Notice of Decision
Committee of Adjustment

APPLICATION NO. B16-019
Ward #3

PLANNING ACT - PROVISIONAL CONSENT

AN APPLICATION HAS BEEN MADE BY 134 KENNEDY ROAD GP INC.

The applicant(s) request(s) consent to a conveyance of Part of Lot 432, Plan 625, Part 1, Plan 43R-16836, City of Brampton, Regional Municipality of Peel. The "severed" land has an area of approximately 1,237.37 square metres (0.31 acres). The land is located at 134 Kennedy Road South. The land is designated "Business Corridor" in the Official Plan and "Industrial" in the Secondary Plan. The lands are zoned "Industrial Two - Section 3447 (M2-3447)". It is proposed that the severed land be merged with 238 Glidden Road to facilitate an existing rail spur.

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. Crouch SECONDED BY: D. Doerfler

DATED THIS 13th day of SEPTEMBER, 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, City Clerks 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 $300 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: NO

File Number:
File Number:
File Number:
APPLICATION NO. B16-019

PLANNING ACT – PROVISIONAL CONSENT

AN APPLICATION HAS BEEN MADE BY 134 KENNEDY ROAD GP INC.

THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS: 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.

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. Subsection 50(3) and/or (5) of the Planning Act R.S.O. 1990 as amended, shall apply to any subsequent conveyance or transaction involving the parcel of land that is the subject of this consent.

4. A letter shall be received from a solicitor indicating that the “severed” land and the abutting land to the south, being Part of Lot 2, Concession 2 EHS, shall be “merged” for Planning Act purposes at the time of the registration of the Transfer to which the Secretary-Treasurer’s Certificate is affixed.

5. An undertaking shall be received from a solicitor confirming that the legal description of the “resultant” lot and the legal description in any mortgage(s) encumbering the “resultant” lot will be identical within four (4) weeks of the date of the Secretary-Treasurer’s Certificate under the Planning Act; or alternatively, that no part of the “resultant” lot is encumbered by any mortgage(s). (The “resultant” lot is the “severed” land and the land to which the “severed” land is to be merged.)

6. That the applicant enter into a Severance Agreement, the content of which shall be to the satisfaction of the Director of Development Engineering Services, and the form of which shall be to the satisfaction of the City Solicitor, which Agreement shall provide for the following:

a. That the applicant shall gratuitously convey to the City a temporary overland flow and storm sewer easement, to address existing site conditions on the retained and severed lands, in a location to the satisfaction of the Director of Development Engineering Services (the temporary easement). The terms of the temporary easement shall be in a form satisfactory to the City Solicitor;

b. That the applicant shall be responsible for all costs associated with the preparation and filing of a reference plan denoting the area of the temporary easement;

c. The applicant shall be responsible for the maintenance of all works comprising of the temporary easement, and shall indemnify the City in respect of any and all liability associated with the City’s use of the temporary easement and/or the failure of the applicant to perform any required maintenance;

d. The applicant (owner(s) of the retained lands) shall agree, as a condition of the development/redevelopment of the retained lands, to construct at their sole expense permanent storm water management works in a location satisfactory to the Director of Development Engineering Services, and shall gratuitously convey to the City a permanent easement over said works (the permanent easement). The terms of the permanent easement shall be to the satisfaction of the City Solicitor;

e. The applicant shall be responsible for all costs associated with the preparation and filing of a reference plan denoting the area of the permanent easement; and

7. That the applicant provide evidence to the satisfaction of the Director of Development Engineering Services that the severed lands comprising Part 1 on Plan 43R-16410, includes the entirety of the spur line located at the rear of 134 Kennedy Road.

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: OCTOBER 3, 2016

DATE OF MAILING: SEPTEMBER 13, 2016
Notice of Decision

Committee of Adjustment

FILE NUMBER A13-275

APPLICATION MADE BY 1421374 ONTARIO 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 Motor Vehicle Washing Establishment and Motor Vehicle Repair;
2. To permit a minimum front yard setback of 3.30m (10.83 ft.) to the building;
3. To permit an exterior side yard setback of 1.79m (5.87 ft.) to the building;
4. To permit a maximum Gross Commercial Floor Area of 2,281.21 square metres;
5. To permit a maximum building height of 2 storeys;
6. To permit a front yard setback of 3.89m (12.76 ft.) to a transformer;
7. To permit an interior side yard setback of 1.0m (3.28 ft.) to a transformer;
8. To vary Schedule 'C' Section 1504 with respect to landscaped open space area;
9. To vary Schedule 'C' Section 1504 to allow proposed buildings outside of the approved building envelope.

