Committee of Adjustment

AN APPLICATION HAS BEEN MADE BY HASSAN FOGHANI

The applicant(s) request(s) consent to a conveyance of Part of Lot 13 & 14, Plan J-13, City of Brampton, Regional Municipality of Peel. The "severed" land has a frontage on Harold Street of approximately 13.75 metres (45.00 feet), a depth of approximately 42.71 metres (140.12 feet) and an area of approximately 582.45 square metres (0.144 acres). The land is located at 40 Harold Street. The land is designated "Central Area" in the Official Plan and "Low Density Residential" in the Downtown Brampton Secondary Plan Area (SPA 7). The lands are zoned "Residential Single Detached B (R1B)". It is proposed that the severed land be used for future residential purposes (single detached dwelling).

THE REQUEST IS HEREBY APPROVED THIS DECISION:

IF APPROVED: IS SUBJECT TO THE CONDITIONS AND FOR THE REASONS SET OUT ON PAGE TWO OF THE NOTICE OF DECISION OF THE COMMITTEE OF ADJUSTMENT.

IF REFUSED: IS FOR THE REASONS SET OUT ON PAGE TWO OF THE NOTICE OF DECISION OF THE COMMITTEE OF ADJUSTMENT.

MOVED BY R. Chatha SECONDED BY: R. Nurse

DATED THIS 12th Day of JULY, 2016

Signature of Chair of Meeting

WE THE UNDERSIGNED CONCUR IN THE DECISION AND REASONS OF THE COMMITTEE

Signature of Member of Committee

Signature of Member of Committee

Signature of Member of Committee

Signature of Member of Committee

NOTE: MEMBER R. CROUCH DISSENTED

CERTIFICATION

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.

SECRETARY-TREASURER, COMMITTEE OF ADJUSTMENT

Additional information regarding the application for consent will be available to the public for inspection between 8:30 a.m. and 4:30 p.m. Monday to Friday at the Brampton City Hall, Committee of Adjustment Office, 2 Wellington Street West, Brampton, Ontario L6Y 4R2, Telephone No. (905) 874-2117 and Fax No. (905) 874-2119.

You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have either made a written request to be notified of the decision to give or refuse to give provisional consent or make a written request to be notified of changes to the conditions of the provisional consent.

Only individuals, corporations and public bodies may appeal decisions or any condition in respect of applications for consent to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group.

An appeal form is available on the OMB website at www.omb.gov.on.ca or at the office of the Secretary-Treasurer. The notice of appeal accompanied by the fee prescribed under the Ontario Municipal Board Act shall be filed with the Secretary-Treasurer of the Committee of Adjustment. The prescribed fee is $125 for the primary appeal and $25 for each related appeal. Cheques are to be made payable to the Minister of Finance. TURN TO PAGE TWO (2) FOR THE ONTARIO MUNICIPAL BOARD APPEAL DATE.

The land which is the subject of the application is the subject of an application under the Planning Act for:

- Official Plan Amendment: NO
- Zoning By-law Amendment: NO
- Minor Variance: YES

File Number:

A16-132 & A16-133
AN APPLICATION HAS BEEN MADE BY HASSAN FOGHANI

THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS: (Also see Decision Information Sheet)
(AS AGREED TO BY THE APPLICANT(S)/AGENT(S) AT THE MEETING).

A. The Secretary-Treasurer shall have been satisfied that the following conditions have been fulfilled within one year of the mailing date noted below and the Secretary-Treasurer's Certificate under the Planning Act shall be given. (See "Decision Information Sheet" for further information).

1. A Secretary-Treasurer's certificate fee shall be paid, in the amount current at the time of the issuance of the Secretary-Treasurer's Certificate.

2. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received.

3. That prior to the issuance of the Certificate of the Secretary-Treasurer, the owner shall obtain demolition permits for the existing dwelling and the detached garage and shall complete the demolition of both buildings in accordance with those permits.

4. That prior to the issuance of the Certificate of the Secretary-Treasurer, the owner shall gratuitously convey to the City of Brampton a 3.0 metre road allowance widening along the entire frontage of both the severed and retained lots. The owner shall prepare a draft reference plan, prepared by an Ontario Land Surveyor, for approval by the City's Transportation Section and the Corporate Services Department accompanied by the following documentation:
   - A memorandum outlining the overall purpose of the draft reference plan; and
   - The purpose for each individual part illustrated on the plan;

5. That minor variances under application A16-132 and A16-133 be approved.

REASONS:

1. This decision reflects that regard has been had to those matters to be regarded under the Planning Act, in as much as the dimensions and shape of the lot are adequate for the uses proposed.

2. Subject to the imposed conditions, the consent to the conveyance will not adversely affect the existing or proposed development.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at the Committee of Adjustment meeting, held under the Planning Act, have been, on balance, taken into consideration by the Committee as part of its deliberations and final decision on this matter.

LAST DATE FOR FILING AN APPEAL TO THE ONTARIO MUNICIPAL BOARD AUGUST 3, 2016

DATE OF MAILING JULY 14, 2016
Notice of Decision
Committee of Adjustment

FILE NUMBER A16-132
APPLICATION MADE BY HASSAN FOGHANI

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR THE FOLLOWING VARIANCES IN CONJUNCTION WITH THE "SEVERED" PARCEL PROPOSED UNDER CONSENT APPLICATION B16-017:

1. To permit a lot width of 13.75m (45.00 ft.);
2. To permit side yard setbacks of 1.49m (4.88 ft.) to the second storey;
3. To permit lot coverage of 32.8%.

(42 HAROLD STREET – LOTS 13 & 14, PLAN J-13)

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS
(APPROVAL IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE CITY OF BRAMPTON WHERE REQUIRED AND DEVELOPMENT CHARGES MAY BE APPLICABLE)

SEE SCHEDULE "A" ATTACHED

REASONS:

This decision reflects that in the opinion of the Committee:

1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at the Committee of Adjustment meeting, held under the Planning Act, have been, on balance, taken into consideration by the Committee as part of its deliberations and final decision on this matter.

MOVED BY: R. Chatha SECONDED BY: R. Nurse

SIGNATURE OF CHAIR OF MEETING:
WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

NOTE: MEMBER R. CROUCH DISSENTED

DATED THIS 12TH DAY OF JULY, 2016

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE AUGUST 1, 2016

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.

