

FILE NUMBER:

A-2023-0366

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)

2742416 Ontario Inc. C/O Pearl Valley Homes

Address

25 Production Road

Brampton, ON.

Phone #

647-395-8900

Fax #

Email

stephanie@pearlbuilders.com

2.

Name of Agent

KLM Planning Partners Inc.

Address

64 Jardin Drive Unit 1B

Concord, ON

L4K 3P3

Phone #

416-576-1500

Fax #

Email

rvirtanen@klmplanning.com

3.

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

The requested variance is to permit a minimum setback of 0.9 metres to an open space zone for Lot 36 of Plan 43M-2157.

4.

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

As per Section 10, General Provisions for Residential Zones of Zoning By-law 270-2004, as amended, the following is required for a setback to an open space zone:
10.11 Setback to Public Walkway - All buildings or structures shall have a minimum setback of 1.2 metres to a public walkway, an open space zone, or a non-residential zone.”
The engineering, design and siting for the lot was already completed when the setback

5.

Legal Description of the subject land:

Lot Number

36

Plan Number/Concession Number

Plan 43M-2157

Municipal Address

139 Antibes Drive

6.

Dimension of subject land (in metric units)

Frontage

+/- 12.15 m

Depth

+/- 29.15 m

Area

+/- 364 m2

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: List all structures (dwelling, shed, gazebo, etc.)

N/A - Vacant.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Single detached dwelling.

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	N/A
Rear yard setback	N/A
Side yard setback	N/A
Side yard setback	N/A

PROPOSED

Front yard setback	4.51m
Rear yard setback	7.51m
Side yard setback	1.23m
Side yard setback	0.94m

10. Date of Acquisition of subject land: July 31, 2020
11. Existing uses of subject property: Vacant lands
12. Proposed uses of subject property: Single detached dwelling
13. Existing uses of abutting properties: Lands to be developed with single detached dwellings.
14. Date of construction of all buildings & structures on subject land: N/A - vacant
15. Length of time the existing uses of the subject property have been continued: N/A - vacant

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 # 21T-15002 Status Registered

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

Lauren Dynes

Signature of Lauren Dynes Authorized Agent

DATED AT THE City OF Vaughan

THIS 14 DAY OF November, 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, Lauren Dynes, OF THE Town OF Aurora

IN THE Region OF York 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 Vaughan

IN THE Region OF

York THIS 13th DAY OF

November, 2023

Victoria Polkanska,
a Commissioner, etc., Province of Ontario
for KLM Planning Partners Inc.
Expires July 30, 2024
A Commissioner etc.

Lauren Dynes

Signature of Lauren Dynes 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.

Zoning Officer

Date

DATE RECEIVED Nov 16, 2023

Date Application Deemed Complete by the Municipality VL

Revised 2022/02/17

APPOINTMENT AND AUTHORIZATION OF AGENT

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

LOCATION OF THE SUBJECT LAND: 139 Antibes Drive, Lot 36 of Plan M-2157

I/We, 2742416 Ontario Inc.
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject lands, hereby authorize

KLM Planning Partners Inc.
please print/type the full name of the agent(s)

to make application to the **City of Brampton Committee of Adjustment** in the matter of an application for **minor variance** with respect to the subject land.

Dated this 14th day of November, **20**23.

Stephanie Pasquale
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

STEPHANIE PASQUALE
(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.

NOTE: Unit owners within a Peel Standard Condominium Corporation are to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to submission of an application. Signatures from all Members of the Board of Directors are required.

PERMISSION TO ENTER

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

LOCATION OF THE SUBJECT LAND: 139 Antibes Drive, Lot 36 of Plan M-2157

I/We, 2742416 Ontario Inc.
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 13th day of November, **20**23.

Stephanie Pasquale
(Signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

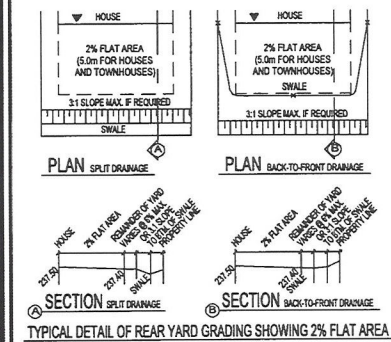
STEPHANIE PASQUALE
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

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

- GENERAL NOTES:**
- BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT BUILDER'S EXPENSE.
 - BUILDER TO VERIFY ELEV. OF STM. AND SAN. LATERALS IN RELATION TO BASEMENT U/S 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 TFW 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.
 - WEEDING 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 SODDING.
 - 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 WEEPING 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 BULEVARDS.
 - 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.