(8003 AIRPORT ROAD – PT. LOT 1, CONC. 7 ND)

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS

(ACCEPT 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. Crouch

SIGNATURE OF CHAIR OF MEETING

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

DATED THIS 13TH DAY OF SEPTEMBER, 2016

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE OCTOBER 3, 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: A13-275

DATED: SEPTEMBER 13, 2016

Conditions:

1. That Site Plan Approval for this development (SP15-049.000) be obtained to include landscaping to screen the transformer, execute a Site Plan Agreement, post any required financial securities and insurance to the satisfaction of the Director of Development Services, Planning and Infrastructure Services Department, within 180 days from the final date of the decision of the Committee, or as extended at the discretion of the Director upon receipt of a written request for an extension from the owner.

2. That the buildings and structures be generally located as per the sketch dated August 31, 2016 attached as Appendix 1 to the staff recommendation report.

3. That all landscaping be provided in general accordance with the attached sketch dated August 31, 2016 attached as Appendix 1 to the staff recommendation report.

4. That the motor vehicle repair use be restricted to tire repair, tire storage and a lubrication facility and that the storage of tires is to be contained only within an enclosed building.

5. That variances #3 and #7 not be approved.

6. 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
4. AIRPORT ROAD CAR CARE
800 AIRPORT ROAD
BRAMPTON, ONTARIO
ZONING: HC2-1504
BY-LAW 270-2004, AS AMENDED
FILE NO. A13-275

VARIANCES

1. To permit a motor vehicle washing establishment (which includes motor vehicle detailing and motor vehicle repair (which includes quick lube, tire change and tire storage) defined by section 1504.1
2. To permit a minimum front yard setback to building of 3.30m defined by section 1504.2[1]
3. To permit maximum gross commercial floor area of 2,281.21 square meters defined by section 1504.2[2]
4. To permit a maximum building height of 2 storeys defined by section 1504.2[3]
5. To vary the location of the landscaped area defined by schedule C-1504
6. To vary the location of the buildings defined by schedule C-1504
7. To permit a minimum front yard setback to transformer of 3.89m
8. To permit a minimum interior side yard setback to transformer of 1.0m
9. To permit a minimum exterior side yard setback to building of 1.79m
Notice of Decision
Committee of Adjustment

FILE NUMBER A16-160  
APPLICATION MADE BY ALIA QUADRI

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 building height of 11.52m (37.80 ft.) to the midpoint of the roof;
2. To permit a garage door height of 2.75m (9.0 ft.).

(24 MORRIS COURT – LOT 9, PLAN 43M-978)

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS

1. That the dwelling be constructed generally in accordance with the Custom Home Design Review approval for the proposed dwelling;
2. That failure to comply with and maintain the conditions of the Committee will render the variance null and void.

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 13TH DAY OF SEPTEMBER, 2016

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE OCTOBER 3, 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.

JEANIE MYERS  
SECRETARY-TREASURER  
COMMITTEE OF ADJUSTMENT
VARIANCES

Proposed Building Height – 11.52 metres
Permitted Building Height – 10.6 metres

Proposed Garage Door Height – 2.75 metres
Permitted Garage Door Height – 2.4 metres
APPLICATION MADE BY FRANCA MINICHILLO

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 five (5) existing accessory structures (greenhouse, 2 sheds, play structure and pizza oven) having a total combined area of 87.36 sq. m (940.34 sq. ft.);

2. To permit outside storage (parking) of four (4) utility trailers on the property associated with a business not located on the property.

(15 BOWMAN AVENUE - LOT 33, PLAN M-304)

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: [Signature]

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

[Signature]

[Signature]

[Signature]

DATED THIS 13TH DAY OF SEPTEMBER, 2016

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE OCTOBER 3, 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.

