

Archived: Friday, June 26, 2020 9:56:39 AM

From: [Michael Galea](#)

Sent: Fri, 26 Jun 2020 12:32:44

To: Cindy Pillsworth; Rob Podreciks

Subject: 786 The Grange Sideroad

Sensitivity: Normal

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the contents to be safe.


Hi Cindy

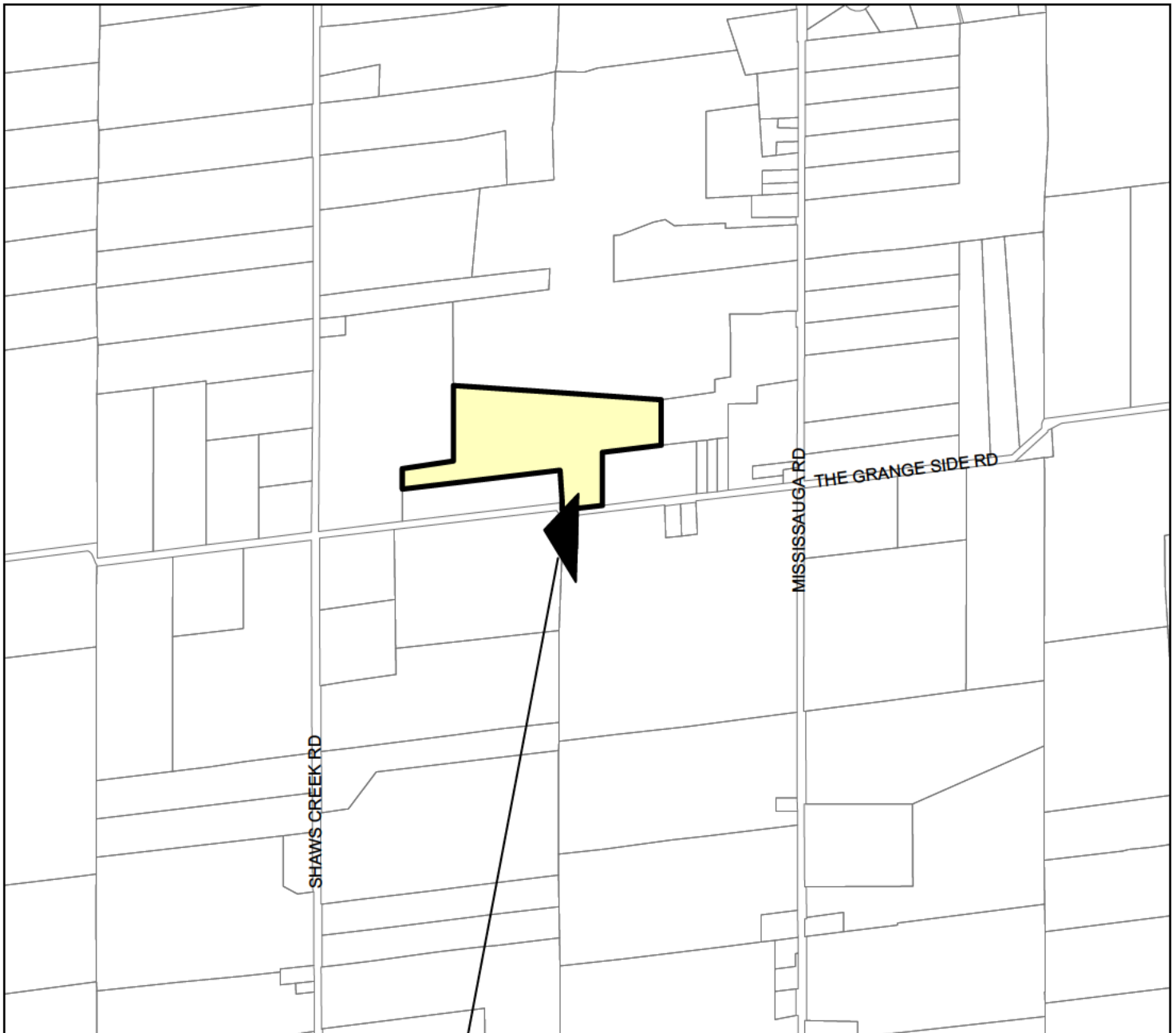
Further to our discussion please accept this email as confirmation that we are seeking a deferral of the Minor Variance hearing for the above noted project address for six months or less, preferably to be heard on July 22nd.

