



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

FILE NUMBER: A-2023-0412

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)** Piyaseeli Perera
Address 20 Butlermere Dr., Brampton ON, L6Y 4S1

Phone # 647 771 1772 **Fax #** _____
Email presadi@gmail.com

2. **Name of Agent** Mala Mallawatantri
Address 7604 Discus Cr., Mississauga ON, L4T 2V3

Phone # 647 524 7113 **Fax #** _____
Email malamallawa@hotmail.com

3. **Nature and extent of relief applied for (variances requested):**
Permission to use the existing deck and steps constructed by the builder to access the existing side entrance door to be used as the main entrance to the proposed 2nd unit in the basement.

4. **Why is it not possible to comply with the provisions of the by-law?**
As per Zoning Division, the deck and steps have been constructed by the builder not in accordance with the approved plans. The deck (i.e., landing) in side yard requires 1.2m setback for zoning compliance. The existing set back 0.24m.
Also, the landing at the main entrance to the 2nd unit must be less than 0.6m above ground level for zoning compliance. The existing landing is 0.89m above ground level.

5. **Legal Description of the subject land:**
Lot Number 95
Plan Number/Concession Number 43M-960
Municipal Address 20 Butlermere Dr., Brampton ON, L6Y 4S1

6. **Dimension of subject land (in metric units)**
Frontage 12.19m
Depth 34.29m
Area 456.15 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.)

Detached single family dwelling. Gross floor area (ground floor area: 86.65 Sq.M., 2nd floor area: 139.35 Sq.M.). Length of the house:13.11m. Width of the house: 9.60m. Two storeys. Building height: 9.0m (approximately)

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Existing deck in sideyard with steps (5 risers) from the builder to access existing side entrance.

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	6.12m
Rear yard setback	15.23m
Side yard setback	1.46m
Side yard setback	1.51m

PROPOSED

Front yard setback	no change
Rear yard setback	no change
Side yard setback	no change
Side yard setback	Reduced to 0.24m

10.

Date of Acquisition of subject land:

1992
11.

Existing uses of subject property:

Single Family Dwelling
12.

Proposed uses of subject property:

Two Unit Dwelling
13.

Existing uses of abutting properties:

Dwelling Units
14.

Date of construction of all buildings & structures on subject land:

1992
15.

Length of time the existing uses of the subject property have been continued:

21 Years

16. (a)

What water supply is existing/proposed?

Municipal

☒

Well

☐

Other (specify)
- (b)

What sewage disposal is/will be provided?

Municipal

☒

Septic

☐

Other (specify)
- (c)

What storm drainage system is existing/proposed?

Sewers

☒

Ditches

☐

Swales

☒

Other (specify)

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]

Signature of Applicant(s) or Authorized Agent

DATED AT THE _____ CITY _____ OF _____ MISSISSAUGA

THIS 12TH 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, _____ MALA MALLAWATANTRI OF THE _____ CITY _____ OF _____ MISSISSAUGA

IN THE _____ REGION _____ OF _____ PEEL _____ 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 *18th* DAY OF

December, 20*23*

[Signature]

A Commissioner etc.

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

[Signature]

[Signature]

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY
Expires September 20, 2026

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

December 18, 2023

Date Application Deemed
Complete by the Municipality

[Signature]

Revised 2022/02/17

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: 20 BUTLERMERE DRIVE, BRAMPTON ON, L6Y 4S1

I/We, PIYASEELI PERERA
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 11TH day of DECEMBER, 2023.

P. Perera
(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

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: 20 BUTLERMERE DRIVE, BRAMPTON ON, L6Y 4S1

I/We, PIYASEELI PERERA
please print/type the full name of the owner(s)

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

MALA MALLAWATANTRI
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 11TH day of DECEMBER, 2023.

P. Perera
(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.

December 11, 2023

To

The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton ON L6Y 4R2

Minor Variance Application for 20 Buttermere Dr.

