

FILE NUMBER:

A-2023-0377

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)

OLANREWAJU DUYILE, MOJISOLA DUYILE

Address

95 STARHILL CRES BRAMPTON, ON, L6R 2P8

Phone #

647-927-3567

Fax #

Email

lanre@behaviorprise.com

2.

Name of Agent

PAVNEET KAUR( NOBLE PRIME SOLUTIONS LTD)

Address

2131 WILLIAMS PKWY UNIT#19 BRAMPTON ON, L6S 5Z4

Phone #

437-888-1800

Fax #

Email

APPLICATIONS@NOBLELTD.CA

3.

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

- TO PERMIT A BELOW GRADE ENTRANCE IN THE INTERIOR SIDE YARD HAVING A SETBACK OF 0.93M

4.

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

WHEREAS THE BY-LAW REQUIRES A MINIMUM INTERIOR SIDE YARD SETBACK OF 1.2M (3.94 FT.)

5.

Legal Description of the subject land:

Lot Number

173R

Plan Number/Concession Number

M1403

Municipal Address

95 STARHILL CRES BRAMPTON, ON, L6R 2P8

6.

Dimension of subject land (in metric units)

Frontage

9.15 M

Depth

24M

Area

219.6 M²

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.)

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	4.80M
Rear yard setback	8.30M
Side yard setback	2.15M
Side yard setback	0

PROPOSED

Front yard setback	N/A
Rear yard setback	N/A
Side yard setback	0.93M
Side yard setback	

10. Date of Acquisition of subject land: June 30, 2021
11. Existing uses of subject property: RESIDENTIAL
12. Proposed uses of subject property: RESIDENTIAL
13. Existing uses of abutting properties: RESIDENTIAL
14. Date of construction of all buildings & structures on subject land: 13 SEPTEMBER 2000
15. Length of time the existing uses of the subject property have been continued: \_\_\_\_\_

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 _____

Shik  
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY 24th OF BRAMPTON

THIS 24 DAY OF NOVEMBER, 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, TANVIR RSI, OF THE CITY OF BRAMPTON  
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 24th DAY OF  
November, 20 23.

[Signature]  
A Commissioner etc.

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

AGB  
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

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

Present Zoning By-law Classification: \_\_\_\_\_

R2A-867

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

Gurmeet Gurm

Zoning Officer

2023-11-20

Date

DATE RECEIVED

November 24, 2023

Date Application Deemed  
Complete by the Municipality

VL

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

LOCATION OF THE SUBJECT LAND: 95 Starhill Crescent, Brampton

I/We, DEANREWAH DUYILE + MOJISOLA DUYILE  
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 9th day of November, 2023

Deanrewah Duyile / Mojisola Duyile  
(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

LOCATION OF THE SUBJECT LAND: 95 Star Hill Crescent, Brampton  
I/We, CLAUDEWAY DUTILE + MOTISOLA DUTILE  
please print/type the full name of the owner(s)

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

Noble Prime Solutions Ltd  
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 9th day of November, 2023  
[Signature] / [Signature]  
(Signature of the owner(s), or where the owner is a firm or corporation, the signature of an officer of the owner.)

