

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) Shreekumar Swamidas Nair

Address 16 WOODHAVEN DR BRAMPTON ON L7A 1Y7

Phone # 437-347-4748 Fax #

Email info@arcotstreetconstruction.com

2. Name of Agent Kruti Shah

Address 4 Abacus rd, Brampton, ON, L6T 5J6

Phone # 647 532 3593 Fax #

Email kruti@rjcad solutions.com

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

1. To permit a proposed below grade separate entrance in between a main dwelling and the front flankage lot line (exterior side yard).

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

WE ARE PROPOSING BELOW GRADE SEPERATE ENTRANCE IN BETWEEN A MAIN DWELLING AND FRONT FLANKAGE(EXTERIOR SIDE YARD) WHICH ,ZONING BY LAW DOESNOT PERMIT.

5. Legal Description of the subject land:

Lot Number LOT 181

Plan Number/Concession Number 43M-1436

Municipal Address 16 WOODHAVEN DR BRAMPTON ON L7A 1Y7

6. Dimension of subject land (in metric units)

Frontage 8.80 M

Depth 30.30 M

Area 260.06 SQM

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 - 66.95 SQ. M. , GROSS FLOOR AREA - 221.39 SQ.M.,
NUMBER OF STOREY - 2

PROPOSED BUILDINGS/STRUCTURES on the subject land:

BELOW GRADE ENTRANCE ON EXTERIOR 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	6.4
Rear yard setback	8.3
Side yard setback	1.69 (EXTERIOR SIDE YARD)
Side yard setback	0

PROPOSED

Front yard setback	6.4
Rear yard setback	8.3
Side yard setback	1.09 (EXTERIOR SIDE YARD)
Side yard setback	0

10. Date of Acquisition of subject land: 2012

11. Existing uses of subject property: SINGLE UNIT DWELLING

12. Proposed uses of subject property: TWO UNIT DWELLING

13. Existing uses of abutting properties: RESIDENTIAL

14. Date of construction of all buildings & structures on subject land: 2001

15. Length of time the existing uses of the subject property have been continued: 22

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

Municipal	<input checked="" type="checkbox"/>	Other (specify) _____
Well	<input type="checkbox"/>	

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

Municipal	<input checked="" type="checkbox"/>	Other (specify) _____
Septic	<input type="checkbox"/>	

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

Sewers	<input checked="" type="checkbox"/>	Other (specify) _____
Ditches	<input type="checkbox"/>	
Swales	<input type="checkbox"/>	

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 _____

~~KRUTI SHAH~~ HIREN SHAH

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY _____ OF _____ BRAMPTON

THIS 27th 8th DAY OF ~~NOV~~ DEC, 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, ~~KRUTI SHAH~~ HIREN, P.ENG, OF THE CITY _____ OF _____ BRAMPTON

IN THE ~~PROVINCE~~ Region OF ~~ONTARIO~~ 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 ~~PROVINCE~~ Region OF ~~ONTARIO~~ Peel THIS 27th 8th DAY OF

~~NOV~~ December, 20²³.

A Commissioner etc.

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

~~Kruti Shah~~ HIREN SHAH

Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R3B-1022

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

Shiza Athar

Zoning Officer

2023/12/01

Date

DATE RECEIVED

December 8th, 2023

Date Application Deemed
Complete by the Municipality

VL

Revised 2022/02/17

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: 16 WOODHAVEN DR BRAMPTON ON L7A 1Y7

I/We, SHREEKUMAR S NAIR
please print/type the full name of the owner(s)

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

KRUTI SHAH
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 27 day of NOVEMBER, 2023
[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.

PERMISSION TO ENTER


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

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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 27 day of NOVEMBER, 2023


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

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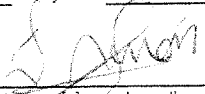
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Zoning Non-compliance Checklist

File No.
A-2023-0391

Applicant: Kruti Shah
Address: 16 Woodhaven Dr
Zoning: R3B-1022
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	<div>1. To permit a <i>proposed</i> exterior stairway leading to a below grade entrance located between the main wall of the dwelling and the flankage lot line,</div> <div>2. To permit a proposed exterior side yard setback of 1.09m to a stairway leading to a below grade entrance,</div>	<div>1. whereas the by-law does not permit a stairway constructed below established grade to be located between the main wall of a dwelling and the flankage lot line.</div> <div>2. whereas the by-law requires a minimum exterior side yard setback of 3.0m.</div>	<div>1. 10.23 .1</div> <div>2. 1022. 2 (5)</div>
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar
Reviewed by Zoning
2023/12/01
Date



Date: 2023/11/30
Committee of Adjustment
City of Brampton 2
Wellington Street West,
Brampton ON L3Z 2A9

RE: Minor Variance application for 16 Woodhaven Dr. Brampton

Dear member of the Committee of Adjustment and Secretary-Treasurer,

I am writing this cover letter for the property of 16 Woodhaven Dr. Brampton, ON, on behalf of a homeowner who wants to permit an accessory structure in between a main dwelling and the front flankage (exterior side yard). As per the property survey, the setback between the dwelling and side lot line is 3.2m.

Reasons for Separate Entrance from sideyard:

- The homeowner wants to keep privacy in the backyard since he has a front yard of 1.69m
- This supports design in the basement as well.
- The existing minimum setback of the side yard from the property line is 1.69 m, we are proposing a below-grade separate entrance setback is 1.09 m.

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

Thank you,

Kruti Shah, P.Eng.

RJ Cad Solutions