

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

**Please Note:** You are receiving this notice as you are within 60 meters of the subject property.

**Application Number:** A-2023-0366  
**Property Address:** 139 Antibes Drive  
**Legal Description:** CHINGUACOUSY CON 3 WHS PT LOT 6 RP 43R38151 PART 1, Ward 5  
**Agent:** KLM Planning Partners Inc.  
**Owner(s):** 2742416 Ontario Inc., c/o Pearl Valley Homes  
**Other applications:** nil  
**under the *Planning Act***

**Meeting Date and Time:** Tuesday, December 19, 2023 at 9:30 am  
**Meeting Location:** Hybrid in-person and virtual meeting – Council Chambers, 4<sup>th</sup> Floor Brampton City Hall, 2 Wellington Street West

**Purpose of the Application:**

1. To permit an interior side yard setback of 0.9 metres to a proposed single detached dwelling, whereas the by-law requires a minimum interior side yard setback of 1.2 metres to an Open Space (OS) zone.

**Participate in the Meeting:**

- Send an email with your written comments to [coa@brampton.ca](mailto: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, December 14, 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](mailto: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, December 14, 2023**, by emailing [coa@brampton.ca](mailto: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](http://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](http://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](mailto: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](mailto: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 6th day of December 2023

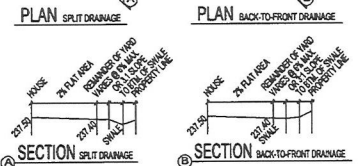
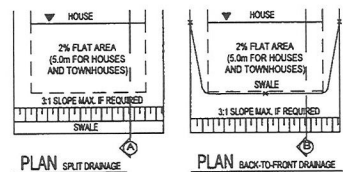
Secretary Treasurer  
Committee of Adjustment, City Clerk's Office  
2 Wellington Street West, Brampton, L6Y 4R2  
P: 905.874.2117  
E: [coa@brampton.ca](mailto:coa@brampton.ca)



- GENERAL NOTES:
- BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT BUILDERS EXPENSE.
  - BUILDER TO VERIFY ELEV. OF STM. AND SAN. LATERALS IN RELATION TO BASEMENT US OF FOOTING ELEVATIONS FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.
  - APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES MUST BE REVIEWED AND FOLLOWED IN CONJUNCTION WITH THE SITING AND GRADING PLAN. BUILDER TO VERIFY BUILDING ENVELOPE ON SITE PLAN MATCHES APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES PRIOR TO POURING CONCRETE. IF THERE ARE ANY DISCREPANCIES, THEY ARE TO BE BROUGHT TO THE ATTENTION OF HUNT DESIGN ASSOCIATES INC.
  - UNLESS NOTED ON BUILDING ENVELOPE OR APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES, ALL TOP OF FOUNDATION WALLS INCLUDING GARAGE WALLS TO BE CONSISTENT WITH THE ELEVATION PROVIDED FOR TPW ON SITING AND GRADING PLAN. THE EXTERIOR OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION OF THICKNESS FOR MASONRY VENEER AS REQUIRED.

GENERAL NOTES (BRAMPTON):

