

FILE NUMBER: A-2023-0380

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)** Joel Cabral  
**Address** 71 Forsythia Rd. Brampton ON L6T 2G2

**Phone #** 416-877-3382 **Fax #** \_\_\_\_\_  
**Email** joelcabral06@hotmail.com

2. **Name of Agent** Adrienne Annett  
**Address** 4 Woodthorpe Rd Toronto ON M4A 1S4

**Phone #** 416-543-1737 **Fax #** \_\_\_\_\_  
**Email** anannett@gmail.com

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

A fence has been removed and a garage door has been added to an existing shed. An awning has been added to the rear. The measurements of the shed are slightly different than the shed that was originally there. (Please see attachments) The size of the shed has been increased by 5.5 SQM. The request is to keep the shed in the location and shape as it has currently been altered.

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

The access to the garage door will be blocked by the accessory building and the walkway to the backyard would be impeded. The subject shed has been in this location since at least 2005 by records we have located online.

5. **Legal Description of the subject land:**

**Lot Number** PT LT 547 PL 811 Chinguacousy as in RO968851 ; S/T VS106571, VS89925 City of Brampton

**Plan Number/Concession Number** 811

**Municipal Address** 71 Forsythia Rd Brampton Ontario L6T 2G2

6. **Dimension of subject land (in metric units)**

**Frontage** 9.48m

**Depth** 31.90m

**Area** 1,305.77 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.)

Semi-detached house, two (2) sheds, wooden deck. Please see attachments.

**PROPOSED BUILDINGS/STRUCTURES** on the subject land:

Shed closest to driveway has been altered. Permission required. Please see attachments.

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 6.74 to stair  
Rear yard setback 0.61m to plastic shed  
Side yard setback 0.45m to shed, 5.5m to house  
Side yard setback 0m (semi-detached)

**PROPOSED**

Front yard setback 6.74 to stair  
Rear yard setback 0.61m to plastic shed  
Side yard setback 0.45m to shed, 5.5m to house  
Side yard setback 0m (semi-detached)

10. Date of Acquisition of subject land: October 7, 2014
11. Existing uses of subject property: Single Family 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: January 12, 1968
15. Length of time the existing uses of the subject property have been continued: 55 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 _____



Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton  
THIS 29 DAY OF November, 2023

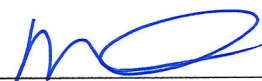
IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, Joel Cabral, OF THE city OF Brampton  
IN THE City OF Brampton 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 29 DAY OF  
November, 2023

  
A Commissioner etc.

Mercelyn Osayamen Osaze  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton.  
Expires June 20, 2025.



Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: \_\_\_\_\_

R2A(1)-100

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

JOHN C. CABRAL

Zoning Officer

2023-11-24

Date

DATE RECEIVED

Nov 29, 2023

VL

## APPOINTMENT AND AUTHORIZATION OF AGENT

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

LOCATION OF THE SUBJECT LAND: 71 FORSYTHIA RD BRAMPTON ON L6T 2G2

I/We, Joel Cabral

please print/type the full name of the owner(s)

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

Adrienne Annett

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 3 day of Nov, 2023



(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.**

**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

LOCATION OF THE SUBJECT LAND: 71 FORSYTHIA RD BRAMPTON ON L6T 2G2

I/We, Joel Cabral

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 3 day of Nov, 2023



(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.)

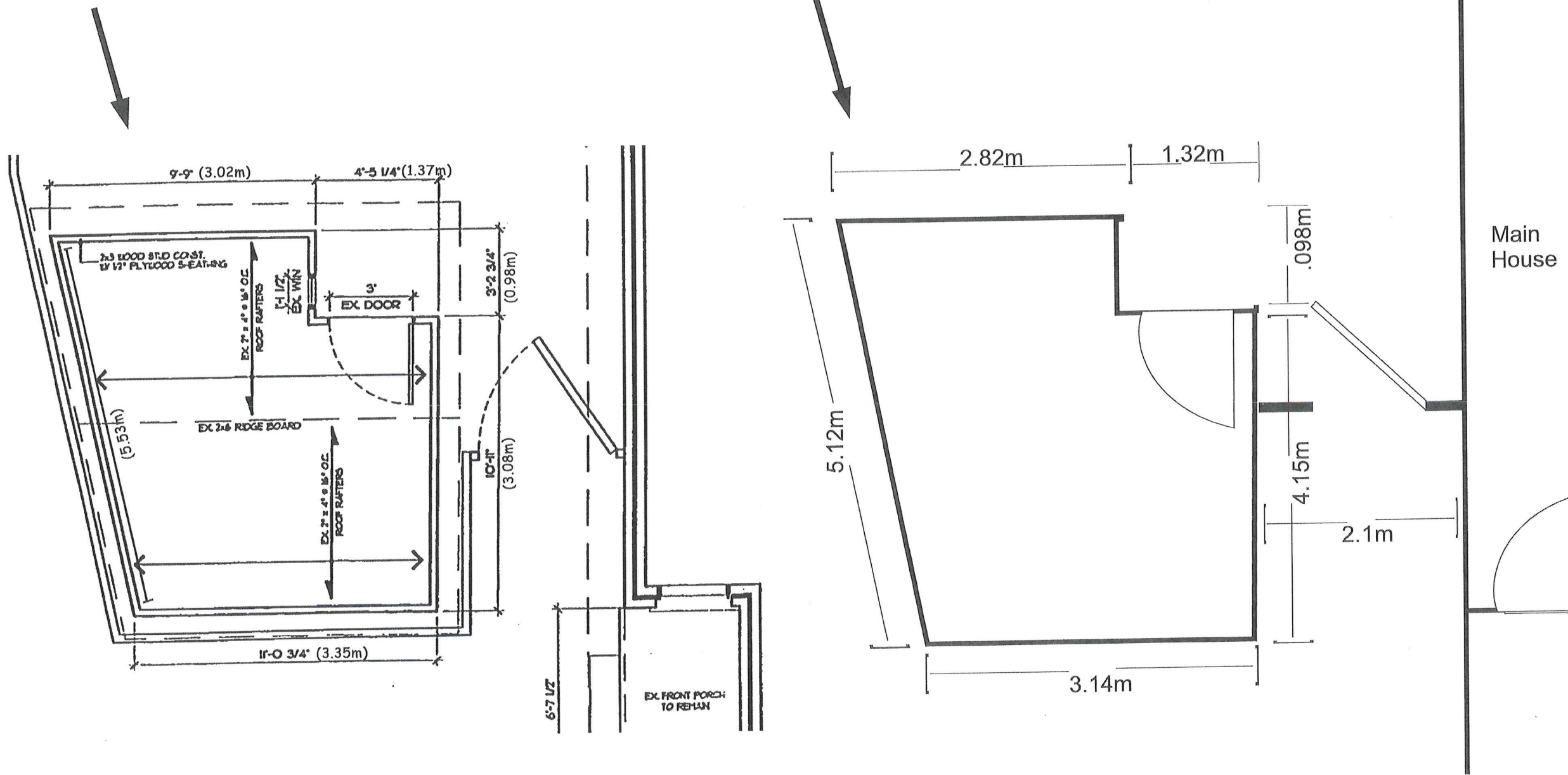
**NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.**

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

71 Forsythia Rd. Brampton ON L6T 2G2  
Aerial View

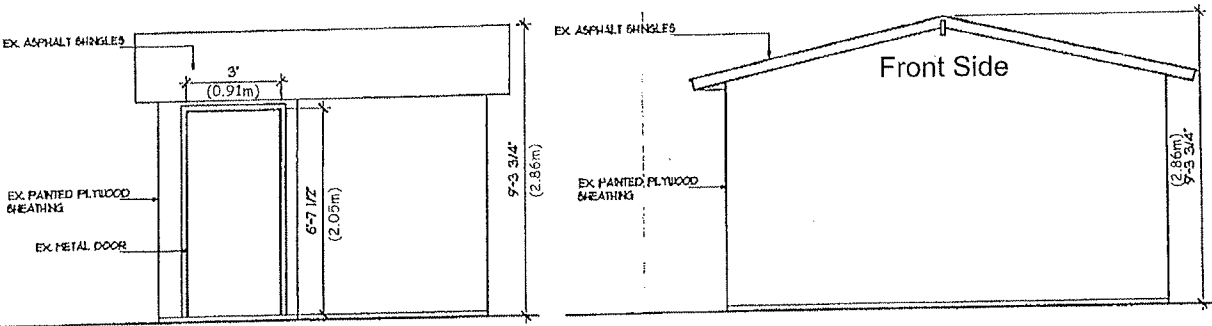
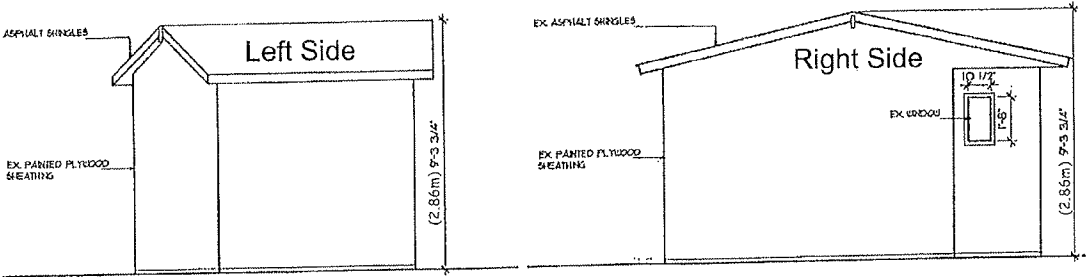
Original Shed (2013)

