

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) AMIT GABA

Address 113 Springview Dr. Brampton, ON L6X 4K3

Phone # 289 394 0433 Fax #

Email amitgaba416@gmail.com

2. Name of Agent Ravinder Singh

Address 121 QUEEN STREET W
BRAMPTON ON
L6Y 1M3

Phone # 416 400 7812 Fax #

Email urbanbuildingdesigns@gmail.com

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

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

To permit an interior side yard setback abutting the property line of 0.23 metres to a proposed below grade stairway, whereas the by-law requires a minimum setback of 0.3 metres

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

By-law requires a minimum setback of 0.3 metres (11.8 in). Whereas 0.23m (9 in) of an interior side yard setback abutting the property line is proposed.

5. Legal Description of the subject land:

Lot Number 47

Plan Number/Concession Number 43M-1075

Municipal Address 113 Springview Dr, Brampton, ON L6X 4K3

6. Dimension of subject land (in metric units)

Frontage 12.0 m

Depth 32.0 m

Area 364.88 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.)

Ground building area - 134 SQM

Gross Floor Area (above grade) - 98.5 SQM

No. of storeys - 1

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Proposed below grade entrance in the 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 setback6.03m

Rear yard setback8.70m

Side yard setback1.23m | 1.76m

Side yard setback1.20m | 1.33m

PROPOSED

Front yard setback6.03m

Rear yard setback8.70m

Side yard setback0.23m

Side yard setback1.20m | 1.33m

10. Date of Acquisition of subject land: 17 FEB 2022

11. Existing uses of subject property: Residential

12. Proposed uses of subject property: Residential

13. Existing uses of abutting properties: Residential

14. Date of construction of all buildings & structures on subject land: 1997

15. Length of time the existing uses of the subject property have been continued: 28

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?

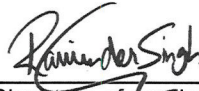
Yes ☐ No ☒

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 14th 18th DAY OF January, 20 24.

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, Ravinder Singh, 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 18th DAY OF

January, 20 24

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

Expires September 20, 2026



Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

Mature Neighbourhood, R1C-585

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

2024/01/16

Date

DATE RECEIVED _____

Date Application Deemed
Complete by the Municipality

Jan 18, 2024

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: 113 Springview Dr, Brampton, ON L6X 4K3


I/We, AMIT GABA
please print/type the full name of the owner(s)

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

RAVINDER SINGH
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 14 day of January, **20**24.


(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: 113 Springview Dr, Brampton, ON L6X 4K3

I/We, AMIT GABA
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 14 day of January, 20²⁴.



(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

PREPARED FOR EVERGREEN VILLA HOMES.



**SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN SHOWING**

**LOTS 46 AND 47
REGISTERED PLAN 43M-1075
CITY OF BRAMPTON**

REGIONAL MUNICIPALITY OF PEEL

SCALE 1 : 400

5m 0 10m 20m

© COPYRIGHT J. D. BARNES LIMITED - 1996

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

PART 2 - REPORT SUMMARY

- **DESCRIPTION**
LOTS 46 AND 47
REGISTERED PLAN 43M - 1075
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL
- **REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS**
NONE

- **ADDITIONAL REMARKS**
SETBACKS ARE IN CONFORMITY WITH RIC-SECTION 585 ZONING
AND THE LOTS ARE NOT FENCED.

NOTES :

BEARINGS ARE GRID BEARINGS AND ARE REFERRED TO THE EASTERLY LIMIT
OF SPRINGVIEW DRIVE REGISTERED PLAN 43M - 1075 HAVING A BEARING OF
N 44° 15' 55" W.

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
SIB	DENOTES	STANDARD IRON BAR
IB	DENOTES	IRON BAR
P.C.	DENOTES	POINT OF CURVATURE
DUC	DENOTES	DWELLING UNDER CONSTRUCTION
P&S	DENOTES	REGISTERED PLAN 43M-1075 AND SET
P&M	DENOTES	REGISTERED PLAN 43M-1075 AND MEASURED
JDB	DENOTES	J. D. BARNES LIMITED

ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION
ALL FOUND SURVEY MONUMENTS SET BY VLADIMIR KRCMAR LTD.
UNLESS NOTED OTHERWISE.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :
THE FIELD SURVEY REPRESENTED ON THIS PLAN
WAS COMPLETED ON THE 12th DAY OF JUNE , 1996

