

FILE NUMBER:

A-2023-0424

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)

Mruthyunjaya Amati , Sharanamma Amati

Address

1 Oaklea Blvd BRAMPTON, ON, L6Y 4G7

Phone #

(905) 334-1008

Fax #

Email

info@townhillconstructions.ca

2.

Name of Agent

Kruti Shah

Address

4 Abacus rd, Brampton, ON, L6T 5J6

Phone #

5475322583

Fax #

Email

kruti@rjcadsoptions.com

3.

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

1. To permit a proposed below grade separate entrance in between a main dwelling and the front flankage (exterior side yard).

2. To permit a proposed exterior side yard setback of 2m to a stairway leading to a below grade entrance.

4.

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

WE ARE PROPOSING BELOW GRADE SEPERATE ENTRANCE IN BETWEEN A MAIN DWELLING AND FRONT FLANKAGE(EXTERIOR SIDE YARD) WHICH ,ZONING BY LAW DOESNOT PERMIT.

5.

Legal Description of the subject land:

Lot Number

LOT 176

Plan Number/Concession Number

43M 481

Municipal Address

1 Oaklea Blvd

6.

Dimension of subject land (in metric units)

Frontage

12.2M

Depth

30.1 M

Area

360.2 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 - 95 SQ. M. , GROSS FLOOR AREA - 200 SQ.M.,
NUMBER OF STOREY - 2

PROPOSED BUILDINGS/STRUCTURES on the subject land:

BELOW GRADE ENTRANCE ON EXTERIOR 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 setback	8.5
Rear yard setback	7.8
Side yard setback	1.8
Side yard setback	3.2

PROPOSED

Front yard setback	8.5
Rear yard setback	7.8
Side yard setback	1.8
Side yard setback	2

10. Date of Acquisition of subject land: 2012

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: 1988

15. Length of time the existing uses of the subject property have been continued: 34

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 _____

Kruti Shah

Digitally signed by Kruti Shah
DN: G=CA, E=krucaddinfo@gmail.com, O=RJ
CAD Solutions Inc., CN=Kruti Shah
Date: 2023.05.10 13:44:23-04'00'

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY _____ OF _____ BRAMPTON

THIS 24 DAY OF NOV, 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.

C.S. Hiren Shah

I, KRUTI SHAH P.ENG, OF THE CITY _____ OF _____ BRAMPTON

IN THE PROVINCE _____ OF _____ ONTARIO 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 PROVINCE Region OF
peel THIS 24 DAY OF
NOV December 2023

2023

A Commissioner etc.

Gagandeep Jaswal
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton
Expires September 20, 2026

Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

R1D

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

Dec. 21, 2023

Date Application Deemed
Complete by the Municipality

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: 1 OAKLEA BLVD, BRAMPTON, ON L6Y 4G7

✓ We, Mruthyunjaya Amati & Sharanamma. Amati
please print/type the full name of the owner(s)

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

Townhill Construction 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 22 day of November, 2023

M.H. L

S.M. Amati

(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: 1 OAKLEA BLVD, BRAMPTON ON L6Y 4G7

Mr. Mruthyunjaya. Amati & Sharanamma. Amati
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 22 day of November, 2023

M. U. Amati

S. U. Amati

(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



Date: 2023/11/24
Committee of Adjustment
City of Brampton 2
Wellington Street West,
Brampton ON L3Z 2A9

RE: Minor Variance application for 1 Oaklea boulevard. Brampton

Dear member of the Committee of Adjustment and Secretary-Treasurer,

I am writing this cover letter for the property of 1 Oaklea boulevard. Brampton, ON, on behalf of a homeowner who wants to permit an accessory structure in between a main dwelling and the front flankage (exterior side yard). As per the property survey, the setback between the dwelling and side lot line is 3.2m.

Reasons for Separate Entrance from sideyard:

- The homeowner wants to keep privacy in the backyard since he has a front yard of 3.2m
- This supports design in the basement as well.
- The existing minimum setback of the side yard from the property line is 3.2 m, we are proposing a below-grade separate entrance setback is 2 m.

My kind request is to consider this application and grant a permit for the above matter.

Thank you,

Kruti Shah, P.Eng.