Proposed Shed (2023)

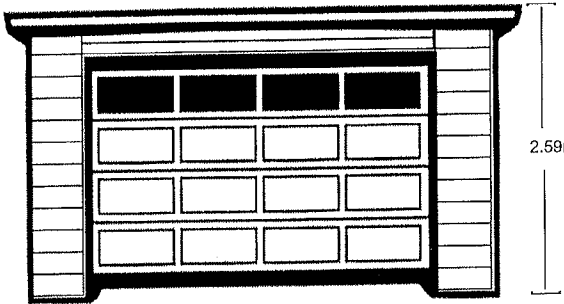
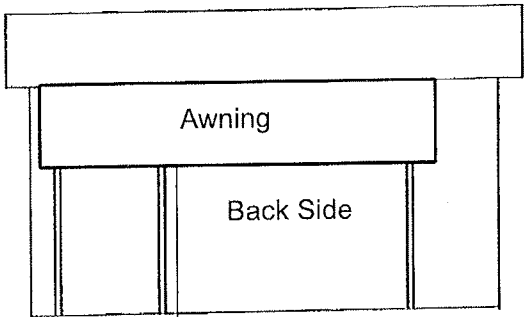
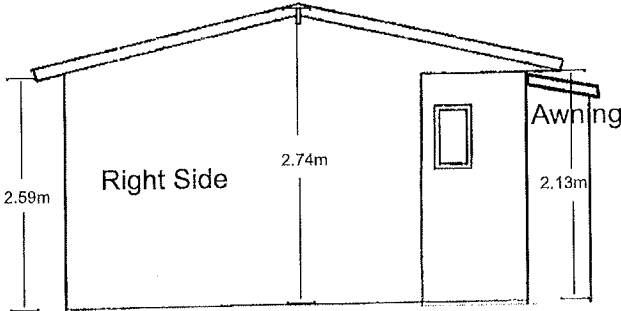
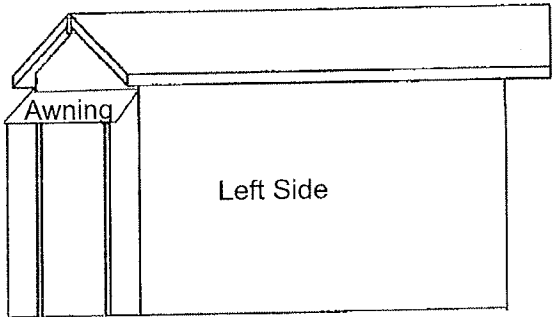


71 Forsythia Rd. Brampton ON L6T 2G2  
Elevation

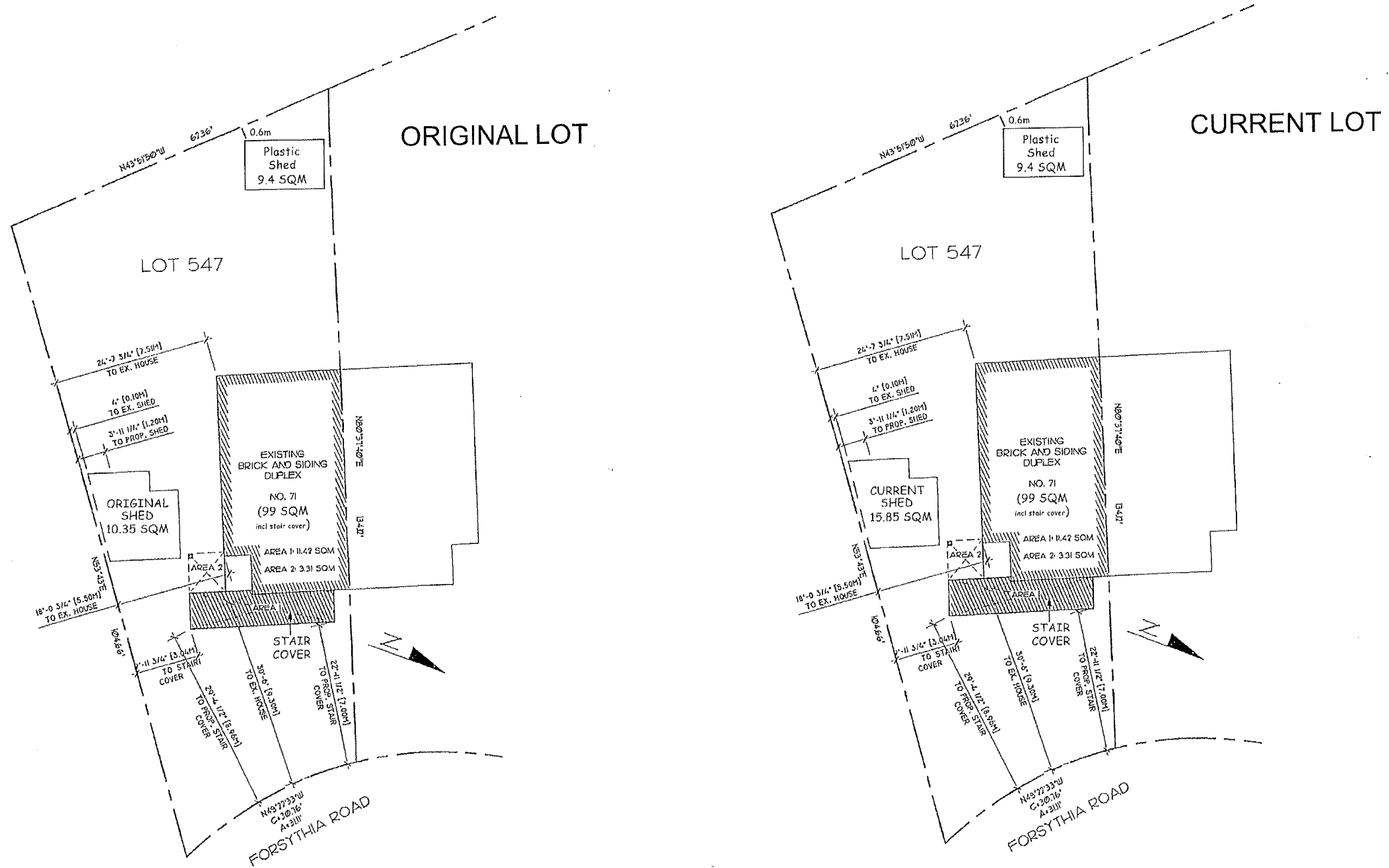
Original Shed (2013)



Proposed Shed (2023)

