

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) PRAGNESH VYAS | FALGUNI VYAS

Address 37 Riverstone Dr, Brampton, ON L6P 2V7

Phone # 416 520 8290

Fax #

Email pragvyas9@gmail.com

2. Name of Agent Ravinder Singh (Urban Building Designs)

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 SIDE DOOR IN THE INTERIOR SIDE YARD HAVING SETBACK OF 0.65 M WHEREAS ZONING BY-LAW REQUIRES A MINIMUM SETBACK OF 1.20 M FROM INTERIOR SIDE LOT LINE.

TO PERMIT 0.65 M OF PATHWAY TO SECOND DWELLING UNIT IN BASEMENT, WHEREAS ZONING REQUIRES 1.20 M OF UNOBSTRUCTED PATHWAY TO SECOND DWELLING UNIT IN BASEMENT.

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

ZONING BY-LAW REQUIRES A MINIMUM SETBACK OF 1.20 M FROM INTERIOR SIDE LOT LINE FOR SIDE DOOR WHEREAS WE ARE PROPOSING A SETBACK OF 0.65 M

ZONING BY-LAW REQUIRES 1.20 M OF UNOBSTRUCTED PATHWAY TO SECOND DWELLING UNIT IN BASEMENT WHEREAS WE ARE PROPOSING A SETBACK OF

5. Legal Description of the subject land:

Lot Number 73

Plan Number/Concession Number 43M-1714

Municipal Address 37 Riverstone Dr, Brampton, ON L6P 2V7

6. Dimension of subject land (in metric units)

Frontage 13.720 m

Depth 34.500 m

Area 473.34 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.)

Building Area - 195.05 SQM

Gross Floor Area (above grade) - 321.32 SQM

No. of storeys - 2

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Side door in the interior 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	5.09m
Rear yard setback	11.50m
Side yard setback	0.65m
Side yard setback	1.26m

PROPOSED

Front yard setback	5.09m
Rear yard setback	11.50m
Side yard setback	0.65m
Side yard setback	1.26m

10.

Date of Acquisition of subject land:

30 APRIL 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:

2008
15.

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

16

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 _____

Ravinder Singh

Signature of Applicant(s) or Authorized Agent

DATED AT THE City _____ OF Brampton _____

THIS 15TH 18TH DAY OF JANUARY, 20²⁴.

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, 20²⁴

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

Ravinder Singh

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

R1C-1884

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

2024/01/17

Date

DATE RECEIVED

Date Application Deemed
Complete by the Municipality

Clara

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: 37 Riverstone Dr, Brampton, ON L6P 2V7

I/We, PRAGNESH VYAS | FALGUNI VYAS
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 15 day of JANUARY, 2024.

P. Vyas F. Vyas
(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: 37 Riverstone Dr, Brampton, ON L6P 2V7

I/We, PRAGNESH VYAS | FALGUNI VYAS
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 15 day of JANUARY, 20²⁴.

Pras F. Vyas
(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.