[Signature]

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

APPLICATION NO: A16-161

DATED: SEPTEMBER 13, 2016

Conditions:

1. That the five (5) existing accessory structures be permitted in the current locations as identified in the sketch attached to the Public Notice;

2. That the applicant obtain a building permit for the greenhouse within sixty (60) days of the final date of the decision of the Committee;

3. That the 'play structure' remain of an open-style construction and not be enclosed;

4. That Variance 2 (to allow outside storage/parking of four (4) utility trailers) be approved for a temporary period of one (1) year from the final date of the decision of the Committee;

5. That there be no parking of motor vehicles within the required minimum landscaped open space area;

6. That the oversized vehicles and equipment parked in the rear yard be removed within sixty (60) days of the final date of the decision of the Committee; 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
APPLICATION MADE BY URMILA KUMAR

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 fence in the front yard having a maximum height of 1.4m (4.59 ft.);
2. To permit a fence in the rear yard having a maximum height of 2.34m (7.68 ft.);
3. To permit an accessory structure (Shed A) having a rear yard setback of 0.3m (0.98 ft.);
4. To permit an accessory structure (Shed B) having a rear yard setback of 0.1m (0.33 ft.) and a side yard setback of 0.0m.

(17 ASHURST CRESCENT – PT. LOT 61, PLAN M-180, PTS. 36 & 65, PLAN 43R-6932)

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. Crouch
SECONDED BY: R. Nurse

SIGNATURE OF CHAIR OF MEETING:

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

DATED THIS 13TH DAY OF SEPTEMBER, 2016

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE OCTOBER 3, 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: A16-162

DATED: SEPTEMBER 13, 2016

Conditions:

1. That the fence in the front yard be approved only to the extent and in the location indicated in the sketch attached to the Public Notice;

2. That the fence in the front yard must remain of a wrought-iron style and not be replaced with a solid fence;

3. That drainage from the accessory structures (two sheds) be directed onto the subject property and that there be no adverse impacts to drainage on 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
ASHURST CRES

RESIDENTIAL HOUSE

FRONT FENCE
1.4m HIGH

SHED B SETBACKS:
Rear: 0.1m
SIDE ON

SHED A SETBACKS:
Rear: 0.2m

BACKYARD FENCE
2.34m HIGH

ENLARGED PLAN M-180 - SHOWING SUBJECT LAND / VARIANCE SUBJECT FENCE
Notice of Decision

Committee of Adjustment

FILE NUMBER A16-164

APPLICATION MADE BY CHINGUACOUSY FARM 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 VARIANCE ASSOCIATED WITH A PROPOSED SEMI-DETACHED DWELLING:

1. To permit an interior side yard setback of 0.85m (2.79 ft.).

(80 COOKVIEW DRIVE -- LOT 125L, PLAN 43M-1984)

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

DATED THIS 13TH DAY OF SEPTEMBER, 2016

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE OCTOBER 3, 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: A16-164

DATED: SEPTEMBER 13, 2016

Conditions:

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

2. That a clause be included within the Agreement of Purchase and Sale for each of the subject lots advising of the variances affecting the property. In the event the lot has been sold, the applicant shall provide written confirmation to the Secretary-Treasurer that the purchaser(s) of the lot acknowledge and accept the variances;

3. That easements be provided to the satisfaction of the Director of Development Services on each lot in order to maintain a minimum 1.2 metre unencumbered space from the side wall of the dwellings. The easement documents should stipulate that no fence be permitted over the easements;

4. That no air conditioning unit or mechanical equipment be located closer than 1.2 metres (3.94 feet) to the side lot line; and

5. 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
CONSORTIUM’S DECLARATION:

This proposal conforms with the approved subdivision lot grading plan. The proposed house type is one suitable with the ground descent, proposed driveway locations do not conflict with the location of any existing on street services.

CONSULTANT: SERNAS ASSOCIATES

DATE:

SITE STATISTICS - BRAMPTON, ON

LOT AREA 245.89 m²
BUILDING COVERAGE 30.37%
MAX. LOT COVERAGE 50%
MAX. BUILDING HEIGHT 3.5 m
SITING AND GRADING PLAN

The undersigned has reviewed and takes responsibility for this siting and grading plan. The builder is complete responsibility to ensure that all plans submitted for approval with the applicable architectural design guidelines and all applicable regulations and requirements in the subdivision agreement. The control consultant is not responsible in any way for existing or approving site development plans or existing development with respect to any zoning or building code or permit matters or that any building height or coverage is properly built or located on the lot.

