

Flower City



brampton.ca

FILE NUMBER: A-2023-0409

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)** RICHARD RATTANSINGH AND RAJDAI RATTANSINGH  
**Address** 25 Markham St, Brampton, ON L6S 3P2  
**Phone #** 647-296-0524 **Fax #** \_\_\_\_\_  
**Email** rich-r@live.ca

2. **Name of Agent** POOJA SHAH AND DHRUV BAROT  
**Address** 25 Markham St., Brampton, ON L6S 3P2  
**Phone #** 647-323-2421 **Fax #** \_\_\_\_\_  
**Email** sohipate101@gmail.com

3. **Nature and extent of relief applied for (variances requested):**  
1- TO PERMIT AN AS-BUILT SUNROOM IN THE INTERIOR SIDE YARD ALONG  
WITH THE GARAGE WALL WITH THE SETBACK OF 3'-4".  
2- TO PERMIT THE EXTENTION OF LOT COVERAGE AREA FOR THE AS-BUILT  
SUNROOM

4. **Why is it not possible to comply with the provisions of the by-law?**  
1-SETBACK FOR SUNROOM SHOULD BE 4' BUT WE HAVE SETBACK OF 3'-4" WITH  
8" OF DEFICT.  
2-LOT COVERAGE ALLOWED IS 30% OF THE TOTAL LOT OF 386 SQ. M., BUT  
AFTER SUNROOM AREA, TOTAL IS EXCEEDS 30% BY 27 SQ. M.

5. **Legal Description of the subject land:**  
**Lot Number** 27  
**Plan Number/Concession Number** PLAN M271  
**Municipal Address** 25 Markham St, Brampton, ON L6S 3P2

6. **Dimension of subject land (in metric units)**  
**Frontage** 14 M  
**Depth** 27.4 M  
**Area** 386 SQ. M

7. **Access to the subject land is by:**  
**Provincial Highway** ☐ **Seasonal Road** ☐  
**Municipal Road Maintained All Year** ☒ **Other Public Road** ☐  
**Private Right-of-Way** ☐ **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 - 96 SQ M

GROSS FLOOR AREA - 165 SQ M.

NUMBER OF STOREY 2

PROPOSED BUILDINGS/STRUCTURES on the subject land:

SUNROOM IN THE SIDE YARD

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

6.0 M

Rear yard setback

6.1 M

Side yard setback

1.4 M

Side yard setback

0.9 M , 4.4 M

PROPOSED

Front yard setback

6.0 M

Rear yard setback

6.1 M

Side yard setback

1.4 M

Side yard setback

0.9 M , 4.4 M

10. Date of Acquisition of subject land: 1986

11. Existing uses of subject property: SINGLE DWELLING UNIT

12. Proposed uses of subject property: SINGLE DWELLING UNIT

13. Existing uses of abutting properties: RESIDENTIAL

14. Date of construction of all buildings & structures on subject land: 1986

15. Length of time the existing uses of the subject property have been continued: 37 YEARS

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?

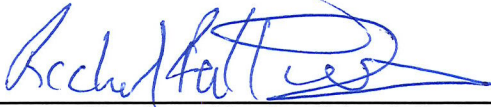
Yes ☐ No ☒

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 31<sup>st</sup> DAY OF December, 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, Richard Pattansingh, OF THE \_\_\_\_\_ CITY \_\_\_\_\_ OF \_\_\_\_\_ BRAMPTON  
IN THE \_\_\_\_\_ PROVINCE OF \_\_\_\_\_ ONTARIO \_\_\_\_\_ 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 \_\_\_\_\_ PROVINCE \_\_\_\_\_ OF  
\_\_\_\_\_  
ONTARIO THIS 31<sup>st</sup> DAY OF  
December  
OCTOBER, 2023.

  
\_\_\_\_\_  
A Commissioner etc.  
Clara Vani  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton

  
\_\_\_\_\_  
Signature of Applicant or Authorized Agent

Expires ~~September 20, 2026~~

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: R3A(2)

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

Connor Cowan  
\_\_\_\_\_  
Zoning Officer

Connor Cowan  
\_\_\_\_\_  
Date

2023-11-24

DATE RECEIVED Dec 18, 2023



## 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: 25 Markham St, Brampton, ON L6S 3P2

I/We, RICHARD RATTANSINGH AND RAJDAI RATTANSINGH  
please print/type the full name of the owner(s)

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

POOJA SHAH AND DHRUV BAROT

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 31 day of OCTOBER, 2023.

-DocuSigned by:

Richard Rattansingh

- DocuSigned by:

Rajdai Deokie Rattan Singh

(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: 25 Markham St, Brampton, ON L6S 3P2

I/We, RICHARD RATTANSINGH AND RAJDAI RATTANSINGH  
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 31 day of OCTOBER, 2023.

DocuSigned by: Richard Rattansingh DocuSigned by: Rajdai Deokie Rattansingh  
(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**

# PLAN CITY OF SURVEY OF PART OF LOTS 2 OF BRAMPTON, REGIONAL MUNICIPALITY OF MARKHAM

Scale 0 5 10 METRES 1:250

carter horwood limited Ontario Land Surveyors 1979

DOCUMENTS RELEASED PURSUANT TO A REQUEST UNDER THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT R.S.O. 1990c. M56

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## NOTE

- S.I.B. - Denotes Standard Iron Bar
- I.B.Ø - Denotes Iron Bar (round)

Bearings are astronomic and are referred to the northerly limit of Lot 27, Plan M-271, being N 89° 29' 20" E.

## SURVEYOR'S

- I CERTIFY THAT
- This survey is in accordance with The Surveyors Act and regulations
- The survey

JUNE 4, 1979

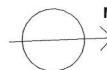


**LOT AREA- 4140 SQ FT**

**EXISTING BUILT UP AREA - 1480 SQ FT (35%)**

**PROPOSED SUNROOM - 293 SQ FT (7%)**

**TOTAL LOT COVERAGE - 42%**



DRAWINGS ARE NOT TO BE SCALED

ADDRESS: 25 MARKHAM ST.,  
BRAMPTON, ON

SHEET: A1 SITE PLAN

SCALE:	1 : 125
DATE:	17 SEPT. 2023

CONTACT:	sohipatel01@gmail.com
OWNER:	

## REVISION

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# Zoning Non-compliance Checklist

File No.

Applicant: Pooja Shah  
Address: 25 Markham St  
Zoning: R3A(2)  
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS - SIDE	To permit an interior side yard setback of 1.0m to an existing sunroom addition	whereas the by-law requires a minimum interior side yard setback of 1.2m .	10.27(b).i
BUILDING SIZE	To permit a lot coverage of 42%,	whereas the by-law permits a maximum lot coverage of 30%.	10.27(c)
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Connor Cowan

Reviewed by Zoning

2023-11-24

Date



Date: 2023/11/02  
Committee of Adjustment  
City of Brampton 2  
Wellington Street West,  
Brampton ON L3Z 2A9

RE: Minor Variance application for 25 Markham St., Brampton

Dear member of the Committee of Adjustment and Secretary-Treasurer,  
I am writing this cover letter for the property of 25 Markham St. Brampton, ON,  
to grant the permit for an as-built sunroom in the interior side yard. As per the property survey,  
the setback between the dwelling and side lot line is 1.0m adjacent to the garage wall.

Reasons to grant the permit for an as-built sunroom:

The homeowner wants to keep privacy in the backyard and we deficit 0.2m from the property line.

The existing minimum setback of the side yard from the property line is 1.0m, and a sunroom was constructed behind the garage which is adjacent to the garage wall..

My kind request is to consider this application and grant a permit for the above matter.