I hope this letter finds you well. Please accept the attached minor variance application for my client at 20 Buttermere Drive in Brampton.

This minor variance application includes a proposal to use an existing deck and steps in side yard from the builder to access the existing side entrance from the builder to be used as main entrance to the proposed second unit in the basement.

As per zoning division the existing deck and steps have not been constructed by the builder in accordance with the approved plans.

The deck(i.e. landing) requires 1.2m set back for zoning compliance. The existing set back is 0.24m.

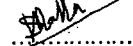
Also, the landing at the main entrance to a second unit must be less than 0.6m above ground level for zoning compliance. The existing landing is 0.89m above ground level.

Therefore, I request you to kindly consider my application for those minor variances and allow for the above mentioned elements.

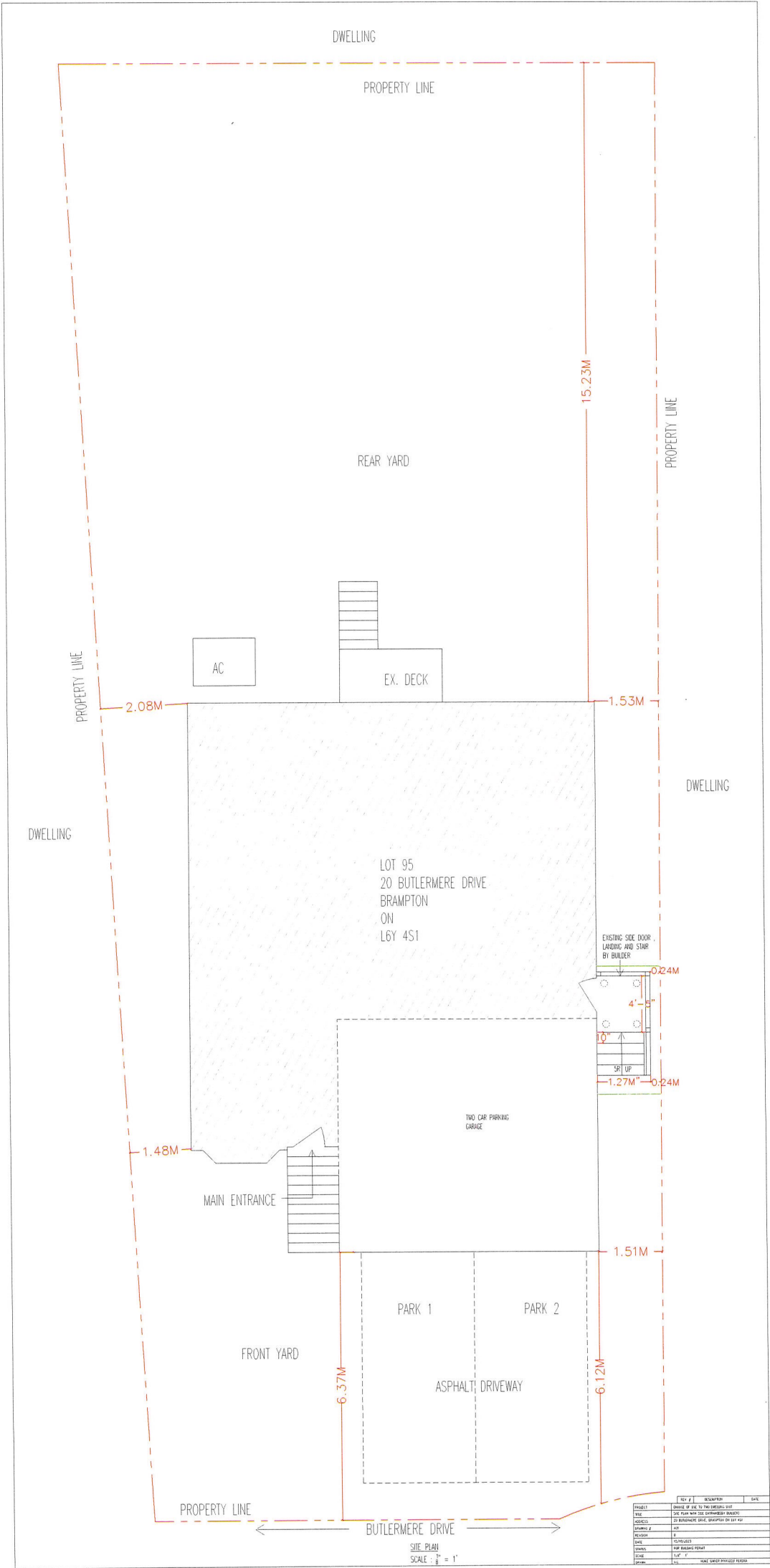
I appreciate your cooperation in this matter.

