

FILE NUMBER: A-2023-0403

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)

Prashant Chandna

Address

71 ROBERT PARKINSON DR, BRAMPTON, ON, L7A 0Z1

Phone #

+1 4379714435

Fax #

Email

pchandna19@gmail.com

2.

Name of Agent

Shivang Tarika

Address

106 Morningside Dr, Georgetown, L7G0M2, ON

Phone #

+1 4168212630

Fax #

Email

shivang@relysolution.com

3.

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

A. To Propose an exterior stairway leading to a below grade entrance in the required interior side yard.

B. Proposed Interior side Yard Set back is 0.26m to the below Grade Stairway and the required is 1.21m.

4.

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

The owner of the property wants to build a second dwelling unit to manage his mortgage. However to provide a second dwelling unit the entrance has to be below the grade which is not possible on rear yard and the other side of the property due to insufficient space and privacy reason. So the only space where owner can construct the entrance is the side of the property. The entrance is designed in such a way that it doesn't block the passage to

5.

Legal Description of the subject land:

Lot Number

306

Plan Number/Concession Number

M1922

Municipal Address

71 ROBERT PARKINSON DR, BRAMPTON, ON, L7A 0Z1

6.

Dimension of subject land (in metric units)

Frontage

9.18 M

Depth

27.4 M

Area

251.5 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: 104.7 sqm
Gross Floor Area: 308.12 sqm,
No. of Levels: 2
Width: 7.44 m
Length: 14.94 m

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	2.52 M
Rear yard setback	7.3 M
Side yard setback	1.23 M
Side yard setback	0.63 M

PROPOSED

Front yard setback	2.52 M
Rear yard setback	7.3 M
Side yard setback	0.26 M
Side yard setback	0.63 M

10. Date of Acquisition of subject land: 2021
11. Existing uses of subject property: Residential - Single Dwelling Unit
12. Proposed uses of subject property: Residential - Two Dwelling Unit
13. Existing uses of abutting properties: Residential
14. Date of construction of all buildings & structures on subject land: 2014
15. Length of time the existing uses of the subject property have been continued: 7 yrs

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 _____

Shivang Tanika
Signature of Applicant(s) or Authorized Agent

DATED AT THE 14th OF December
THIS 14 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, Shivang Tanika, OF THE Town OF Ratton Hills
IN THE Region OF Ratton 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 14 DAY OF
December, 2023

Mercelyn Osayamen Osaze
A Commissioner etc.

Mercelyn Osayamen Osaze
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires June 20, 2025.

Shivang Tanika
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1F-9-2201

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

JOHN C. CABRAL

Zoning Officer

2023-12-07

Date

DATE RECEIVED

Date Application Deemed
Complete by the Municipality

Revised 2020/01/07

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: 71 ROBERT PARKINSON DR, BRAMPTON.

I/We, Prashant Chandna

please print/type the full name of the owner(s)

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

Shivang Tarika

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 23 day of NOVEMBER, 2023.



(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

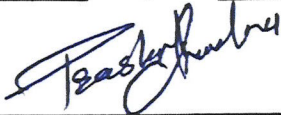
LOCATION OF THE SUBJECT LAND: 71 ROBERT PARKINSON DR, BRAMPTON.

I/We, Prashant Chandna

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 23 day of NOVEMBER, 2023.



(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

SURVEYOR'S REAL PROPERTY REPORT **PART 1** **PLAN OF LOTS 302, 303, 304, 305,** **306, 307, 308, 309 AND 311** **PLAN 43M-1922** **CITY OF BRAMPTON** **REGIONAL MUNICIPALITY OF PEEL**

SCALE 1:300
 10m 5m 0 10m 20metres
 RADY-PENTEX & EDWARD 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

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 19 DAY OF Dec., 2013.