SECRETARY-TREASURER
COMMITTEE OF ADJUSTMENT
THIS IS SCHEDULE “A” REFERRED TO ON THE NOTICE OF DECISION

APPLICATION NO: A16-132

DATED: JULY 12, 2016

Conditions:

1. That the owner obtain site plan approval (SP16-001.000), including the approval of a grading and servicing plan certified by a Professional Engineer (P. Eng.) or Ontario Land Surveyor (OLS), to the satisfaction of the Director of Development Services.

2. That a minimum 1.49 metre (4.88 feet) side yard setback be required for both the first and second storey of the dwelling.

3. That failure to comply with and maintain the conditions of the Committee shall render the variances null and void.

Jeanie Myers
Secretary-Treasurer
Committee of Adjustment
Notice of Decision
Committee of Adjustment

FILE NUMBER A16-133
HEARING DATE JULY 12, 2016

APPLICATION MADE BY HASSAN FOGHANI

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR THE FOLLOWING VARIANCES IN CONJUNCTION WITH THE "RETAINED" PARCEL PROPOSED UNDER CONSENT APPLICATION B16-017:

1. To permit a lot width of 13.75m (45.00 ft.);
2. To permit side yard setbacks of 1.49m (4.88 ft.) to the second storey;
3. To permit lot coverage of 39.1%.

(40 HAROLD STREET – lots 13 & 14, PLAN J-13)

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS

(APPROVAL IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE CITY OF BRAMPTON WHERE REQUIRED AND DEVELOPMENT CHARGES MAY BE APPLICABLE)

SEE SCHEDULE “A” ATTACHED

REASONS:

This decision reflects that in the opinion of the Committee:

1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at the Committee of Adjustment meeting, held under the Planning Act, have been, on balance, taken into consideration by the Committee as part of its deliberations and final decision on this matter.

MOVED BY: R. Chatha
SECONDED BY: R. Nurse

SIGNATURE OF CHAIR OF MEETING:

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

NOTE: MEMBER R. CROUCH DISSENTED

DATED THIS 12TH DAY OF JULY, 2016

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE AUGUST 1, 2016

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.
THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

APPLICATION NO: A16-133

DATED: JULY 12, 2016

Conditions:

1. That the owner obtain site plan approval (SP16-001.000), including the approval of a grading and servicing plan certified by a Professional Engineer (P. Eng.) or Ontario Land Surveyor (OLS), to the satisfaction of the Director of Development Services.

2. That a minimum 1.49 metre (4.88 feet) side yard setback be required for both the first and second storey of the dwelling.

3. That the dwelling be constructed substantially in accordance with the plan included with the public notice.

4. That failure to comply with and maintain the conditions of the Committee shall render the variances null and void.

Jeanie Myers
Secretary-Treasurer
Committee of Adjustment
NO. REVISION DATE
1 ISSUED FOR SFTE PUN APPROVAL 5/15/21
2 REISSUED FOR SITE PLAN APPROVAL 1/30/22
3 REISSUED FOR SFTE PLAN APPROVAL 5/15/22
4 ISSUED FOR SEVERANCE VARIANCE 4/10/23
5 REISSUED FOR SEVERANCE VARIANCE 10/5/23

CD PROJECT: HASSAN FOGHANI
NEW SINGLE UNIT DWELLING
40 & 42 HAROLD STREET
BRAMPTON, ON L6V 1E2

CD DRAWING: SITE PLAN
DESIGN DRAWINGS
O SCALE: 1/32" = 1
c

CD DATE: SEPTEMBER 3, 2015
CD DWNBY: MATTHEW RIBAU
CD PROJECT#: PV10001
CD DWG#: SP11
AN APPLICATION HAS BEEN MADE BY 10254 HURONTARIO PROPERTY INC.

The applicants request(s) consent to a conveyance of Part of Lot 12, Concession 1 WHS, City of Brampton, Regional Municipality of Peel. The "severed" land has a frontage of approximately 23 metres (75.46 feet) and an area of approximately 7.18 hectares (17.74 acres). The land is located at 10254 Hurontario Street. The land is designated "Industrial" in the Official Plan and "Industrial" in the Sandalwood Industrial Secondary Plan Area 2). The lands are zoned "Industrial One (M1)" and "Industrial One – Section 422 (M1-422)". It is proposed that the severed land be used for future industrial purposes.

THE REQUEST IS HEREBY APPROVED. THIS DECISION:

IF APPROVED: IS SUBJECT TO THE CONDITIONS AND FOR THE REASONS SET OUT ON PAGE TWO OF THE NOTICE OF DECISION OF THE COMMITTEE OF ADJUSTMENT.

IF REFUSED: IS FOR THE REASONS SET OUT ON PAGE TWO OF THE NOTICE OF DECISION OF THE COMMITTEE OF ADJUSTMENT.

MOVED BY R. Nurse SECONDED BY R. Crouch

DATED THIS 12th Day of JULY, 2016

Signature of Chair of Meeting

WE THE UNDERSIGNED CONCUR IN THE DECISION AND REASONS OF THE COMMITTEE

Signature of Member of Committee

Signature of Member of Committee

Signature of Member of Committee

CERTIFICATION

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.

SECRETARY-TREASURER, COMMITTEE OF ADJUSTMENT

Additional information regarding the application for consent will be available to the public for inspection between 8:30 a.m. and 4:30 p.m. Monday to Friday at the Brampton City Hall, Committee of Adjustment Office, 2 Wellington Street West, Brampton, Ontario L6Y 4R2, Telephone No. (905) 874-2117 and Fax No. (905) 874-2169.

You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have either made a written request to be notified of the decision to give or refuse to give provisional consent or made a written request to be notified of changes to the conditions of the provisional consent.

Only individuals, corporations and public bodies may appeal decisions or any condition in respect of applications for consent to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group.

An appeal form is available on the OMB website at www.omb.gov.on.ca or at the office of the Secretary-Treasurer. The notice of appeal accompanied by the fee prescribed under the Ontario Municipal Board Act shall be filed with the Secretary-Treasurer of the Committee of Adjustment. The prescribed fee is $125 for the primary appeal and $25 for each related appeal. Cheques are to be made payable to the Minister of Finance. TURN TO PAGE TWO (2) FOR THE ONTARIO MUNICIPAL BOARD APPEAL DATE.

