



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

FILE NUMBER: A-2023-0419.

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)** Sagar Saini
Address 29 CARMEL CRES, BRAMPTON, ON, L6P 1Y2

Phone # +1 647 783-7333 **Fax #** _____
Email Sagarsainii@gmail.com

2. **Name of Agent** Shivang Tarika
Address 106 Morningside Dr, Georgetown, L7G0M2, ON

Phone # 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 3.19m to the below Grade Stairway and the required is 4.46m.

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 93
Plan Number/Concession Number M1616
Municipal Address 29 CARMEL CRES, BRAMPTON

6. **Dimension of subject land (in metric units)**
Frontage 19.08M
Depth 26.08 M
Area 497.60 SQM

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.)

Ground Floor Area: 168.28 sqm
Gross Floor Area: 412.5 sqm,
No. of Levels: 2
Width: 14.53 m
Length: 11.51 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	3.63 M
Rear yard setback	4.9 M
Side yard setback	4.46 M
Side yard setback	1.31 M

PROPOSED

Front yard setback	3.63 M
Rear yard setback	4.9 M
Side yard setback	3.19 M
Side yard setback	1.31 M

10. Date of Acquisition of subject land: 2018

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: 2006

15. Length of time the existing uses of the subject property have been continued: 12 yrs

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 _____

Shivang Tarika
Signature of Applicant(s) or Authorized Agent

DATED AT THE 20 OF December
THIS 20 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 Tarika, OF THE Town OF Milton Hill
IN THE Region OF Milton 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 20th DAY OF December, 2023

Shivang Tarika
Signature of Applicant or Authorized Agent

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

FOR OFFICE USE ONLY
Expires September 20, 2026

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1C-1770

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

2023/12/12

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: 29 CARMEL CRES ,BRAMPTON.

I/We, Sagar Saini
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 30 day of NOVEMBER, 2023.

Sagar
(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: 29 CARMEL CRES ,BRAMPTON.

I/We, Sagar Saini

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 30 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 91 TO 97 Both Inclusive
REGISTERED PLAN 43M-1616
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

YOUNG & YOUNG SURVEYING INC.

© 2004

SCALE 1:400



ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1527329



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29(3)

PART 2

DESCRIPTION OF LAND

Lots 91 to 97 Both Inclusive
Registered Plan 43M-1616
City of Brampton
Regional Municipality of Peel