Please feel free to call with any questions or concerns.

Thanks

Michael Galea





Subject Property



Minor Variance

**A 014-20
Maurice Bim**

(Agent): Michael Galea

786 The Grange Side Road

Part of 6, Concession 5 (Caledon)

LOCATION MAP



Date: February 28, 2020

File No.: A 014-20

COMMITTEE OF ADJUSTMENT
NOTICE OF HEARING
MINOR VARIANCE APPLICATION

WEDNESDAY JULY 8, 2020

File No.: A 014-20

Location of Subject Property: 786 The Grange Sideroad

Property Owner: Maurice Bim (Agent: Michael Galea)

Purpose of Minor Variance: The applicant is requesting relief from Zoning By-law 2006 50, as amended to a) permit Driveway Width (maximum) 14.65m. b) permit Building Height (maximum) accessory building to 8.25m (pool house) and 9.65m (garage). c) permit Building Height (maximum) to 11.6m (proposed house) d) to permit two dwellings for a temporary period while the new dwelling is constructed.

You are receiving this Notice as you are either the applicant, an owner of land within 60 metres of the subject land, or a person or public body who has requested to be notified.

Due to continuing efforts to contain the spread of COVID-19 and to protect individuals, Town Hall will not be open to the public to attend Committee of Adjustment Hearings until further notice.

Applicants

The applicant or any authorized person acting on behalf of the applicant may participate in the hearing through the electronic method provided by the Secretary-Treasurer/Legislative Services.

Public

Members of the public may access the meeting details on the above noted hearing date and time on the Town's website at <https://calendar.caledon.ca/meetings> or by telephone at 416-216-5643 Canada Toll (Toronto)
Meeting Access Code: 132 966 5501#
416-216-5643 Canada Toll (Toronto)
Meeting Access Code: 132 120 1889 #

Delegations

If you wish to speak to an application referenced on the agenda package, please visit the Town's website Committee of Adjustment page to submit the online delegation request form. <https://www.caledon.ca/en/government/committee-of-adjustment.aspx#>

Written Comments

In accordance with Ontario Regulation 200/96, written comments may be sent to the Secretary-Treasurer of the Committee of Adjustment by regular mail or e-mail prior to the above-noted hearing date. Such written comments will form part of the public record.

Additional Information

Additional information regarding the application can be obtained by contacting the Secretary-Treasurer(s) of the Committee of Adjustment. Staff Reports can be made available on the Friday before the hearing date.

If you wish to be notified of the Decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer, Committee of Adjustment by mail or email to COFA.Agenda@caledon.ca.

If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed minor variance does not make written submission to the



6311 Old Church Road
Caledon, ON L7C 1J6
www.caledon.ca
T. 905.584.2272 | 1.888.225.3366 | F. 905.584.4325

Committee of Adjustment before it approves or refuses the variance(s), the Local Planning Appeal Tribunal may dismiss the appeal.

Local Planning Appeal Tribunal

The applicant, the Minister or any other person or public body who has an interest in the matter may, within TWENTY DAYS (20) of the making of the decision appeal to the Tribunal against the decision of the committee by filing with the Secretary-Treasurer of the committee a Notice of Appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee charged by the Tribunal under the Local Planning Appeal Tribunal Act, 207, as payable on an appeal from a committee of adjustment to the Tribunal. For more information on the prescribed fee and to obtain a copy of the appeal form, please visit the LPAT website at <http://elto.gov.on.ca>.

Staff note a cheque is required to be submitted payable to the Town of Caledon for \$209 for the preparation of the file materials to be forwarded to LPAT.

