



For Office Use Only
(to be inserted by the Secretary-Treasurer
after application is deemed complete)

FILE NUMBER: A-2023-0343

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

APPLICATION

Minor Variance or Special Permission

(Please read Instructions)

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

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

1.

Name of Owner(s)

Vishal Arora and Charu Arora

Address

15 CABOOSE ST

BRAMPTON, ON, L7A 5A9

Phone #

+1 (647) 867-8672

Fax #

Email

Vishal.Arora@gmail.com

2.

Name of Agent

Shivang Tarika

Address

106 Morningside Dr, Georgetown, L7G0M2, ON

Phone #

4168212630

Fax #

Email

shivang@relysolution.com

3.

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

A. To Propose an exterior stairway leading to a below grade entrance in the required interior side yard.

B. Proposed Interior side Yard Set back is 0.26m to the below Grade Stairway and the required is 1.21m.

4.

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

The owner of the property wants to build a second dwelling unit to manage his mortgage. However to provide a second dwelling unit the entrance has to be below the grade which is not possible on rear yard and the other side of the property due to insufficient space and privacy reason. So the only space where owner can construct the entrance is the side of the property. The entrance is designed in such a way that it doesn't block the passage to

5.

Legal Description of the subject land:

Lot Number

39

Plan Number/Concession Number

M2054

Municipal Address

15 CABOOSE ST,BRAMPTON, ON, L7A 5A9

6.

Dimension of subject land (in metric units)

Frontage

12.51m

Depth

27.61m

Area

345.40m

7.

Access to the subject land is by:

Provincial Highway

☐

Municipal Road Maintained All Year

☒

Private Right-of-Way

☐

Seasonal Road

☐

Other Public Road

☐

Water

☐

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

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)

Ground Floor Area: 105.71SQM
Gross Floor Area: 211.42 SQM
No. of Levels: 2
Width:9.72M
Length: 15.70M

PROPOSED BUILDINGS/STRUCTURES on the subject land:

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	4.05 M
Rear yard setback	6.8 M
Side yard setback	1.26 M
Side yard setback	1.53 M

PROPOSED

Front yard setback	4.05 M
Rear yard setback	6.8 M
Side yard setback	1.26 M
Side yard setback	0.26 M

10. Date of Acquisition of subject land: 2022
11. Existing uses of subject property: Residential - Single Dwelling Unit
12. Proposed uses of subject property: Residential - Two Dwelling Unit
13. Existing uses of abutting properties: Residential
14. Date of construction of all buildings & structures on subject land: 2014
15. Length of time the existing uses of the subject property have been continued: 8yrs

16. (a) What water supply is existing/proposed?

Municipal ☒ Other (specify) _____
Well ☐

- (b) What sewage disposal is/will be provided?

Municipal ☒ Other (specify) _____
Septic ☐

- (c) What storm drainage system is existing/proposed?

Sewers ☒ Other (specify) _____
Ditches ☐
Swales ☐

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

Yes ☐ No ☒

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

18. Has a pre-consultation application been filed?

Yes ☐ No ☒

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

Yes ☐ No ☒ Unknown ☐

If answer is yes, provide details:

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

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton
THIS 3rd DAY OF November, 2023.

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

I, Shivang Terika, OF THE Town OF Malton Hill

IN THE Region OF Halton SOLEMNLY DECLARE THAT:

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

DECLARED BEFORE ME AT THE

City OF Brampton
IN THE Region OF
Peel THIS 3rd DAY OF
November, 2023.

[Signature]
A Commissioner etc.

Gagandeep Jaswal
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton
Expires September 20, 2026