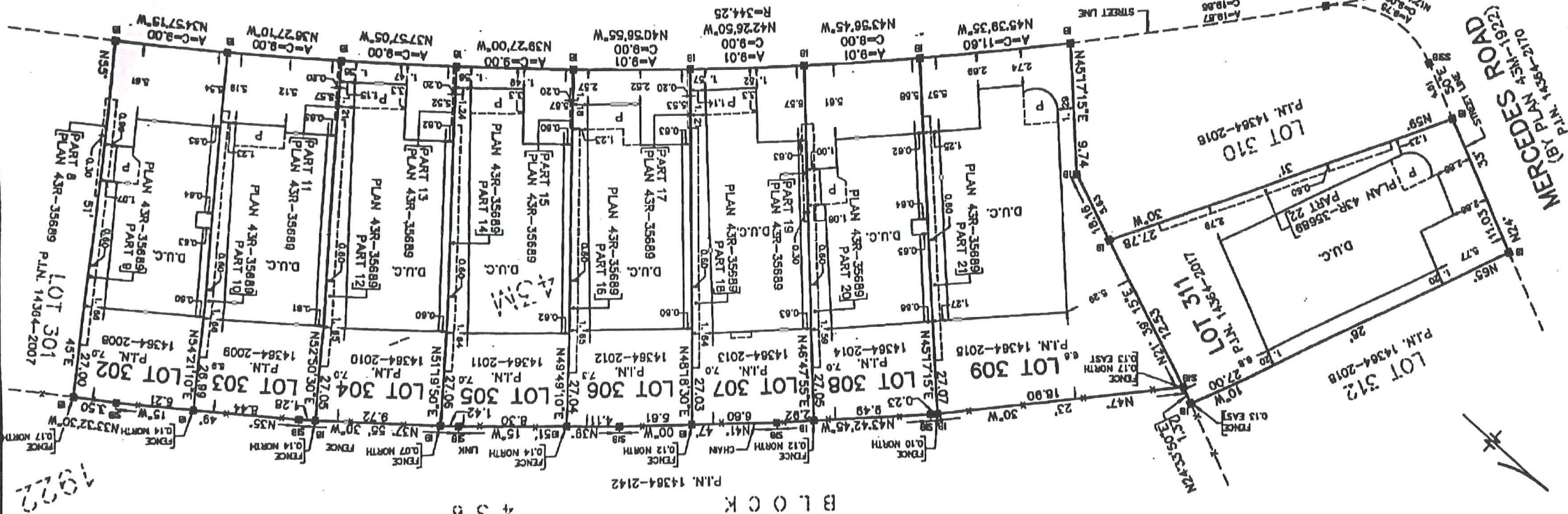
I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 19 DAY OF Dec., 2013.

DATE Dec. 19, 2014

T. SINGH
 ONTARIO LAND SURVEYOR

PART 2 (SURVEY REPORT)
 REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: NONE
 THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS