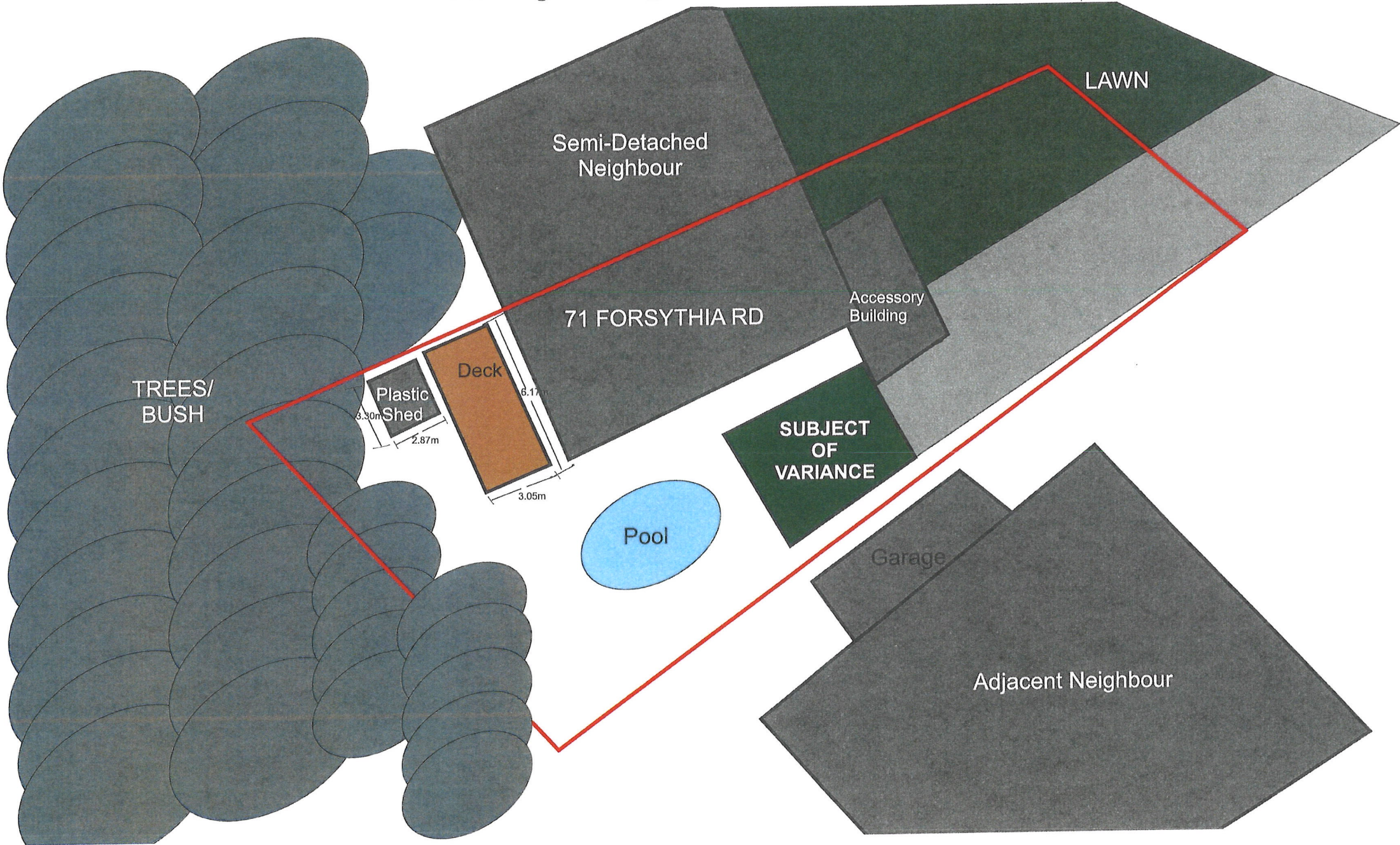


Front side w/ garage door and siding





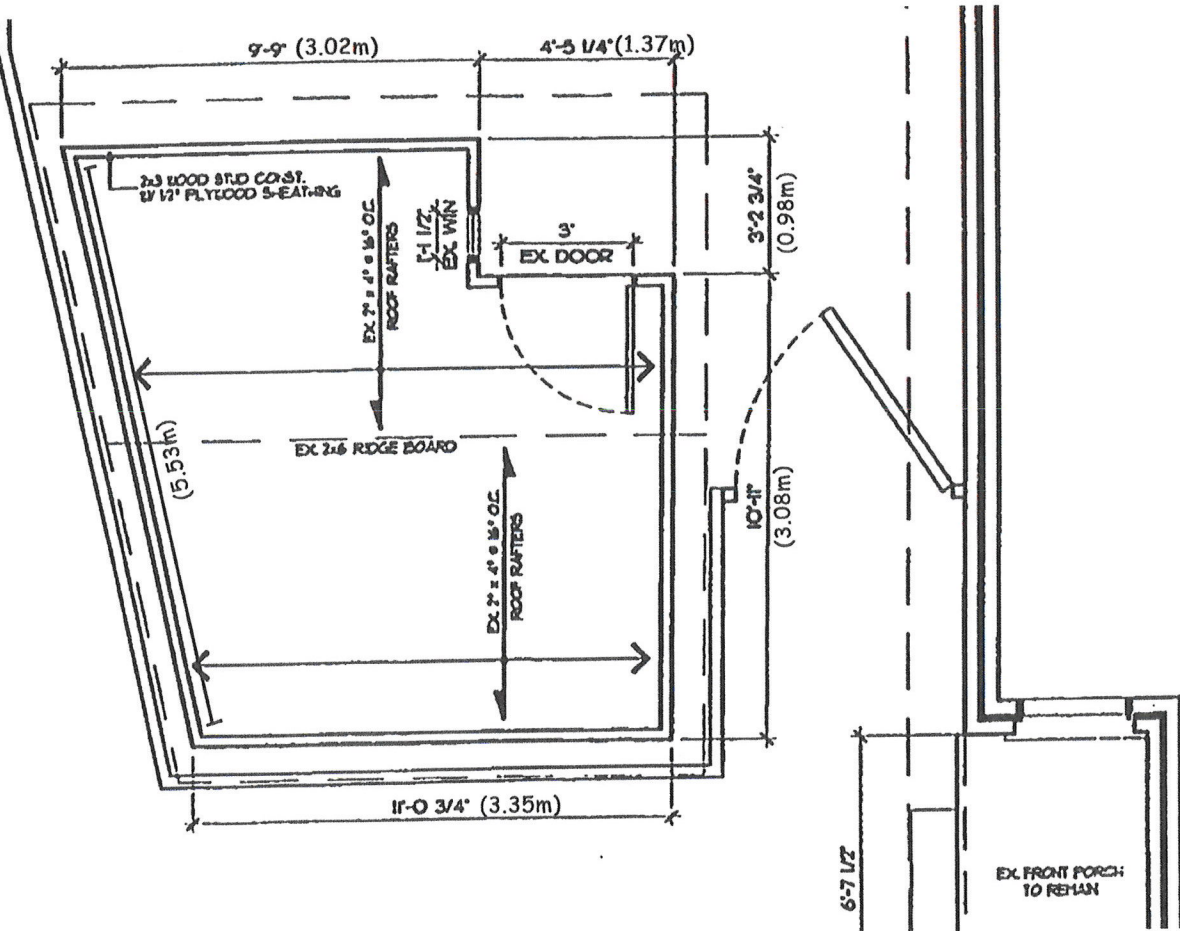
71 Forsythia Rd. Brampton ON L6T 2G2  
PT LT 547 PL 811 Chinguacousy as in RO968851 ; S/T VS106571,VS89925 City of Brampton  
Existing Buildings & Structures