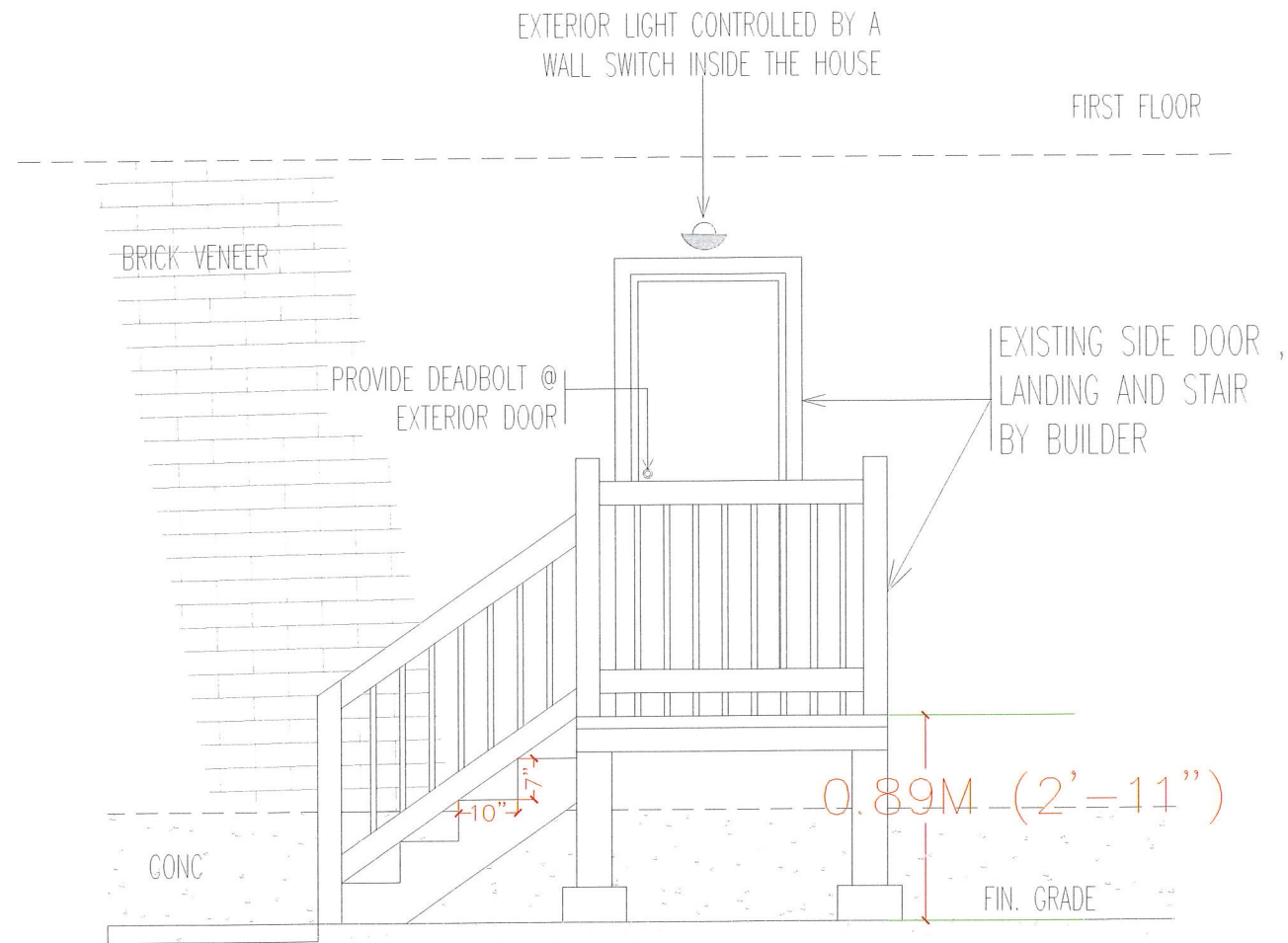
Thank you,

Sincerely,



Mala





RHS ELEVATION WITH EXISTING SIDE