- | | | | | |
|--------------------------------------|------------------|-----------------------|-------------------|---------------------------------|
| ENGINEERED FILL LOTS | SANITARY MANHOLE | WATER SERVICE | BELL PEDESTAL | HYDRO TRANSFORMER |
| STREET TREE | STORM MANHOLE | HYDRO SERVICE | CABLE PEDESTAL | PADMOUNTED MOTOR |
| RETAINING WALL | VALVE & CHAMBER | SHEET DRAINAGE | HYDRO POLE | EXISTING GRADES |
| CATCH BASIN | VALVE & BOX | STREET LIGHT PEDESTAL | HYDRO POLE GUY | PROPOSED GRADES |
| DOUBLE / SINGLE STM & SAN CONNECTION | HYDRANT | STREET LIGHT | COMMUNITY MAILBOX | SWALE DIRECTION |
| | | RAIN GARDEN | | EMBANKMENT / BERM MAX 3:1 SLOPE |

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 37308
NAME SIGNATURE BCIN
REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC. 19695

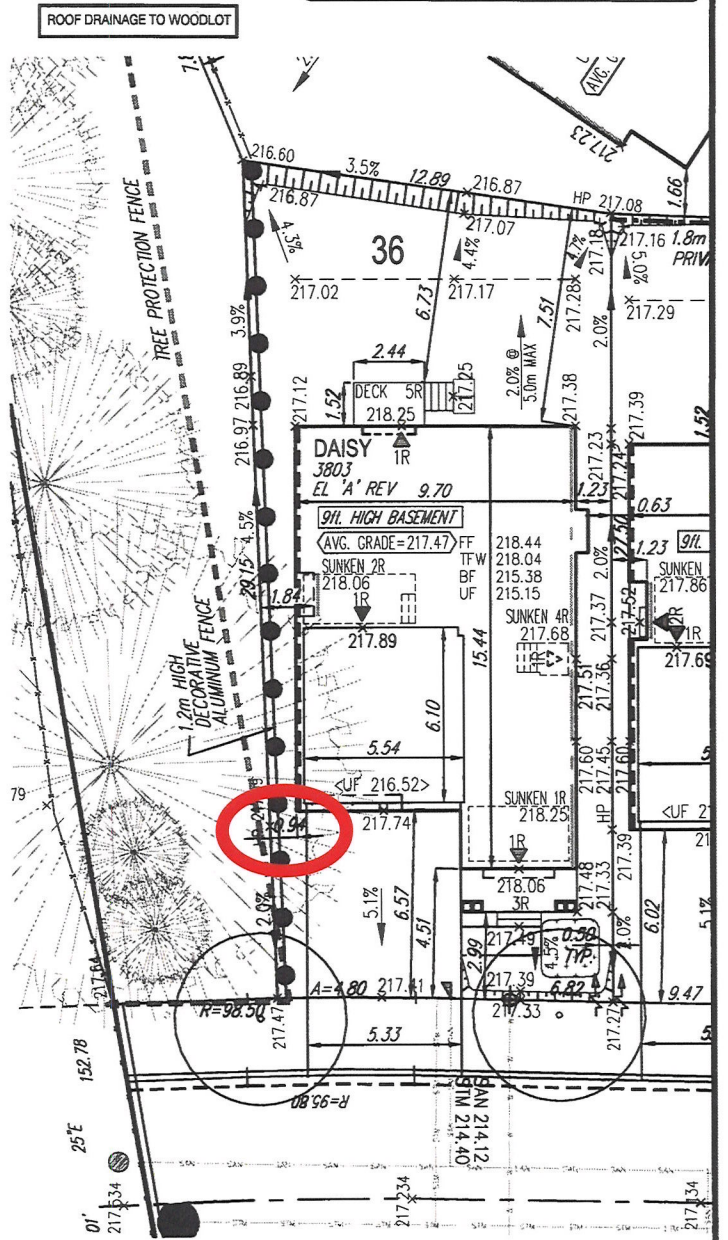
HUNT
DESIGN ASSOCIATES INC.
www.huntdesign.ca

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

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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.	AVG. GRADE	FF TO AVG. GRADE	FF TO MEAN OF ROOF
	218.44 m	217.47 m	0.97 m	8.31 m
TOTAL BUILDING HEIGHT	9.28 m	30'-5"		
GARAGE DOOR WIDTH	# 2	2.50 m	8'-2"	
INT. GARAGE WIDTH	5.54 m	18'-2"		