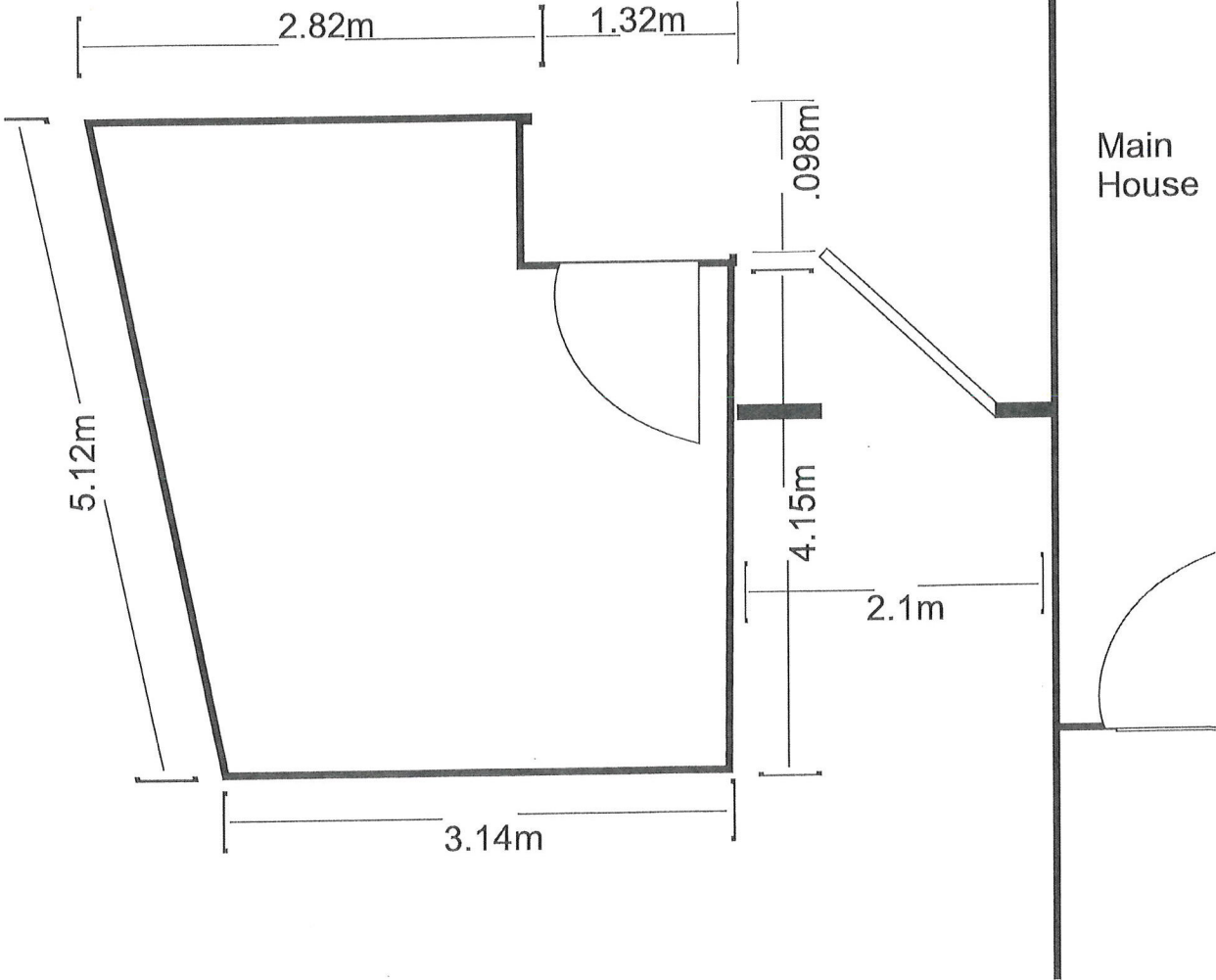


71 Forsythia Rd. Brampton ON L6T 2G2  
Aerial View

Original Shed (2013)

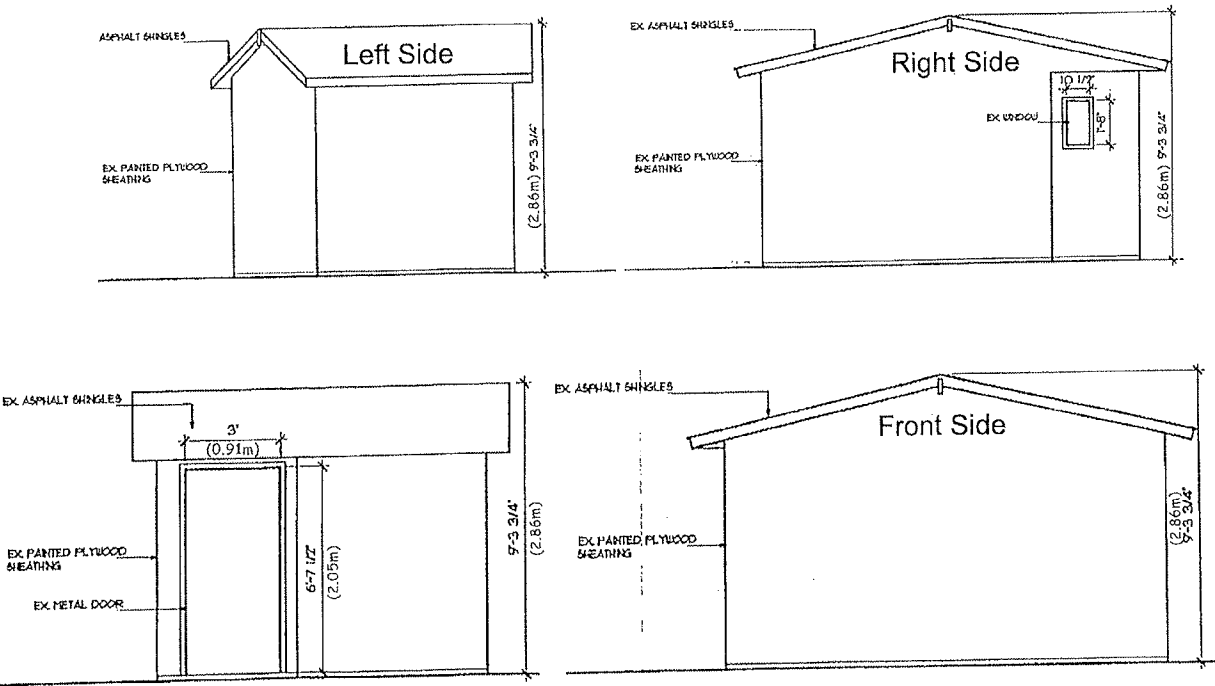


Proposed Shed (2023)

