

FILE NUMBER: A-2023-0397

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) Muhammad Saeed Ansari

Address 8 Coin Street, ONTARIO L6Y 5R5

Phone # 647-407-6632 Fax # _____

Email saedansari@gmail.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 0.09 M TO BELOW GRADE STAIRS RESULTING IN A COMBINED SIDE YARD SETBACK OF 0.72 M. WHEREAS THE BYLAW REQUIRES A MINIMUM COMBINED SIDE YARD SETBACK OF 1.8 M.

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

INTERIOR SIDE YARD SETBACK SHOULD BE 1.2M AFTER PROPOSED BELOW GRADE ENTRANCE AND IN THIS CASE SETBACKS LEFT AFTER PROPOSED BELOW GRADE ENTRANCE IS 0.09 M

5. Legal Description of the subject land:

Lot Number 182

Plan Number/Concession Number 43M - 1651

Municipal Address 8 COIN STREET, BRAMPTON, ONTARIO

6. Dimension of subject land (in metric units)

Frontage 12.80 M

Depth 26.50 M

Area 339.20 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(128 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 3.61 M

Rear yard setback 6.12 M

Side yard setback 1.21 M

Side yard setback 0.63 M

PROPOSED

Front yard setback

Rear yard setback

Side yard setback

Side yard setback 0.09 M

10. Date of Acquisition of subject land: 2017

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: _____

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

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 _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE _____ CITY _____ OF _____ BRAMPTON

THIS 26 DAY OF OCT, 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, 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 13th DAY OF

December, 2023

Clara Vani
a Commissioner, etc.,

Province of Ontario,

for the Corporation of the
City of Brampton

A Commissioner etc.

Expires September 20, 2026

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

R1C-2811

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

Dec 13, 2023

VL

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: 5011 St Bascompton

We, Muhammed Saeed Ansari
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 8 day of October, 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

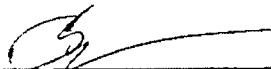
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 8 Coin st Brampton ON

I/We. Muhammed Saeed Ansari
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.