ANTIBES DRIVE

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

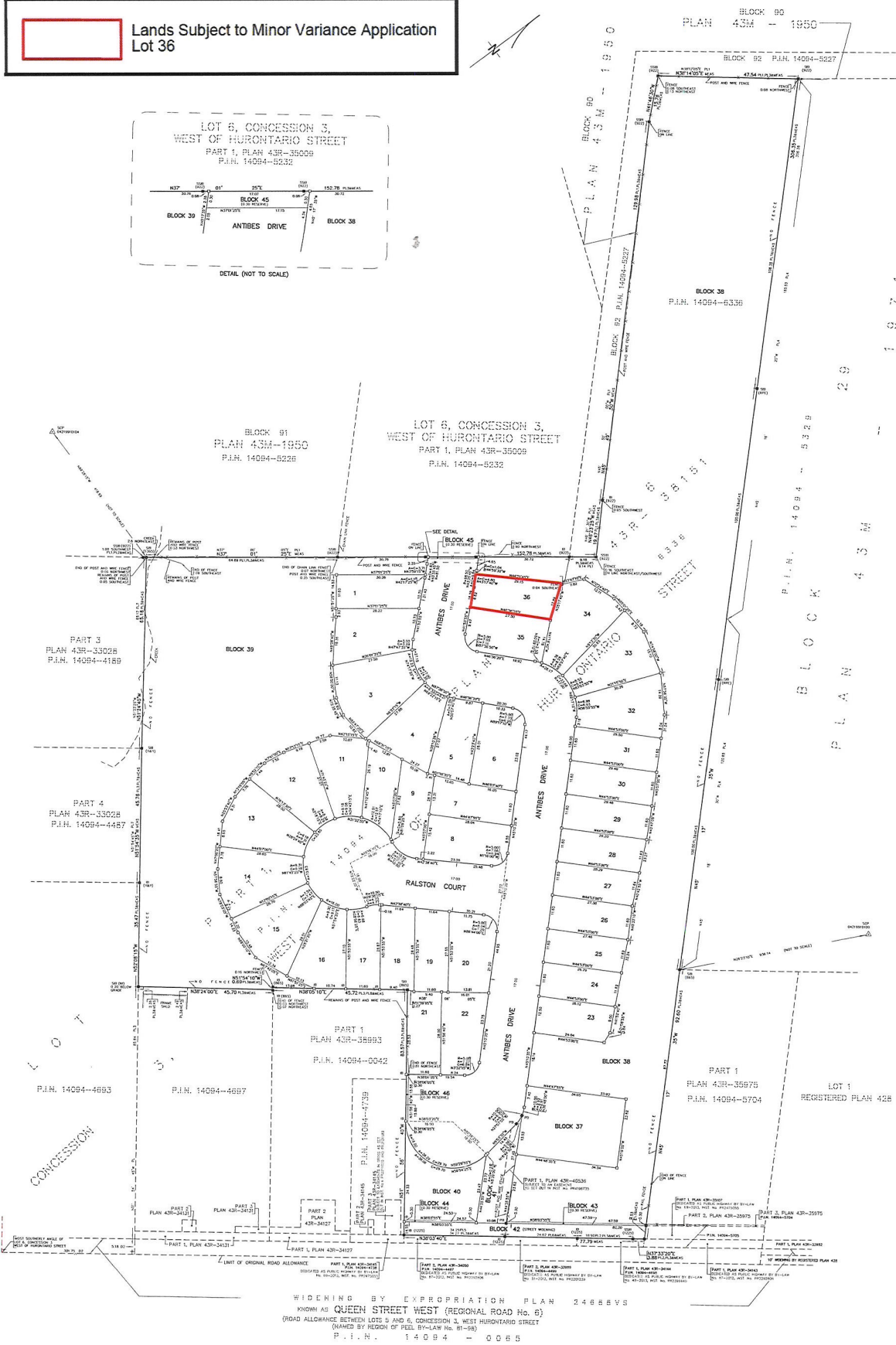
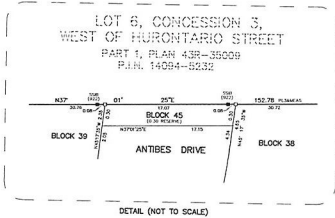
UNDERGROUND SERVICING HAS NOT BEEN APPROVED BY THE CITY AT THE TIME OF PRELIMINARY SITE PLAN REVIEW AND/OR SITE PLAN APPROVAL FOR GRADING. SCHAEFFERS WILL NOT ACCEPT LIABILITY ARISING FROM THIS MATTER. REVISIONS MAY BE REQUIRED UPON AVAILABILITY OF HOUSE CONNECTION, LATERAL ELEVATIONS AND UTILITY LOCATIONS.