RJ Cad Solutions

BUILDING LOCATION SURVEY
LOTS 176 TO 181, BOTH INCLUSIVE, PLAN 43M-841
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL



© 1988

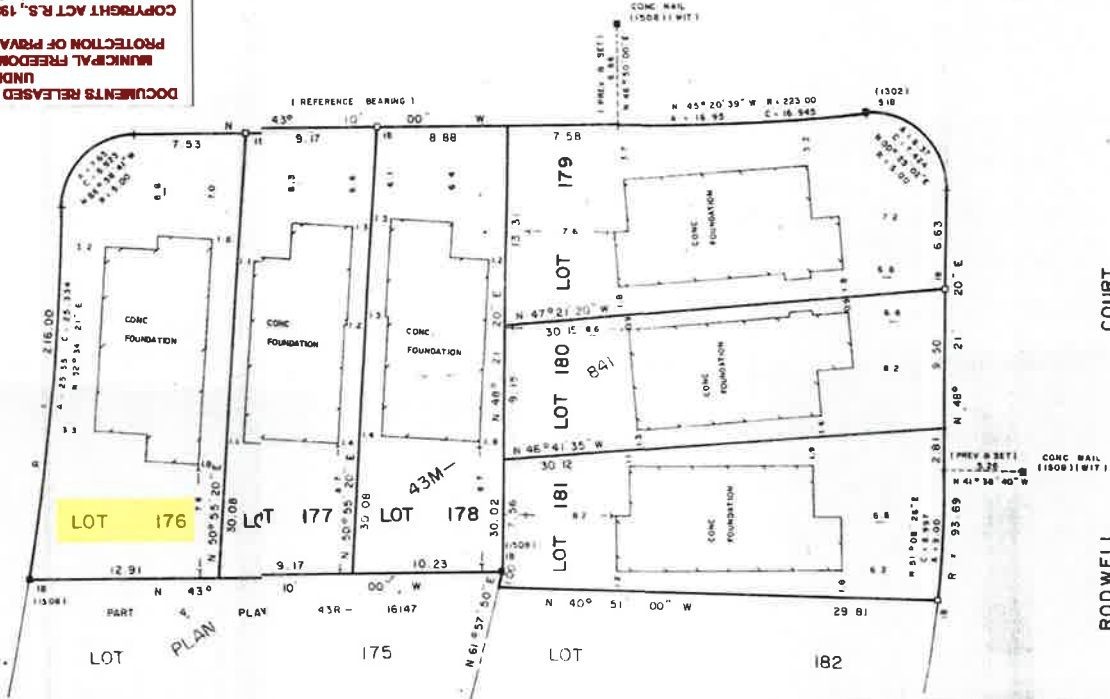
REVISED TO SHOW BUILDING LOCATION ON
LOTS 179, 180 AND 181, DATED NOV 29, 1988

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USE AND REPRODUCTION OF THESE DOCUMENTS
PROTECTION OF PRIVACY ACT R.S.O. 1990C, 1996
MUNICIPAL FREEDOM OF INFORMATION ACT
UNDER THE
DOCUMENTS RELEASED PURSUANT TO A REQUEST