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

Official Plan Amendment:	Not Applicable
Zoning By-law Amendment:	Not Applicable
Consent:	Not Applicable
Minor Variance:	Not Applicable

DATED AT THE TOWN OF CALEDON THIS 18TH DAY OF June 2020.

Additional information regarding this notice may be obtained between 8:30 a.m. to 4:30 p.m. Monday to Friday by calling 905-584-2272 ext. 4265/4291 or COFA.Agenda@caledon.ca.



COMMITTEE OF ADJUSTMENT APPLICATION FOR MINOR VARIANCE

(Under section 45 of the *Planning Act, R.S.O. 1990, as amended* for relief from the Town's Comprehensive Zoning By-law)

Personal information on this form is collected pursuant to the *Planning Act* and will be used in the processing of the application. Applicants are advised that the Committee of Adjustment is a public process in which all material provided may be considered public information and may be made available upon request. Questions should be forwarded to the Municipal Freedom of Information Coordinator at 905-584-2272.

FEB 28 2020

PLANNING DEPARTMENT

File Number: A 014 - 20

1. NAME OF OWNER Maurice Bim		NAME OF AUTHORIZED AGENT Michael Galea	
STREET & NUMBER 786 The Grange Side Road		STREET & NUMBER 235-4005 Don Mills Road	
CITY Caledon	POSTAL CODE L7K 1L9	CITY Toronto	POSTAL CODE M2H3J9
TELEPHONE [REDACTED]	FAX/E-MAIL [REDACTED]	TELEPHONE [REDACTED]	FAX/E-MAIL [REDACTED]

2. OFFICIAL PLAN (current designation of subject land) Rural Lands and Environmental Policy Area (all construction within Rural Lands)	ZONING (current zoning of subject land) A2 AND EPA2 (all construction within A2 zone.)
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3. PROPOSED RELIEF - list variance(s) requested
a) Increase max. width of driveway from 8.5m to 14.65m (Section 5.2.15)
b. Increase max. acc. building height from 4.5m to 8.25m (pool house) & 9.65m (garage)(Section 4.2.2)
c. Increase max. building height from 10.5m to 11.6m (proposed house) (Section 10.3, Table 10.2)
d. Seeking temporary relief from section 4.8 to permit the occupancy of the existing home while the proposed home is constructed.

4. EXPLANATION AND DESCRIPTION OF PROPOSAL – the reason why the proposal cannot comply with the provisions of the zoning by-law
a. To permit access to permitted 4 car garage and to serve as turn around point for fire route.
b. Detached Garage - to be used to store boats so high ceilings are required with a storage loft. Pool House - small portion of the building, forming an architectural feature exceeds the requirement.
c. To permit 2 small, third floor loft areas within the building.
d. The existing home is a considerable distance from the proposed construction and serves as the most logical and economical option for residence during construction.

5. LEGAL DESCRIPTION –
Lot <u>Part of 6</u> Concession <u>5</u> Former Township <u>Caledon</u>
OR
Lot _____ Registered Plan _____

6. MUNICIPAL ADDRESS - of subject property
Number <u>786</u> Street or Road Name <u>The Grange Side Road</u>



6311 Old Church Road
Caledon, ON L7C 1J6
www.caledon.ca
T. 905.584.2272 | 1.888.225.3366 | F. 905.584.4325

7. DIMENSIONS OF LAND AFFECTED (metric units):

Frontage: 118.25m **Depth:** +/- 323.9m **Area:** 149915.0 sq. m.

8. Date of acquisition by current owner(s): unknown

9. ACCESS to subject property is by: (please check one)

Provincial Highway **Regional Road** X **Municipal Road**

Right-of-Way **Other:**

10. EXISTING USES OF THE SUBJECT PROPERTY	YEAR ESTABLISHED	PROPOSED USES (if different)
Agricultural, accessory storage and residential	Since lot creation	

11. EXISTING BUILDINGS/STRUCTURES:

DATE CONSTRUCTED: Original Building

TYPE Single Family Dwelling **front lot line setback** 125.89m **height** 4.0m
rear lot line setback 185.55m **dimensions** 22.1x16.5m
side lot line setback 328.83m **floor area** 194.01sqm
side lot line setback 74.23m