The land which is the subject of the application is the subject of an application under the Planning Act for:

Official Plan Amendment: YES File Number: C01W12.012
Zoning By-law Amendment: NO File Number:
Minor Variance: NO File Number:
APPLICATION NO.B16-014

PLANNING ACT – PROVISIONAL CONSENT

AN APPLICATION HAS BEEN MADE BY 10254 HURONTARIO PROPERTY INC.

THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS: (Also see Decision Information Sheet)
(AS AGREED TO BY THE APPLICANT(S)/AGENT(S) AT THE MEETING).

A. The Secretary-Treasurer shall have been satisfied that the following conditions have been fulfilled within one year of the mailing date noted below and the Secretary-Treasurer's Certificate under the Planning Act shall be given. (See "Decision Information Sheet" for further information).

1. A Secretary-Treasurer's certificate fee shall be paid, in the amount current at the time of the issuance of the Certificate of the Secretary-Treasurer.

2. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received.

3. That prior to issuance of the Certificate of the Secretary-Treasurer, Official Plan Amendment OP2006-120 (File C01W12.012) to delete a collector road previously designated to be located on the property as approved by Council be finalized;

4. That prior to the issuance of the Certificate of the Secretary-Treasurer, the owner shall make arrangements satisfactory to the Chief of Planning and Infrastructure Services and the City Solicitor to enter into a development agreement with the City to ensure that the owner and any successors or assignees agrees to:
   a) Construct and gratuitously convey to the City the Railside Drive cul-de-sac, the ultimate configuration and location of which shall be to the satisfaction of the Executive Director of Engineering and Development, including but not limited to: a right-of-way curb radius of 19.5 metres (as per Standard Drawing #214 - Industrial Cul-De-Sac); the provisions of any boulevards, sidewalks and curbs; the provisions of securities; and maintenance; and
   b) Acquire any and all lands necessary to complete the ultimate configuration of the Railside Drive cul-de-sac.

5. That prior to issuance of the Certificate of the Secretary-Treasurer, the existing portion of Railside Drive is to be dedicated as a public highway.

REASONS:

1. This decision reflects that regard has been had to those matters to be regarded under the Planning Act, in as much as the dimensions and shape of the lot are adequate for the uses proposed.

2. Subject to the imposed conditions, the consent to the conveyance will not adversely affect the existing or proposed development.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at the Committee of Adjustment meeting, held under the Planning Act, have been, on balance, taken into consideration by the Committee as part of its deliberations and final decision on this matter.

LAST DATE FOR FILING AN APPEAL TO THE ONTARIO MUNICIPAL BOARD: AUGUST 3, 2016

DATE OF MAILING JULY 14, 2016
Notice of Decision
Committee of Adjustment

FILE NUMBER A16-084

APPLICATION MADE BY JASON AND MANDY VANDERPOL

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR THE FOLLOWING VARIANCES:

1. To permit an accessory structure (proposed cabana) having an area of 39.07 sq. m (420.55 sq. ft.);

2. To permit an accessory structure (proposed cabana) having a maximum height of 4.8m (15.75 ft.);

3. To permit a fence having a maximum height of 2.14m (7.00 ft.).

(16 MINTWOOD COURT – LOT 96, PLAN 43M-521)

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS

(APPROVAL IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE CITY OF BRAMPTON WHERE REQUIRED AND DEVELOPMENT CHARGES MAY BE APPLICABLE)

SEE SCHEDULE “A” ATTACHED

REASONS:

This decision reflects that in the opinion of the Committee:

1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and

2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at the Committee of Adjustment meeting, held under the Planning Act, have been, on balance, taken into consideration by the Committee as part of its deliberations and final decision on this matter.

MOVED BY: R. Crouch SECONDED BY: D. Doerfler

SIGNATURE OF CHAIR OF MEETING

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

DATED THIS 12TH DAY OF JULY, 2016

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPELLING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE AUGUST 1, 2016

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.

SECRETARY-TREASURER
COMMITTEE OF ADJUSTMENT
THIS IS SCHEDULE “A” REFERRED TO ON THE NOTICE OF DECISION

APPLICATION NO: A16-084

DATED: JULY 12, 2016

Conditions:

1. That the variances be approved only to the extent and in the general location as indicated on the sketch attached to the Public Notice;

2. That the applicants submit a grading and servicing plan certified by a P.Eng or Ontario Land Surveyor (OLS) for approval by the Planning and Infrastructure Services Department prior to construction of the proposed accessory structure. Retaining walls greater that 0.6 metres in height must be designed, stamped, and signed by a P.Eng as part of the grading and servicing plan approval;

3. That prior to commencement of construction of the accessory structure, the applicants address the outstanding issue (payment of variance application fee of $550.00) identified in the letter from the Toronto and Region Conservation Authority (TRCA) dated July 4, 2016;

4. That the applicants obtain a building permit for the accessory structure with the associated below-grade entrance prior to the commencement of construction of the structure and below-grade entrance;

5. That the applicants obtain a building permit for any retaining wall greater than 1.0 metre in height adjacent to the rear property line prior to commencement of construction;

6. That the accessory structure be used exclusively for amenity purposes (upper level) and pool equipment and storage (lower level) and that the accessory structure shall not contain any habitable space, including sleeping, cooking or sanitary facilities; and

7. That failure to comply with and maintain the conditions of the Committee will render the approval null and void.

Jeanie Myers
Secretary-Treasurer
Committee of Adjustment
Notice of Decision
Committee of Adjustment

FILE NUMBER A16-115
HEARING DATE JULY 12, 2016

APPLICATION MADE BY ZDRAVKO AND MAGDALENA CIC

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR THE FOLLOWING VARIANCE:

1. To vary Schedule 'C', Section 128 of the by-law to permit a below grade entrance in the rear yard outside the building envelope identified on Schedule 'C'.


THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS
(APPROVAL IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE CITY OF BRAMPTON WHERE REQUIRED AND DEVELOPMENT CHARGES MAY BE APPLICABLE)

SEE SCHEDULE “A” ATTACHED

REASONS:

This decision reflects that in the opinion of the Committee:

1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and

2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at the Committee of Adjustment meeting, held under the Planning Act, have been, on balance, taken into consideration by the Committee as part of its deliberations and final decision on this matter.