OAKLEA BOULEVARD

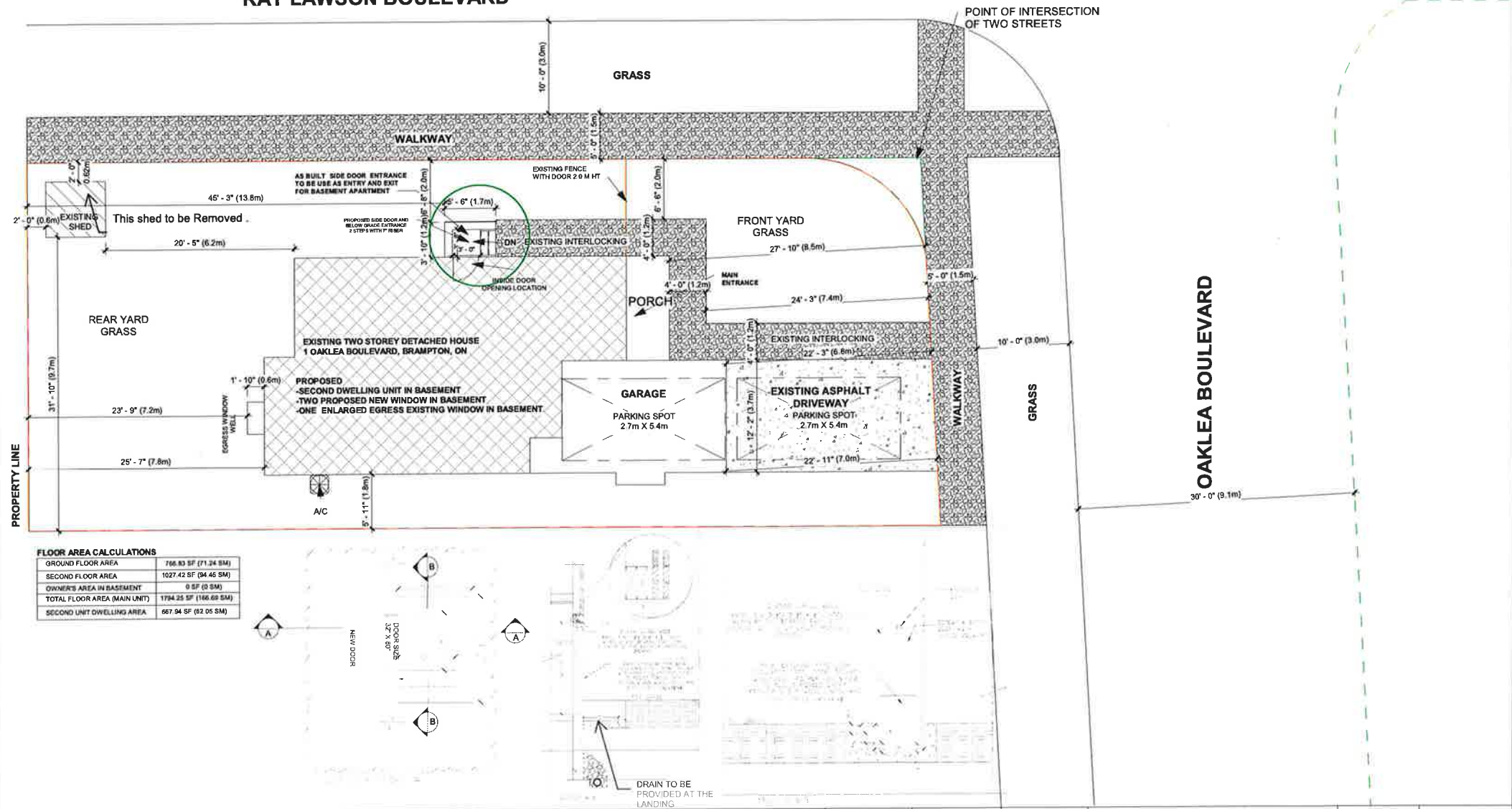
RAY LAWSON BOULEVARD

COURT RODWELL



SURVEYOR'S CERTIFICATE I CERTIFY THAT THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 26TH DAY OF SEPTEMBER, 1988 OCTOBER 14, 1988 DATE STEWART MCKECHNIE B.Sc., O.L.S. S. MCKECHNIE SURVEYING (TORONTO) LTD. NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL	BEARING NOTE BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHWESTERLY LIMIT OF OAKLEA BOULEVARD AS SHOWN ON PLAN 43M-841 HAVING A BEARING OF N 45° 10' 00" W LEGEND □ denotes SET ■ denotes FOUND SIB denotes STANDBY IRON BAR P/B denotes IRON BAR CC denotes ROUND IRON BAR IT denotes CUT CROSS CM denotes CONCRETE MONUMENT BT denotes NON TANGENTIAL OU denotes ORIGIN UNKNOWN WIT denotes WITNESS PROP denotes PROPORTIONED MEAS denotes MEASURED P.T. denotes POINT OF TANGENCY P.R.C. denotes POINT OF REVERSE CURVE S.F. denotes BOARD FENCE W.F. denotes WIRE FENCE C.L.F. denotes CHAIN LINK FENCE P1 denotes PLAN P2 denotes PLAN	METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048 S. MCKECHNIE SURVEYING (TORONTO) LTD. 25 HELEN AVE THORNHILL, ONTARIO L4J 1J6 (416) 889-1527 FOR: ASHLEY OAKS HOMES FILE N° 88-558 PLAN N° AB-1006 DRAWN BY: M.E.O. DATE: SEPT 29, 1988	© NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STEWART MCKECHNIE, O.L.S. NOTE: HOUSE MEASUREMENTS ARE SHOWN TO THE NEAREST DECIMETRE
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RAY LAWSON BOULEVARD



