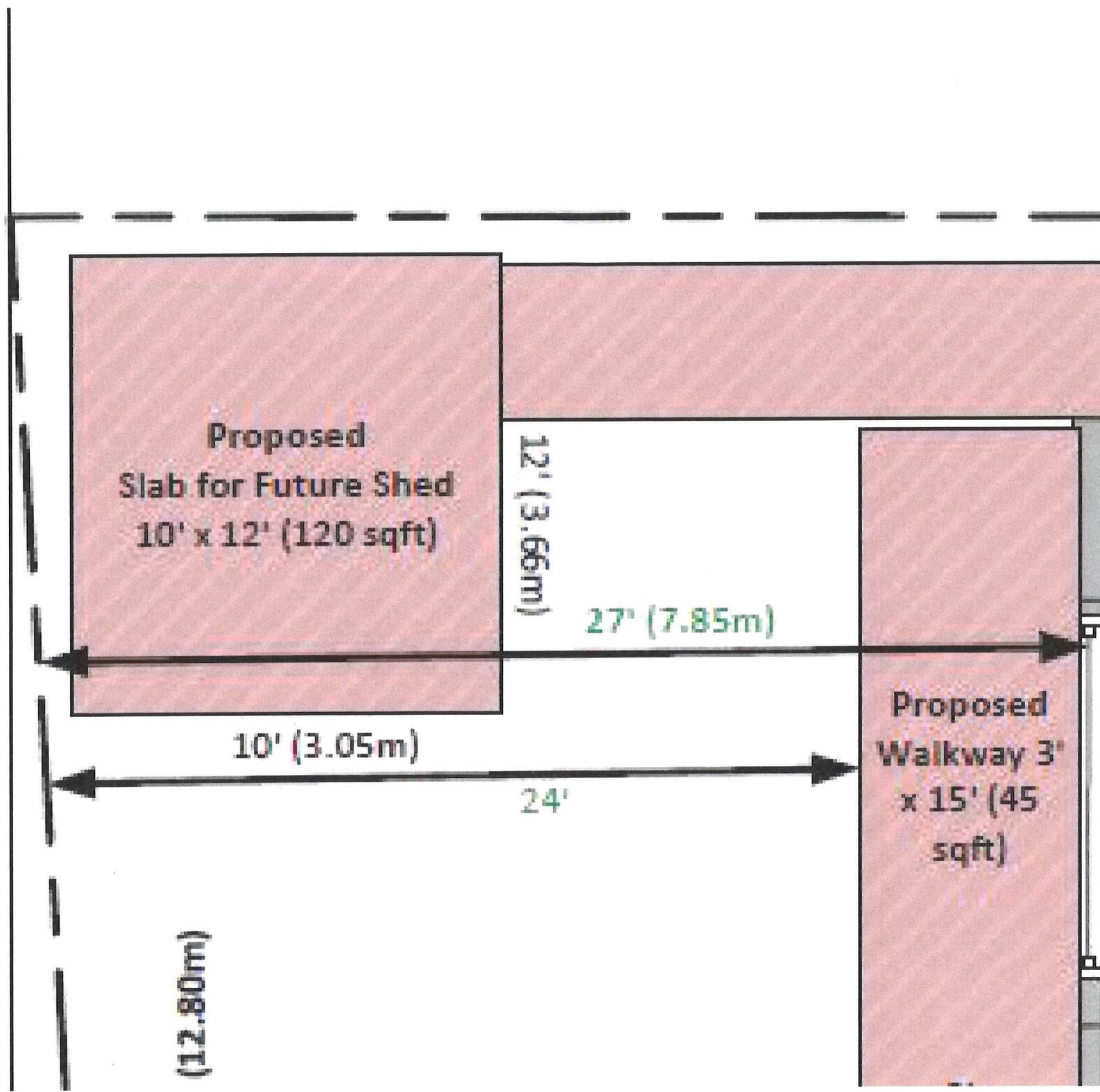
On a one-time basis, applicants may apply for a permit extension provided such requests are made at least 60 days prior to the expiration of an Ontario Regulation 166/06 permit. In the Application for Permit Re-Issuance, applicants shall set out the reasons for which an extension is required. Such requests will be assessed in accordance with any new updated technical hazard information and the current policies in place. There is no guarantee of an automatic approval.

FREEDOM OF INFORMATION ACT

The information contained on this form and any accompanying plans and documents is collected under the authority of the Conservation Authorities Act and Regulations made thereunder for the purpose of processing permits and is deemed to be public information. Questions about the collection of information should be directed to the Information and Privacy Officer, Toronto and Region Conservation Authority, Tel: 416-661-6600.

NOTE

TRCA shall not be responsible for any losses, costs, or damages arising out of the location, design, or construction of, or failure to construct, the works set out in the stamped approved documents.



Zoning Non-compliance Checklist

File No.

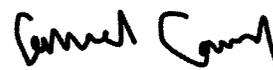
Applicant: Kashif & Saima Pannu

Address: 51 Moorcroft Pl

Zoning: MZO 171-20

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS	To permit a proposed deck to encroach 3.07m into the rear yard setback, resulting in a setback of 2.7m from the deck to the rear lot line	whereas the by-law permits a deck/balcony to encroach a maximum 2.0m into the rear yard setback, resulting in a required setback of 4.0m from the deck to the rear lot line;	MZO171-20.4(3).17
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			



Reviewed by Zoning

2023-08-31

Date