[Signature]
Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1F-9.0-2452

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

[Signature]
Zoning Officer

OCTOBER 17.23

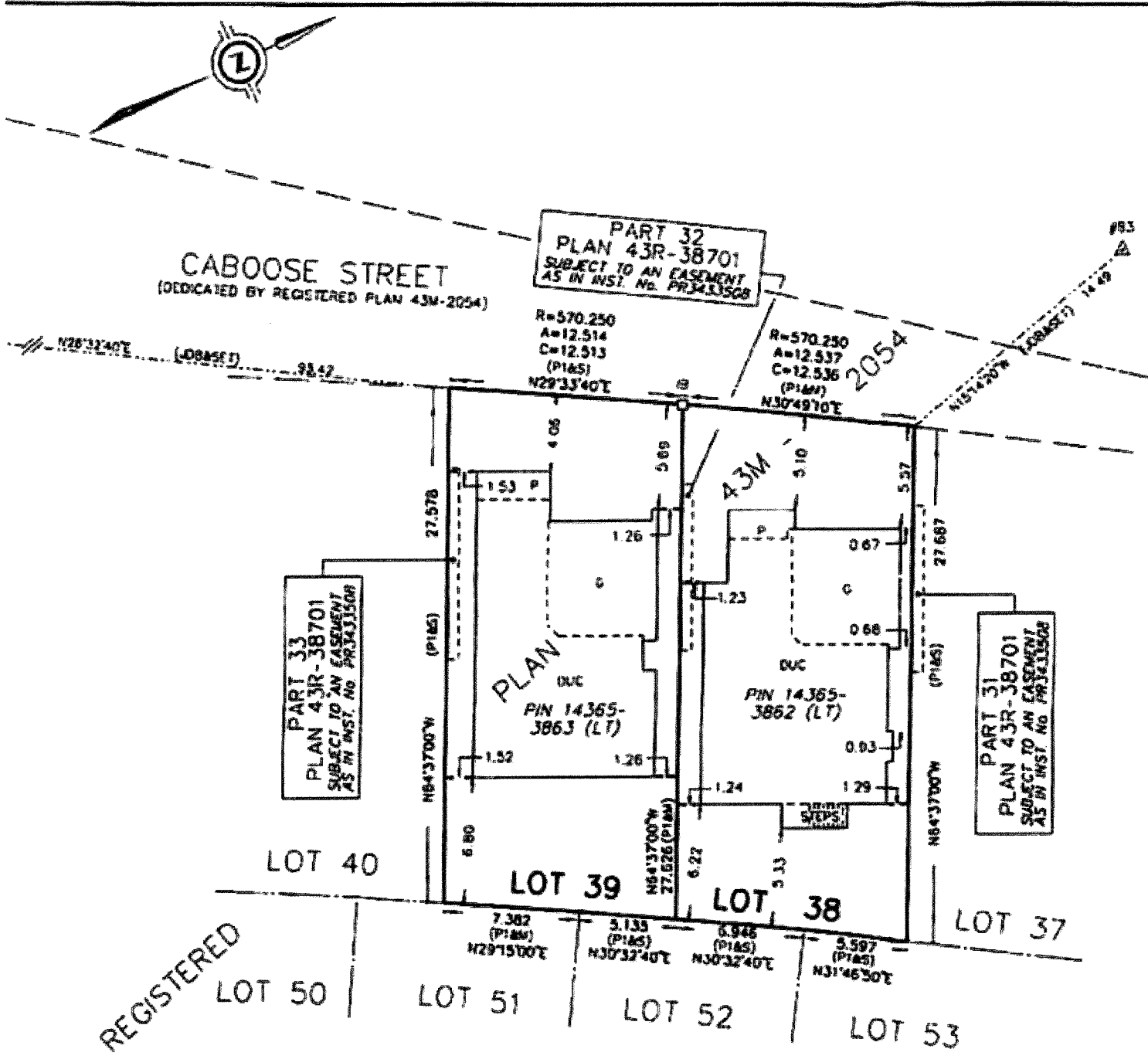
Date

DATE RECEIVED

Nov 3, 2023

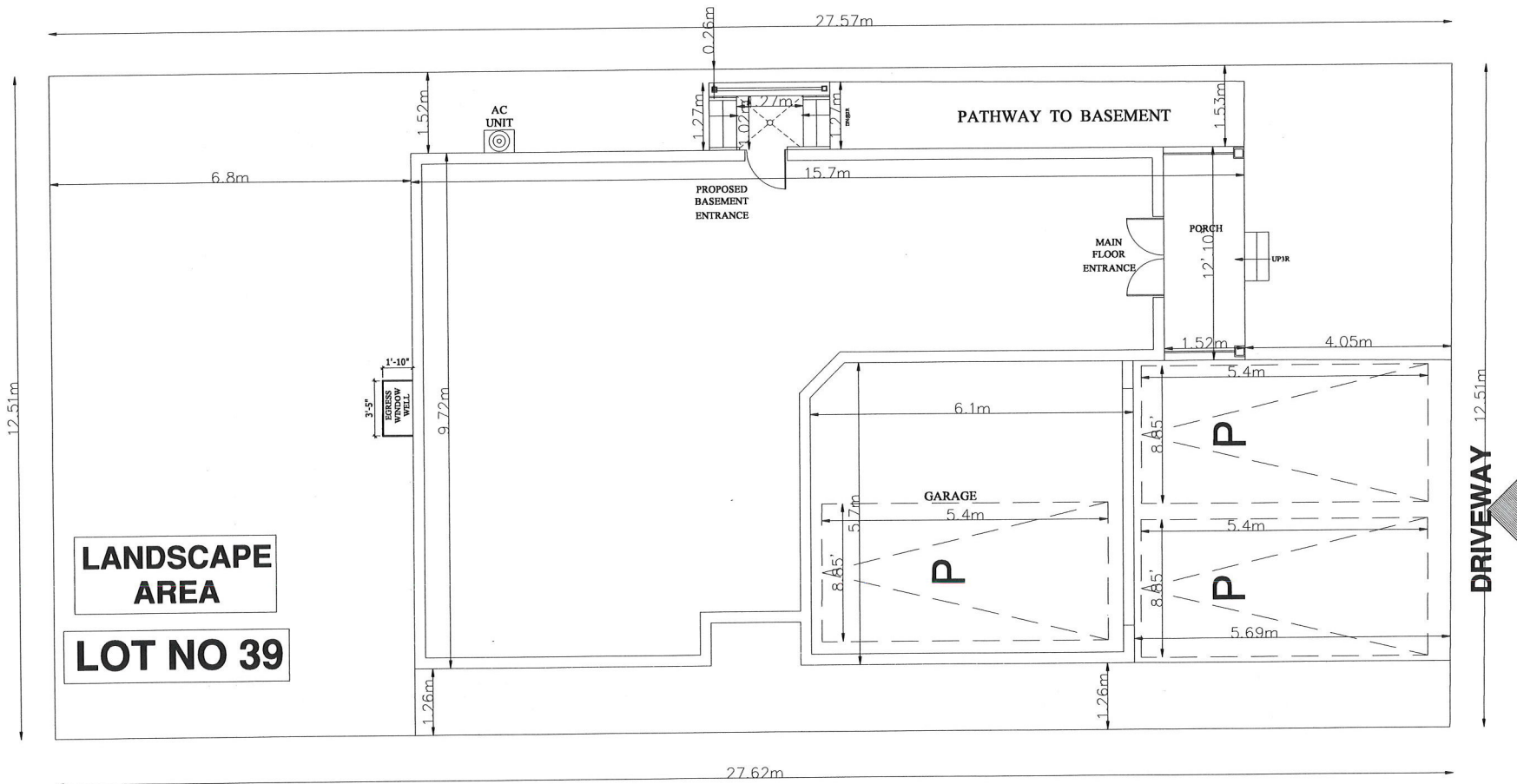
Date Application Deemed
Complete by the Municipality

V2

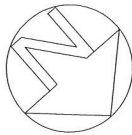


E

5 A CONSTRUCTION SRPR BASED ON FOUND SURVEY EVIDENCE AND
ITROL NETWORK SET FROM A BOUNDARY RETRACEMENT OF THE ENTIRE
ASION COMPLETED BY J.D. BARNES LTD ON JUNE 21, 2018
ENCE POINTS #83 AND #86 ARE ON RECORD WITH J. D. BARNES LTD



SITE PLAN **SCALE 1/8"=1'-0"**



15 CABOOSE STREET

GENERAL NOTES

DO NOT SCALE DRAWINGS
 PROPERTY RIGHTS RETAINED BY:
 BG CONSTRUCTION DESIGN
 ANY REPRODUCTION IN WHOLE OR IN PART
 UNDER THE RULES AND BY-LAWS OF THE
 CORPORATION IS STRICTLY FORBIDDEN.
 ANY REPRODUCTIONS MUST BE
 AUTHORIZED BY
 ALL DRAWINGS ARE IN METRIC SCALE

SCOPE OF WORK

**PROPOSAL TO CONSTRUCT
 SECONDARY UNIT AND
 BELOW GRADE ENTRANCE
 FROM SIDE YARD**

THE UNDERSIGNED HAS REVIEWED AND
 TAKES RESPONSIBILITY FOR THIS DESIGN,
 AND HAS THE QUALIFICATIONS AND
 MEETS THE REQUIREMENTS SET OUT
 IN THE ONTARIO BUILDING CODE
 TO BE A DESIGNER.

QUALIFICATION INFORMATION
 REQUIRED UNLESS DESIGN IS EXEMPT
 UNDER DIV. C.3.2.5.1 OF THE BUILDING CODE

SHIVANG TARIKA 106440
 NAME SIGNATURE BCIN

SHIVANG TARIKA

NO	REVISION / ISSUE	DATE

SITE PLAN

CITY : BRAMPTON

3 PEARMAN CRESCENT

EXISTING DWELLING

PROJECT	SHEET
SEPT 2022	A1
SCALE 1/8"=1'-0"	

APPOINTMENT AND AUTHORIZATION OF AGENT

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

LOCATION OF THE SUBJECT LAND: 15 Caboose St

I/We, Vishal Arora & Charu Arora
please print/type the full name of the owner(s)

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

Shivang Tarika
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 28 day of September, 2023.

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

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

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

NOTE: Unit owners within a Peel Standard Condominium Corporation are to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to submission of an application. Signatures from all Members of the Board of Directors are required.

PERMISSION TO ENTER


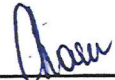
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 15 Caboose St

I/We, Vishal Arora & Charu Arora
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 29 day of September, 2023.