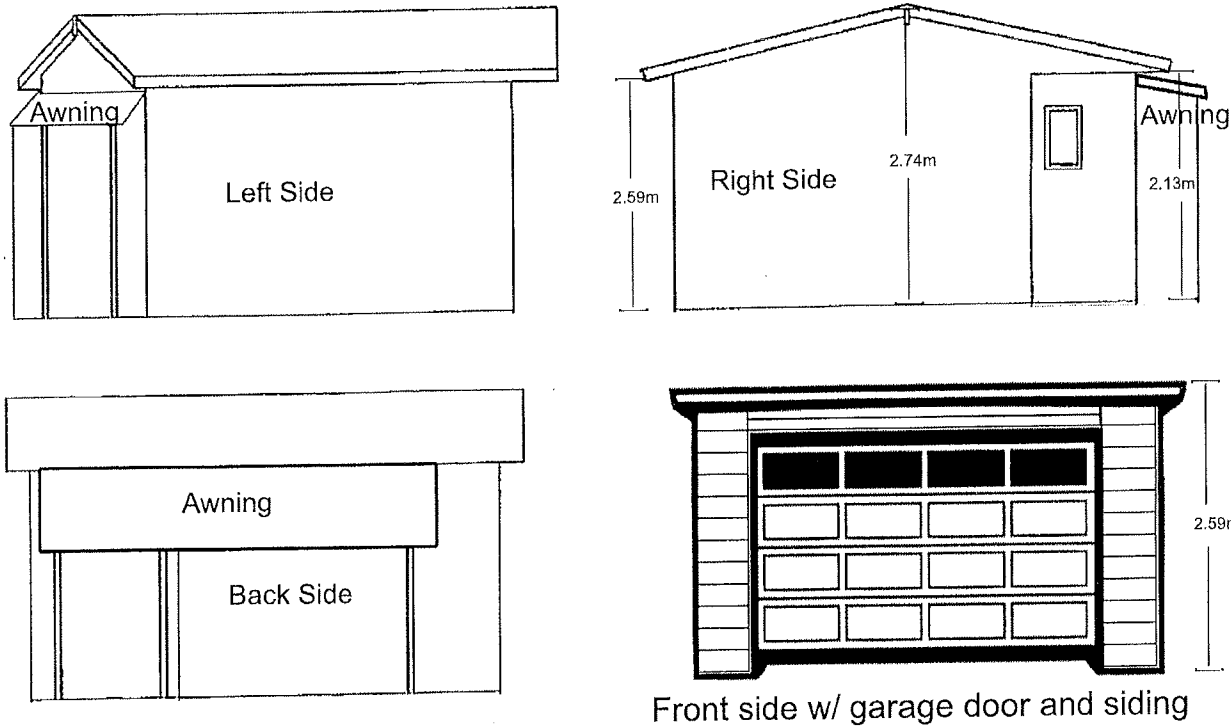


71 Forsythia Rd. Brampton ON L6T 2G2  
Elevation

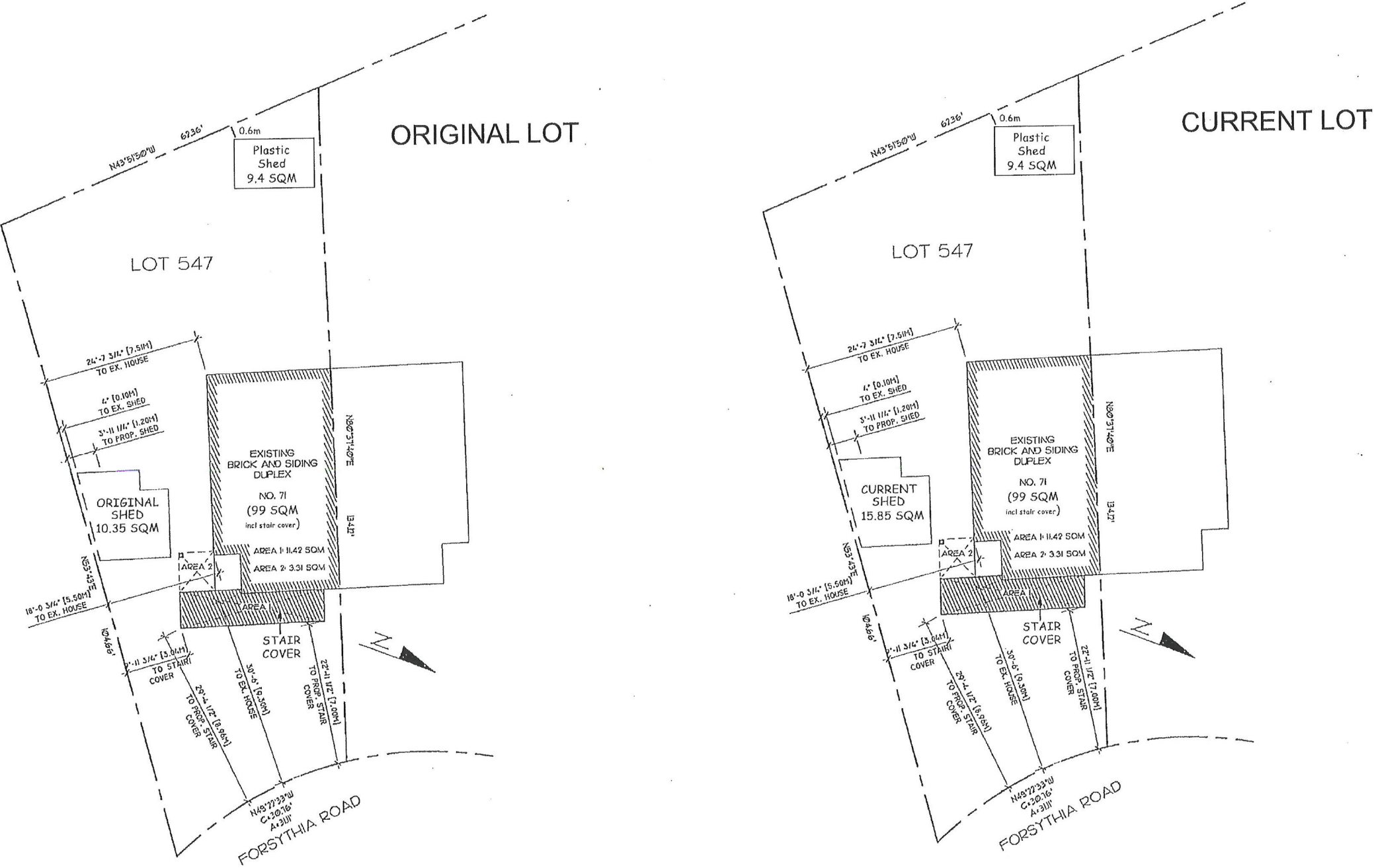
Original Shed (2013)



Proposed Shed (2023)