DATE CONSTRUCTED: Unknown

TYPE Existing Garage **front lot line setback** 152.26m **height** +/- 4.0m
rear lot line setback 164.84m **dimensions** 8.56x9.14m
side lot line setback 354.82m **floor area** 78.6sqm
side lot line setback 65.56m

see attached for additional buildings

12. PROPOSED BUILDINGS/STRUCTURES:

TYPE Single Family Dwelling

front lot line setback 51.94m **height** 11.6m
rear lot line setback 52.01m **dimensions** 55.88x35.33m
side lot line setback 457.21m **floor area** 1088.54 sqm.
side lot line setback 100.48m

****NOTE: A SKETCH PLAN DRAWN TO SCALE (METRIC) MUST ACCOMPANY THIS APPLICATION.**

see attached for additional buildings



13. MUNICIPAL SERVICES AVAILABLE (check applicable items):

Piped water Supply ☐ Private Well ☒
Private Septic System ☒ Sanitary Sewers ☐
Drainage: Storm Sewers ☐ Ditches ☒ Swales ☐

Other: _____

14. OTHER APPLICATIONS - indicate if subject lands are the subject of the following planning applications:

<input type="checkbox"/> Zoning By-law Amendment	File Number _____	Status _____
<input type="checkbox"/> Plan of Subdivision	File Number _____	Status _____
<input type="checkbox"/> Consent/Land Division	File Number _____	Status _____
<input type="checkbox"/> Previous Minor Variances	File Number _____	Status _____
<input type="checkbox"/> Site Plan Application	File Number _____	Status _____

15. REGISTERED PROPERTY OWNER(S) APPOINTMENT AND AUTHORIZATION TO AN AGENT:

I / We, the undersigned, being the registered property owner(s) of the subject property, hereby authorize MICHAEL GALEA OF AXIIS ARCHITECTS to act on (authorized agent's name)

my / our behalf with respect to making a minor variance application to the Town of Caledon.

Maurice Ben JR
OWNER / SIGNING OFFICER

[Signature]
OWNER / SIGNING OFFICER

☐ I have authority to bind the Corporation.


NAME OF CORPORATION

Print – FULL NAME AND POSITION

- NOTE: i) If the owner(s) is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation or alternatively, the corporate seal is affixed over the signature.
- ii) If there is more than one owner, all owners shall complete and sign this or affix an additional appointment authorization form.
- iii) If the agent is a corporation, please specify the name of the person(s) who is appointed on its behalf.

16. PERMISSION TO ENTER PROPERTY:

By completing the Declaration of Owner or Authorized Agent, I / we hereby acknowledge and authorize the members of the Town of Caledon Committee of Adjustment and staff as well as any other government body or agency, to enter upon the lands subject to this application for the purpose of conducting a site inspection and agree that no discussion shall take place with the Committee members or staff during the site inspection.

 Initials _____ Initials

17. SIGN POSTING AND PROPERTY STAKING AGREEMENT:

I / We hereby acknowledge receipt of the Notice Sign from Town staff and agree that such Notice Sign shall be posted at least 10 days before the hearing on an application for a minor variance and clearly visible and legible from a public highway or other place to which the public has access, at every separately assessed property in the area to which the application applies or, where posting on the property is impractical, at a nearby location chosen by the Secretary-Treasurer.

I / we hereby acknowledge that failure to adequately post and maintain such sign may result in the deferral of the hearing of the application by the Committee of Adjustment and a deferral fee may be required to be paid to the Town by the Applicant at a cost established by By-law by the municipality.

 Initials _____ Initials

DECLARATION OF OWNER OR AUTHORIZED AGENT

I, MICHAEL GALEA of the CITY of
TORONTO in the _____

of _____:

Solemnly declare that all above statements and the statements contained in all exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.