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

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

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

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

Zoning Non-compliance Checklist

File No.
A-2023-0343

Applicant: Vishal Arora and Charu Arora

Address: 15 caboose

Zoning: R1F-9.0-2452

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE	<p>To permit a <i>proposed</i> exterior stairway leading to a below grade entrance in a required side yard,</p> <p>To permit an interior side yard setback of 0.25m to a <i>proposed</i> exterior stairway leading to a below grade entrance,</p>	<p>whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard.</p> <p>whereas the by-law requires a minimum setback of 0.3m to an exterior stairway leading to a below grade entrance in the interior side yard provided that a continuous side yard width of no less than 1.2m (3.94 ft.) is provided on the opposite side of the dwelling.</p>	10.23
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			



Reviewed by Zoning

October 17/23
Date

APPLICATION INSTRUCTION AND INFORMATION SHEET

Minor Variance or Special Permission

(Also see instructions on the application form)

- The application shall be filed with the Secretary-Treasurer, Committee of Adjustment, City of Brampton, 2 Wellington Street West, Brampton, and be accompanied by the applicable fee in **cash, debit, credit card or cheque made payable to the Treasurer, City of Brampton.**

APPLICATION FEES

*Residential and Institutional Properties	\$631.00
(*Residential means one lot only containing a single detached, semi-detached or townhouse dwelling unit)	
Commercial and Industrial Properties	\$2,560.00
All Other Properties	\$2,560.00
Applicant necessitated re-circulation of Notice of an Application	\$231(plus \$4.60/notice)
A PRELIMINARY PROCESSING FEE <u>MAY</u> BE REQUIRED BY THE CONSERVATION AUTHORITY CVC-	
\$310.00	TRCA - \$580.00 (Residential) \$1,100.00 (Industrial/Commercial/Institutional)

NOTE: DEVELOPMENT CHARGES AND/OR CASH PAYMENT IN LIEU OF PARKLAND DEDICATION MAY BE PAYABLE AT THE TIME OF BUILDING PERMIT AND THE CHARGES MAY BE SIGNIFICANT.

- ANSWER ALL QUESTIONS.** INCOMPLETE APPLICATIONS WILL BE RETURNED TO THE APPLICANT OR AGENT. **APPLICATIONS ARE TO BE PRINTED (SINGLE SIDED) ON 8 1/2" X 14" PAPER. All necessary variances must be confirmed with the Zoning Division prior to the application being considered by the Committee.**
- The applicant must submit **twelve (12) prints** of a plan with the **original** copy of the application (**single sided**). The dimensions of the prints **shall be 8 1/2" x 14"** or if the plan is of a larger size, a reproduction of the plan to the size of 8 1/2" x 14" shall also be submitted. The plan shall clearly indicate the following:
 - The boundaries of the lands which are subject of this application shown **EDGED BY A RED COLOUR**, and the portion of the lot where the variance exists shown **MARKED BY GREEN COLOUR.**
 - The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines. (**All dimensions to be shown in metric units**)
 - The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
 - The current uses on land that is adjacent to the subject land.
 - The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right-of-way.
 - The location and nature of any easement affecting the subject land.
- An **Authorization Letter** from the property owner is required when the application is being signed by an agent.
- A **Permission to Enter** is required as site inspections will be conducted by Committee Members and City Staff.

A DETAILED EXPLANATORY LETTER SHOULD ACCOMPANY THE APPLICATION

TO ALL APPLICANTS:

THE COMMITTEE HAS BEEN KNOWN TO REQUEST TO SEE COPIES OF DRAWINGS, SHOWING THE ELEVATION, CONSTRUCTION, AND EXTERIOR DESIGN OF PROPOSALS APPLIED FOR. (example - location of doors, windows, type of exterior materials proposed - brick, wood cladding, aluminum, etc.) IT IS RECOMMENDED THAT YOU INCLUDE THIS INFORMATION WITH THE APPLICATION AT THE TIME OF SUBMISSION.

ADDITIONAL INFORMATION SUCH AS A LETTER OF USE OR ANY OTHER DETAILED CONCEPT PLANS OR DRAWINGS WILL ASSIST STAFF AND THE COMMITTEE IN THEIR REVIEW OF THE APPLICATION.

PLEASE NOTE THAT ADDITIONAL INFORMATION MAY BE REQUIRED ONCE A FULL REVIEW HAS BEEN COMPLETED BY STAFF. ADDITIONAL INFORMATION PROVIDED MAY PREVENT DEFERRAL OF YOUR APPLICATION.

APPLICANTS WILL BE REQUIRED TO POST A SIGN ON THE PROPERTY FOR A MINIMUM OF 10 DAYS PRIOR TO THE HEARING DATE.