This is to certify that these plans comply with the applicable architectural design guidelines approved by the city of Brampton.

IRREGULAR SHAPED LOT

BRAMPTON

CONSULTANT: HUNT DESIGN ASSOCIATES INC.

www.hlintdesign.ca

HUN T DESIGN ASSOCIATES INC.

4251-1944

VIEWMARK HOMES - 214036
BRAMPTON

COOKVIEW DRIVE

GENERAL NOTES:

1. DETAILS TO CONFIRM LOCATIONS OF UTILITIES AND OTHER SERVICES. IF NOT, DOCUMENTS ARE NOT ISSUED FOR PRELIMINARY APPROVAL
2. DETAILS TO CONFIRM LOCATIONS OF UTILITIES AND OTHER SERVICES. IF NOT, DOCUMENTS ARE NOT ISSUED FOR FINAL APPROVAL
3. APPRAISAL REPORTS AND CONSTRUCTION INSPECTIONS MUST BE RECEIVED PRIOR TO POURING FOOTING AND POURING CONCRETE TO THE APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES PRIOR TO EXCAVATION. BUILDER TO VERIFY BUILDING ENVELOPE ON SITE ELEVATIONS FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.
4. UNLESS NOTED ON BUILDING ENVELOPE OR APPROVED PERMH" DRAWINGS & CONSTRUCTION NOTES MUST BE REVIEWED AND FOLLOWED IN CONJUNCTION WITH THE SITING AND GRADING PLAN. BUILDER TO VERIFY BUILDING ENVELOPE ON SITE ELEVATIONS FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION. BUILDER TO VERIFY BUILDING ENVELOPE ON SITE ELEVATIONS FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.

GENERAL

ELEV. OF DRIVE

ELEV. OF BASEMENT

FIN. ELEV. 24'-5"

BASEMENT FLOOR 24'-5"

BASEMENT FLOOR 24'-5"

1. BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF NOT, DOCUMENTS ARE NOT ISSUED FOR PRELIMINARY APPROVAL
2. BUILDER TO VERIFY ELEV. OF STM. AND SAN. LATERALS IN RELATION TO BASEMENT US OF FOOTING
3. BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF NOT, DOCUMENTS ARE NOT ISSUED FOR FINAL APPROVAL

SITING AND GRADING PLAN

VIEWMARK HOMES - 214036
BRAMPTON

COOKVIEW DRIVE

GENERAL NOTES:

1. DETAILS TO CONFIRM LOCATIONS OF UTILITIES AND OTHER SERVICES. IF NOT, DOCUMENTS ARE NOT ISSUED FOR PRELIMINARY APPROVAL
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GENERAL

ELEV. OF DRIVE

ELEV. OF BASEMENT

FIN. ELEV. 24'-5"

BASEMENT FLOOR 24'-5"

BASEMENT FLOOR 24'-5"

1. BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF NOT, DOCUMENTS ARE NOT ISSUED FOR PRELIMINARY APPROVAL
2. BUILDER TO VERIFY ELEV. OF STM. AND SAN. LATERALS IN RELATION TO BASEMENT US OF FOOTING
3. BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF NOT, DOCUMENTS ARE NOT ISSUED FOR FINAL APPROVAL

SITING AND GRADING PLAN

VIEWMARK HOMES - 214036
BRAMPTON

COOKVIEW DRIVE

GENERAL NOTES:

1. DETAILS TO CONFIRM LOCATIONS OF UTILITIES AND OTHER SERVICES. IF NOT, DOCUMENTS ARE NOT ISSUED FOR PRELIMINARY APPROVAL
2. DETAILS TO CONFIRM LOCATIONS OF UTILITIES AND OTHER SERVICES. IF NOT, DOCUMENTS ARE NOT ISSUED FOR FINAL APPROVAL
3. APPRAISAL REPORTS AND CONSTRUCTION INSPECTIONS MUST BE RECEIVED PRIOR TO POURING FOOTING AND POURING CONCRETE TO THE APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES PRIOR TO EXCAVATION. BUILDER TO VERIFY BUILDING ENVELOPE ON SITE ELEVATIONS FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.
4. UNLESS NOTED ON BUILDING ENVELOPE OR APPROVED PERMH" DRAWINGS & CONSTRUCTION NOTES MUST BE REVIEWED AND FOLLOWED IN CONJUNCTION WITH THE SITING AND GRADING PLAN. BUILDER TO VERIFY BUILDING ENVELOPE ON SITE ELEVATIONS FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.

