



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

FILE NUMBER: A-2024-0002

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)** DHARMENDRA JIVANLAL PATEL, MANISHA DHARMENDRA PATEL
Address 19 EDUCATION RD BRAMPTON, ON, L6P 3P2

Phone # 757-403-9832 **Fax #** _____
Email DJPATEL2001@GMAIL.COM

2. **Name of Agent** PAVNEET KAUR(NOBLE PRIME SOLUTIONS LTD)
Address 2131 WILLIAMS PKWY UNIT#19 BRAMPTON ON, L6S 5Z4

Phone # 437-888-1800 **Fax #** _____
Email APPLICATIONS@NOBLELTD.CA

3. **Nature and extent of relief applied for (variances requested):**
-TO PERMIT A DRIVEWAY WIDTH OF 6.73m (22.08 ft.)

4. **Why is it not possible to comply with the provisions of the by-law?**
WHEREAS THE BY-LAW
PERMITS A MAXIMUM DRIVEWAY WIDTH OF 6.71m (22 ft);

5. **Legal Description of the subject land:**
Lot Number 6R
Plan Number/Concession Number M1851
Municipal Address 19 EDUCATION RD BRAMPTON, ON, L6P 3P2

6. **Dimension of subject land (in metric units)**
Frontage 9.15M
Depth 26M
Area 237.9M²

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.)

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	<u>2.92 M</u>
Rear yard setback	<u>7.50M</u>
Side yard setback	<u>1.07M</u>
Side yard setback	<u>0</u>

PROPOSED

Front yard setback	<u>N/A</u>
Rear yard setback	<u>N/A</u>
Side yard setback	<u>N/A</u>
Side yard setback	<u>N/A</u>

10. Date of Acquisition of subject land: 23th, November, 2016

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: 1 JANUARY, 2012

15. Length of time the existing uses of the subject property have been continued: 11

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 _____

gh

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF BRAMPTON
THIS 3rd 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, TANVIR Rai, 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 3rd DAY OF

January, 20 24

gh

Signature of Applicant or Authorized Agent

Clara Vani
a Commissioner, etc.,
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: _____

R1B

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

2023-12-15

Date

DATE RECEIVED

January 3, 2024

Date Application Deemed
Complete by the Municipality

Clara

Revised 2022/02/17

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: 19, Education, Rd Brampton, Ontario, L6P3P2

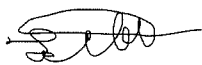

I/We, Dharmendra Jivanlal Patel and Manisha Dharmendra Patel
please print/type the full name of the owner(s)

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

Noble Prime Solutions Ltd
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 03 day of November, **20**²³.

 
(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

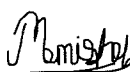
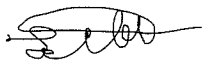
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 19, Education Rd Brampton, Ontario, L6P3P2

I/We, Dharmendra Jivanlal Patel and Manisha Dharmendra Patel
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 03 day of November, **20**²³.