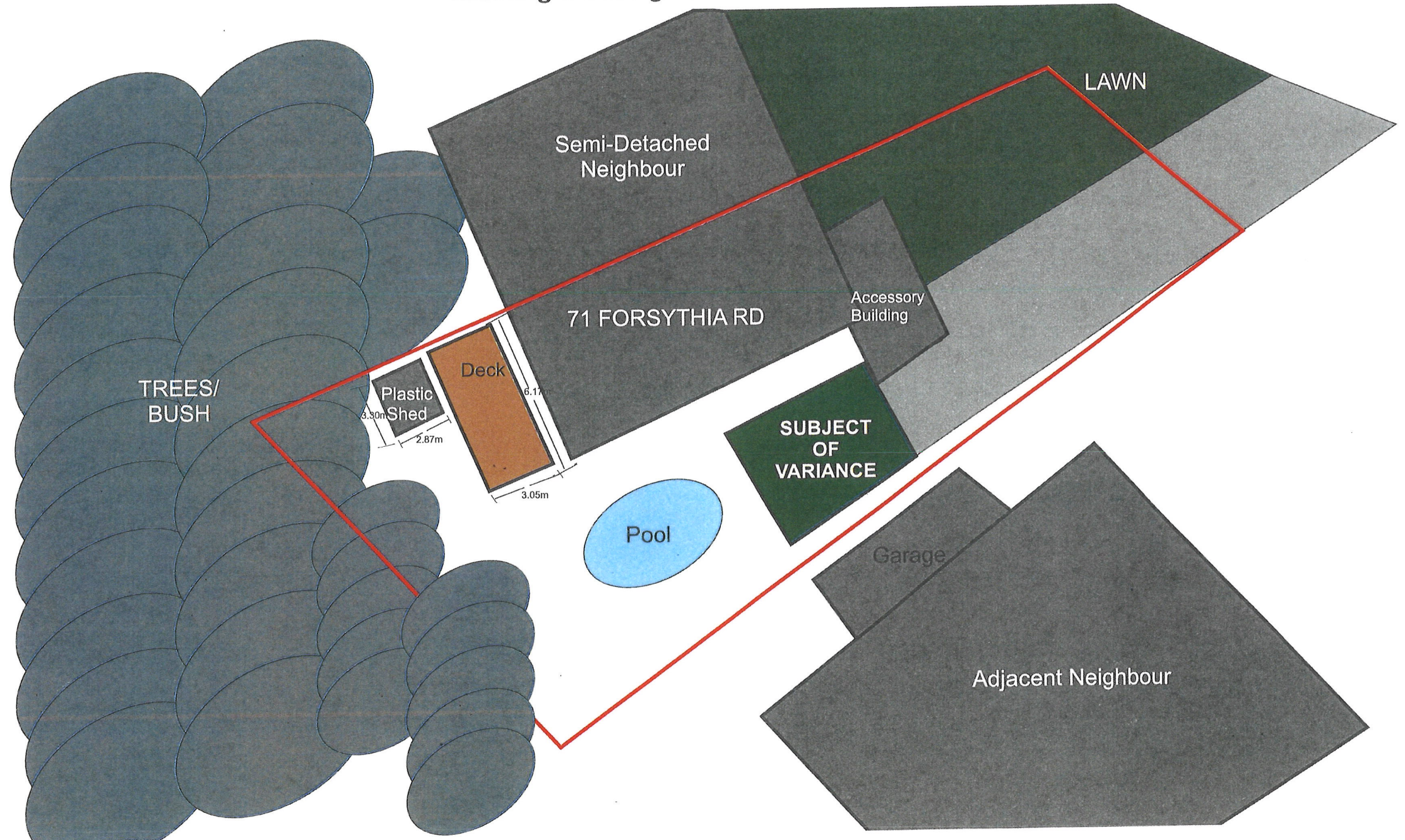


71 Forsythia Rd. Brampton ON L6T 2G2  
Lot Measurements and Setbacks from 2013





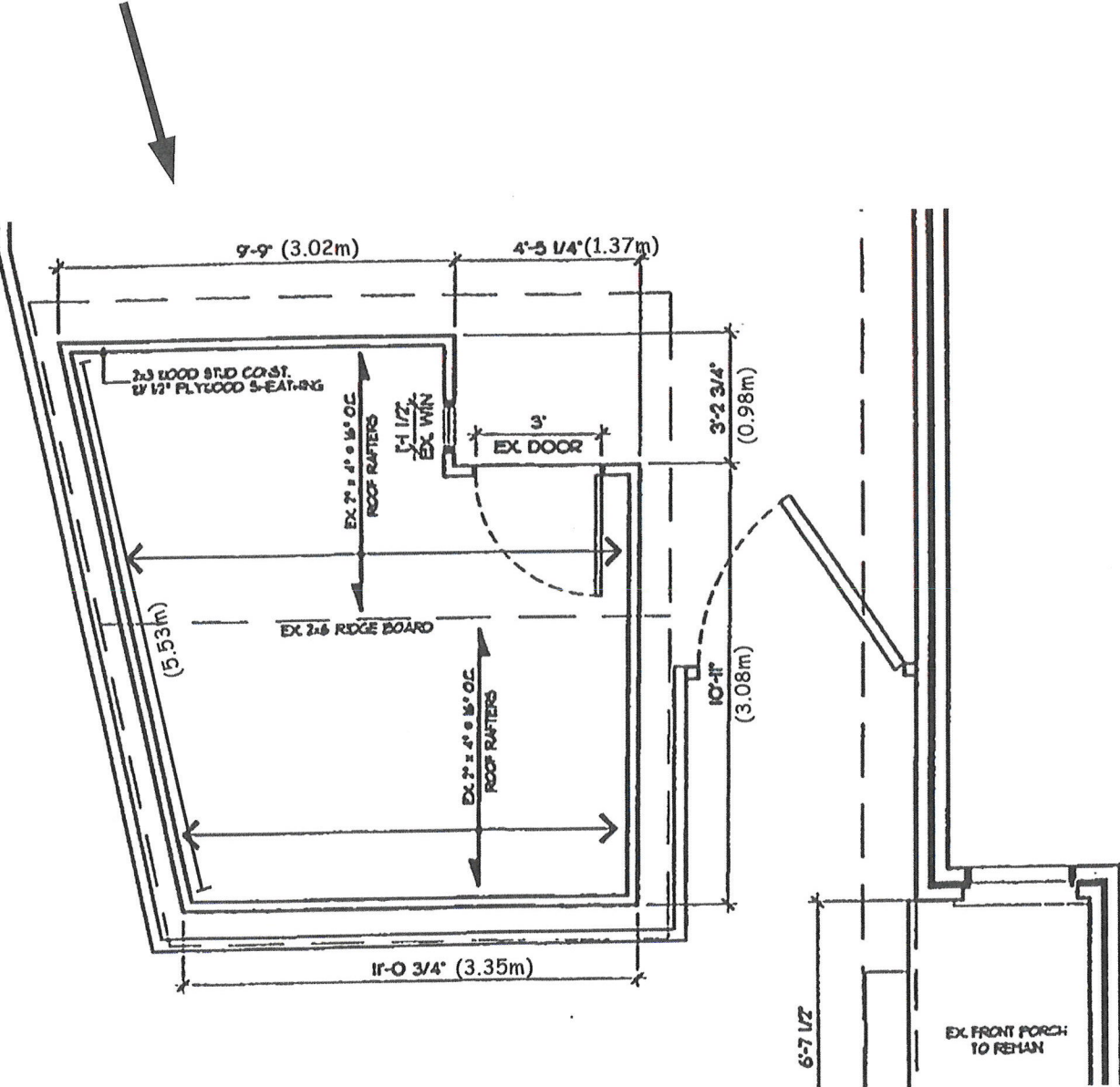
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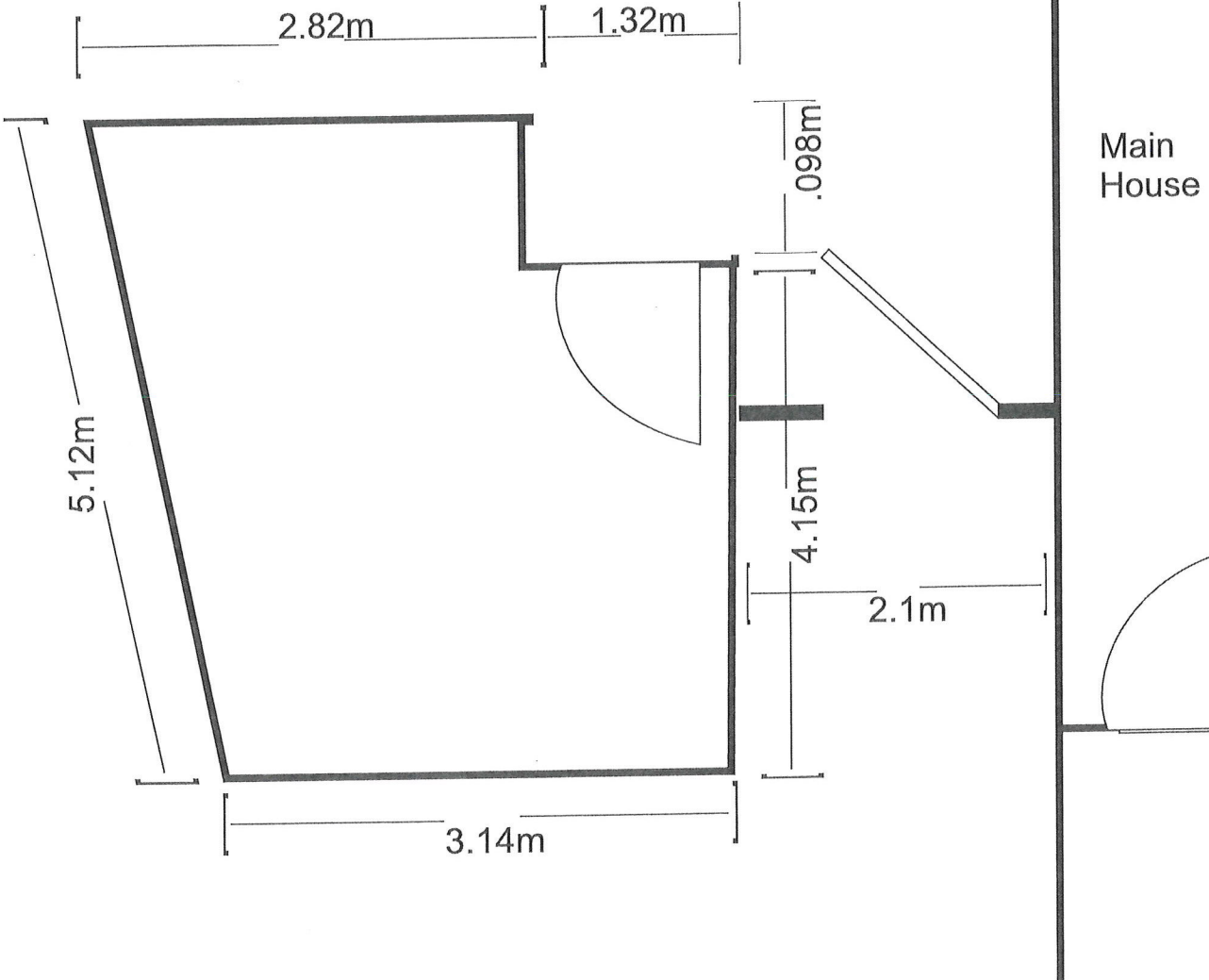


71 Forsythia Rd. Brampton ON L6T 2G2  
Aerial View

Original Shed (2013)

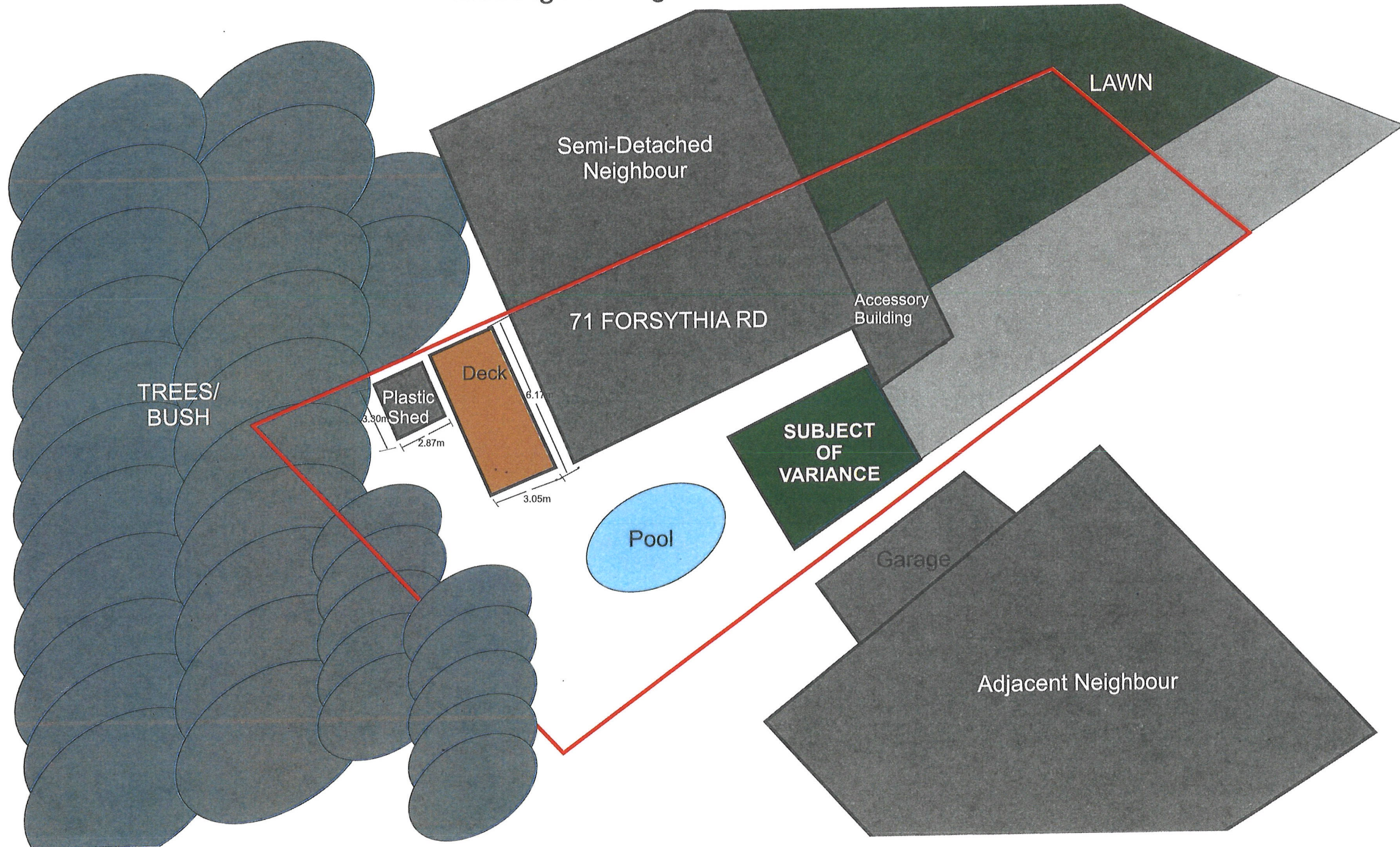


Proposed Shed (2023)