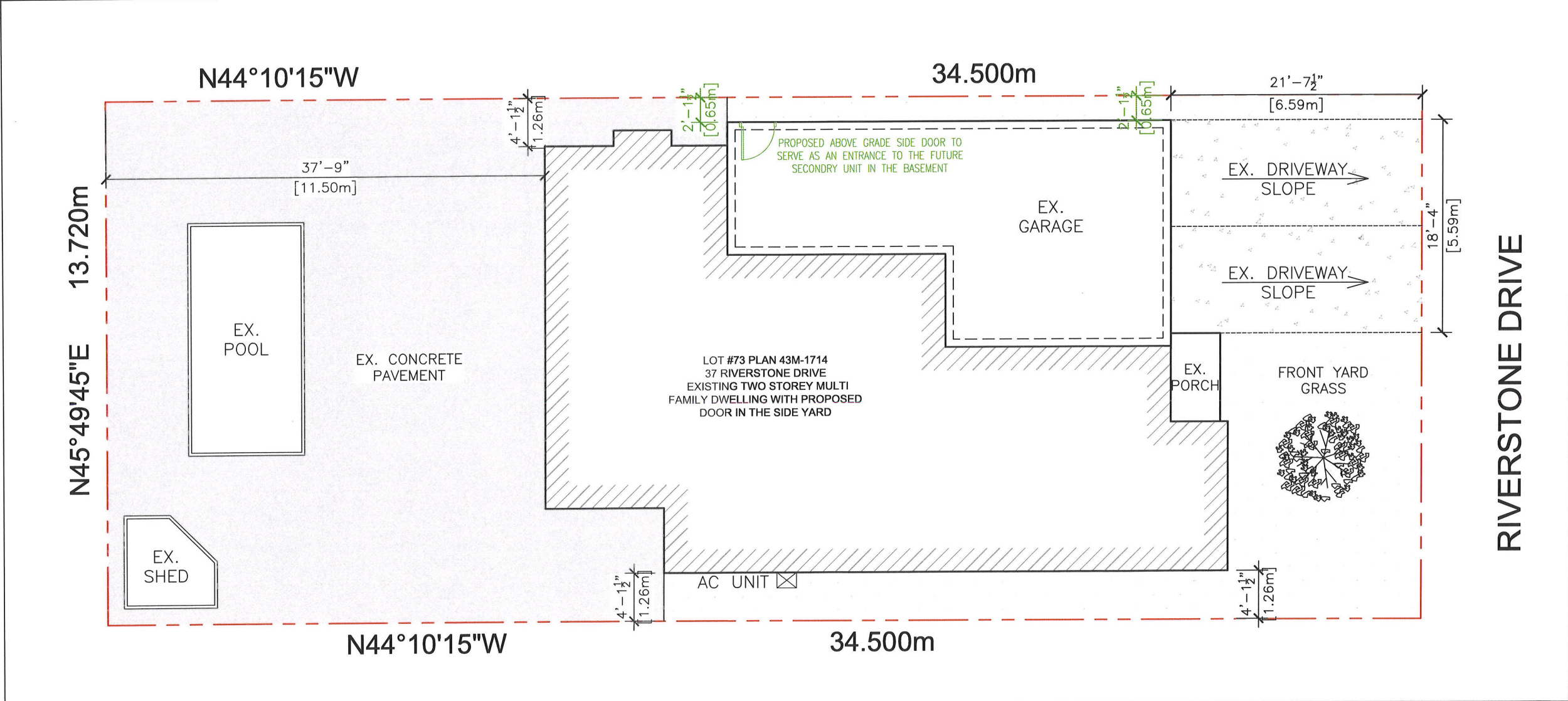
NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION

ZONING	R1C-1884
PLAN NUMBER	43M-1714
LOT AREA	473.34 m ²
DEPTH	34.50 m
FRONTAGE	13.72 m
LOT COVERAGE	41%

- MINOR VARIANCE APPLICATION
- TO PERMIT A SIDE DOOR IN THE INTERIOR SIDE YARD HAVING SETBACK OF 0.65 M WHEREAS ZONING BY-LAW REQUIRES A MINIMUM SETBACK OF 1.20 M FROM INTERIOR SIDE LOT LINE.
 - TO PERMIT 0.65 M OF PATHWAY TO SECOND DWELLING UNIT IN BASEMENT, WHEREAS ZONING REQUIRES 1.20 M OF UNOBSTRUCTED PATHWAY TO SECOND DWELLING UNIT IN BASEMENT.

A101: SITE PLAN

1/8" = 1'-0"



No.	REVISION	No.	Project Address/Name:	Sheet Title:	Coordinated by:
1			37 Riverstone Drive	A101: SITE PLAN	RAVINDER SINGH
2			Brampton, ON		
3			L6P 2V7		
4			Client Name & Address:		Contact:
5			Pragnesh Vyas		(416) 400 - 7812
6			37 Riverstone Drive		urbanbuildingdesigns@gmail.com
7			Brampton, ON		www.urbanbuildingdesigns.com
			Project Description:	Date:	Drawn by:
				Scale:	Checked by:
					Quotation No.
					Project No.
					Drawing No.

SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF LOT 73
PLAN 43M-1714
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:300
10m 5m 0 10m 20metres

RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.

METRIC

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

NOTES

- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- PL DENOTES PLAN 43M-1714
- P DENOTES PORCH

ALL FOUND MONUMENTS BY SCHAEFFER & DZALDOV LIMITED, O.L.S.