GENERAL

ELEV. OF DRIVE

ELEV. OF BASEMENT

FIN. ELEV. 24'-5"

BASEMENT FLOOR 24'-5"

BASEMENT FLOOR 24'-5"

1. BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF NOT, DOCUMENTS ARE NOT ISSUED FOR PRELIMINARY APPROVAL
2. BUILDER TO VERIFY ELEV. OF STM. AND SAN. LATERALS IN RELATION TO BASEMENT US OF FOOTING
3. BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF NOT, DOCUMENTS ARE NOT ISSUED FOR FINAL APPROVAL

SITING AND GRADING PLAN

VIEWMARK HOMES - 214036
BRAMPTON

COOKVIEW DRIVE

GENERAL NOTES:

1. DETAILS TO CONFIRM LOCATIONS OF UTILITIES AND OTHER SERVICES. IF NOT, DOCUMENTS ARE NOT ISSUED FOR PRELIMINARY APPROVAL
2. DETAILS TO CONFIRM LOCATIONS OF UTILITIES AND OTHER SERVICES. IF NOT, DOCUMENTS ARE NOT ISSUED FOR FINAL APPROVAL
3. APPRAISAL REPORTS AND CONSTRUCTION INSPECTIONS MUST BE RECEIVED PRIOR TO POURING FOOTING AND POURING CONCRETE TO THE APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES PRIOR TO EXCAVATION. BUILDER TO VERIFY BUILDING ENVELOPE ON SITE ELEVATIONS FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.
4. UNLESS NOTED ON BUILDING ENVELOPE OR APPROVED PERMH" DRAWINGS & CONSTRUCTION NOTES MUST BE REVIEWED AND FOLLOWED IN CONJUNCTION WITH THE SITING AND GRADING PLAN. BUILDER TO VERIFY BUILDING ENVELOPE ON SITE ELEVATIONS FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.
APPLICATION MADE BY  
CHINGUACOUSY FARM 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 VARIANCE ASSOCIATED WITH A PROPOSED SEMI-DETACHED DWELLING:

1. To permit an interior side yard setback of 1.08m (3.54 ft.).

(78 COOKVIEW DRIVE, LOT 126R, PLAN 43M-1984)

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

DATED THIS 13TH DAY OF SEPTEMBER, 2016

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE OCTOBER 3, 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: A16-165

DATED: SEPTEMBER 13, 2016

Conditions:

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

2. That a clause be included within the Agreement of Purchase and Sale for each of the subject lots advising of the variances affecting the property. In the event the lot has been sold, the applicant shall provide written confirmation to the Secretary-Treasurer that the purchaser(s) of the lot acknowledge and accept the variances;

3. That easements be provided to the satisfaction of the Director of Development Services on each lot in order to maintain a minimum 1.2 metre unencumbered space from the side wall of the dwellings. The easement documents should stipulate that no fence be permitted over the easements;

4. That no air conditioning unit or mechanical equipment be located closer than 1.2 metres (3.94 feet) to the side lot line; and

5. 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 18 CORPORATION DRIVE 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 kennel facility including dog daycare, boarding, grooming and training.