(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

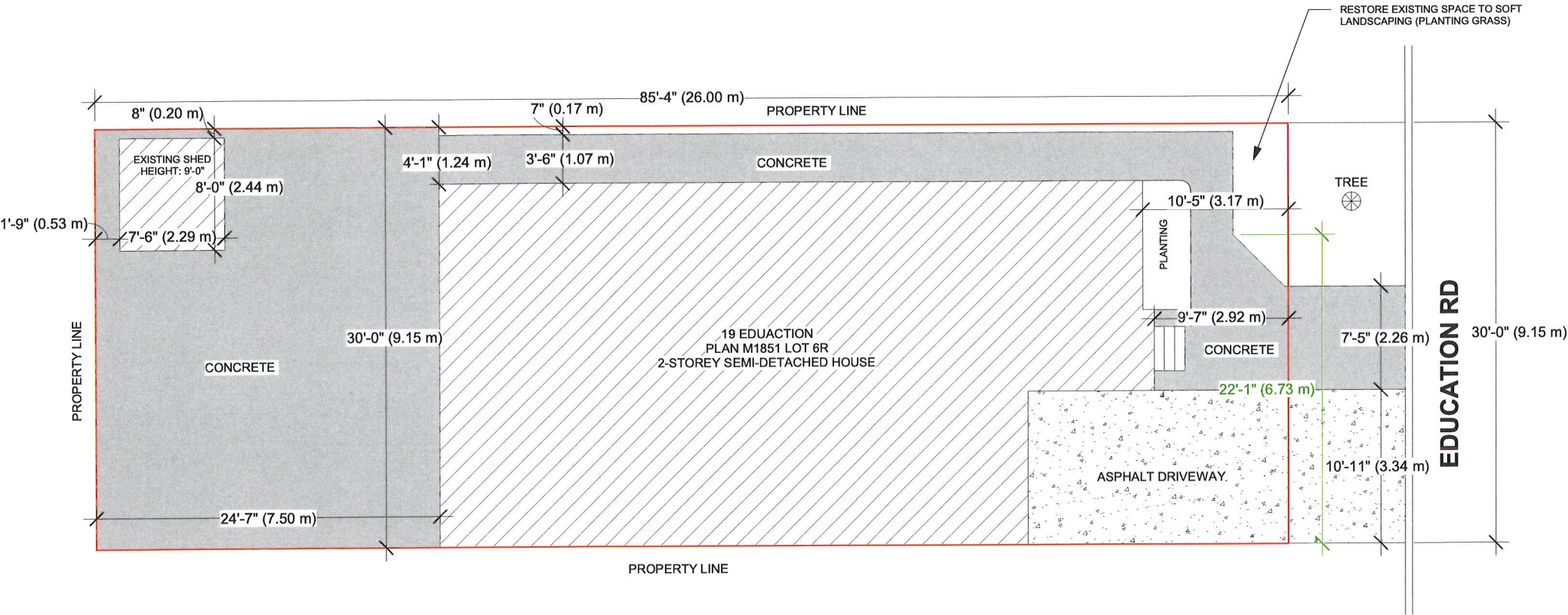
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

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

MINOR VARIANCE

-TO PERMIT A DRIVEWAY WIDTH OF 6.73m (22.08 ft.) WHEREAS THE BY-LAW
PERMITS A MAXIMUM DRIVEWAY WIDTH OF 6.71m (22 ft);



SITE PLAN

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS
ON SITE AND MUST NOTIFY THE DESIGN/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED
INFORMATION.
CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND
REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

STAMP

01 ISSUED FOR PERMIT NOV 09/23

ADDRESS:
19 EDUCATION RD,
BRAMPTON, ON

DRAWN BY: VS CHECKED BY: JB

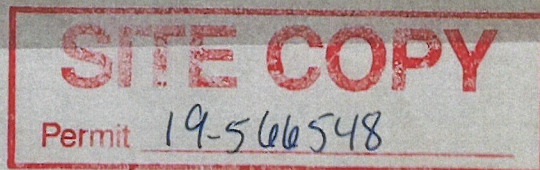
PROJECT NUMBER: 23R-29011

**NOBLE PRIME
SOLUTIONS LTD**
2131 WILLIAMS PARKWAY
UNIT 19,
BRAMPTON, ON
info@nobleltd.ca
(437) 888 1800

DATE: NOV 09/23 DWG No:

SCALE: 1/8" = 1' 0" A-1

**COPYRIGHT ACT R.S., 1985, c. C-42 APPLIES TO THE
USE AND REPRODUCTION OF THESE DOCUMENTS**



Zoning Non-compliance Checklist

File No.
A2024-0002

Applicant: DHARMENDRA JIVANLAL PATEL, MANISHA DHARMENDRA PATEL
Address: 19 EDUCATION RD BRAMPTON, ON, L6P 3P2
Zoning: R1B
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BELOW GRADE ENTRANCE			
SETBACKS			
BUILDING HEIGHT			
OUTSIDE STORAGE			
LOT COVERAGE			
DRIVEWAY	To permit a driveway width of 6.73m.	Whereas the by-law permits a maximum driveway width of 6.71m	10.9.1.B.1)c.
FENCE HEIGHT			
ACCESSORY STRUCTURE HEIGHT			
ACCESSORY STRUCTURE SETBACK	To permit an interior side yard setback of 0.2m to a proposed accessory structure (shed).	Whereas the by-law requires a minimum interior side yard setback of 0.6m.	10.3(f)(ii)
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
GARAGE DOOR HEIGHT			

John C. Cabral

Reviewed by Zoning

2023-12-15

Date