

FILE NUMBER: A-2023-0392

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)

Rajwinder Kaur Rasoda & Narinder Singh Rasoda

Address

11 Tiger Cres

Phone #

647 401 5008

Fax #

Email

rawinderrasoda@yahoo.com
2.

Name of Agent

ANJU BHUTANI

Address

18 SPARROW COURT

BRAMPTON

ONTARIO L6Y 3P2

Phone #

647-654-8500

Fax #

Email

abhutani@cheerful.com
3.

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

1. TO PERMIT A BELOW GRADE ENTRANCE TO BE LOCATED WITHIN A REQUIRED INTERIOR SIDE YARD, WHEREAS THE BYLAW DOES NOT PERMIT ANY STAIRS CONSTRUCTED BELOW THE ESTABLISHED GRADE WITHIN A REQUIRED SIDE YARD.

2. TO ALLOW FOR A REDUCED INTERIOR SIDE YARD SETBACK OF 0.11 M TO BELOW GRADE STAIRS RESULTING IN A COMBINED SIDE YARD SETBACK OF 1.32 M , WHEREAS THE BYLAW REQUIRES A MINIMUM COMBINED SIDE YARD SETBACK OF 1.5 M.
4.

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

INTERIOR SIDE YARD SETBACK SHOULD BE 0.30 M AFTER PROPOSED BELOW GRADE ENTRANCE AND IN THIS CASE SETBACKS LEFT AFTER PROPOSED BELOW GRADE ENTRANCE IS 0.11 M
5.

Legal Description of the subject land:

Lot Number

39

Plan Number/Concession Number

43M - 2104

Municipal Address

11 Tiger Cres, BRAMPTON, ONTARIO
6.

Dimension of subject land (in metric units)

Frontage

13.70 M

Depth

27.50 M

Area

376.75 SQ.M.
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.)
2 STOREY DETACHED DWELLING(170 SQ.METER)

PROPOSED BUILDINGS/STRUCTURES on the subject land:
N/A

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	3.01 M
Rear yard setback	7.5 M
Side yard setback	1.21 M
Side yard setback	1.22 M
PROPOSED	
Front yard setback	
Rear yard setback	
Side yard setback	
Side yard setback	0.11 M

10. Date of Acquisition of subject land: 2007

11. Existing uses of subject property: SINGLE UNIT DWELLING

12. Proposed uses of subject property: TWO UNIT DWELLING(PART OF MAIN UNIT)

13. Existing uses of abutting properties: RESIDENTIAL

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

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?

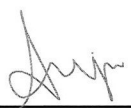
Yes ☐ No ☒

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 _____



Signature of Applicant(s) or Authorized Agent

DATED AT THE _____ CITY _____ OF _____ BRAMPTON _____

THIS 01 DAY OF DEC, 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, ANJU BHUTANI, OF THE _____ CITY _____ OF _____ BRAMPTON _____

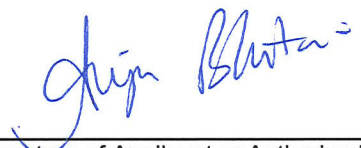
IN THE Region OF Peel. SOLEMNLY DECLARE THAT:

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 11th DAY OF
December, 20 23



Signature of Applicant or Authorized Agent

A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1F-13-2367

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

2023/12/05

Date

DATE RECEIVED Dec 11, 2023 VL

PERMISSION TO ENTER

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

11 TIGER CRES

LOCATION OF THE SUBJECT LAND:

I/We, RAJWINDER KAUR RASODA; Narinder Singh Rasoda
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 1st day of DEC, 2023.

Rajwinder Rasoda, Narinder Singh Rasoda
(signature of the owner(s), or where the owner is a firm or corporation, the signature of an officer of the owner.)

Rajwinder Rasoda, Narinder Singh Rasoda
(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

11 TIGER CRES

LOCATION OF THE SUBJECT LAND:

I/we, RAJWINDER KAUR RASODA NARINDER SINGH RASODA
please print/type the full name of the owner(s)

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

ANJU BHUTANI

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.

