

FILE NUMBER:

A-2023-0420

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) Harry Gupta

Address 46 GROVER RD, BRAMPTON, ON, L6Y 5R3

Phone # +1 6478891911

Fax #

Email harrygupta53@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 0.09m 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 210R

Plan Number/Concession Number M1651

Municipal Address 46 GROVER RD, BRAMPTON, ON, L6Y 5R3

6.

Dimension of subject land (in metric units)

Frontage 8.40 M

Depth 31.30 M

Area 262.92 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: 111.3 sqm  
Gross Floor Area: 281.6 sqm,  
No. of Levels: 2  
Width: 7.14 m  
Length: 16.04 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 setback3.71 M  
Rear yard setback10.00 M  
Side yard setback1.25 M  
Side yard setback0.71 M

PROPOSED

Front yard setback3.71 M  
Rear yard setback10.00 M  
Side yard setback0.09 M  
Side yard setback0.71 M

10. Date of Acquisition of subject land: 2023

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: 2008

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

16. (a) What water supply is existing/proposed?  
Municipal☒  
Well☐

Other (specify) \_\_\_\_\_

16. (b) What sewage disposal is/will be provided?  
Municipal☒  
Septic☐

Other (specify) \_\_\_\_\_

16. (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 20 OF December

IN THE Town OF Halton Hills 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

*Clara Vani*

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

~~Expires September 20, 2026~~

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: \_\_\_\_\_

R2B-2813

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

2023-12-06

Date

DATE RECEIVED

Date Application Deemed  
Complete by the Municipality

December 20, 2023  
Clara

## 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: 46 GROVER RD, BRAMPTON

I/We, Harry Gupta

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

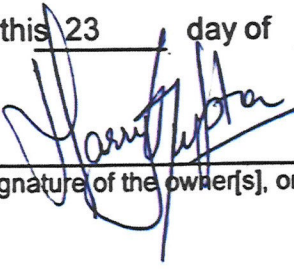
the undersigned, being the registered owner(s) of the subject lands, hereby authorize

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

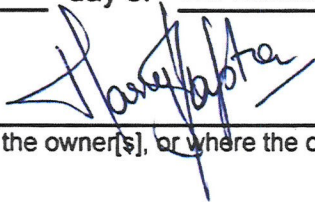
LOCATION OF THE SUBJECT LAND: 46 GROVER RD, BRAMPTON

I/We, Harry Gupta

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.

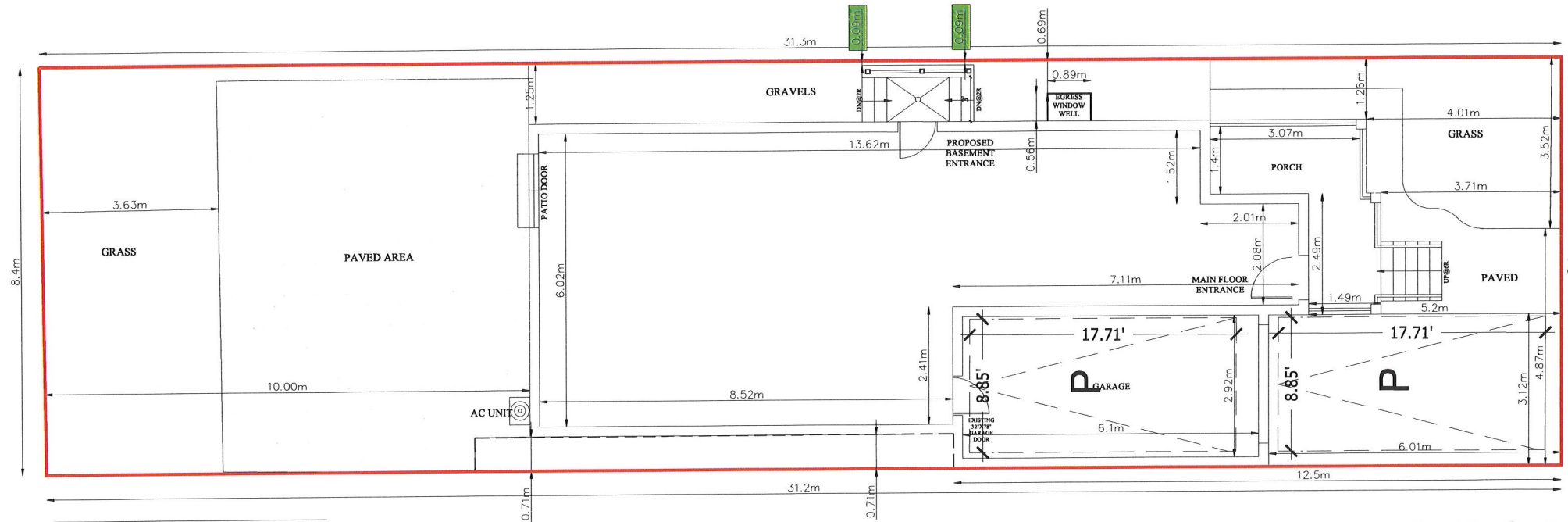


(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

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

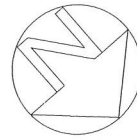
**NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.**

**NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION**



# SITE PLAN

SCALE 1/8"=1'-0"



46 GROVER ROAD

GROUND FLOOR AREA = 1198.12 SFT/111.3 SM  
GROSS FLOOR AREA = 3031.51 SFT / 281.6 SM  
LOT AREA = 2824.47 SFT / 262.4 SM

## 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. C.32.5.1 OF THE BUILDING CODE

SHIVANG TARIKA 106440  
NAME SIGNATURE BCIN

SHIVANG TARIKA

NO	REVISION / ISSUE	DATE

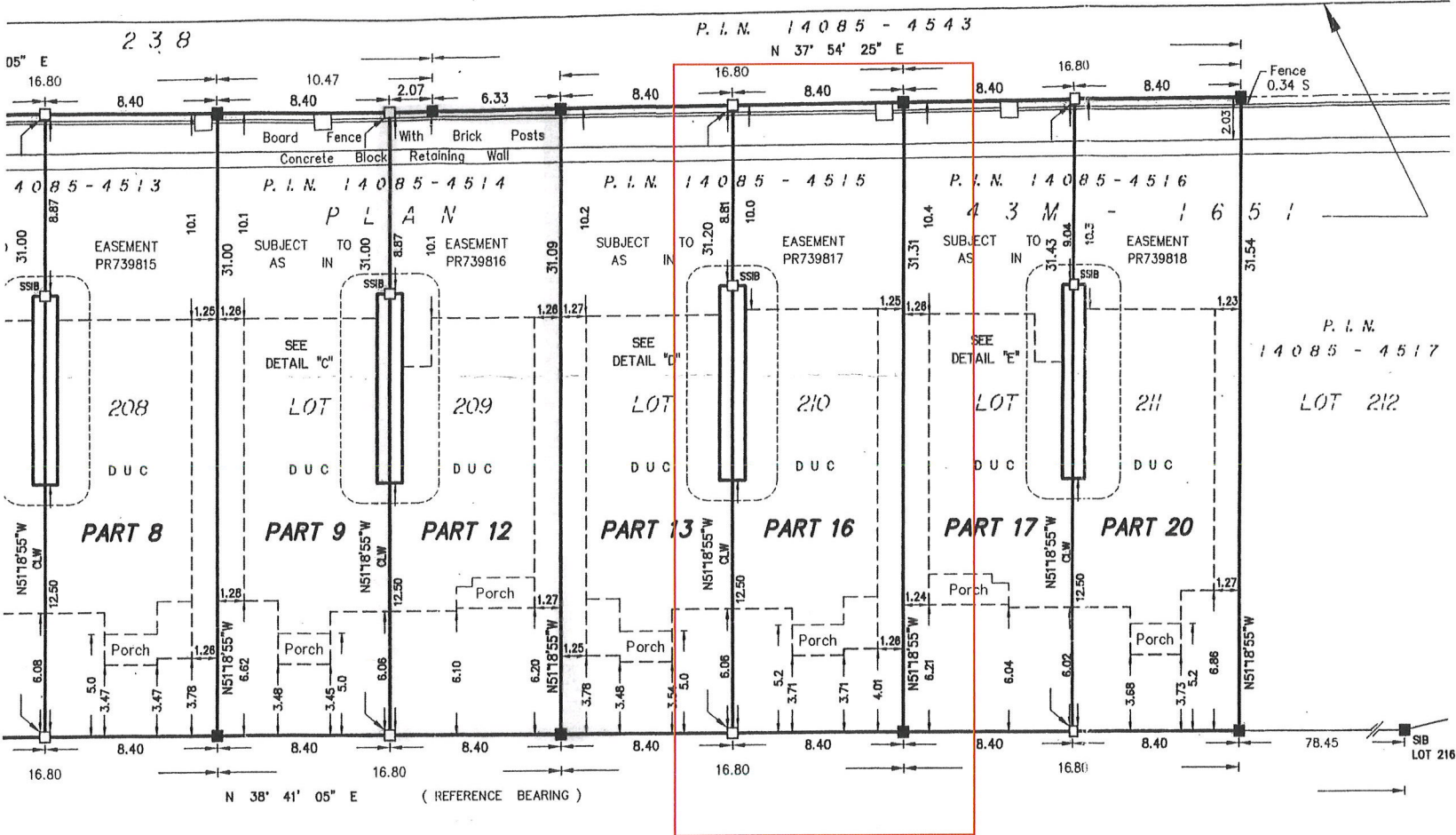
SITE PLAN

CITY : BRAMPTON

46 GROVER ROAD

EXISTING DWELLING

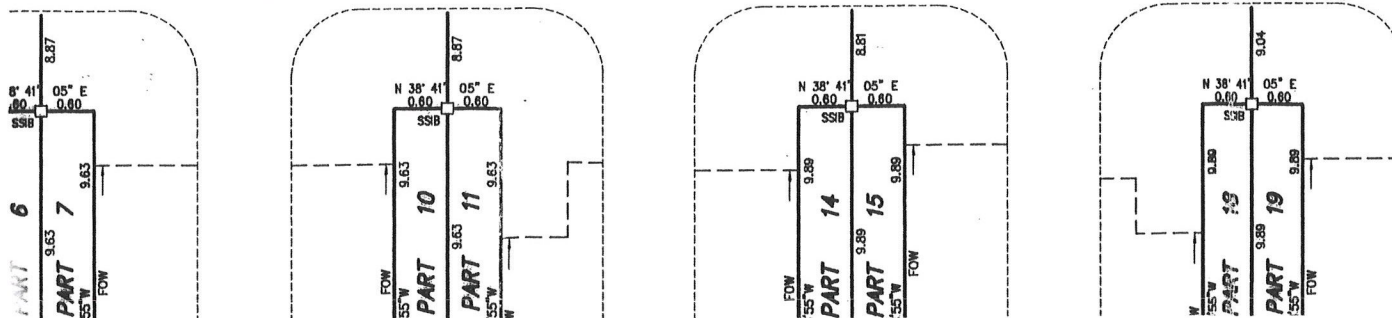
PROJECT	SHEET
NOV 2023	A1
SCALE 1/8"=1'-0"	



G R O V E R R O A D

( BY REGISTERED PLAN 43M-1651 )

P.I.N. 14085 - 4553



I REQUIRE THIS PLAN TO BE DEPOSITED  
UNDER THE LAND TITLES ACT

PLAN 43R-30216

RECEIVED AND DEPOSITED

DATE : JULY 19, 2005

DATE : August 8, 2005

  
CHRIS BERESNIEWICZ  
ONTARIO LAND SURVEYOR

Bukola Saheed  
ASSISTANT DEPUTY LAND REGISTRAR  
FOR THE LAND TITLES DIVISION OF  
PEEL (No.43)

## PART SCHEDULE

PART	LOT	PLAN	P.I.N.	SUBJECT TO EASEMENT
1	ALL OF 207	43M - 1651	ALL OF 14085-4512	AS IN PR739814
2				
3				
4				
5	ALL OF 208		ALL OF 14085-4513	AS IN PR739815
6				
7				
8				