COMPLIANCE WITH MUNICIPAL ZONING

NOT CERTIFIED BY THIS REPORT

REGISTERED EASEMENTS AND/OR
RIGHT OF WAYS

NONE

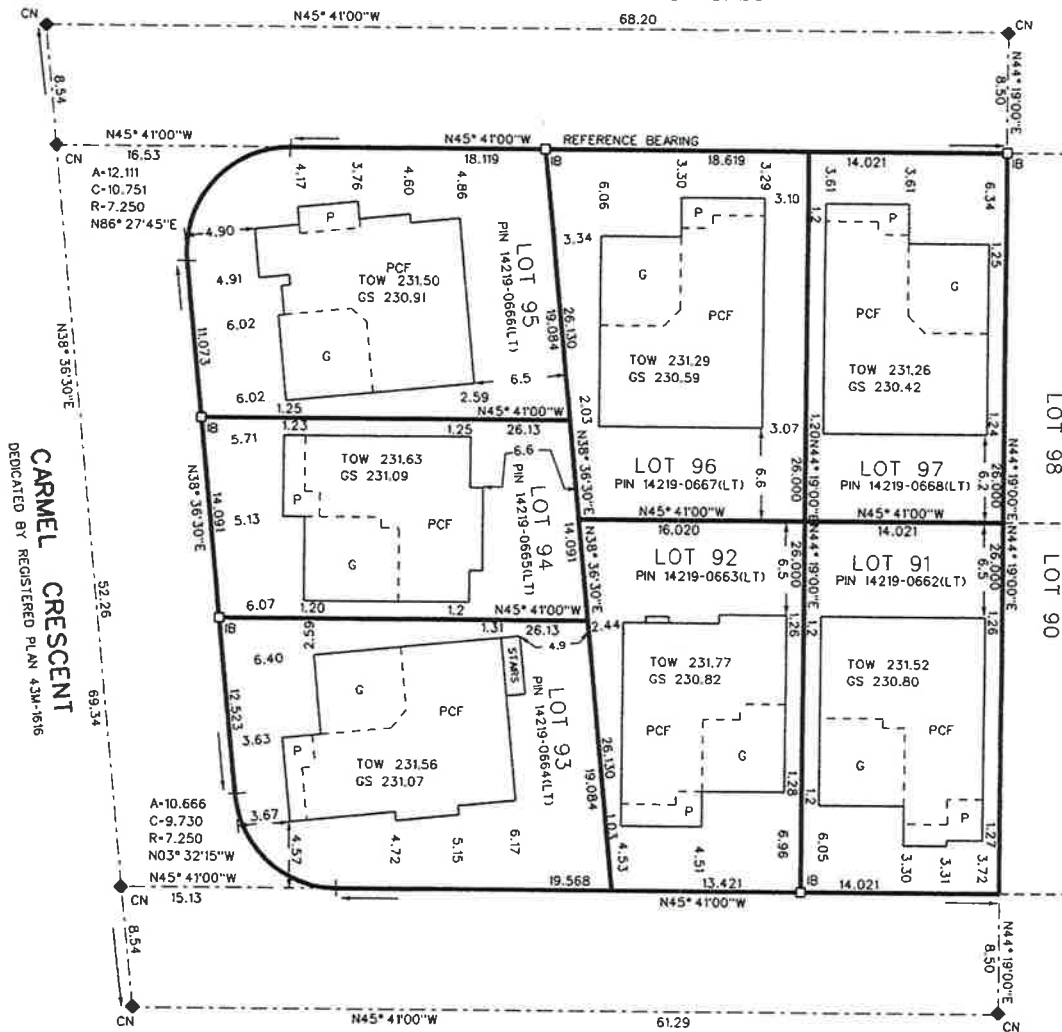
ENCROACHMENTS

NONE

ADDITIONAL REMARKS

NEW DWELLINGS

CARMEL CRESCENT
DEDICATED BY REGISTERED PLAN 43M-1616



CARMEL CRESCENT
DEDICATED BY REGISTERED PLAN 43M-1616

REGISTERED PLAN 43M-1616

LEGEND

PCF DENOTES POURED CONCRETE FOUNDATION
G DENOTES GARAGE
P DENOTES PORCH
TOW DENOTES TOP OF WALL ELEVATION
GS DENOTES GARAGE SILL ELEVATION
CN DENOTES CONCRETE NAIL SET BY (1493)

METRIC

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

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 3rd DAY OF SEPTEMBER 2004.

Jan 3/05
DATE JOHN F.G. YOUNG J.S.
ONTARIO LAND SURVEYOR

BEARING NOTE

REVISED TO REFLECT PCF ON LOT 95, DECEMBER 24, 2004.

BEARING NOTE

BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHWEST LIMIT OF
CARMEL CRESCENT HAVING A BEARING OF N45°41'00"W AS SHOWN ON REGISTERED PLAN 43M-1616.

THIS REPORT WAS PREPARED FOR CENTURY GROVE HOMES

YOUNG & YOUNG SURVEYING INC.