ALL TIES TO CONCRETE FOUNDATION

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHEAST LIMIT OF RIVERSTONE DRIVE AS SHOWN ON PLAN 43M-1714 HAVING A BEARING OF N45°49'45"E

PART 2 (SURVEY REPORT)

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: NONE
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

SURVEYOR'S CERTIFICATE

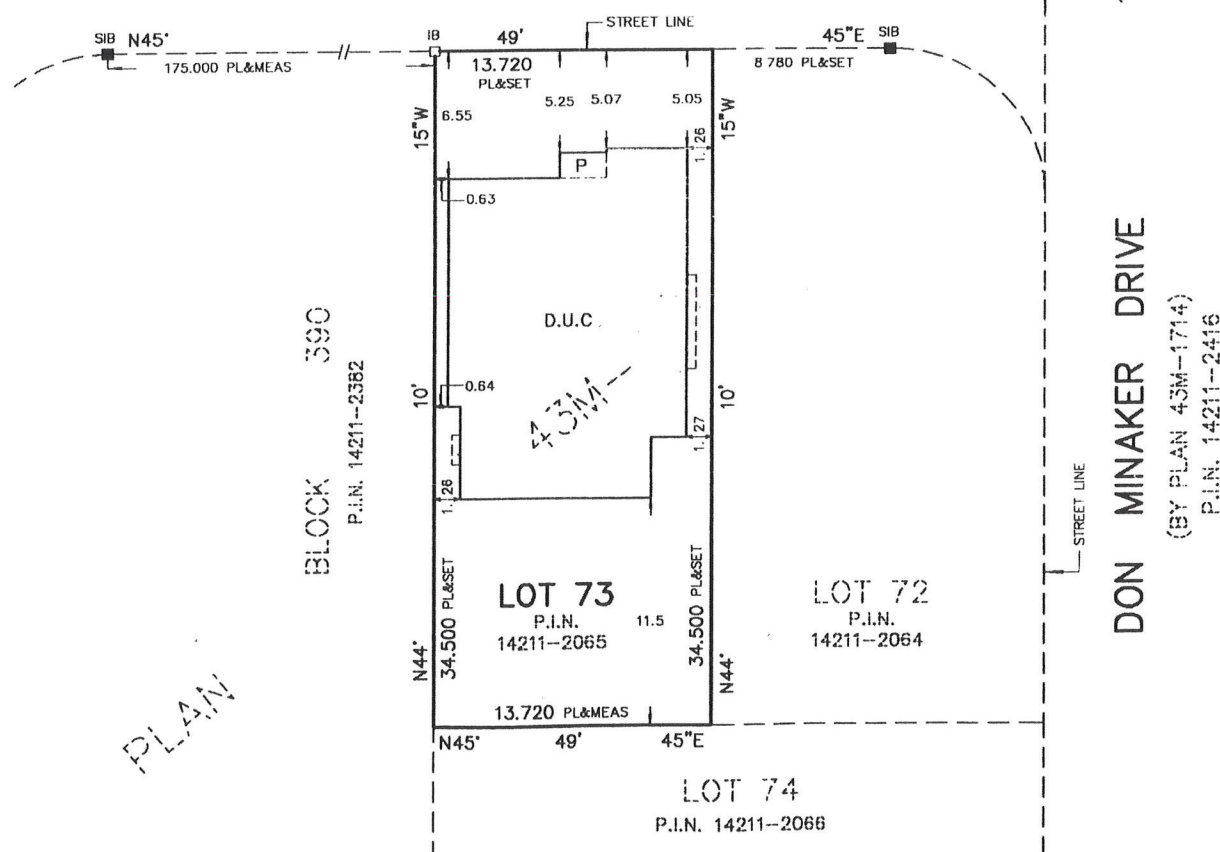
I CERTIFY THAT:

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 ON THE 5th DAY OF JUNE, 2007

DATE July 11th, 2007

T. Singh
T. SINGH
ONTARIO LAND SURVEYOR

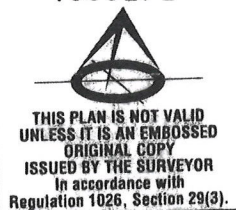
RIVERSTONE DRIVE
(BY PLAN 43M-1714)
P.I.N. 14211-2412



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

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1653272



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

THIS REPORT WAS PREPARED FOR
SEQUOIA GROVE HOMES
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY OTHER PARTIES.