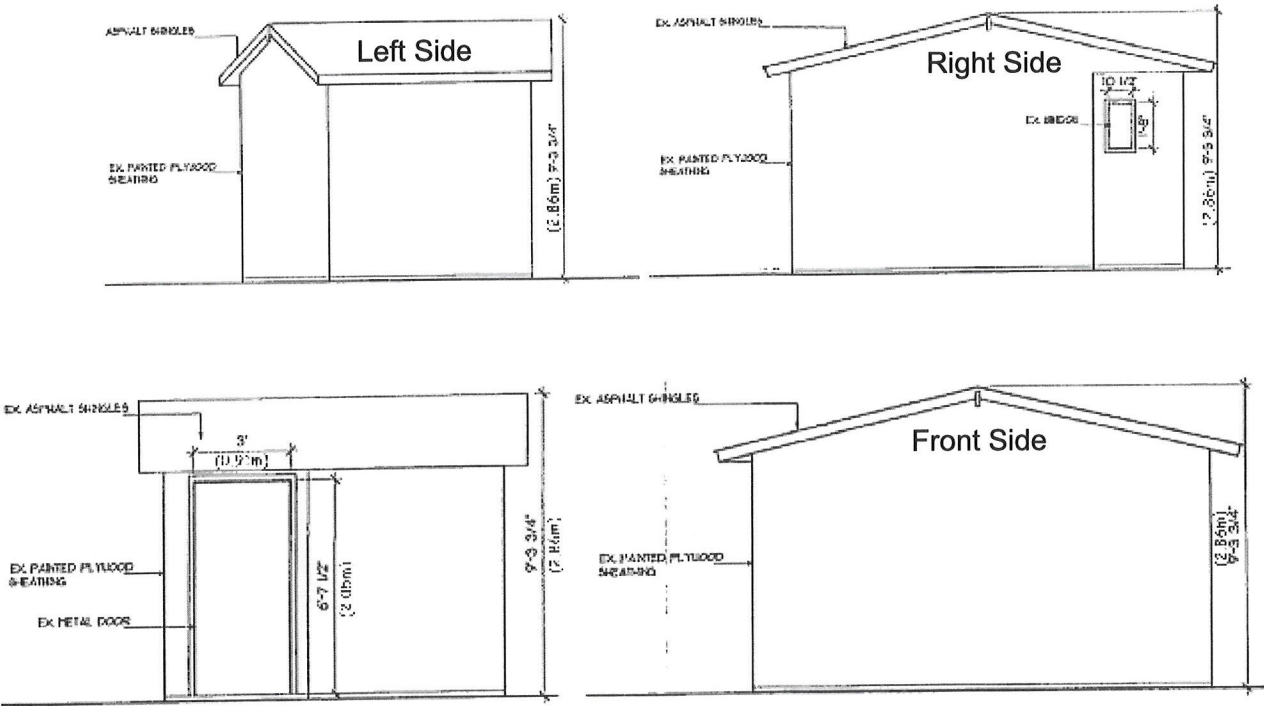
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 Existing Buildings & Structures