DOOR, LANDING AND STAIR BY BUILDER

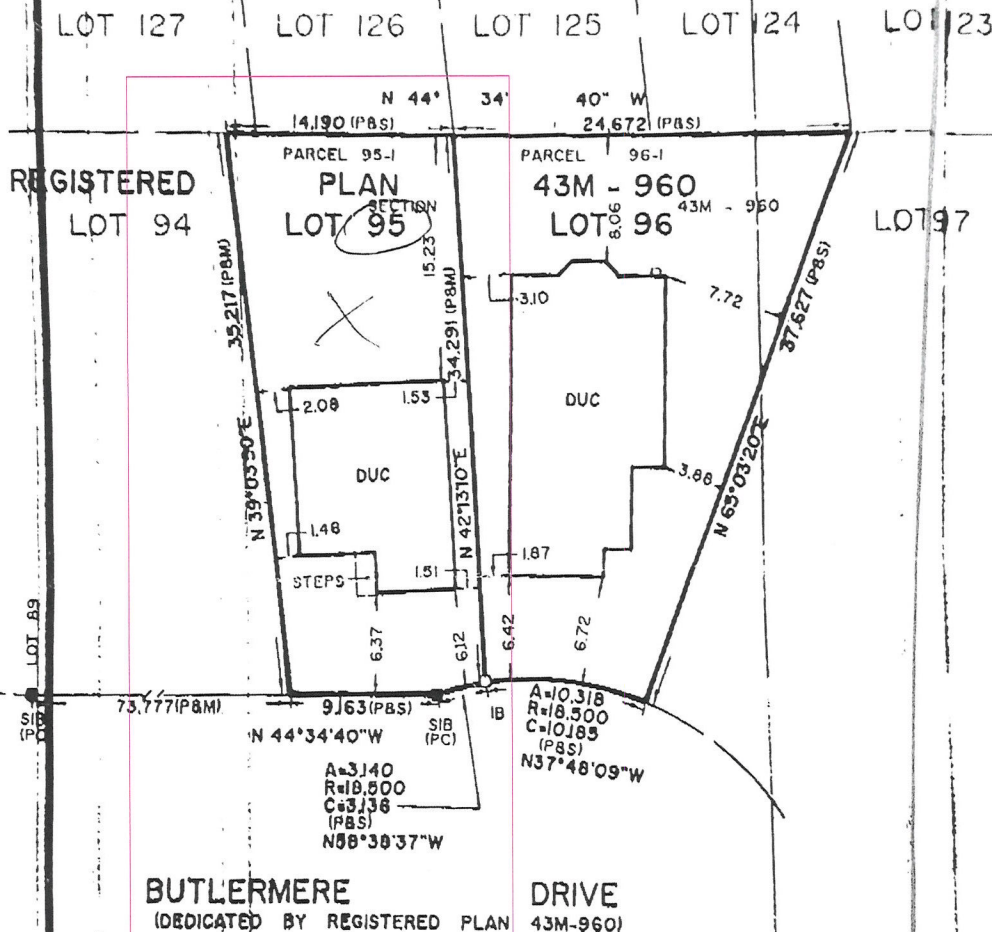
SCALE : $\frac{1}{2}$ " = 1'