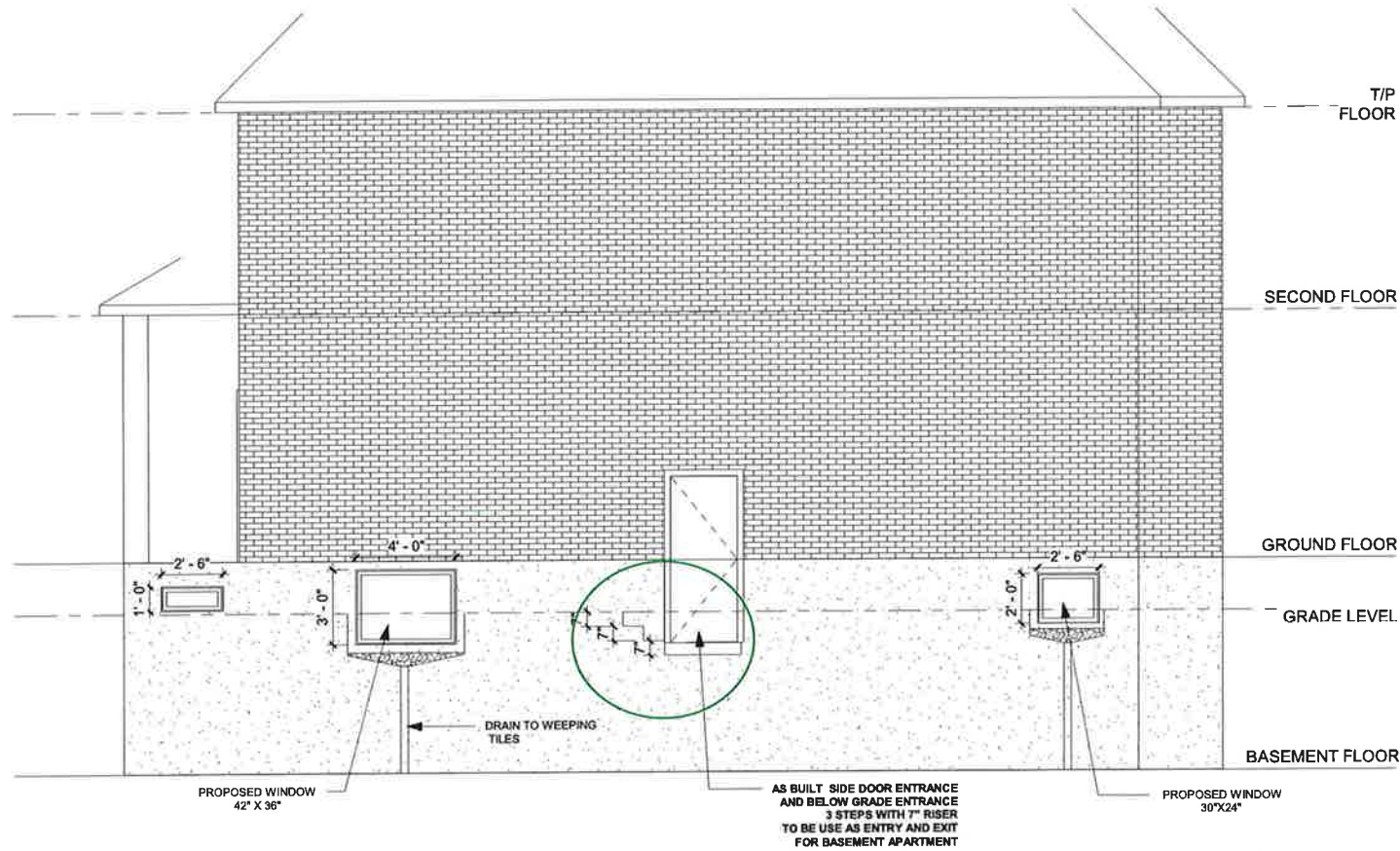
1.	ISSUED FOR APPROVAL	2023-11-20
No.	REVISION	DATE



1 OAKLEA BOULEVARD, BRAMPTON, ON	Date 2023-11-20	Scale 1" = 10'-0"
SITE PLAN	Drawn By JK	Checked By KS
RJ CAD SOLUTIONS	Project Number 0001	SHEET NUMBER A1

SPATIAL CALCULATIONS

WALL AREA	732.72 SF
LIMITING DISTANCE	1.2 m
MAX % OPENINGS	7%
OPENINGS ALLOWED	51.29 SF
EXISTING OPENINGS	2.50 SF
PROPOSED OPENINGS	7.00 SF
TOTAL OPENINGS	9.5 SF



1.	ISSUED FOR APPROVAL	2023-11-14
No.	REVISION	DATE



1 OAKLEA BOULEVARD,
BRAMPTON, ON

RIGHT SIDE ELEVATION

RJ CAD SOLUTIONS

Date	2023-11-14	Scale	1 : 60
Drawn By	JK	Checked By	KS
Project Number	0001		
SHEET NUMBER	A5		

Zoning Non-compliance Checklist

File No.

Applicant: Mruthyunjaya Amati , Sharanamma Amati
Address: 1 Oaklea Blvd BRAMPTON, ON, L6Y 4G7
Zoning: R1D
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 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
SETBACKS	To permit a proposed exterior side yard setback of 2m to a stairway leading to a below grade entrance.	Whereas the by-law requires a minimum exterior side yard setback of 3m.	13.3.2(f)
BUILDING HEIGHT			
OUTSIDE STORAGE			
LOT COVERAGE			
DRIVEWAY			
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE HEIGHT			
ACCESSORY STRUCTURE SETBACK			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
GARAGE DOOR HEIGHT			

John C. Cabral
Reviewed by Zoning

2023-12-14
Date