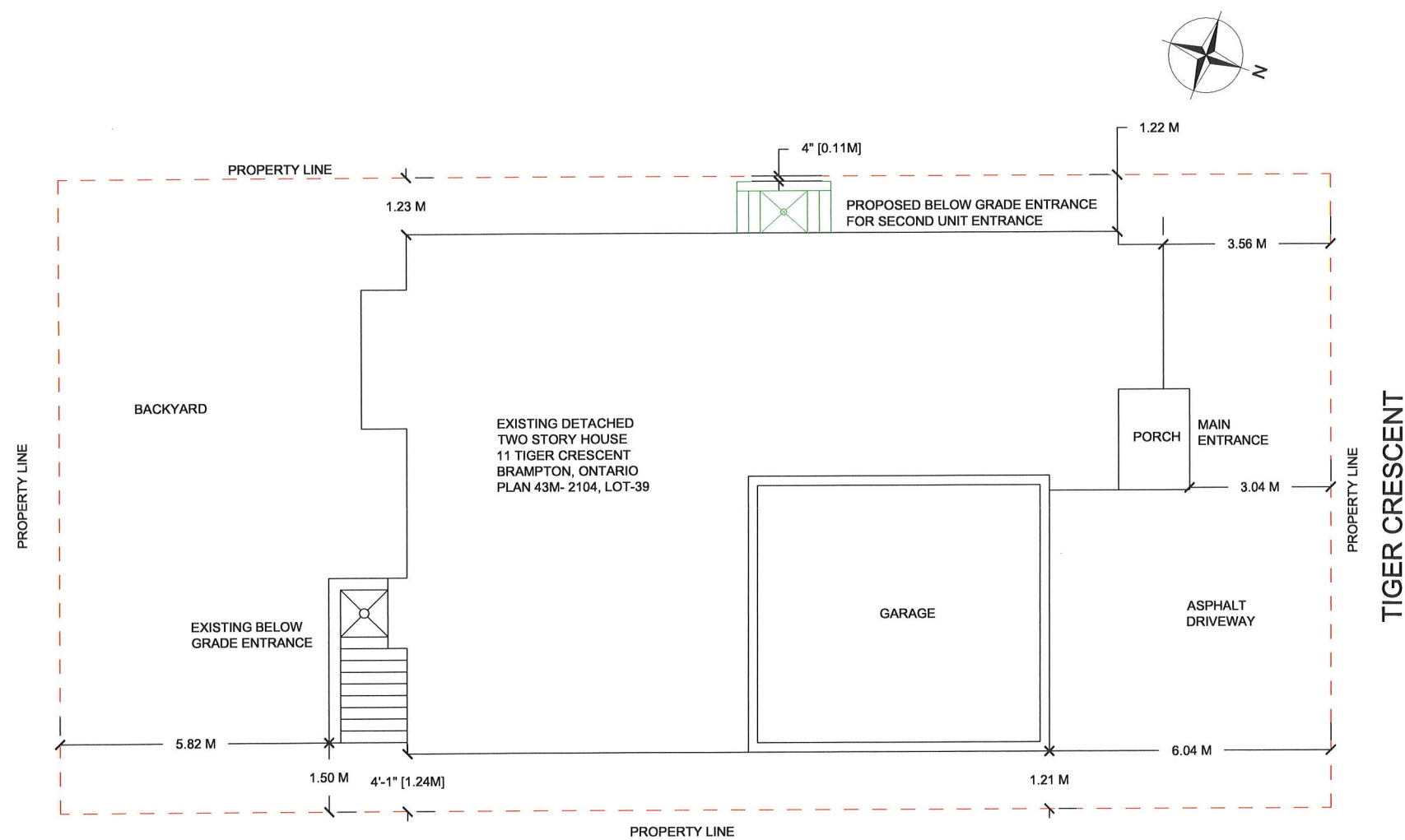
Dated this 1st day of DEC, 2023

Rajwinder Rasoda, Narinder Singh Rasoda
(signature of the owner(s), or where the owner is a firm or corporation, the signature of an officer of the owner.)

Rajwinder Rasoda, Narinder Singh Rasoda
(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.



SCOPE OF WORK : PROPOSED BELOW GRADE DOOR ENTRANCE IN SIDE YARD FOR SECOND UNIT ENTRANCE

Notes:

**HERITAGE
SOLUTIONS**
1-647-654-8500

PROJECT ADDRESS: 11 TIGER CRESCENT BRAMPTON ONTARIO	
PROJECT DESCRIPTION: BELOW GRADE DOOR ENTRNCE IN SIDE YARD	
DRAWING DESCRIPTION: SITE PLAN	
SCALE: 1:100	DATE: DEC 03, 2023
DRAWING NO: A0	REVISION: 0

SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF LOTS 37, 38, 39,
40, 41, 42 AND 43
PLAN 43M-2104
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:300
10m 5m 0 10m 20metres

R-PE SURVEYING LTD., O.L.S.

METRIC

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



NOTES

- DENOTES MONUMENT FOUND
- DENOTES MONUMENT SET
- IB DENOTES IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- PL DENOTES PLAN 43M-2104
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P DENOTES PORCH
- TOW DENOTES TOP OF WALL ELEVATION

ALL FOUND MONUMENTS BY J. D. BARNES LIMITED, O.L.S.
ALL TIES TO CONCRETE FOUNDATIONS

BEARINGS ARE GRID AND ARE REFERRED TO THE
SOUTHWEST LIMIT OF TIGER CRESCENT AS SHOWN ON
PLAN 43M-2104 HAVING A BEARING OF N45°26'00"W.