MOVED BY: R. Nurse

SIGNATURE OF CHAIR OF MEETING:

WE THE Undersigned HEREBY CONCUR IN THE DECISION

D. Doerfler

DATED THIS 12TH DAY OF JULY, 2016

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE AUGUST 1, 2016

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.
THIS IS SCHEDULE “A” REFERRED TO ON THE NOTICE OF DECISION

APPLICATION NO: A16-115

DATED: JULY 12, 2016

Conditions:

1. That the variance be approved only to the extent as indicated in the sketch attached to the Public Notice;

2. That the owner obtain a building permit for the below-grade entrance prior to commencing construction of the entrance;

3. That failure to comply with and maintain the conditions of the Committee will render the approval null and void.

Jeannie Myers
Secretary-Treasurer
Committee of Adjustment
APPLICATION MADE BY NORBERTO AND LUBELIA MELO

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR THE FOLLOWING VARIANCES:

1. To permit a Motor Vehicle Leasing Establishment to operate from Units 27, 28, 29 and 30;
2. To permit outside storage of 4 motor vehicles for lease;
3. To provide 46 parking spaces on site.

(38 REGAN ROAD – PEEL CONDOMINIUM PLAN 432, LEVEL 1, UNITS 27, 28, 29, 30)

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS

(Approval is granted subject to a building permit being issued by the City of Brampton where required and development charges may be applicable)

SEE SCHEDULE “A” ATTACHED

REASONS:

This decision reflects that in the opinion of the Committee:

1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at the Committee of Adjustment meeting, held under the Planning Act, have been, on balance, taken into consideration by the Committee as part of its deliberations and final decision on this matter.

MOVED BY: R. Nurse SECONDED BY: R. Chatha

SIGNATURE OF CHAIR OF MEETING: R. Chatha

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

DATED THIS 12TH DAY OF JULY, 2016

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE AUGUST 1, 2016

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.
THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

APPLICATION NO: A16-120

DATED: JULY 12, 2016

Conditions:

1. That the motor vehicle leasing establishment be restricted to Units 27, 28, 29 and 30 as indicated in the Public Notice (identified on site as Units 14 and 15);

2. That the outside storage of rental vehicles be restricted to the four (4) parking spaces identified in the Public Notice;

3. That no washing or detailing of motor vehicles in association with the motor vehicle leasing establishment is to occur on the site;

4. That the motor vehicle leasing establishment be permitted for a temporary period of two (2) years from the final date of the decision of the Committee;

5. That the applicants obtain a unit finish permit for Units 27, 28, 29, and 30 (identified on site as Units 14 and 15) within ninety (90) days of the final date of the decision of the Committee; and

6. That failure to comply with and maintain any of the Committee’s conditions will render the approval null and void.

Jeanie Myers
Secretary-Treasurer
Committee of Adjustment
Notice of Decision

Committee of Adjustment

FILE NUMBER A16-121
HEARING DATE JULY 12, 2016

APPLICATION MADE BY QUEENSGATE AVALEE INC.

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR THE FOLLOWING VARIANCE ASSOCIATED WITH A SINGLE DETACHED DWELLING:

1. To permit an interior side yard setback of 0.68m (2.23 ft.).
   (19 MECCA STREET – BLOCK 147/371, PLAN 43M-1998)

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS
(APPROVAL IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE CITY OF BRAMPTON WHERE REQUIRED AND DEVELOPMENT CHARGES MAY BE APPLICABLE)

SEE SCHEDULE “A” ATTACHED

REASONS:

This decision reflects that in the opinion of the Committee:

1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at the Committee of Adjustment meeting, held under the Planning Act, have been, on balance, taken into consideration by the Committee as part of its deliberations and final decision on this matter.

MOVED BY: R. Nurse
SECONDED BY: D. Doerfler

SIGNATURE OF CHAIR OF MEETING:

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

MEMBER

DATED THIS 12TH DAY OF JULY, 2016

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE AUGUST 1, 2016

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.

SECRETARY-TREASURER

COMMITTEE OF ADJUSTMENT
THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

APPLICATION NO: A16-121

DATED: JULY 12, 2016

Conditions:

1. That the variance be approved only to the extent indicated in the sketch attached to the Public Notice;

2. That a clause be included within the Agreement of Purchase and Sale of the property advising of the variance affecting the property. In the event the property has been sold, the applicant shall provide written confirmation to the Secretary-Treasurer that the purchaser acknowledges and accepts the variance; and

3. That failure to comply with and maintain the conditions of the Committee will render the approval null and void.

Jeanie Myers
Secretary-Treasurer
Committee of Adjustment
GRADING AND DRAINAGE NOTES:
1. Grading and drainage shall be designed to allow for a minimum slope of 2% for surface drainage from residential lots or commercial buildings. Grading shall not be permitted to cause any appreciable change in the flow of surface water on the site or adjacent properties. Grading shall be designed to provide adequate drainage facilities for surface water and to prevent the accumulation of standing water.

2. All lots shall be designed to ensure that surface water flows to approved drainage areas. Drainage areas shall be designed to accommodate the maximum anticipated flow from the site, in accordance with the City of Brampton standards.

3. Drainage systems shall be designed to handle the maximum anticipated flow from the site, in accordance with the City of Brampton standards.

4. The maximum depth of side yard swales shall be 0.2m. The grade adjacent to the house shall be designed to prevent the accumulation of standing water.

5. The maximum depth of rear yard swales shall be 3.0m.

6. For all lots with detached and attached houses with conventional rear yard setbacks, the roof area shall be graded at 2% for at least three feet of house.

7. A minimum setback of 5% shall be installed for fences and garden walls to prevent the accumulation of standing water.

8. The maximum distance between the edge of a driveway and a utility structure shall be 8m.

9. The minimum designed slope for driveways shall be 2% and maximum of 5%.

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APPLICATION MADE BY DANAM LIMITED

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT: ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR THE FOLLOWING VARIANCES:

1. To permit a Day Nursery (and associated play area);
2. To provide 58 parking spaces on site.

(23 CONSERVATION DRIVE - BLOCK 12, PLAN 43M-885)

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS

(SEE SCHEDULE “A” ATTACHED)

REASONS:

This decision reflects that in the opinion of the Committee:

1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at the Committee of Adjustment meeting, held under the Planning Act, have been, on balance, taken into consideration by the Committee as part of its deliberations and final decision on this matter.