- THESE STANDARD ARE FOR URBAN LOTS AND ARE GENERAL IN NATURE. CERTAIN LOTS MAY REQUIRE CHANGES.
- LAWN AND SWALES SHALL HAVE A MINIMUM SLOPE OF 2% AND A MAXIMUM SLOPE OF 6%.
- WHERE GRADES IN EXCESS OF 6% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 3:1. IN ANY CASE GRADE CHANGES IN EXCESS OF 0.6m ARE TO BE ACCOMPLISHED BY USE OF A RETAINING WALL. RETAINING WALLS HIGHER THAN 0.6m SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE. TIMBER WALL WILL NOT BE PERMITTED.
- THE MAXIMUM DEPTH OF A REAR YARD SWALE SHALL BE 0.3m. THE MAXIMUM FLOW ALLOWED IN REAR YARD SWALE SHALL BE THAT FROM 6 REAR YARDS. SWALE LENGTHS SHALL NOT BE GREATER THAN 3 LOT WIDTHS.
- THE MAXIMUM DEPTH OF A SIDEYARD SWALE SHALL BE 0.2m. THE GRADE ADJACENT TO THE HOUSE SHALL FOLLOW THE GRADE OF THE SWALE. THE MAXIMUM FLOW ALLOWED IN A SIDE SWALE IS THE FROM 4 REAR YARDS.
- AT LEAST ONE SIDEYARD OF ALL UNITS SHALL HAVE A SIDE APRON (2% SLOPE) OF 0.6m MINIMUM.
- A REAR APRON (2% SLOPE) OF 5m MINIMUM SHALL BE PROVIDED.
- REAR LOT CATCH BASIN GRATES TO BE 75mm BELOW FINISHED GRADE.
- DOWNSPOUTS TO DISCHARGE ONTO GROUND ON SPLASH PADS. DOWNSPOUTS SHALL NOT DISCHARGE ACROSS WALKWAYS.
- WEAVING TILE DRAINAGE TO BE IN ACCORDANCE WITH THE CITY OF BRAMPTON SUBDIVISION DESIGN STANDARDS.
- 200mm OF TOP SOIL SHALL BE APPLIED TO EACH LOT PRIOR TO SOODING.
- DRIVEWAY GRADES SHOULD NOT BE LESS THAN 2% AND NOT GREATER THAN 8%.
- THE MINIMUM CLEAR DISTANCE BETWEEN THE EDGE OF THE DRIVEWAY AND UTILITY STRUCTURE IS 1.2m.
- HOUSE STYLES ARE TO BE USED TO SUIT THE LOT GRADING.
- SEMI-DETACHED AND TOWNHOUSE UNITS TO EMPLOY SPLIT DRAINAGE.
- BRICKLINE TO BE 150mm TO 200mm ABOVE FINAL GRADE AT HOUSE.
- PATIO STONES TO BE INSTALLED ALONG THE SIDE ENTRANCE.
- THIS IS MEANT TO BE READ IN CONJUNCTION WITH CITY OF BRAMPTON SUBDIVISION DESIGN CRITERIA.
- 0.2m CLEARANCE MUST BE PROVIDED BETWEEN THE SIDING AND THE FINAL TOP OF GRADE ELEVATION AT THE HOUSE.
- ALL DRIVEWAY WIDTHS AND DRIVEWAY PAVING SHALL BE AS PER CITY OF BRAMPTON STANDARDS.
- BUILDER TO PROVIDE LAYOUT FOR THE LOCATION OF CURB DEPRESSIONS WHEN REQUESTED BY THE ENGINEER.
- FOOTINGS CONSTRUCTED NEXT TO A CATCH BASIN LEAD PIPE OR OTHER MUNICIPAL SERVICES SHALL BE INSTALLED BELOW THE LEAD PIPE EXCAVATION. FOOTINGS MUST BE CONSTRUCTED ON UNDISTURBED GROUND AND SOIL CONSULTANTS VERIFICATION REQUIRED.
- SOIL CONSULTANTS TO BE NOTIFIED PRIOR TO DIGGING INTO ENGINEERED FILL LOTS.
- SOIL CONSULTANTS VERIFICATION IS REQUIRED FOR FOOTING CONSTRUCTION ON ENGINEERED FILL LOTS.
- LIMESTONE NOT BE USED AS BEDDING FOR WEAVING TILES AND BASEMENT SLAB IF FDC IS PROPOSED.



GRADING CERTIFICATION

- THE PROPOSED LOT GRADING AND DRAINAGE IS APPROVED AS BEING IN CONFORMITY WITH THE OVERALL APPROVED GRADING PLANS AND COMPOSITE PLANS FOR THE SUBDIVISION.
- THE BUILDER IS RESPONSIBLE FOR RELOCATION OF ALL UTILITIES ON SITE.
- THE BUILDER MUST TOPSOIL AND SOD ALL BOULEVARDS.
- DOWNSPOUTS SHALL DISCHARGE TO THE GROUND SURFACE VIA SPLASH PADS.
- BRICKLINE TO BE 150mm TO 200mm ABOVE GRADE.

SCHAEFFER & ASSOCIATES LIMITED

SIGNATURE OF ENGINEER

NOV 25 2022

DATE

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

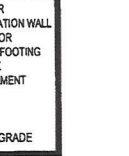
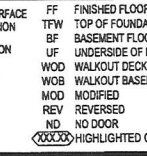
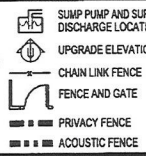
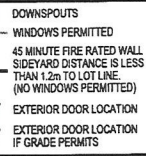
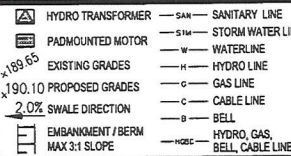
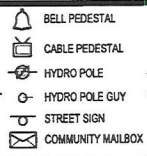
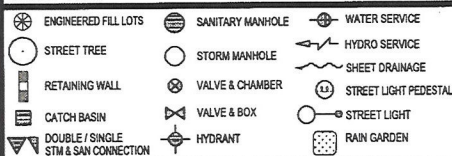
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of BRAMPTON.

JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL

APPROVED BY:

DATE: NOV 28, 2022

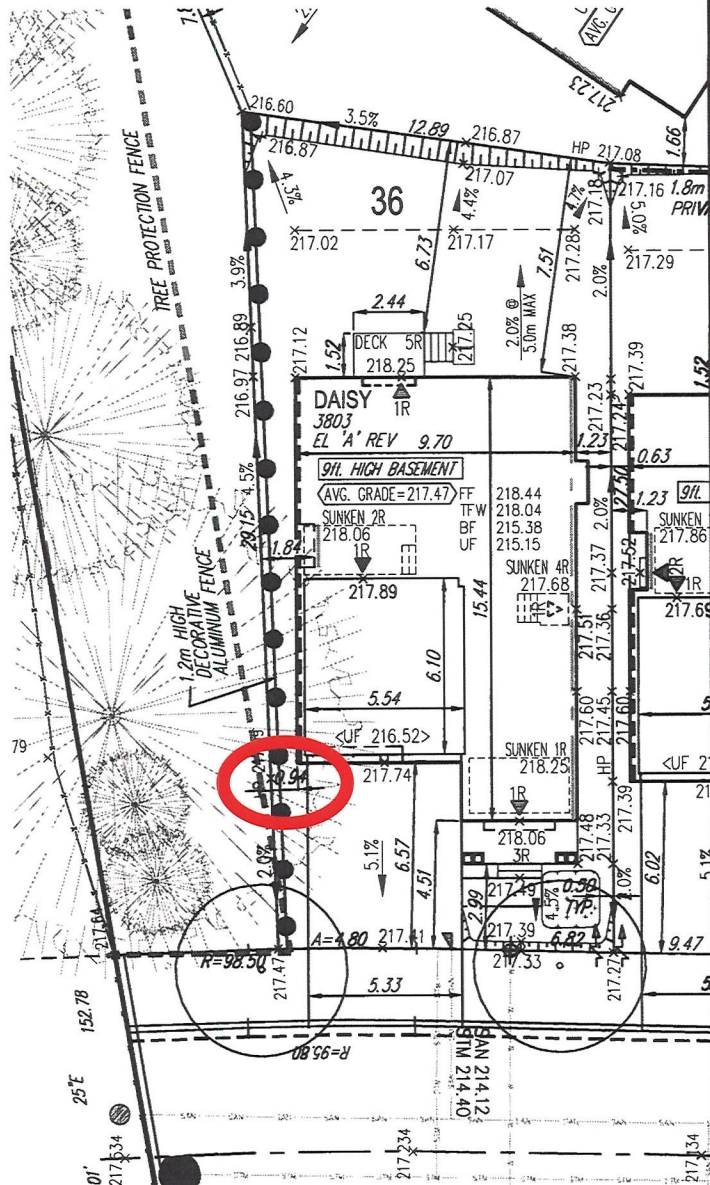
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



SITE STATISTICS - BRAMPTON, ON

ITEM	LOT 36
LOT AREA	288.46 sq.m 3104.98 sq. ft.
BUILDING COVERAGE	144.93 sq.m 1560.03 sq. ft.
LOT COVERAGE	50.24 %
MAX LOT COVERAGE	N/A
MAX BUILDING HEIGHT	12.0m FROM AVG. GRADE TO MEAN
BUILDING HEIGHT CALCULATION	FIN. FLOOR ELEV. 218.44 m AVG. GRADE 217.47 m FF TO AVG. GRADE 0.97 m FF TO MEAN OF ROOF 8.31 m
TOTAL BUILDING HEIGHT	9.28 m
GARAGE DOOR WIDTH	#2 2.50 m 8'-2"
INT. GARAGE WIDTH	5.54 m 18'-2"

ROOF DRAINAGE TO WOODLOT



ANTIBES DRIVE

Minor Variance Application:  
Setback permitted: 1.2m  
Setback proposed: 0.9m

UNDERGROUND SERVICING HAS NOT BEEN APPROVED BY THE CITY AT THE TIME OF PRELIMINARY SITE PLAN REVIEW AND/OR SITE PLAN APPROVAL FOR GRADING. SCHAEFFERS WILL NOT ACCEPT LIABILITY ARISING FROM THIS MATTER. REVISIONS MAY BE REQUIRED UPON AVAILABILITY OF HOUSE CONNECTION, LATERAL ELEVATIONS AND UTILITY LOCATIONS.

REVISED AS PER CIVIL ENG & ISSUED FOR FINAL	DM	2022.11.08
REVISED & RE-ISSUED TO CIVIL ENG FOR REVIEW	DS	2022.10.14
REVISED AS PER UPDATED GRADING PLAN	DM	2022.06.09
ISSUED FOR PRELIMINARY APPROVAL	DS	2021.09.22



SITING AND GRADING PLAN

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 BE A DESIGNER.

QUALIFICATION INFORMATION

Derek R. Santos

SIGNATURE

37308

BCIN

HUNT DESIGN ASSOCIATES INC.

19695

www.huntdesign.ca

Plan No. 36

PEARL HOMES - 220079

1324 QUEEN STREET WEST, BRAMPTON, ON

Drawn By WD Checked By DS Scale 1:250 File Number 220079SP01.dwg Lot / Page Number 36

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326