9	ALL OF 209		ALL OF 14085-4514	AS IN PR739816
10				
11				
12				
13	ALL OF 210		ALL OF 14085-4515	AS IN PR739817
14				
15				
16				
17	ALL OF 211		ALL OF 14085-4516	AS IN PR739818
18				
19				
20				

### LEGEND

□	DENOTES	SURVEY MONUMENT SET
■	→ T	SURVEY MONUMENT FOUND
N,S,E,W	→ T	NORTH,SOUTH,EAST,WEST
SIB	→ T	STANDARD IRON BAR
SSIB	→ T	SHORT STANDARD IRON BAR
DUC	→ T	DWELLING UNDER CONSTRUCTION
P.I.N.	→ T	PROPERTY IDENTIFIER NUMBER
CLW	→ T	CENTRELINE OF WALL
FW	→ T	FACE OF WALL

**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**



# Zoning Non-compliance Checklist

File No.  
A-2023-0420

Applicant: Harry Gupta  
Address: 46 GROVER RD, BRAMPTON, ON, L6Y 5R3  
Zoning: R2B-2813  
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 interior side yard.	Whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard.	10.23
SETBACKS	To permit an interior side yard setback of 0.09m to a proposed exterior stairway leading to a below grade entrance.	Whereas the by-law requires a minimum interior side yard setback of 1.2m, except along the common wall line where the setback may be 0.0 metres.	Special Section 2813
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

2023-12-06

Date