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



- | | | | | |
|---|------------------------|------------------|----------------------|---------------|
| SLUMP PUMP AND SURFACE DISCHARGE LOCATION | UPGRADE ELEVATION | CHAIN LINK FENCE | FENCE AND GATE | ACUSTIC FENCE |
| FINISHED FLOOR | TOP OF FOUNDATION WALL | BASEMENT FLOOR | UNDERSIDE OF FOOTING | WALKOUT DECK |
| WOOD | MODIFIED | REV | REVERSED | NO DOOR |
| HIGHLIGHTED GRADE | | | | |

Lands Subject to Minor Variance Application
Lot 36



PLAN 43M-1950

I CERTIFY THAT THIS PLAN IS REGISTERED
IN THE LAND REGISTRY OFFICE FOR THE
LAND TITLES DIVISION OF PEEL (No. 43)
AT 10:00 A.M. ON THE 19th
DAY OF OCTOBER 2023 AND ENTERED IN
THE LAND REGISTRY OFFICE FOR THE
LAND TITLES DIVISION OF PEEL (No. 43)
AND THE REQUIRED CONSENTS ARE REGISTERED AS
PLAN DOCUMENT NO. 284265946

Linda Burrey
REPRESENTATIVE FOR LAND REGISTRAR

PLAN OF SUBDIVISION OF
PART OF LOT 6
CONCESSION 3,
WEST OF HURONTARIO STREET
(GEOGRAPHIC TOWNSHIP OF CHINGUACOUS)
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:500
R-PE SURVEYING LTD., O.L.S.
METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

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BEARING NOTE

BEARINGS ARE GIVEN IN DEGREES, MINUTES AND SECONDS (ORIGINAL) DERIVED FROM:
TOP SURVEYING NORTH 434500.000 EAST 555555.000
TOP SURVEYING NORTH 434500.000 EAST 555555.000
COORDINATES ARE GIVEN IN DEGREES, MINUTES AND SECONDS (ORIGINAL) DERIVED FROM:
SEC. 14 (2) OF 1867, 2017 AND 2018, AND 1867, 2017 AND 2018, BE USED TO
RE-ESTABLISH CORNERS OF BOUNDARIES SHOWN ON THIS PLAN.
DISTANCES ARE GIVEN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY
THE CORRECTED SCALE FACTOR OF 0.999976.

SURVEYOR'S CERTIFICATE

1. I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE
SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE
REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 19th DAY OF OCTOBER, 2023.
DATE: 19th MAY 2023.
C. P. EDWARDS
C. P. EDWARDS
ONTOARIO LAND SURVEYOR
THIS PLAN OF SURVEY RELATES TO A/D/S
PLAN SUBMISSION FORM NUMBER 2200209

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:
1. LOTS 1 TO 36, BOTH INCLUSIVE, BLOCKS 37 TO 41, BOTH INCLUSIVE,
STREET INCLUDING, BLOCKS 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 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848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 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1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827

Zoning Non-compliance Checklist

File No.
A- 2023-0366

Applicant: KLM Planning Partners Inc.
Address: 181 Antibes Dr
Zoning: R1F-2928
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS - SIDE	To permit an interior side yard setback of 0.9m to a proposed single detached dwelling	whereas the by-law requires a minimum interior side yard setback of 1.2m to an Open Space (OS) zone.	10.11
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			



Reviewed by Zoning

2023-11-16

Date



64 JARDIN DRIVE, UNIT 1B
CONCORD, ONTARIO L4K 3P3

T 905.669.4055

KLMPLANNING.COM

File: P-3226

November 15, 2023

City of Brampton
Committee of Adjustment
2 Wellington Street West City Hall, 3rd Floor
Brampton, ON L6Y 4R2

Attention: Clara Vani, Legislative Coordinator Secretary-Treasurer Committee of Adjustment

**Re: Minor Variance Application Submission
2742416 Ontario Inc., C/O Pearl Builders
139 Antibes Drive
Lot 36 of Plan M-2157
City of Brampton
Regional Municipality of Peel**

Dear Ms. Vani,

KLM Planning Partners Inc. is the land use planner on behalf of our Client, 2742416 Ontario Inc., owner of the lands located on the west side of Queen Street West between James Potter Road and Creditview Road. The Subject Lands are Municipally known as 139 Antibes Drive and legally known as Lot 36 of Plan 43M-2157. On behalf of our Client, we are pleased to submit the enclosed materials in support of the application to the Committee of Adjustment for Minor Variance to the Residential Single Detached Zone "R1F-11.6-2931" in Zoning By-law 270-2004, as amended.

