

Flower City



brampton.ca

FILE NUMBER: A-2023-0304.

The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, City of Brampton.

APPLICATION

Minor Variance or Special Permission

(Please read Instructions)

NOTE: It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law **270-2004**.

1.

Name of Owner(s) AHILRJ SIVA

Address 8488 CREDIT VIEW RD, BRAMPTON, ON , L6Y 0G4

Phone # 6477805451

Fax #

Email akilsiva001@gmail.com
2.

Name of Agent MEHDY AJVAND

Address 3429 YONGE ST, TORONTO, ON, M4N 2N1

Phone # 6478699356

Fax #

Email MEHDY@HYPHENSTUDIO.CO
3.

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

1.To expand the legal non-conforming use to permit a new Single Family dwelling unit

whereas the proposed building continues to be used in the same manner and for the

same purpose as it was used on the day the by-law was passed.

2. To permit a 7.5 m Front Setback where a minimum required front setback is 12m

3. To permit a 3.85m east side setback where a minimum required side setback is 7.5m
4.

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

The variances are desirable for the appropriate development or use of the land, building,

or structure referred to in the application, and generally in accordance with keeping the

existing established character of neighbourhood
5.

Legal Description of the subject land:

Lot Number PART OF LOT 3 CONCESSION 3, WEST OF HURONTARIO STREET AND PART OF

Plan Number/Concession Number ROAD ALLOWANCE BETWEEN CONCESSIONS 3 AND 4, W.H.S.

Municipal Address 8488 CREDITVIEW RD
6.

Dimension of subject land (in metric units)

Frontage 123.03 m

Depth 49.33 m

Area 5543.83 s.m.
7.

Access to the subject land is by:

Provincial Highway

Municipal Road Maintained All Year

Private Right-of-Way

☐

☒

☐

Seasonal Road

Other Public Road

Water

☐

☐

☐

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land:

1 1/2 STORY DETACHED SINGLE FAMILY DWELLING,
210 S.M GROUND FLOOR ARE, 320 S.M GFA-15.14 m X16.15 m
1 STORY DETACHED GARAGE, 98 S.M GROUND FLOOR AREA-14mX8m
1 STORY DETACHED STPORAGE, 37 S.M GROUND FLOOR AREA-6mX6.2m

PROPOSED BUILDINGS/STRUCTURES on the subject land:

NEW 2 STORY DETACHED HOUSE WITH INTEGRATED GARAGE
559 S.M GFA-395 S.M GROUND FLOOR AREA-21.58m X 26.75m AND 9.34 m HEIGHT

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

EXISTING

Front yard setback 13.05 m
Rear yard setback 34.76 m
Side yard setback 0.61 m
Side yard setback n/a

PROPOSED

Front yard setback 7.5 m
Rear yard setback 33.59 m
Side yard setback 3.85 m
Side yard setback n/a

10. Date of Acquisition of subject land: unknown
11. Existing uses of subject property: Single Family Dwelling
12. Proposed uses of subject property: Single Family Dwelling
13. Existing uses of abutting properties: Residential/ Public Park
14. Date of construction of all buildings & structures on subject land: unknown
15. Length of time the existing uses of the subject property have been continued: From the 1st Construction
16. (a) What water supply is existing/proposed?
Municipal ☒ Other (specify) _____
Well ☐
- (b) What sewage disposal is/will be provided?
Municipal ☒ Other (specify) _____
Septic ☐
- (c) What storm drainage system is existing/proposed?
Sewers ☐ Other (specify) _____
Ditches ☐
Swales ☒

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes ☐ No ☒

If answer is yes, provide details: File # _____ Status _____

18. Has a pre-consultation application been filed?

Yes ☒ No ☐

19. Has the subject property ever been the subject of an application for minor variance?

Yes ☐ No ☐ Unknown ☒

If answer is yes, provide details:

File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

Mehdy Ajvand
Signature of Applicant(s) or Authorized Agent

DATED AT THE _____ CITY _____ OF _____ TORONTO

THIS 21 DAY OF september, 20 23.

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

I, MEHDY AJVAND, OF THE CITY OF TORONTO

IN THE 21 OF SEPTEMBER 2023 SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

City OF Toronto

IN THE Province of Ontario OF

Ontario THIS 25 DAY OF

Sep, 20 23

Mehdy Ajvand
Signature of Applicant or Authorized Agent

Sadaf Etemad-Reznice
(Sadie R. Etemad)
A Commissioner etc.
LSO#: 6910 KA

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

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

Zoning Officer

Date

DATE RECEIVED _____

APPOINTMENT AND AUTHORIZATION OF AGENT

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

LOCATION OF THE SUBJECT LAND: 8488 CREDIT VIEW RD

I/We, AHILRJ SIVA
please print/type the full name of the owner(s)

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

MEHDY AJVAND, HYPHEN STUDIO
please print/type the full name of the agent(s)

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

Dated this 21 day of SEPTEMBER, 2023.

AHILRJ SIVA
Digitally signed by AHILRJ SIVA
DN: C=CA, E=ahilsiva001@gmail.com,
CN=AHILRJ SIVA
Date: 2023.09.22 11:56:48-04'00'
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

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

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

PERMISSION TO ENTER

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

LOCATION OF THE SUBJECT LAND: 8488 CREDITVIEW RD

I/We, AHILRJ SIVA

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

the undersigned, being the registered owner(s) of the subject land, hereby authorize the Members of the City of Brampton Committee of Adjustment and City of Brampton staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to the attached application for Minor Variance and/or consent.

Dated this 21 day of SEPTEMBER, 2023.

AHILRJ SIVA

Digitally signed by AHILRJ SIVA
DN: C=CA, E=akilsiva001@gmail.com,
CN=AHILRJ SIVA
Date: 2023.09.22 11:57:38-04'00'

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

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

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

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