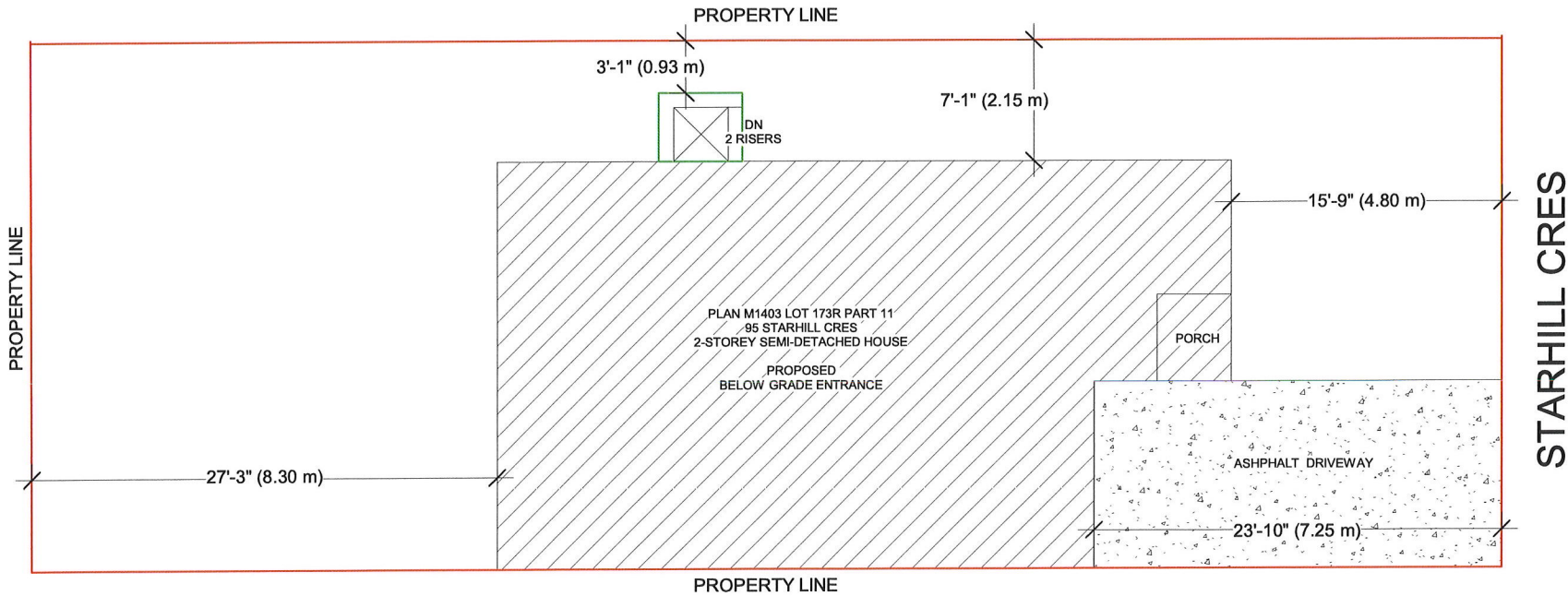
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

**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.**

MINOR VARIANCE

- TO PERMIT A BELOW GRADE ENTRANCE IN THE INTERIOR SIDE YARD HAVING A SETBACK OF 0.93M  
WHEREAS THE BY-LAW REQUIRES A MINIMUM INTERIOR SIDE YARD SETBACK OF 1.2M (3.94 FT.);



SITE PLAN

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION.  
CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

STAMP

01 ISSUED FOR PERMIT NOV 03/23

ADDRESS:  
95 STARHILL CRES,  
BRAMPTON, ON

DRAWN BY: VS CHECKED BY: TR  
PROJECT NUMBER: 23R-28930

**NOBLE PRIME SOLUTIONS LTD**  
2131 WILLIAMS PARKWAY  
UNIT 19,  
BRAMPTON, ON  
info@nobleltd.ca  
(437) 888 1800

DATE: NOV 03/23 DWG No: A-1  
SCALE: 1/8" = 1'-0"



# Zoning Non-compliance Checklist

File No.  
A-2023-0377

Applicant: Pavneet Kaur  
Address: 95 Starhill Cres  
Zoning: R2A-867  
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	To permit a proposed exterior stairway leading to a below grade entrance in a required side yard	whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard.	10.23.1
BELOW GRADE ENTRANCE	To permit an interior side yard setback of 0.93m to a proposed exterior stairway leading to a below grade entrance	whereas the by-law requires a minimum interior side yard setback of 1.2m.	10.23.2
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Garnet Gandy

Reviewed by Zoning

2023-11-20

Date