MOVED BY: R. Nurse
SECONDED BY: D. Doerfler

SIGNATURE OF CHAIR OF MEETING:

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE AUGUST 1, 2016

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.
THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

APPLICATION NO: A16-123

DATED: JULY 12, 2016

Conditions:

1. That the Day Nursery Use be permitted only in Units 9 and 10 and be limited to a maximum gross floor area of 341.8 square metres (3,680 square feet). The play area shall not restrict access to the sidewalk or the adjacent units.

2. That a signed and stamped letter from a professional engineer (P. Eng) evaluating the extent of the ponding and direction of the overland flow route and how these will affect the proposed development of the outdoor play area be submitted to the satisfaction of the Executive Director of Engineering and Development;

3. That the applicant obtain Site Plan Approval for the outdoor play area prior to occupancy of the units for a day nursery. Any safety and/or noise mitigation measures (i.e. fencing) if required, are to be to the satisfaction of the Director of Development Services;

4. That the parking reduction is approved only in conjunction with the day nursery use and associated outdoor play area;

5. That prior to applying for a Change of Use Permit, the applicant undertake an environmental site investigation in accordance with the Environmental Protection Act and submit a Record of Site Condition if required;

6. That the applicant obtain a Change of Use Permit for the day nursery prior to occupancy of the units; and

7. That failure to comply with and maintain the conditions of the Committee will render the approval null and void.

Jeanie Myers
Secretary-Treasurer
Committee of Adjustment
Notice of Decision
Committee of Adjustment

FILE NUMBER A16-124  HEARING DATE JULY 12, 2016

APPLICATION MADE BY 2138436 ONTARIO INC.

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR THE FOLLOWING VARIANCE ASSOCIATED WITH A PROPOSED SINGLE DETACHED DWELLING:

1. To permit an exterior side yard setback of 3.69m (12.11 ft.).

(55 GORDON RANDLE DRIVE - LOT 52, PLAN 43M-1996)

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS
(APPROVAL IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE CITY OF BRAMPTON WHERE REQUIRED AND DEVELOPMENT CHARGES MAY BE APPLICABLE)

SEE SCHEDULE “A” ATTACHED

REASONS:

This decision reflects that in the opinion of the Committee:

1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and

2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at the Committee of Adjustment meeting, held under the Planning Act, have been, on balance, taken into consideration by the Committee as part of its deliberations and final decision on this matter.

MOVED BY: R. Crouch  SECONDED BY: D. Doerfler

SIGNATURE OF CHAIR OF MEETING:

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

DATED THIS 12TH DAY OF JULY, 2016

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE AUGUST 1, 2016

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.
THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

APPLICATION NO: A16-124

DATED: JULY 12, 2016

Conditions:

1. That the variance be approved only to the extent indicated in the sketch attached to the Public Notice;

2. That a clause be included within the Agreement of Purchase and Sale of the property advising of the variance affecting the property. In the event the property has been sold, the applicant shall provide written confirmation to the Secretary-Treasurer that the purchaser acknowledges and accepts the variance; and

3. That failure to comply with and maintain the conditions of the Committee will render the approval null and void.

Jéanie Myers
Secretary-Treasurer
Committee of Adjustment
NOTE: BUILDER TO VERIFY AS-BUILT SAN. AND STM. INVERT ELEVATIONS ARE IN COMPLIANCE WITH MUNICIPAL STANDARDS IN RELATION TO ALL USPS PRIOR TO EXCAVATION.

GOLD BOTTOM CRESCENT

SITE PLAN REVIEW

LOT NO: 52

THE PROPOSED LOT GRADING AND DRAINAGE IS APPROVED AS BEING IN CONFORMITY WITH THE OVERALL APPROVED GRADING PLANS FOR THE SUBDIVISION.

This review does not warrant that other information shown on this drawing is accurate or complete. Sole responsibility for the design and details shall remain with the designer.

No Comment

NO COMMENT

Submitted by:

CANDEVCON LIMITED
CONSULTING ENGINEERS AND PLANNERS

CANDID

MOSAIK HOMES

PROJECT/LOCATION

THE VALES OF THE HUMBER

BRAMPTON, ON

DRAWING

SITE PLAN

BUILDING STATISTICS

REG. PLAN No.

ZONE

LOT NUMBER

LOT AREA (m²)

BUIDLING AREA (m²)

LOT COVERAGE (%)

NO. OF STOREYS

MEAN HEIGHT (m)

INT. GARAGE USING

NO ROOMS

STANDARD PLAN

ISSUED OR REVISION COMMENTS

ISSUE OF OR REVISION

DESCRIPTION

NO.

DATE

DRAWN BY

SCALE

1:250

ISSUED OR REVISION COMMENTS

ISSUE OF OR REVISION

DESCRIPTION

NO.

DATE

DRAWN BY

SCALE

1:250

RN DESIGN LIMITED

FROM BCIN 37740

FROM BCIN 26995

1. MYLES BRUER DECLARES THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LIMITED UNDER DIVISION C, PART 3, SUBSECTION 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

QUALIFIED DESIGNER BCIN 37740

FIRM BCIN 26995

TLD (647) 730-3177

RNDESIGN@RNDESIGN.COM

This is to certify that these plans comply with the applicable Architectural Design Standards as approved by the City of Brampton.

SIGNED BY

DEVELOPER

 phê PROJECT NO.

130056

LOT NUMBER

52

MAYORS ORDER DECLARES THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LIMITED UNDER DIVISION C, PART 3, SUBSECTION 3.2.4 OF THE BUILDING CODE. LAW GURANTEED, AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

QUALIFIED DESIGNER BCIN 37740

FIRM BCIN 26995

TLD (647) 730-3177

RNDESIGN@RNDESIGN.COM

37740

FROM BCIN 36995

This is to certify that these plans comply with the applicable Architectural Design Standards as approved by the City of Brampton.

SIGNED BY

DEVELOPER

DEVELOPER

 phê PROJECT NO.

130056

LOT NUMBER

52

MAYORS ORDER DECLARES THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LIMITED UNDER DIVISION C, PART 3, SUBSECTION 3.2.4 OF THE BUILDING CODE. LAW GURANTEED, AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

QUALIFIED DESIGNER BCIN 37740

FIRM BCIN 26995

TLD (647) 730-3177

RNDESIGN@RNDESIGN.COM

37740

FROM BCIN 36995
Notice of Decision
Committee of Adjustment

FILE NUMBER A16-125
HEARING DATE JULY 12, 2016

APPLICATION MADE BY MARK AND VIRGINIA NEBEL

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR THE FOLLOWING VARIANCES:

1. To vary Schedule 'C', Section 3180 of the by-law to permit a deck and an addition to the existing dwelling to extend outside the building envelope identified on Schedule 'C';
2. To permit a building height of 2 storeys;
3. To permit an existing accessory structure (pergola) having a maximum gross floor area of 24.41 sq. m (262.75 sq. ft.).