PART 2 (SURVEY REPORT)

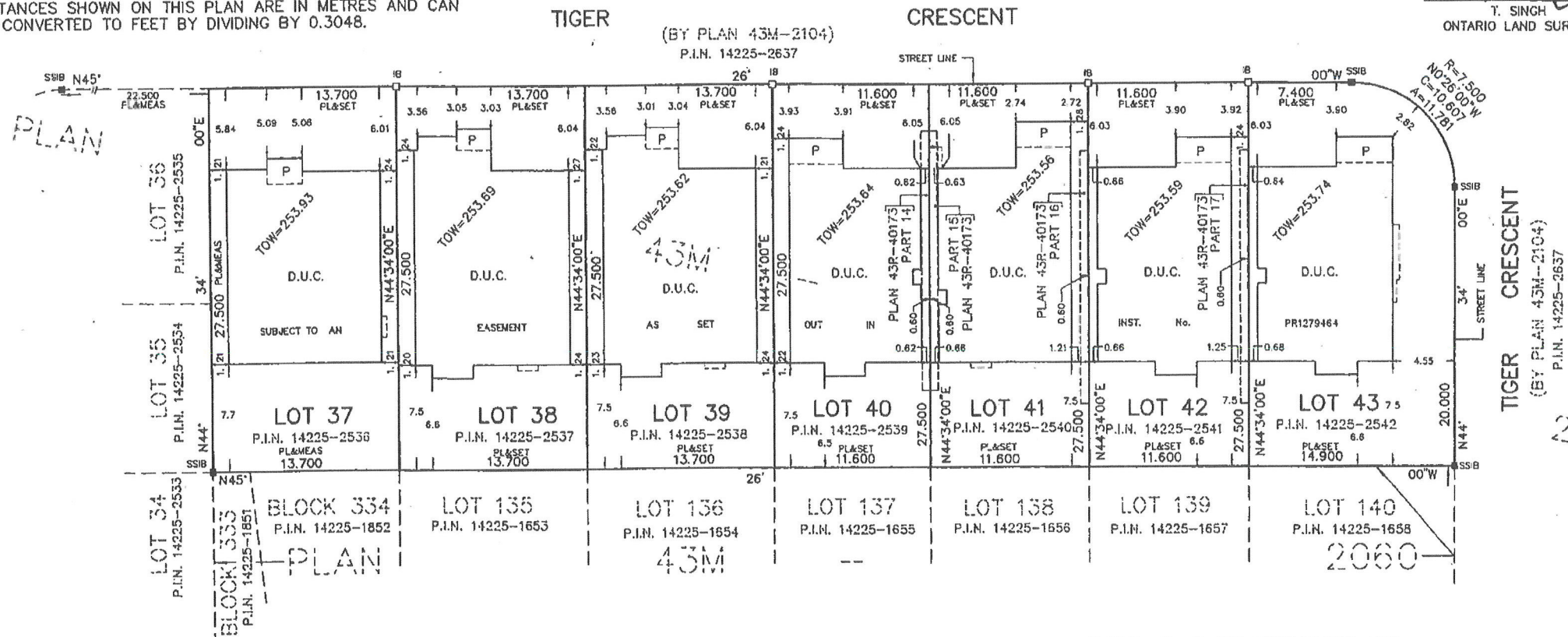
REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: LOTS 37 TO 43,
INCLUSIVE ARE SUBJECT TO AN EASEMENT AS SET OUT IN
INST. No. PR1279464
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND
TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 8th DAY OF OCTOBER, 2021
DATE FEBRUARY 2, 2022.


T. SINGH
ONTARIO LAND SURVEYOR



THIS REPORT WAS PREPARED FOR
REGAL CREST HOMES
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY OTHER PARTIES

©R-PE SURVEYING LTD., O.L.S., 2022.



R-PE SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 Chrislea Road, Suite 7, Woodbridge, Ontario, L4L 8A2
Tel. (416)635-5000 Fax (416)635-5001
Tel. (905)264-0881 Fax (905)264-2999
Website: www.r-pe.ca
DRAWN: V.K.
CAD FILE No. 2104-37

CHECKED: I.A.A./T.S.
JOB No. 21-183



Zoning Non-compliance Checklist

File No.
A-2023-0392

Applicant: Anju Bhutani
Address: 11 Tiger Cres
Zoning: R1F-13-2367
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><div>1. To permit a proposed exterior stairway leading to a below grade entrance in a required side yard,</div><div>2. To permit an interior side yard setback of 0.11m to a proposed exterior stairway leading to a below grade entrance,</div></div>	<div><div>1. whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard.</div><div>2. 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.</div></div>	<div><div>1. 10.23 .1</div><div>2. 10.23 .2</div></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