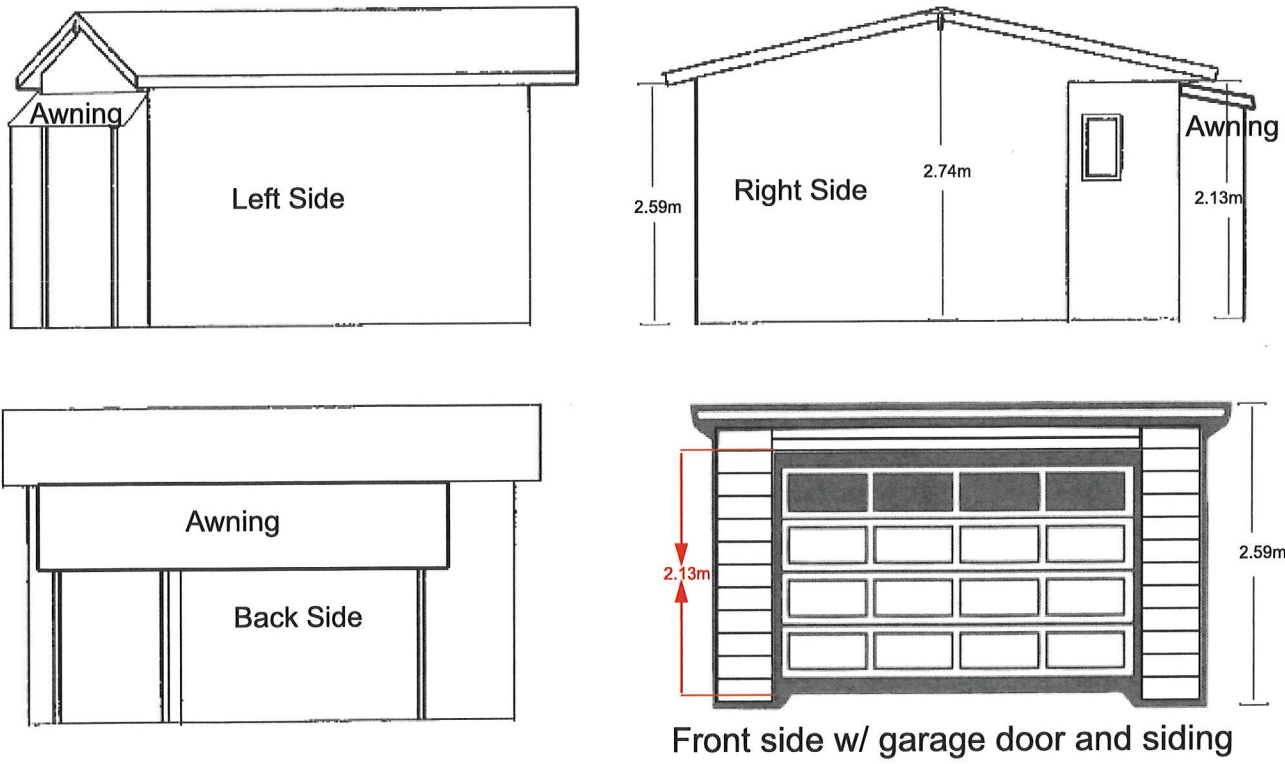


71 Forsythia Rd. Brampton ON L6T 2G2  
Elevation

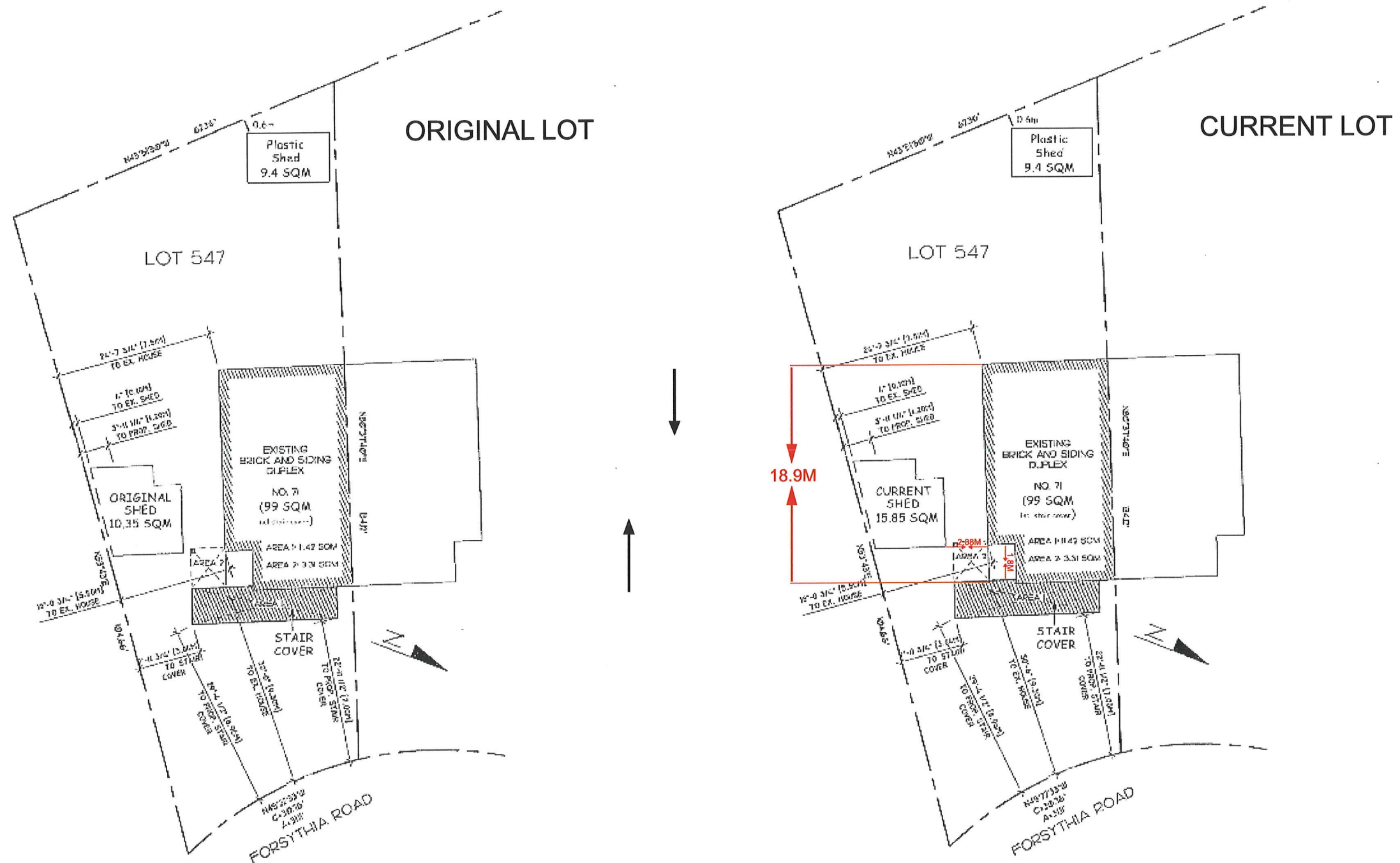
Original Shed (2013)



Proposed Shed (2023)

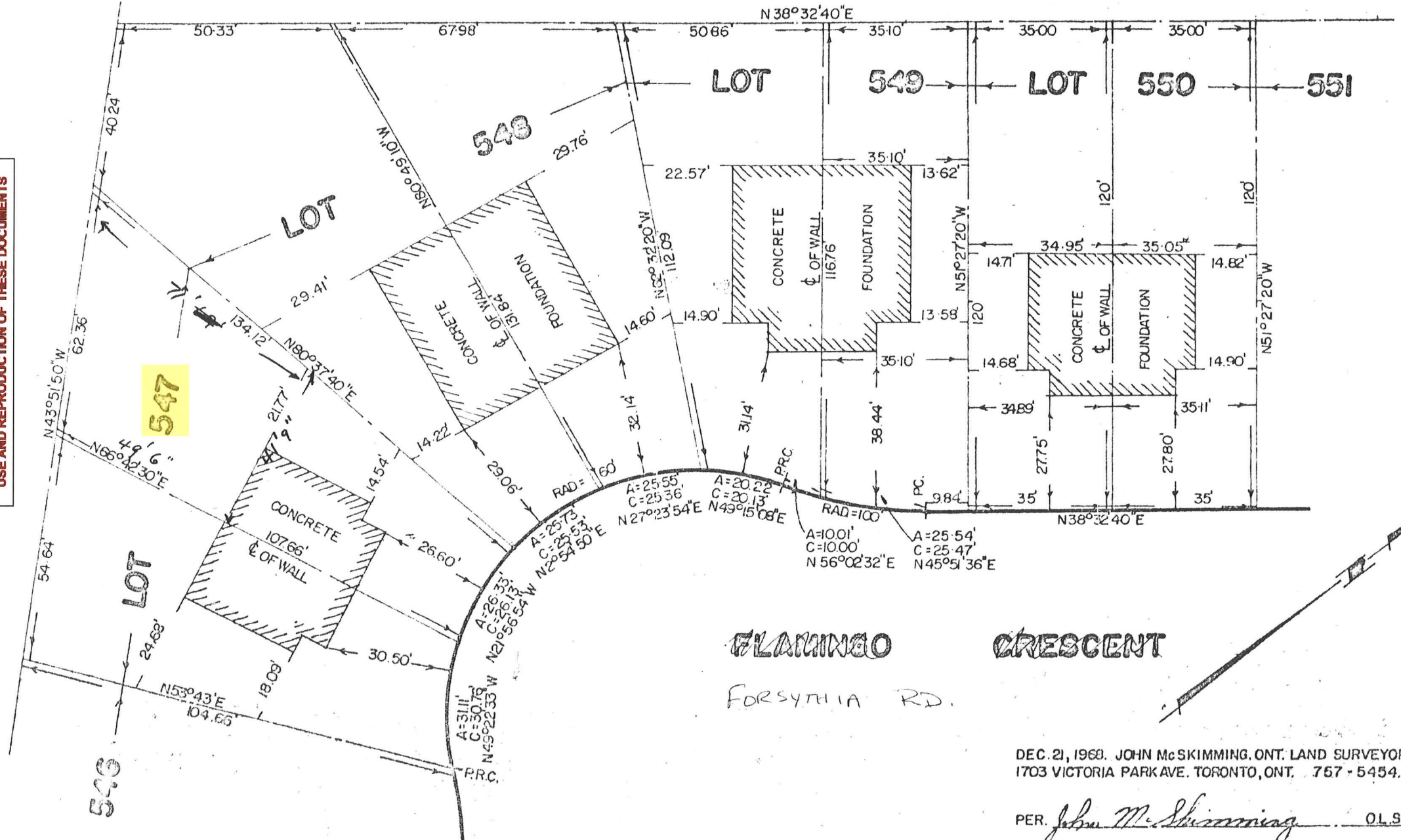






SCALE - 1" = 30'

DOCUMENTS RELEASED PURSUANT TO A REQUEST  
UNDER THE  
MUNICIPAL FREEDOM OF INFORMATION AND  
PROTECTION OF PRIVACY ACT R.S.O. 1990c. M56  
COPYRIGHT ACT R.S., 1985, c. C-42 APPLIES TO THE  
USE AND REPRODUCTION OF THESE DOCUMENTS



DEC. 21, 1968. JOHN McSKIMMING, ONT. LAND SURVEYOR.  
1703 VICTORIA PARK AVE. TORONTO, ONT. 757-5454.

PER. John M. Shinning OLS.

# Zoning Non-compliance Checklist

File No.  
A-2023-0380

Applicant: JOEL CABRAL  
Address: 71 Forsythia Rd, Brampton, ON L6T 2G2  
Zoning: R2A(1)-100  
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BELOW GRADE ENTRANCE			
SETBACKS	To permit an accessory building (proposed shed) in the minimum required interior side yard	Whereas the by-law does not permit an accessory building located in the minimum required interior side yard.	10.3(a)
	To permit an accessory building (proposed shed) having a setback of 0.10m to the side lot line.	Whereas the by-law requires a minimum 3.0m to the nearest lot line.	15.2.2
	To permit an accessory building (proposed shed) located 1.8m from the front wall of the main building.	Whereas the by-law requires an accessory building not be located closer than to the front wall of the main building than one-half (1/2) the length of the main building wall facing the interior side lot line.	10.3.(f)(iii)
BUILDING HEIGHT			
OUTSIDE STORAGE			
LOT COVERAGE	To permit a combined gross floor area of 25.25m² for permitted accessory buildings	Whereas the by-law permits a maximum combined gross floor area of 20m² for two (2) accessory buildings	10.3.e(ii)
DRIVEWAY	To permit an accessory building (proposed shed) having a gross floor area of 15.85m²	Whereas, the by-law permits a maximum gross floor area of 15m² for an individual accessory building.	10.3.e(ii)
FENCE HEIGHT			
ACCESSORY STRUCTURE HEIGHT			
ACCESSORY STRUCTURE SETBACK			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
GARAGE DOOR HEIGHT			

John C. Cabral  
Reviewed by Zoning

2023-11-24  
Date