1.0 Requested Relief

The requested variance is to permit a minimum setback of 0.9 metres to an open space zone for Lot 36 of Plan 43M-2157. As per Section 10, General Provisions for Residential Zones of Zoning By-law 270-2004, as amended, the following is required for a setback to an open space zone:

"10.11 Setback to Public Walkway

All buildings or structures shall have a minimum setback of 1.2 metres to a public walkway, an open space zone, or a non-residential zone."

2.0 Minor Variance Test Discussion

This Section will summarize how the requested variance meets the four tests of a Minor Variance, set out by Section 45(1) of the Planning Act.

1. Is the Application minor in nature?

The requested variance is minor in nature and will make only minor adjustments to the development standards of the current zoning on the Subject Lands. The request is to decrease the permitted setback

to an open space zone by 0.3 metres from the permitted 1.2 metres to the proposed 0.9 metres. The decreased setback is minimal and will not have a negative visual impact on the public realm or streetscape.

2. Is the Application an appropriate and desirable use of the land?

The requested minor variance does not propose a change in use on the Subject Lands. The proposed single detached dwelling on the Subject Lands is an appropriate use of the lands as it is in keeping with the residential use permitted, and provides for a dwelling type that is consistent to the surrounding neighbourhood context. The lands are located within a residential subdivision and single detached dwellings are appropriate and desirable for the lands.

3. Is the Application consistent with the general intent and purpose of the Official Plan?

The Official Plan is used to manage how the City grows and develops. The Official Plan guides housing, industry, offices and shops, as well as the infrastructure required to support a growing City. The Subject Lands are designated 'Residential' in the City of Brampton Official Plan, which permits and allows for residential uses on the lands. The City of Brampton is experiencing continued growth in population leading to a need for additional housing. For this reason, the proposed single detached dwelling on the Subject Lands is keeping with the intent and purpose of the Official Plan by supplying housing to a growing City. Furthermore, approval of the requested variance will facilitate the efficient delivery of housing on lands contemplated for residential development by the Official Plan.

4. Is the Application consistent with the general intent and purpose of the Zoning By-law?

The City of Brampton Zoning By-law regulates what land uses and building types are permitted on properties within the City. As previously discussed, the Subject Lands are currently zoned R1F-11.6-2931 by the City of Brampton Zoning By-law 270-2004, as amended, which permits single detached residential dwellings. The proposed minor variance would permit a setback to an open space zone of 0.9 metres, which is 0.3 metres less than what is required under Section 10.11 of the City's Zoning By-law. Allowing for this minor decrease in setback would ensure the efficient layout of the single detached dwelling units for the planned residential subdivision and avoid unnecessary costs and delays for redesigning the house.

3.0 Conclusion

It is for the above reasons that we are of the opinion that the requested variance is consistent with the general intent and purpose of the Official Plan and the Zoning Bylaw, is desirable for the appropriate development of the lands, and is minor in nature. Furthermore, it is not anticipated that the proposed minor variance will have any adverse impacts to abutting lands. It is for these reasons that we believe the proposed minor variance represents good land use planning.

In support of this Minor Variance Application, please find enclosed:

- 1. Minor Variance Submission Cover Letter;
- 2. Minor Variance Application Form;
- 3. Registered Plan 43M-2157;
- 4. Minor Variance Sketch, being the Siting and Grading Plan prepared by Hunt Design Associates Inc., dated November 8, 2022; and,

5. Cheque in the amount of \$699.00 made payable to the City of Brampton to cover the applicable 2023 Minor Variance Application fee.

We trust that the above materials are in order. Should you have any questions with respect to the enclosed, please do not hesitate to contact the undersigned. We look forward to working with the City of Brampton and all other applicable Agencies with regard to this Application.

Yours truly,

KLM PLANNING PARTNERS INC.



Ryan Virtanen BES, MCIP, RPP
Partner



Lauren Dynes BURPI
Intermediate Planner

cc. 2742416 Ontario Inc., C/O Pearl Builders