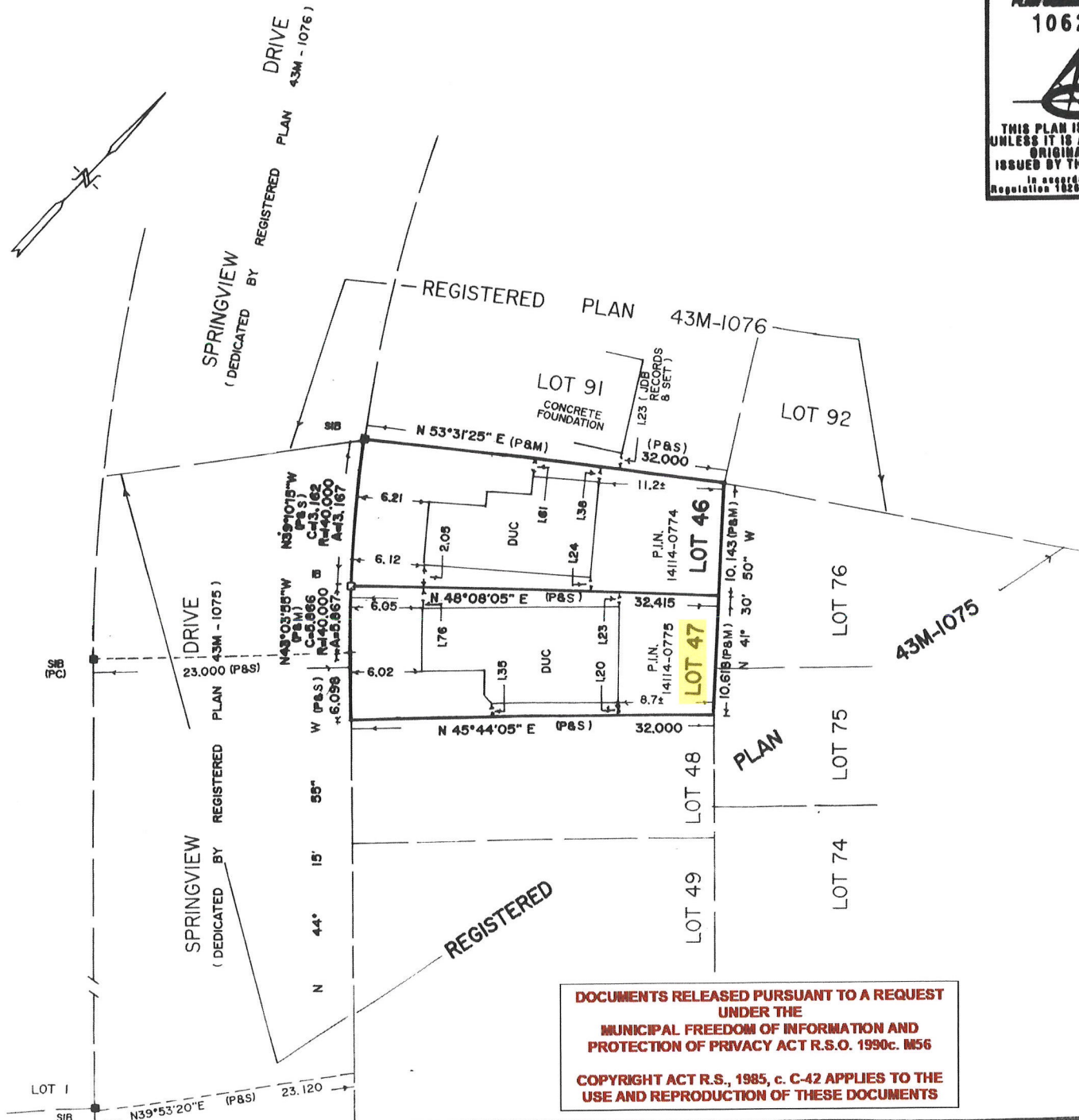
JULY 4, 1996
DATE


DAVID A. BLACK
Ontario Land Surveyor



**SURVEYING MAPPING
LAND INFORMATION SERVICES**

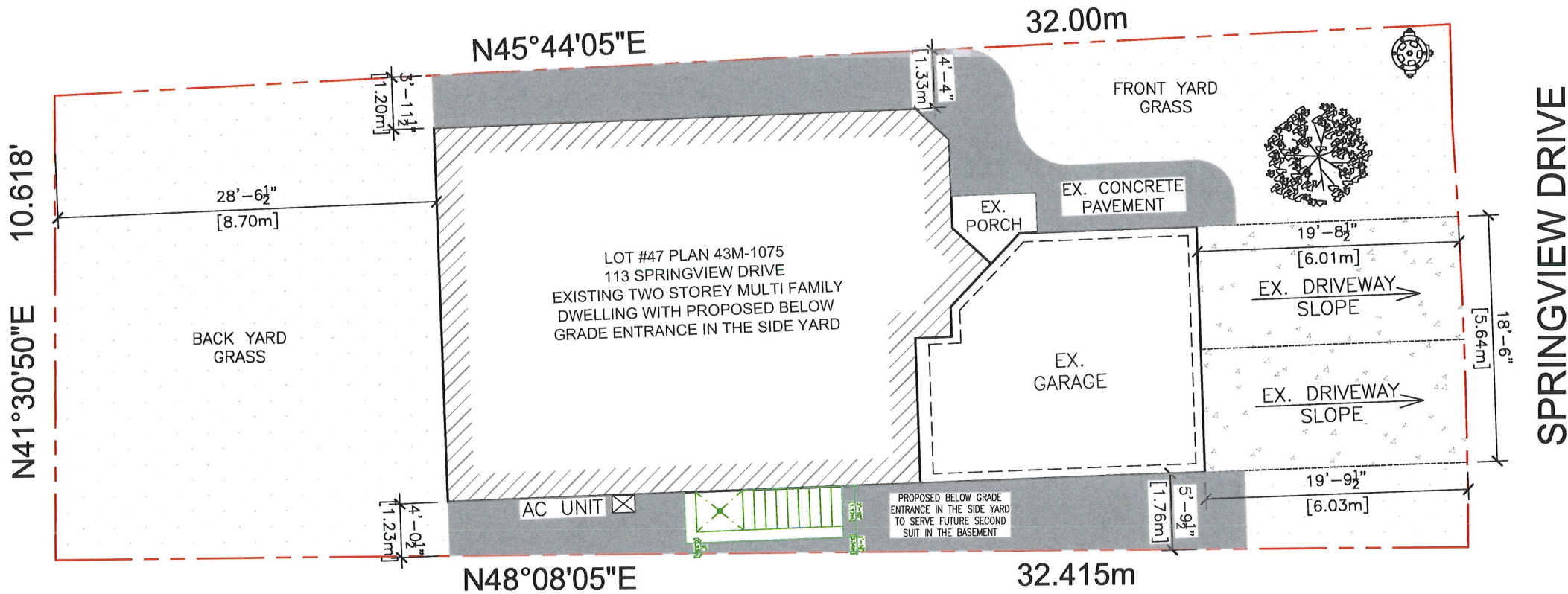
DRAWN BY: W.J. CHECKED BY: DB REFERENCE NO.: 93-28-916-00-46



**DOCUMENTS RELEASED PURSUANT TO A REQUEST
UNDER THE
MUNICIPAL FREEDOM OF INFORMATION AND
PROTECTION OF PRIVACY ACT R.S.O. 1990c. M56**
**COPYRIGHT ACT R.S., 1985, c. C-42 APPLIES TO THE
USE AND REPRODUCTION OF THESE DOCUMENTS**

A101: SITE PLAN

1/8" = 1'-0"



SITE DATA	
ZONING	R1C-585
PLAN NUMBER	M-1075
LOT AREA	364.88 m ²
DEPTH	32.00 m
FRONTAGE	12.00 m
LOT COVERAGE	36.7%

- APPLICATION SEEKING RELIEF FROM RESIDENTIAL ZONING BY-LAW SECTION 10.23.1/2
- TO PERMIT A PROPOSED BELOW GRADE EXTERIOR STAIRWAY IN A INTERIOR SIDE YARD WHEREAS HE BYLAW DOES NOT PERMITS IT.
 - TO PERMIT AN INTERIOR SIDE YARD SETBACK OF 0.23 METRES TO A PROPOSED BELOW GRADE STAIRWAY, WHEREAS THE BY-LAW REQUIRES A MINIMUM SETBACK OF 0.3 METRES

No.	REVISION	No.	Project Address/Name:	Sheet Title:	Coordinated by:
1			113 Springview Drive	A101: SITE PLAN	RAVINDER SINGH
2			Brampton, ON		Contact:
3			L6X 4K3		(416) 400 - 7812
4			Client Name & Address:		urbanbuildingdesigns@gmail.com
5			AMIT GABA		www.urbanbuildingdesigns.com
6			113 Springview Drive		
7			Brampton, ON		
DEFAULT SHEET SIZE : 17x11			Project Discription:	Date:	Drawn by:
ALTERED OR REUSED WITHOUT THE COORDINATOR WRITTEN AUTHORITY.			ADDITIONAL DWELLING UNIT	23 DEC 2023	RS
				Scale:	Checked by:
				SCALE : 1/8" = 1'-0"	-
					Quotation No.
					UBD2023-134
					Project No.
					UBD202312A134
					Drawing No.
					A101



Zoning Non-compliance Checklist

File No.
A-2024-0010

Applicant: Ravinder Singh
Address: 113 Springview Dr
Zoning: Mature Neighbourhood, R1C-585
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 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
BELOW GRADE ENTRANCE	To permit an interior side yard setback of 0.23m to a proposed exterior stairway leading to a below grade entrance,	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.	10.23.2
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
GARAGE WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

2024/01/16

Date