Information is being collected under the authority of the *Planning Act*, R.S.O. 1990, CHAPTER P.13. In accordance with that Act, the Town of Caledon provides public access to all *Planning Act* applications, supporting information and comments submitted to the Town for review. In submitting the information to the Town, the submitter acknowledges that the information contained in this application and any supporting information including reports, studies and drawings provided by the owners, agents, consultants or solicitors, and any comments received from the public, together constitute public information and will become part of the public record. In accordance with the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M.56, copies of the application and any of its supporting information, documents or comments may be released or made available to the general public through the Town's website or by any other means.

Note: The signature of an applicant or authorized agent must be witnessed by a Commissioner, etc. A Commissioner is available at Town Hall, if needed.
Chad Joseph Curtis, a Commissioner, etc.,
Province of Ontario, for the Corporation of
the Town of Caledon. Expires May 1, 2022.

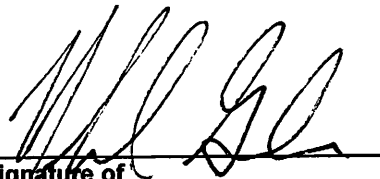
DECLARED before me at the

Town of Caledon

in the Regional Municipality of Peel

this 28 day of February 2020.


Signature of Commissioner, etc.


Signature of
Applicant/Agent/Owner

11. Existing Buildings/Structures Continued

Date Constructed: Unknown
Type: Existing Barn
Front lot line setback: 171.41m
Rear lot line setback: 139.40m
Side lot line: 353.98m
Side lot line: 215.35m
Height: +/- 4.5m
Dimensions: 28.09x9.77m
Floor Area: 274.70 sqm.

Date Constructed: Unknown
Type: Existing Feed Tent
Front lot line setback: 171.77m
Rear lot line setback: 135.58m
Side lot line: 386.45m
Side lot line: 191.46m
Height: +/- 3.8m
Dimensions: 18.3x9.1m
Floor Area: 167.17 sqm.

Date Constructed: Unknown
Type: Existing Pool Shed
Front lot line setback: 173.55m
Rear lot line setback: 155.27m
Side lot line: 320.57m
Side lot line: 101.27m
Height: +/- 3.5m
Dimensions: 6.99x3.66m
Floor Area: 25.58 sqm.

Date Constructed: Unknown
Type: Existing Horse Shelter 1
Front lot line setback: 213.61m
Rear lot line setback: 106.83m
Side lot line: 363.31m
Side lot line: 228.53m
Height: +/-3.2m
Dimensions: 4.95x3.05m
Floor Area: 15.01m

Date Constructed: Unknown
Type: Existing Horse Shelter 2
Front lot line setback: 236.36m
Rear lot line setback: 84.47m
Side lot line: 358.80m
Side lot line: 233.28m
Height: +/-3.2m

Dimensions: 4.95x3.05m
Floor Area: 15.10 sqm.