RADY-PENTEK & EDWARD SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 Chrislea Road, Suite 7
Woodbridge, Ontario L4L 8A3
Tel. (416) 635-5000 Fax (416) 635-5001
Tel. (905) 264-0881 Fax (905) 264-2099
Website: www.r-pe.ca
DRAWN: G.Y. CHECKED: T.S.
JOB No. 05-273 CAD FILE No. 1714-073

JAN 18 2024

CITY CLERK'S OFFICE

Pragnesh Vyas
Falguni Vyas
37 Riverstone Dr
Brampton
L6P 2V7

Committee of Adjustment
City of Brampton 2 Wellington Street West
Brampton, ON L6Y 4R2

Re: Minor Variance Application for Installing Side Door for Basement Access

Dear Members of the Committee of Adjustment,

We are writing to formally submit our application for a minor variance to install a side door for basement access at 37 Riverstone Dr, Brampton. We believe that the following points support the merit of this application:

1. Privacy and Safety Consideration: Installing the side door from the garage is essential to avoid compromising the backyard privacy, which includes a swimming pool. This alternative ensures that the safety of the tenant especially for the young children for their day-to-day access and the backyard remains a private space for the enjoyment of the owners without any intrusion. This will ensure that the enjoyment of our outdoor space is not hindered while providing a secure and convenient access point for tenants.

2. Wide Side Yard for Easy Access: The adjacent school fence is situated far from the property, and We would also like to mention that on site the distance from the fence to the garage is more than 4 feet, resulting in a wide side yard. This wide space facilitates easy access for tenants while maintaining a safe and unobstructed passage to the basement apartment.

3 Emergency Access on the Other Side: The property has more than 4 feet of space on the other side also, allowing for emergency access to the backyard. This ensures that safety measures are in place, and emergency personnel can access the premises without hindrance.

4. No Drainage or Stormwater Issues: The proposed side door will not lead to any drainage or stormwater issues, as no changes will be made to the surface grade of the side yard. This ensures that there will be no adverse impact on the surrounding environment.

5. Distance from School Building and Playground: There is no compromise to the existing to the school access, playground or building. The tenant's path will be carefully planned to avoid any interference with the school building and playground. The proposed side door location ensures that the school facilities remain undisturbed.

JAN 18 2024

CITY CLERK'S OFFICE

6. Cost and Environmental Impact: Digging out a below-grade entrance is not only expensive but also adds permanent pollutants to the surrounding soil. Installing a side door from the garage is a more cost-effective and environmentally friendly solution.

7. City's Precedent and Supportive Neighbors: Similar variances have been granted by the city to other households in the past, demonstrating a precedent for such requests. We have discussed our proposal with our neighbors, and they are cooperative and supportive of this application. This collaborative approach ensures a harmonious living environment for all residents in the neighborhood.

We kindly request the Committee's consideration of these points and approval of the minor variance for installing the side door for basement access at 37 Riverstone Dr, Brampton. We are confident that this modification aligns with the best interests & safety of the community and adheres to the city's regulations and no environmental affect.

Thank you for your time and consideration. We are available for any additional information or clarification you may require.

Sincerely,

DocuSigned by:

Pragnesh Vyas

January 18, 2024

4FB4A95F84E843B...

Pragnesh Vyas

Falguni Vyas

DocuSigned by:

Falguni Vyas

January 18, 2024

AC8249DB0158461...

Zoning Non-compliance Checklist

File No.
A-2024-0009

Applicant: Ravinder Singh
Address: 37 Riverstone Dr
Zoning: R1C-1884
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			
ABOVE GRADE ENTRANCE	To permit a proposed above grade entrance in a side yard having a minimum width of 0.63m extending from the front wall of the dwelling up to the door,	whereas the by-law permits an above grade entrance when the side yard within which the door is located has a minimum width of 1.2m (3.94 ft.) extending from the front wall of the dwelling up to and including the door.	10.24.1 (a)
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
GARAGE WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING	To permit a 0.63m wide pedestrian path of travel leading to the principal entrance of an additional residential unit,	whereas the by-law requires an unobstructed pedestrian path of travel having a minimum width of 1.2m leading to the principal entrance of an additional residential unit.	10.16.1 (b)
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

2024/01/17

Date