(130 ELIZABETH STREET SOUTH – PT. LOTS 2 & 3, PLAN BR-27, PTS. 2, 3 & 6, PLAN 43R-8693, PT. 3, PLAN 43R-34472)

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS

(APPROVAL IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE CITY OF BRAMPTON WHERE REQUIRED AND DEVELOPMENT CHARGES MAY BE APPLICABLE)

SEE SCHEDULE “A” ATTACHED

REASONS:

This decision reflects that in the opinion of the Committee:

1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at the Committee of Adjustment meeting, held under the Planning Act, have been, on balance, taken into consideration by the Committee as part of its deliberations and final decision on this matter.

MOVED BY: R. Crouch
SECONDED BY: D. Doerfler

SIGNATURE OF CHAIR OF MEETING:

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

DATED THIS 12TH DAY OF JULY, 2016

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE AUGUST 1, 2016

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.
THIS IS SCHEDULE “A” REFERRED TO ON THE NOTICE OF DECISION

APPLICATION NO: A16-125

DATED: JULY 12, 2016

Conditions:

1. That the variances be approved only to the extent as indicated in the sketch attached to the public notice.

2. That the applicant submits an elevation plan for the proposed second floor addition and deck to the satisfaction of the Director of Development Services.

3. That a building permit be obtained for the proposed second floor addition and rear deck prior to commencing construction.

4. That a building permit be obtained for the accessory structure (pergola) within 60 days of the decision to approve the application.

5. That the accessory structure (pergola) remain unenclosed and of an ‘open’-style construction;

6. That drainage be directed on to the subject property and that drainage on adjacent properties not be adversely impacted; and

7. That failure to comply with and maintain the conditions of the Committee will render the approval null and void.

Jeanie Myers
Secretary-Treasurer
Committee of Adjustment
FILE NUMBER A16-126

APPLICATION MADE BY AYESHA KHAN AND NUWAN RAJARATNE

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR THE FOLLOWING VARIANCES ASSOCIATED WITH A PROPOSED SECOND STOREY ADDITION:

1. To permit a front yard setback of 6.42m (21.06 ft.);
2. To permit an easterly side yard setback of 2.45m (8.04 ft.);
3. To permit a westerly side yard setback of 6.00m (19.68 ft.);
4. To permit a floor space index of 0.21;
5. To permit an accessory structure (shed) having a side yard setback of 0.6m (1.97 ft.) in the required interior side yard.

(7746 CHURCHVILLE ROAD – PT. LOTS 32 & LOT 34, PLAN TOR - 11)

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS
(APPROVAL IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE CITY OF BRAMPTON WHERE REQUIRED AND DEVELOPMENT CHARGES MAY BE APPLICABLE)

SEE SCHEDULE “A” ATTACHED

REASONS:

This decision reflects that in the opinion of the Committee:

1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at the Committee of Adjustment meeting, held under the Planning Act, have been, on balance, taken into consideration by the Committee as part of its deliberations and final decision on this matter.

MOVED BY: R. Crouch

SECONDED BY: R. Chatha

SIGNATURE OF CHAIR OF MEETING

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

DATED THIS 12TH DAY OF JULY, 2016

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE AUGUST 1, 2016

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.
THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

APPLICATION NO: A16-126

DATED: JULY 12, 2016

Conditions:

1. That the variances be approved only to the extent indicated in the sketch attached to the Public Notice;

2. That the variances are approved subject to the applicants obtaining the required Heritage Permit (approved by the Heritage Board and scheduled for Council on July 6, 2016);

3. That the owners finalize the required permit from Credit Valley Conservation (CVC);

4. That the owners obtain a building permit for the second floor addition prior to commencement of construction; and

5. That failure to comply with and maintain the conditions of the Committee will render the approval null and void.

Jeanie Myers
Secretary-Treasurer
Committee of Adjustment
EXIST. 1 STOREY
NO. 7742

EXIST. 2 STOREY FRAME DWELLING

LOT AREA: 946.14M² (10184.20 S.F.)
EXISTING COVERAGE 126.48M² (1361.09 S.F.)
GROSS FLOOR AREAS (N/INCL COVERED PORCH)
1ST FL. EXIST.: 108.33M² (1137.77 S.F.)
2ND FL. EXIST.: 48.01M² (520.00 S.F.)
2ND FL. PROP.: 98.99M² (1065.49 S.F.)
PROPOSED TOTAL GFA: 204.32M² (2199.26 S.F.)

PROPERTY LINE: 21.34M (70.01"

CHURCHVILLE ROAD

RACE CONCESSION 3 STREET

Drawing No: Z2

Date: 5 MAY 2016

7746 CHURCHVILLE RD.
BRAMPTON, ONTARIO
PROPOSED ADDITION

re:placement DESIGN INC.
919 Davenport Road
Toronto, Ontario
Tel: 416-531-7435
replacementdesign.com
Notice of Decision
Committee of Adjustment

FILE NUMBER A16-127

APPLICATION MADE BY BRAMALEA BUSINESS CENTRE INC.

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR THE FOLLOWING VARIANCE:

1. To permit a private school to operate from Units 202 and 204.

(2 DEWSIDE DRIVE, UNITS 202 AND 204 - BLOCK 156, PLAN 43M-1785)

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS

(APPROVAL IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE CITY OF BRAMPTON WHERE REQUIRED AND DEVELOPMENT CHARGES MAY BE APPLICABLE)

SEE SCHEDULE “A” ATTACHED

REASONS:

This decision reflects that in the opinion of the Committee:

1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and

2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at the Committee of Adjustment meeting, held under the Planning Act, have been, on balance, taken into consideration by the Committee as part of its deliberations and final decision on this matter.