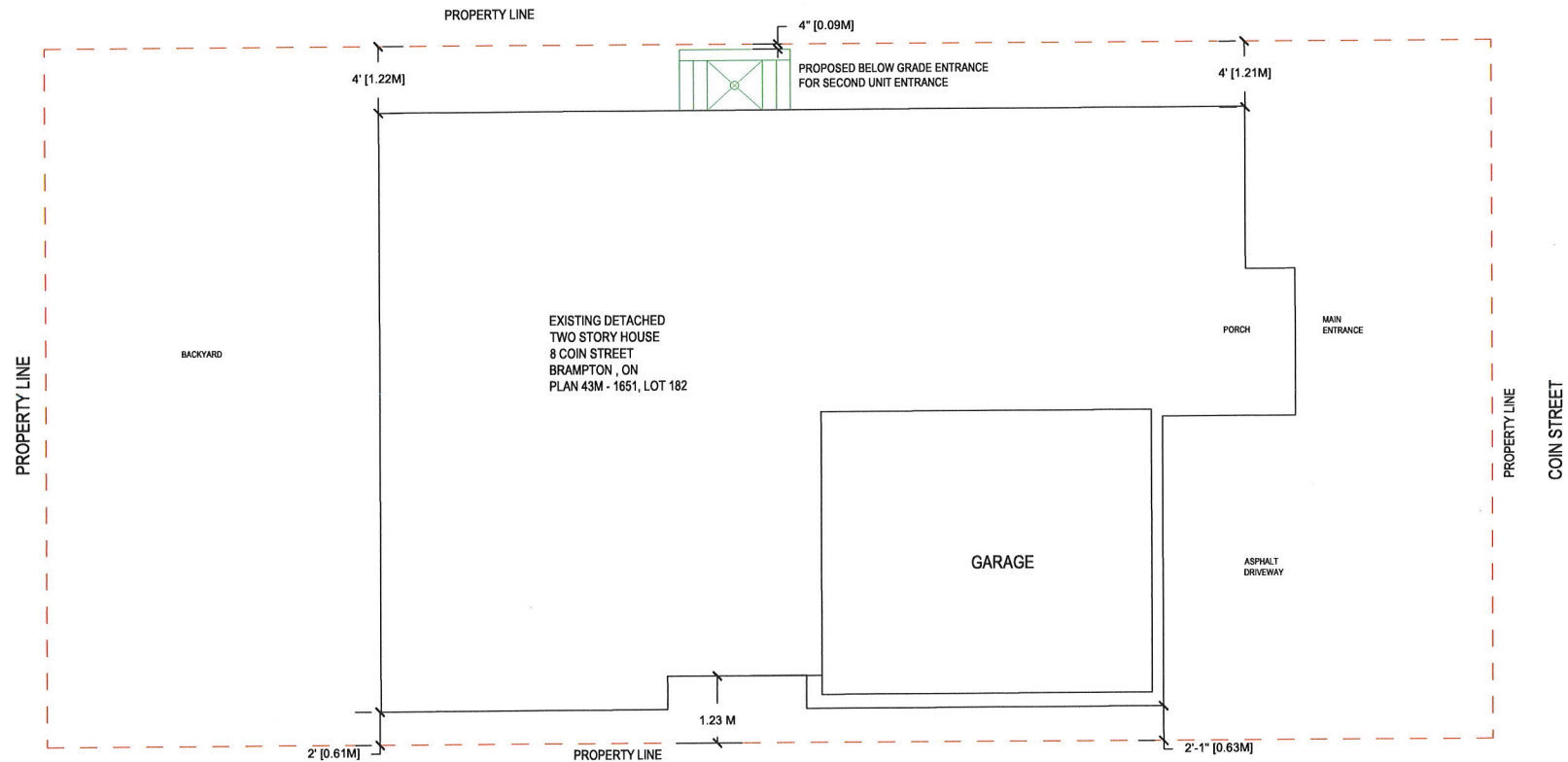
Dated this 8 day of October, 2023


(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**



Notes:	
<div></div>	
PROJECT ADDRESS: 8 COIN ST. BRAMPTON ONTARIO	
PROJECT DESCRIPTION: BELOW GRADE ENTRANCE IN SIDE YARD	
DRAWING DESCRIPTION: SITE PLAN	
SCALE: 1:100	DATE: OCT 26, 2023
DRAWING NO: A0	REVISION: 0

SURVEYOR'S REAL PROPERTY REPORT, PART 1
PLAN OF LOTS 177, 178, 179, 180
181 AND 182

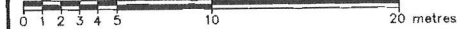
REGISTERED PLAN 43M-1651.

CITY OF BRAMPTON

REGIONAL MUNICIPALITY OF PEEL

© COPYRIGHT ERTL SURVEYORS 2005

SCALE 1:300



Metric

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

Part 2

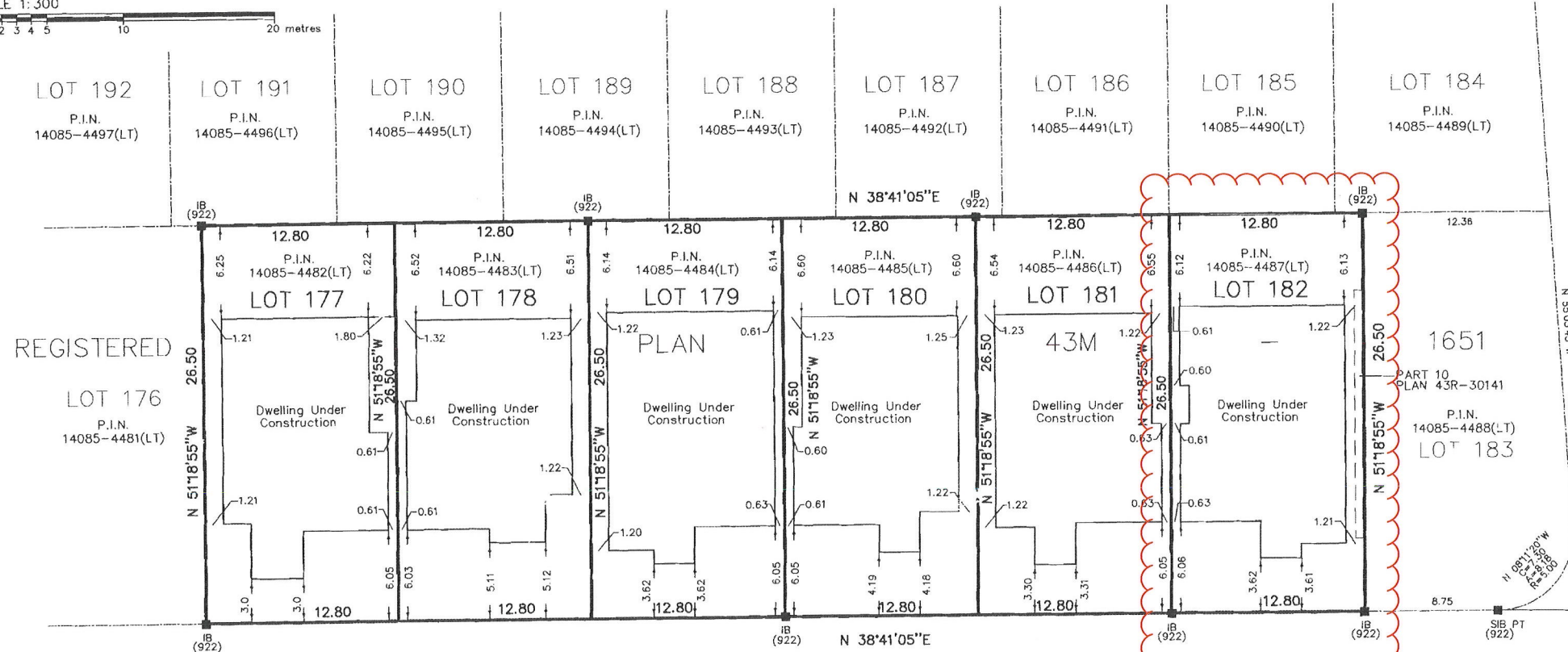
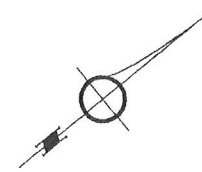
NO REGISTERED EASEMENTS OR RIGHTS OF WAY