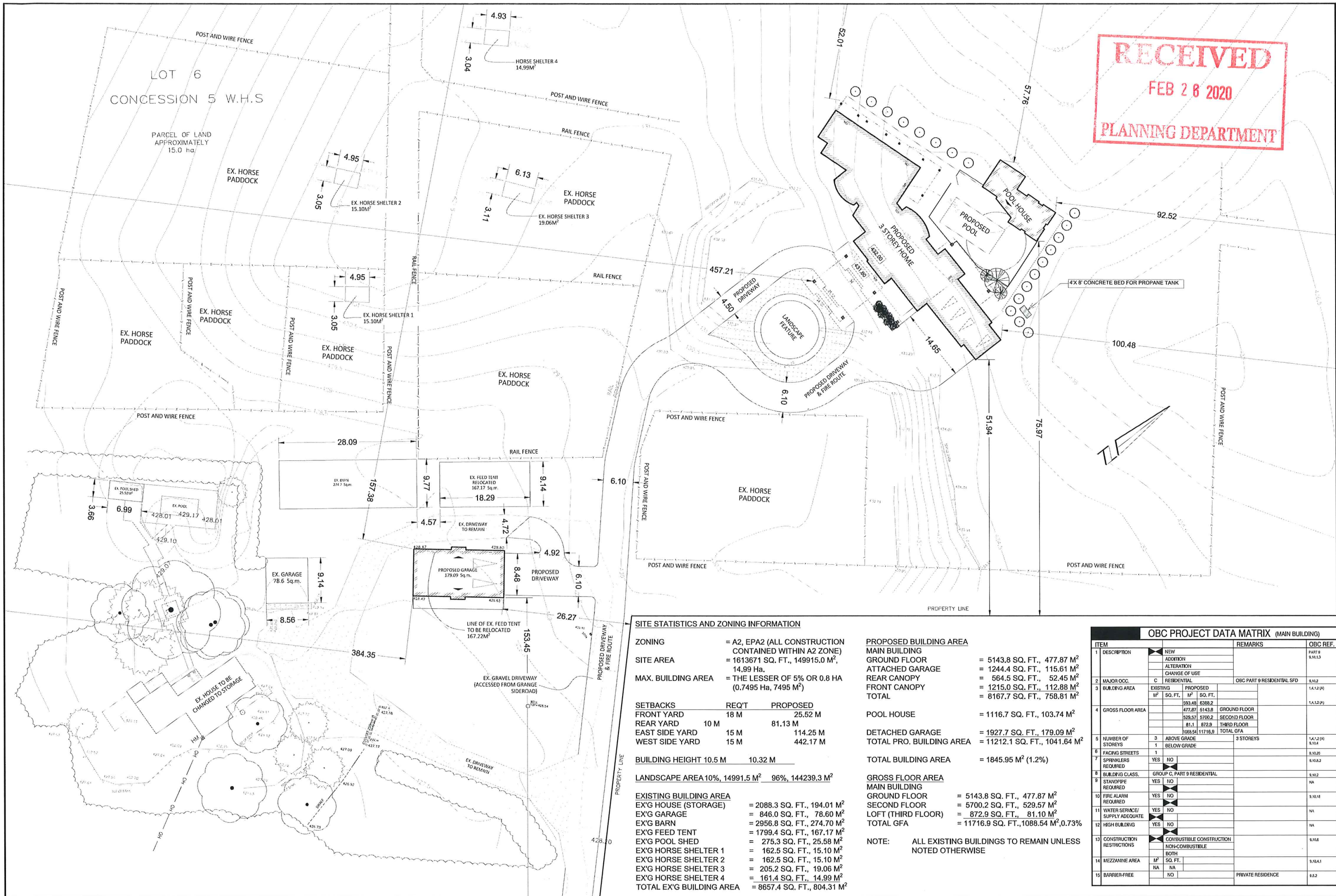
Date Constructed: Unknown
Type: Existing Horse Shelter 3
Front lot line setback: 233.29m
Rear lot line setback: 80.66m
Side lot line: 393.06m
Side lot line: 197.86m
Height: +/-3.2m
Dimensions: 6.13x3.11m
Floor Area: 19.06 sqm.

Date Constructed: Unknown
Type: Existing Horse Shelter 4
Front lot line setback: 265.52m
Rear lot line setback: 51.28m
Side lot line: 385.40m
Side lot line: 206.57m
Height: +/-3.2m
Dimensions: 4.93x3.04m
Floor Area: 14.99 sqm.

12. Proposed Building/Structures Continued

Type: Pool House
Front lot line setback: 75.97m
Rear lot line setback: 57.76m
Side lot line setback: 489.23m
Side lot line setback: 92.52m
Height: 8.25m
Dimensions: 15.21x9.59m
Area: 103.74 sqm.

Type: Detached Garage
Front lot line setback: 153.45m
Rear lot line setback: 155.10m
Side lot line setback: 384.35m
Side lot line setback: 26.27m
Height: 9.65m
Dimensions: 18.31x10.58m
Area: 179.09 sqm.



RECEIVED
FEB 28 2020
PLANNING DEPARTMENT

AXIS ARCHITECTS

The drawings and specifications are to be used for construction only when signed by the Architect. Check all dimensions, levels and elevations. Report any discrepancy to the Architect prior to proceeding with work. Do not scale drawings. All drawings and specifications are property of the Architect and must be returned upon completion of the work. All work to conform to the Ontario Building Code.