MOVED BY: D. Doerfler  SECONDED BY: R. Crouch

SIGNATURE OF CHAIR OF MEETING:

WE THE Undersigned HEREBY CONCUR IN THE DECISION

DATED THIS 12TH DAY OF JULY, 2016

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE AUGUST 1, 2016

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.
THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

APPLICATION NO: A16-127

DATED: JULY 12, 2016

Conditions:

1. That the applicant obtain a change of use permit for the private school prior to occupying the units;

2. That the private school use be limited to a gross floor area of 187.6 square metres (2,019.3 square feet); and

3. That failure to comply with and maintain the conditions of the Committee will render the approval null and void.

Jeanie Myers
Secretary-Treasurer
Committee of Adjustment
SITE PLAN

DRAWING TITLE: SITE PLAN

DRAWN BY: JK

CHECKED BY: TA

APPROVED BY: TA

SCALE: 1:1000

SIZE: LEGAL

ISSUED DATE: 10.06.2016

ISSUED FOR COA 10.06.2016 SHEET NO: A02

STAGE: COMM. OF ADJU.

PHASE: 00

REV: REV ISSUED FOR DATE 00

PROJECT NAME AND ADDRESS:
UNIT FINISH FOR PRIVATE SCHOOL AT UNIT 202 & 204
2 DEWSIDE DRIVE, BRAMPTON, ONTARIO, L6R, 3Y3

SUITE PLAN

PROJECT CONSULTANT: ARCHITECTS + DESIGNERS
2250 BOVAIRD DRIVE E, SUITE 612, BRAMPTON, ON L6R0W3, CANADA
TEL: +1-905-782-0038
WWW.TECNOARCH.CA
Notice of Decision

Committee of Adjustment

FILE NUMBER A16-130

APPLICATION MADE BY MARIE VACCARO

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR THE FOLLOWING VARIANCES:

1. To permit a rear yard setback of 3.45m (11.32 ft.) to a proposed sunroom addition;
2. To permit lot coverage of 47.86%.

(28 PINEWAY PLACE – LOT 53, PLAN 43M-821)

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS

(APPROVAL IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE CITY OF BRAMPTON WHERE REQUIRED AND DEVELOPMENT CHARGES MAY BE APPLICABLE)

SEE SCHEDULE "A" ATTACHED

REASONS:

This decision reflects that in the opinion of the Committee:

1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at the Committee of Adjustment meeting, held under the Planning Act, have been, on balance, taken into consideration by the Committee as part of its deliberations and final decision on this matter.

MOVED BY: R. Nurse
SECONDED BY: R. Chatha

SIGNATURE OF CHAIR OF MEETING:

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

DATED THIS 12TH DAY OF JULY, 2016

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE AUGUST 1, 2016

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.
THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

APPLICATION NO: A16-130
DATED: JULY 12, 2016

Conditions:

1. That the variance be approved only to the extent as indicated in the sketch attached to the Public Notice;

2. That the sunroom addition be limited to one storey in height;

3. That the owner obtain a building permit for the sunroom addition prior to commencing construction of the addition;

4. That drainage off the sunroom be directed onto the subject property and drainage not impact adjacent properties; and

5. That failure to comply with and maintain the conditions of the Committee will render the approval null and void.

Jeanie Myers
Secretary-Treasurer
Committee of Adjustment
FILE NUMBER A16-131

APPLICATION MADE BY JAIN FASHIONS INC.

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR THE FOLLOWING VARIANCE:

1. To permit a law office to operate from Units 1 and 2.

   (2051 WILLIAMS PARKWAY – PEEL CONDOMINIUM PLAN 382, LEVEL 1, UNITS 1 AND 2)

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS

(APPROVAL IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE CITY OF BRAMPTON WHERE REQUIRED AND DEVELOPMENT CHARGES MAY BE APPLICABLE)

SEE SCHEDULE “A” ATTACHED

REASONS:

This decision reflects that in the opinion of the Committee:

1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and

2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at the Committee of Adjustment meeting, held under the Planning Act, have been, on balance, taken into consideration by the Committee as part of its deliberations and final decision on this matter.

MOVED BY: R. Crouch
SECONDED BY: D. Doerfler

SIGNATURE OF CHAIR OF MEETING:

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

DATED THIS 12TH DAY OF JULY, 2016

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE AUGUST 1, 2016

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.

SECRETARY-TREASURER

COMMITTEE OF ADJUSTMENT
THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

APPLICATION NO: A16-131

DATED: JULY 12, 2016

Conditions:

1. That the use be restricted to a maximum gross floor area of 182.18 square metres (1,961 square feet);

2. That the applicant obtain a building permit for change of use prior to occupancy of the unit; and

3. That failure to comply with and maintain the conditions of the Committee will render the approval null and void.

Jeanie Myers
Secretary-Treasurer
Committee of Adjustment
Proposed Law Office
Unit: 1 and 2

205 W WILLIAMS PKY E
FILE NUMBER A16-135

APPLICATION MADE BY JACQUELINE AND KEVIN DAWKINS

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR THE FOLLOWING VARIANCE:

1. To permit an existing deck encroachment of 5.5m (18.04 ft.) resulting in a rear yard setback of 2.0m (6.56 ft.).

(76 ANGELGATE ROAD – LOT 354, PLAN 43M-1883)

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS

(APPROVAL IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE CITY OF BRAMPTON WHERE REQUIRED AND DEVELOPMENT CHARGES MAY BE APPLICABLE)

SEE SCHEDULE “A” ATTACHED

REASONS:

This decision reflects that in the opinion of the Committee:

1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and

2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at the Committee of Adjustment meeting, held under the Planning Act, have been, on balance, taken into consideration by the Committee as part of its deliberations and final decision on this matter.

MOVED BY: R. Nurse

SECONDED BY: R. Chatha

SIGNATURE OF CHAIR OF MEETING:

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

DATED THIS 12TH DAY OF JULY, 2016

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE AUGUST 1, 2016

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.

SECRETARY-TREASURER

COMMITTEE OF ADJUSTMENT
THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

APPLICATION NO: A16-135

DATED: JULY 12, 2016

Conditions:

1. That the variance be approved only to the extent indicated in the sketch attached to the Public Notice;

2. That the deck is to remain of an 'open-style' construction and is not to be enclosed;

3. That the applicants obtain a building permit for the deck within thirty (30) days of the final date of the decision of the Committee; and

4. That failure to comply with and maintain the conditions of the Committee will render the approval null and void.

Jeanie Myers
Secretary-Treasurer
Committee of Adjustment
Notice of Decision
Committee of Adjustment

FILE NUMBER A16-137
APPLICATION MADE BY MICHAEL AND DOREEN GOUMAS

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR THE FOLLOWING VARIANCE:

1. To permit an accessory structure (pool storage and covered roof over BBQ and counter area) having a gross floor area of 15.61 sq. m (168.02 ft.).