SURVEY PREPARED FOR : CARRINGTON HOMES

Notes

BEARINGS SHOWN ARE ASTRONOMIC AND ARE REFERRED TO
THE NORTHERLY LIMIT OF COIN STREET, HAVING A BEARING
OF N 38°41'05"E AS SHOWN ON REGISTERED PLAN 43M-1651

■	DENOTES	SURVEY MONUMENT FOUND
□	"	SURVEY MONUMENT SET
SIB	"	STANDARD IRON BAR
IB	"	IRON BAR
922	"	SCHAEFFER & DZALDOV LTD.-O.L.S.
PT	"	POINT OF TANGENCY



GROVER ROAD
(DEDICATED BY REGISTERED PLAN 43M-1651
P.I.N. 14085-4553(LT))

REGISTERED

LOT 176

P.I.N.
14085-4481(LT)

LOT 177

P.I.N.
14085-4482(LT)

LOT 178

P.I.N.
14085-4483(LT)

LOT 179

P.I.N.
14085-4484(LT)

LOT 180

P.I.N.
14085-4485(LT)

LOT 181

P.I.N.
14085-4486(LT)

LOT 182

P.I.N.
14085-4487(LT)

LOT 183

P.I.N.
14085-4488(LT)

PART 10
PLAN 43R-30141

P.I.N.
14085-4488(LT)

COIN STREET

(DEDICATED BY REGISTERED PLAN 43M-1651

P.I.N. 14085-4556(LT))

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1567578



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

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 JULY 12, 2005

JULY 13, 2005.

Date

Ken S. Bunton
Ken S. Bunton
Ontario Land Surveyor

Revision

REVISED TO SHOW HOUSES ON
LOTS 177, 178, 179, 180 AND 182

AUGUST 26, 2005.

Date

Ken S. Bunton
Ken S. Bunton
Ontario Land Surveyor

Ertl Surveyors
Ontario Land Surveyors

1234 REID STREET, UNIT 10, RICHMOND HILL L4B 1C1
TELEPHONE (905) 731-7834 FAX (905) 731-7852 EMAIL ertl@sprint.ca
DRAWING : /HANNA2005/ 04273.DWG PROJECT : 04273

Zoning Non-compliance Checklist

File No.
A-2023-0397

Applicant: Muhammad Saeed Ansari
Address: 8 Coin St, Brampton, ON L6Y 5R5
Zoning: R1C-2811
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 0.09m to a proposed exterior stairway leading to a below grade entrance, resulting in a combined total of 0.70m	Whereas the by-law requires a minimum setback of 0.6 metres, provided that the combined total of the interior side yards is not less than 1.8 metres.	2811.2(f)(1)
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