	REV. #	DESCRIPTION	DATE
PROJECT		CHANGE OF USE TO TWO DWELLING UNIT	
TITLE		SITE PLAN WITH SIDE ENTRANCE(BY BUILDER)	
ADDRESS		20 BUTLERMERE DRIVE, BRAMPTON ON L6Y 4S1	
DRAWING #		A06	
REVISION		0	
DATE		12/12/2023	
STATUS		FOR BUILDING PERMIT	
SCALE		1/2" : 1'	
DRAWN	MG	HOME OWNER: PIYASEELI PERERA	

PART 2
THIS PLAN MUST BE READ IN
CONJUNCTION WITH SURVEY REPORT
DATED October 24, 1991

PREPARED FOR: SULLIVAN CONTRACTING LTD.

METRIC
DISTANCES SHOWN ON THIS
PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET
BY DIVIDING BY 0.3048



SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF
LOTS 95 AND 96
REGISTERED PLAN 43M-960
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF REEL
SCALE 1: 400

© COPYRIGHT J. D. BARNES LIMITED - 1991
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
THE FIELD SURVEY REPRESENTED ON THIS PLAN
WAS COMPLETED ON THE 16th DAY OF OCTOBER, 1991

October 24, 1991
DATE
FRANK J. MAURO
Ontario Land Surveyor

NOT AN ORIGINAL PRINT UNLESS EMBOSSED
WITH SURVEYOR'S SEAL

NOTES:

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE
NORTHEASTERLY LIMIT OF BUTLERMERE DRIVE, SHOWN ON
REGISTERED PLAN 43M-960 HAVING A BEARING 44° 34' 40" W

■	DENOTES	SURVEY MONUMENT FOR
□	DENOTES	SURVEY MONUMENT PILED
SIB	DENOTES	STANDARD IRON BAR
IB	DENOTES	IRON BAR
P.C.	DENOTES	POINT OF CURVATURE
DUC	DENOTES	DWELLING UNDER CONSTRUCTION
PBS	DENOTES	REGISTERED PLAN 43M-960 AND SET
PBM	DENOTES	REGISTERED PLAN 43M-960 AND MEASURED

ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION
ALL FOUND SURVEY MONUMENTS SET BY J. D. BARNES LIMITED
UNLESS NOTED OTHERWISE.



J.D. BARNES
LIMITED
1418/827-7111

SURVEYING
LAND INFORMATION SERVICES

DRAWN BY: SA
CHECKED BY: DB

REFERENCE NO.:
90-28-000-0-00

TOTAL P. 01

Zoning Non-compliance Checklist

File No.
A2023-0314.

Applicant: Mala Mallawatantri
Address: 20 Buttermere Dr
Zoning: R3B-1022
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH	To permit 0.24m setback to the steps and landing for an above grade side entrance	whereas the by-law requires a minimum setback of 0.9m (2.95 ft.) to any steps (or landing) in the interior side yard.	10.24.2
ACCESSORY STRUCTURE SIZE / HEIGHT	To permit an ARU entrance along a 1.2 metre side-yard with a landing 0.89m above grade	Whereas the by-law requires an above grade landing within a 1.2 metre side-yard be a maximum of 0.6m above grade	10.16.1(b)
ACCESSORY STRUCTURE SIZE / HEIGHT	To permit an above grade landing in a 1.2 metre side-yard that does not provide stairs to the rear yard.	Whereas the by-law requires that a landing used to access an ARU within a 1.2 metre side-yard provides steps to the rear yard	10.16.1(b)
ACCESSORY STRUCTURE SIZE / HEIGHT	To permit a maximum landing and step width of 1.27 metres	Whereas the by-law requires a maximum landing and step width of 0.9 metres.	10.16.1(b)
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Connor Cowan

Reviewed by Zoning

2023-12-18

Date