(7 STONEGATE DRIVE – LOT 111, PLAN 43M-520)

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS

(SESSION IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE CITY OF BRAMPTON WHERE REQUIRED AND DEVELOPMENT CHARGES MAY BE APPLICABLE)

SEE SCHEDULE “A” ATTACHED

REASONS:

This decision reflects that in the opinion of the Committee:

1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and

2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at the Committee of Adjustment meeting, held under the Planning Act, have been, on balance, taken into consideration by the Committee as part of its deliberations and final decision on this matter.

MOVED BY: D. Doerfler SECONDED BY: R. Crouch

SIGNATURE OF CHAIR OF MEETING:

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

DATED THIS 12TH DAY OF JULY, 2016

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE AUGUST 1, 2016

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.

SECRETARY-TREASURER
COMMITTEE OF ADJUSTMENT
THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

APPLICATION NO: A16-137

DATED: JULY 12, 2016

Conditions:

1. That the accessory structure (pool storage and covered roof over BBQ and counter area) be constructed in a location generally as indicated in the Public Notice;

2. That a building permit for the accessory structure (pool storage and covered roof over BBQ and counter area) be obtained within thirty (30) days of the final date of the decision of the Committee;

3. That drainage from the proposed accessory structure (pool storage and covered roof over BBQ and counter area) be directed onto the subject property and drainage on adjacent lands not be adversely impacted; and

4. That failure to comply with and maintain the conditions of the Committee will render the approval null and void.

Jeanie Myers
Secretary-Treasurer
Committee of Adjustment
Notice of Decision
Committee of Adjustment

FILENAME: A16-138
APPLICATION MADE BY: JAGDEO LILOUTIE

HEARING DATE: JULY 12, 2016

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR THE FOLLOWING VARIANCE ASSOCIATED WITH A PROPOSED SUNROOM ADDITION:

1. To permit lot coverage of 32.14%.

(22 FAIRBANK COURT- LOT 136, PLAN M-1074)

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS

(APPROVAL IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE CITY OF BRAMPTON WHERE REQUIRED AND DEVELOPMENT CHARGES MAY BE APPLICABLE)

SEE SCHEDULE “A” ATTACHED

REASONS:

This decision reflects that in the opinion of the Committee:

1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and

2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at the Committee of Adjustment meeting, held under the Planning Act, have been, on balance, taken into consideration by the Committee as part of its deliberations and final decision on this matter.

MOVED BY: D. Doerfler
SECONDED BY: R. Crouch

SIGNATURE OF CHAIR OF MEETING:

WE THE-UNDERSIGNED HEREBY CONCUR IN THE DECISION

DATED THIS 12TH DAY OF JULY, 2016

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE AUGUST 1, 2016

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.
Conditions:

1. That the variance be approved only to the extent as indicated in the sketch attached to the Public Notice;

2. That the owner shall obtain a building permit for the one-storey sunroom addition prior to commencing construction of the addition;

3. That drainage off the one-storey sunroom be directed onto the subject property and drainage not impact adjacent properties; and

4. That failure to comply with and maintain the conditions of the Committee will render the approval null and void.

Jeanie Myers
Secretary-Treasurer
Committee of Adjustment
APPLICATION MADE BY MATTAMY (FLETCHER’S CREEK) LIMITED

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMIT FOR THE FOLLOWING VARIANCES:

1. To permit a new homes sales pavilion for a temporary period of five (5) years, having a minimum setback of 3.0 metres to Salvation Road (formerly Creditview Road), a setback of 3.0 metres to Worthington Avenue, and a setback of 18.9 metres to Bovaird Drive West;

2. To permit a landscaped area of 1.4 metres abutting Worthington Avenue;

3. To permit a landscaped area of 0.6 metres abutting Salvation Road (formerly Creditview Road).

(6 WORTHINGTON AVENUE – BLOCK 325, PLAN 43M-1386)

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS

(APPROVAL IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE CITY OF BRAMPTON WHERE REQUIRED AND DEVELOPMENT CHARGES MAY BE APPLICABLE)

SEE SCHEDULE “A” ATTACHED

REASONS:

This decision reflects that in the opinion of the Committee:

1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and

2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at the Committee of Adjustment meeting, held under the Planning Act, have been, on balance, taken into consideration by the Committee as part of its deliberations and final decision on this matter.

MOVED BY: R. Crouch
SECONDED BY: R. Nurse

SIGNATURE OF CHAIR OF MEETING:

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

DATED THIS 12TH DAY OF JULY, 2016

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE AUGUST 1, 2016

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.

SECRETARY-TREASURER
COMMITTEE OF ADJUSTMENT
THIS IS SCHEDULE “A” REFERRED TO ON THE NOTICE OF DECISION

APPLICATION NO: A16-112
DATED: JULY 12, 2016

Conditions:

1. That the sales pavilion relate only to subdivision applications 21T-11008B, 21T-10022B, 21T-12006B, 21T-07016B, 21T-10013B, 21T-10015B, 21T-10011B and 21T-10012B, plans within Block Plan Areas 44-1, 55-1 and 51-2 and any other plans of subdivision as deemed appropriate by the Director of Development Services;

2. That the proposed variances be allowed for a temporary period of five (5) years from the final date of the Committee's decision or until all dwelling units identified in condition (1) are sold, whichever comes first;

3. That the applicant obtain scoped site plan approval for the temporary new homes sales office;

4. That the owner and builders amend the existing Temporary Structures Agreement with the City to extend the date of expiry 5 years from the date of the Committee's decision or until such time all dwelling units identified in condition (1) are sold, whichever comes first;

5. That the owner provide a security in the amount of $40,000 to ensure the removal of the sales office, parking areas, temporary access and all associated signage and flags;

6. That all signage associated with the temporary sales office is to be in accordance with the Sign By-law and shall not be installed or displayed until such time as appropriate permits have been issued; and

7. That failure to comply with and maintain the conditions of the Committee will render the approval null and void.

Jeanie Myers
Secretary-Treasurer
Committee of Adjustment

CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.