(18 CORPORATION DRIVE – PT. BLOCK 1, PLAN M-873, PTS. 1 TO 5, PLAN 43R-19977)

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

DATED THIS 13TH DAY OF SEPTEMBER, 2016

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE OCTOBER 3, 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: A16-166

DATED: SEPTEMBER 13, 2016

Conditions:

1. That the proposed use (kennel facility including dog daycare, boarding, grooming, and training) be limited to a maximum gross floor area of 755 square metres (8,127 square feet);

2. That there be no outdoor dog runs or other outdoor area associated with the proposed use; 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
TO PERMIT A DOG CARE FACILITY HAVING A MAXIMUM GROSS COMMERCIAL FLOOR AREA OF 755 SQ. METRES.
APPLICATION MADE BY FOUR X DEVELOPMENT 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 VARIANCES ASSOCIATED WITH A PROPOSED SINGLE DETACHED DWELLING:

1. To permit a lot width of 11.6m (38.06 ft.);
2. To permit an interior side yard setback of 0.6m (1.97 ft.).

(BLUE SILO WAY – PT. LOT 7, CONC. 5 WHS, LOT 132 ON A DRAFT M-PLAN (LOT 266, DRAFT PLAN OF SUBDIVISION 21T-10020B))

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS
(ADVERTISEMENT 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 13TH DAY OF SEPTEMBER, 2016

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE OCTOBER 3, 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: A16-168

DATED: SEPTEMBER 13, 2016

Conditions:

1. That draft plan of subdivision 21T-10020B be registered;

2. That a clause be included within the Agreement of Purchase and Sale for the lot advising of the variances affecting the property. In the event the lot has been sold, the applicant shall provide written confirmation to the Secretary-Treasurer that the purchaser(s) of the lot acknowledge and accept the variances;

3. That the combined total of the interior side yards is not less than 1.8 metres (5.9 feet); 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
MINOR VARIANCE
LOT 132 ON DRAFT M-PLAN

LEGEND:
- SUBJECT LANDS
- MINOR VARIANCES

PLANNING PARTNERS INC.
Planning Design Development
64 JARDIN DRIVE-UNIT 1B CONCORD ONTARIO
APPLICATION MADE BY FOUR X DEVELOPMENT 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 VARIANCES ASSOCIATED WITH A PROPOSED SINGLE DETACHED DWELLING:

1. To permit a lot width of 11.6m (38.06 ft.);
2. To permit an interior side yard setback of 0.6m (1.97 ft.).

(LONGEVITY ROAD – PT. LOT 7, CONC. 5 WHS, LOT 135 ON A DRAFT M-PLAN (LOT 263, DRAFT PLAN OF SUBDIVISION 21T-10020B))

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. Crouch
SECONDED BY: D. Doerfler

SIGNATURE OF CHAIR OF MEETING

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

DATED THIS 13TH DAY OF SEPTEMBER, 2016

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE OCTOBER 3, 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: A16-169

DATED: SEPTEMBER 13, 2016

Conditions:

1. That draft plan of subdivision 21T-10020B be registered;

2. That a clause be included within the Agreement of Purchase and Sale for the lot advising of the variances affecting the property. In the event the lot has been sold, the applicant shall provide written confirmation to the Secretary-Treasurer that the purchaser(s) of the lot acknowledge and accept the variances;

3. That the combined total of the interior side yards is not less than 1.8 metres (5.9 feet); and

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

[Signature]
Jeanie Myers
Secretary-Treasurer
Committee of Adjustment
LEGEND:

- SUBJECT LANDS
- MINOR VARIANCES

1. Minimum lot width of 11.6m.
2. Minimum Interior Side Yard Width of 0.6 metres.

Lot 135 on Draft M-Plan, Lot 263 on 21T-10020B Draft Approved Plan (Dec. 15, 2015)

LONGEVITY ROAD

LOT 135 ON DRAFT M-PLAN, LOT 263 ON 21T-10020B DRAFT APPROVED PLAN (DEC. 15, 2015)

MINOR VARIANCE
APPLICATION MADE BY FOUR X DEVELOPMENT 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 a garage facing the flankage lot line.

(LONGEVITY ROAD/SETTLERS FIELD ROAD – PT. LOT 7, CONC. 5 WHS, LOT 205 ON A DRAFT M-PLAN (LOT 176, DRAFT PLAN OF SUBDIVISION 21T-10020B))

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 13TH DAY OF SEPTEMBER, 2016

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE OCTOBER 3, 2016

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT BOARD 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: A16-170

DATED: SEPTEMBER 13, 2016

Conditions:

1. That draft plan of subdivision 21T-10020B be registered;

2. That a clause be provided within the Agreement of Purchase and Sale advising of the variance affecting the property. If the property has already been sold, the applicant shall provide written confirmation to the Secretary-Treasurer that the purchaser(s) of the dwelling acknowledge and accept the variance; and