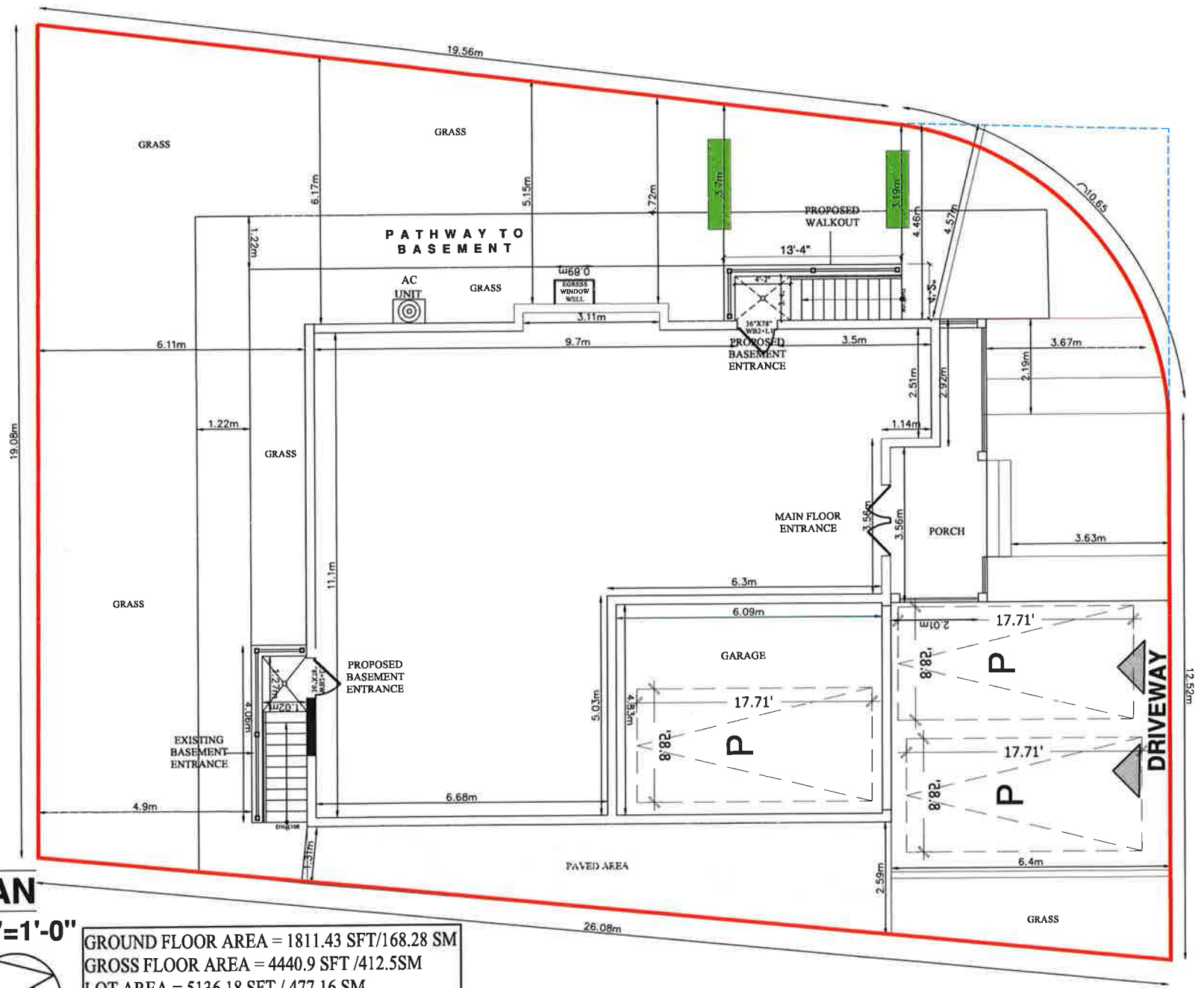
PROFESSIONAL LAND SURVEYORS

BOLTON
2 HOLLAND DRIVE UNIT 5
BOLTON ONTARIO L7E 1E1
PHONE 951-6000 FAX 857-4811

TORONTO
385 THE WEST MALL SUITE 400
ETOBICOKE, ONTARIO, M9C 1E7, 621-2676

DRAWN BY: R.W.

PROJECT 04-B4745



SITE PLAN **SCALE 1/8"=1'-0"**



GROUND FLOOR AREA = 1811.43 SFT/168.28 SM
GROSS FLOOR AREA = 4440.9 SFT /412.5SM
LOT AREA = 5136.18 SFT / 477.16 SM

29 CARMEL CRESCENT

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

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.C3.2.5.1 OF THE BUILDING CODE

SHIVANG TARIKA 106440
NAME SIGNATURE BCIN

SHIVANG TARIKA

NO	REVISION / ISSUE	DATE

SITE PLAN

CITY : BRAMPTON

29 CARMEL CRESCENT

EXISTING DWELLING

PROJECT

NOV 2023

SCALE 1/8"=1'-0"

SHEET

A1

Zoning Non-compliance Checklist

File No.
A-2023-0419

Applicant: Shivang Tarika
Address: 29 Carmel Cres
Zoning: R1C-1770
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 located between the main wall of the dwelling and the flankage lot line,	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.	10.23.1
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

2023/12/12

Date