Rev. No.	Comments	Date
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ISSUED FOR PERMIT
PURPOSES ONLY

AXIS
ARCHITECTS



77 City Centre Drive
8th Floor, East Tower
Mississauga, Ontario, L5B 1M5

Project
CUSTOM HOME
786 THE GRANGE ROAD
CALEDON, ONTARIO

Drawing
DETAILED SITE PLAN

Drawn By: MG
Reviewed By: RP

Project No.
Scale: AS NOTED
Date: OCT. 2019

A0.1

SITE STATISTICS AND ZONING INFORMATION

ZONING = A2, EPA2 (ALL CONSTRUCTION CONTAINED WITHIN A2 ZONE)

SITE AREA = 1613671 SQ. FT., 149915.0 M², 14.99 Ha.

MAX. BUILDING AREA = THE LESSER OF 5% OR 0.8 HA (0.7495 Ha, 7495 M²)

SETBACKS	REQ'T	PROPOSED
FRONT YARD	18 M	25.52 M
REAR YARD	10 M	81.13 M
EAST SIDE YARD	15 M	114.25 M
WEST SIDE YARD	15 M	442.17 M

BUILDING HEIGHT 10.5 M 10.32 M

LANDSCAPE AREA 10%, 14991.5 M² 96%, 144239.3 M²

EXISTING BUILDING AREA

EX'G HOUSE (STORAGE)	= 2088.3 SQ. FT., 194.01 M ²
EX'G GARAGE	= 846.0 SQ. FT., 78.60 M ²
EX'G BARN	= 2956.8 SQ. FT., 274.70 M ²
EX'G FEED TENT	= 1799.4 SQ. FT., 167.17 M ²
EX'G POOL SHED	= 275.3 SQ. FT., 25.58 M ²
EX'G HORSE SHELTER 1	= 162.5 SQ. FT., 15.10 M ²
EX'G HORSE SHELTER 2	= 162.5 SQ. FT., 15.10 M ²
EX'G HORSE SHELTER 3	= 205.2 SQ. FT., 19.06 M ²
EX'G HORSE SHELTER 4	= 161.4 SQ. FT., 14.99 M ²
TOTAL EX'G BUILDING AREA	= 8657.4 SQ. FT., 804.31 M ²

PROPOSED BUILDING AREA

MAIN BUILDING	= 5143.8 SQ. FT., 477.87 M ²
GROUND FLOOR	= 1244.4 SQ. FT., 115.61 M ²
ATTACHED GARAGE	= 564.5 SQ. FT., 52.45 M ²
REAR CANOPY	= 1215.0 SQ. FT., 112.88 M ²
FRONT CANOPY	= 8167.7 SQ. FT., 758.81 M ²
TOTAL	

POOL HOUSE = 1116.7 SQ. FT., 103.74 M²

DETACHED GARAGE = 1927.7 SQ. FT., 179.09 M²

TOTAL PRO. BUILDING AREA = 11212.1 SQ. FT., 1041.64 M²

TOTAL BUILDING AREA = 1845.95 M² (1.2%)

GROSS FLOOR AREA

MAIN BUILDING	
GROUND FLOOR	= 5143.8 SQ. FT., 477.87 M ²
SECOND FLOOR	= 5700.2 SQ. FT., 529.57 M ²
LOFT (THIRD FLOOR)	= 872.9 SQ. FT., 81.10 M ²
TOTAL GFA	= 11716.9 SQ. FT., 1088.54 M ² 0.73%