ROBERT PARKINSON DRIVE
 (BY PLAN 43M-1922)
 P.L.N. 14384-2173

Mercedes Road
 (BY PLAN 43M-1922)
 P.L.N. 14384-2170

LOT 302
 P.L.N. 14384-2007

LOT 303
 P.L.N. 14384-2008

LOT 304
 P.L.N. 14384-2010

LOT 305
 P.L.N. 14384-2011

LOT 306
 P.L.N. 14384-2012

LOT 307
 P.L.N. 14384-2013

LOT 308
 P.L.N. 14384-2014

LOT 309
 P.L.N. 14384-2015

LOT 310
 P.L.N. 14384-2016

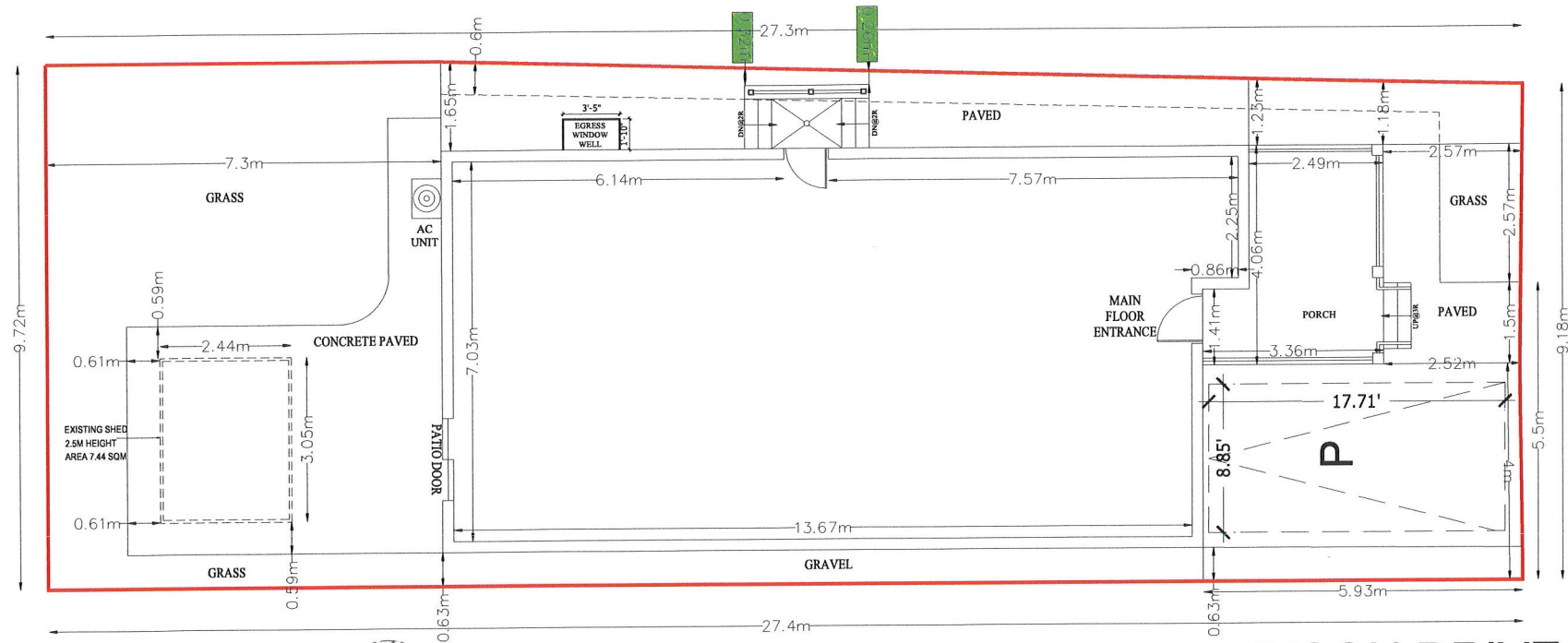
LOT 311
 P.L.N. 14384-2017

LOT 312
 P.L.N. 14384-2018

DOCUMENTS RELEASED PURSUANT TO A REQUEST UNDER THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT R.S.O. 1990, M56
 COPYRIGHT ACT R.S., 1985, c. C42 APPLIES TO THE USE AND REPRODUCTION OF THESE DOCUMENTS

THIS REPORT WAS PREPARED FOR MATTATHY HOMES AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES
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RADY-PENTEX & EDWARD SURVEYING LTD.
 643 Christie Road, Suite 7
 Woodbridge, Ontario L4L 8A3
 Tel. (416) 635-5000 Fax (416) 635-5001
 Tel. (905) 264-0881 Fax (905) 264-2099
 Website: www.r-pe.ca
 DRAWN: V.K.
 CAD FILE No. 1922-302
 CHECKED: G.Y./T.S.
 JOB No. 13-050



SITE PLAN

SCALE 1/8"=1'-0"



GROUND FLOOR AREA = 1120.30 SFT/104.07 SM
GROSS FLOOR AREA = 3,316.64 SFT /308.12 SM
LOT AREA = 2793.50 SFT / 259.5SM

71 ROBERT PARKINSON DRIVE

GENERAL NOTES

DO NOT SCALE DRAWINGS
PROPERTY RIGHTS RETAINED BY:
BG CONSTRUCTION DESIGN
ANY REPRODUCTION IN WHOLE OR IN PART
UNDER THE RULES AND BY-LAWS OF THE
CORPORATION IS STRICTLY FORBIDDEN.
ANY REPRODUCTIONS MUST BE
AUTHORIZED BY
ALL DRAWINGS ARE IN METRIC SCALE

SCOPE OF WORK

PROPOSAL TO CONSTRUCT
SECONDARY UNIT AND
BELOW GRADE ENTRANCE
FROM SIDE YARD

THE UNDERSIGNED HAS REVIEWED AND
TAKES RESPONSIBILITY FOR THIS DESIGN,
AND HAS THE QUALIFICATIONS AND
MEETS THE REQUIREMENTS SET OUT
IN THE ONTARIO BUILDING CODE
TO BE A DESIGNER.

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT
UNDER DIV. C3.25.1 OF THE BUILDING CODE

SHIVANG TARIKA 106440
NAME SIGNATURE BCIN

SHIVANG TARIKA

NO	REVISION / ISSUE	DATE

SITE PLAN

CITY : BRAMPTON

71 ROBERT PARKINSON DRIVE

EXISTING DWELLING

PROJECT
NOV 2023
SCALE 1/8"=1'-0"

SHEET
A1

Zoning Non-compliance Checklist

File No.
A-2023-0403

Applicant: Prashant Chandna
Address: 71 Robert Parkinson Dr, Brampton, ON L7A 0G2
Zoning: R1F-9-2201
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
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
SETBACKS	To permit an interior side yard setback of 0.26m to a proposed exterior stairway leading to a below grade entrance	Whereas the by-law requires a minimum 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for interior each lot is 1.8 metres	Special Section 2201.2(7)a
BUILDING HEIGHT			
OUTSIDE STORAGE			
LOT COVERAGE			
DRIVEWAY			
FENCE HEIGHT			
ACCESSORY STRUCTURE HEIGHT			
ACCESSORY STRUCTURE SETBACK			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
GARAGE DOOR HEIGHT			

John C. Cabral

Reviewed by Zoning

2023-12-07

Date