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
MINOR VARIANCE
Lot 205 on Draft M-Plan, Lot 176 on 21T-10020B Draft Approved Plan (Dec. 15, 2015)

LEGEND:
- SUBJECT LANDS
- MINOR VARIANCES

KLM PLANNING PARTNERS INC.
Planning • Design • Development
64 JARDIN DRIVE - UNIT 1B, CONCORD, ONT. L4K 3T3
PHONE (506) 663-8085 FAX (905) 663-0097

AUGUST 15, 2016
Notice of Decision

Committee of Adjustment

FILE NUMBER A16-171

APPLICATION MADE BY MATTAMY (MOUNT PLEASANT) 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 ASSOCIATED WITH A PROPOSED SINGLE DETACHED DWELLING:

1. To permit a minimum lot width of 11.6m (38.06 ft.);
2. To permit an interior side yard setback of 0.6m (1.97 ft.).

(MINCING TRAIL – PT. LOT 17, CONC. 2 WHS, LOT 231 ON A DRAFT M-PLAN (LOT 663, DRAFT PLAN OF SUBDIVISION 21T-11008B))

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. Crouch

SIGNATURE OF CHAIR OF MEETING:

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

DATED THIS 13TH DAY OF SEPTEMBER, 2016

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE OCTOBER 3, 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.

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

APPLICATION NO: A16-171

DATED: SEPTEMBER 13, 2016

Conditions:

1. That draft plan of subdivision 21T-11008B be registered;

2. That a clause be included within the Agreement of Purchase and Sale for the lot advising of the variances affecting the property. In the event the lot has been sold, the applicant shall provide written confirmation to the Secretary-Treasurer that the purchaser(s) of the lot acknowledge and accept the variances;

3. That the combined total of the interior side yards is not less than 1.8 metres (5.9 feet); 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
To permit a minimum lot width of 11.60m whereas the by-law requires a minimum lot width of 12.50m.

To permit a minimum interior side yard of 0.60m whereas the by-law requires a minimum interior side yard of 1.20m.

**STATISTICS TABLE**

- Lot Area - 313.20 m² (3,371.25 ft²)
- Lot Width - 11.60m (38.05 ft)
- Lot Depth - 27.00m (88.58 ft)
Application Made by: Lillian Sochaj

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 12.0m (39.37 ft.) to a proposed addition;
2. To permit an existing driveway width of 8.4m (27.56 ft.).

(4 Xavier Court – Lot 2, Plan 43M-1662)

The Request is Herewith 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 13th Day of September, 2016

Notice is hereby given that the last day for appealing this decision to the Ontario Municipal Board will be October 3, 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:  A16-173

DATED:  SEPTEMBER 13, 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 proposed addition be limited to one-storey with a maximum building height of 4.2 metres (13.78 feet);

3. That a building permit be obtained for the proposed addition prior to commencing construction;

4. That the applicant relocate the accessory structure (shed) to accommodate a minimum setback of 2.5 metres (8.20 feet) from the interior property line as indicated on the sketch attached to the Public Notice within ninety (90) days of the final date of the decision of the Committee; 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
INFORMATION TAKEN FROM REGISTERED PLAN 43M-1662, CITY OF BRAMPTON, DAVID HORWOOD LIMITED ONTARIO LAND SURVEYORS, 2005

EXISTING BUILDINGS

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Project number 20160623

Scale 1 : 125

Dare 23 June 2016

Drawn by JAH

Checked by
APPLICATION MADE BY HUE NGOC TANG

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 existing below grade entrance having a side yard setback of 0.45m (1.48 ft.);
2. To permit an existing privacy screen on a deck to remain having a maximum height of 2.34m (7.68 ft.).

(8 KENPARK AVENUE – LOT 4, PLAN M-520)

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 13TH DAY OF SEPTEMBER, 2016

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE OCTOBER 3, 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: A16-175

DATED: SEPTEMBER 13, 2016

Conditions:

1. That the owner obtain a building permit for the below-grade entrance within sixty (60) days of the final date of the decision of the Committee;

2. That the below-grade entrance not be used to access an unregistered second dwelling 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