NOTE: ALL EXISTING BUILDINGS TO REMAIN UNLESS NOTED OTHERWISE

OBC PROJECT DATA MATRIX (MAIN BUILDING)					
ITEM	DESCRIPTION	NEW	REMARKS	OBC REF.	
1	DESCRIPTION	NEW		PART 9	8.10.1.3
		ADDITION			
		ALTERATION			
		CHANGE OF USE			
2	MAJOR OCC.	C RESIDENTIAL	OBC PART 9 RESIDENTIAL SFD	8.10.2	
3	BUILDING AREA	EXISTING PROPOSED		1.1.1.2 (A)	
		M ² SQ. FT. M ² SQ. FT.			1.1.1.2 (B)
4	GROSS FLOOR AREA	EXISTING PROPOSED			
		M ² SQ. FT. M ² SQ. FT.			
		GROUND FLOOR			
		SECOND FLOOR			
		THIRD FLOOR			
		TOTAL GFA			
5	NUMBER OF STOREYS	3 ABOVE GRADE 1 BELOW GRADE	3 STOREYS	1.1.1.2 (A)	8.10.4
6	FACING STREETS	1		8.10.20	
7	SPRINKLERS REQUIRED	YES NO		8.10.8.2	
8	BUILDING CLASS.	GROUP C, PART 9 RESIDENTIAL		8.10.2	
9	STANDPIPE REQUIRED	YES NO		NA	
10	FIRE ALARM REQUIRED	YES NO		8.10.18	
11	WATER SERVICE/ SUPPLY ADEQUATE	YES NO		NA	
12	HIGH BUILDING	YES NO		NA	
13	CONSTRUCTION RESTRICTIONS	COMBUSTIBLE CONSTRUCTION NON-COMBUSTIBLE		8.10.6	
14	MEZZANINE AREA	M ² SQ. FT. NA		8.10.4.1	
15	BARRIER-FREE	NO	PRIVATE RESIDENCE	8.5.2	

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RECEIVED
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PLANNING DEPARTMENT

WOOD LOT

AGRICULTURAL

AGRICULTURAL

RESIDENTIAL

SITE STATISTICS AND ZONING INFORMATION

ZONING = A2, EPA2 (ALL CONSTRUCTION CONTAINED WITHIN A2 ZONE)
SITE AREA = 1613671 SQ. FT., 149915.0 M², 14.99 Ha.
MAX. BUILDING AREA = THE LESSER OF 5% OR 0.8 HA (0.7495 Ha, 7495 M²)

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BUILDING HEIGHT 10.5 M 10.32 M

LANDSCAPE AREA 10%, 14991.5 M² 96%, 144239.3 M²

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TOTAL BUILDING AREA = 1845.95 M² (1.2%)

GROSS FLOOR AREA
MAIN BUILDING
GROUND FLOOR = 5143.8 SQ. FT., 477.87 M²
SECOND FLOOR = 5700.2 SQ. FT., 529.57 M²
LOFT (THIRD FLOOR) = 872.9 SQ. FT., 81.10 M²
TOTAL GFA = 11716.9 SQ. FT., 1088.54 M², 0.73%

NOTE: ALL EXISTING BUILDINGS TO REMAIN UNLESS NOTED OTHERWISE

OBC PROJECT DATA MATRIX (MAIN BUILDING)									
ITEM	DESCRIPTION				REMARKS				OBC REF.
1	NEW ADDITION ALTERATION CHANGE OF USE								PART 9 9.10.1.3
2									
3									
4									
5	MAJOR OCC.	C RESIDENTIAL			OBC PART 9 RESIDENTIAL SFD				9.10.2
6	BUILDING AREA	EXISTING	PROPOSED						1.4.1.2 (A)
7		M ²	SO. FT.	M ² SO. FT.					1.4.1.2 (A)
8	GROSS FLOOR AREA								
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ISSUED FOR PERMIT
PURPOSES ONLY

AXIIS
ARCHITECTS

ONTARIO ASSOCIATION
OF ARCHITECTS
ROBERT L. FORDYKES /
LICENSE 4452

77 City Centre Drive
8th Floor, East Tower
Mississauga, Ontario, L5B 1M5

Project
CUSTOM HOME
786 THE GRANGE SIDE ROAD
CALEDON, ONTARIO

Drawing
CONTEXTUAL SITE PLAN

Drawn By: MG	Reviewed By: RP
Project No.	
Scale: AS NOTED	A0.0
Date: OCT. 2019	