

DEFERRED APPLICATION FOR MINOR VARIANCE

WHEREAS an **amended** application for minor variance has been made by **CHIRAG NANALAL SHAH AND KESHA RAMESHBHAI SHAH** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Lot 37, Plan 43M-1545 municipally known as **23 GORE VALLEY TRAIL**, Brampton;

AND WHEREAS the applicants are requesting the following variance(s):

1. To permit a driveway width of 7.92m (26 ft) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.).

OTHER PLANNING APPLICATIONS:

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: NO
Application for Consent: NO

File Number: _____
File Number: _____

The Committee of Adjustment has appointed **TUESDAY, March 28, 2023 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. THIS NOTICE IS TO BE POSTED BY THE OWNER OF ANY LAND THAT CONTAINS SEVEN OR MORE RESIDENTIAL UNITS IN A LOCATION THAT IS VISIBLE TO ALL OF THE RESIDENTS.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. This will also entitle you to be advised of an Ontario Land Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body.

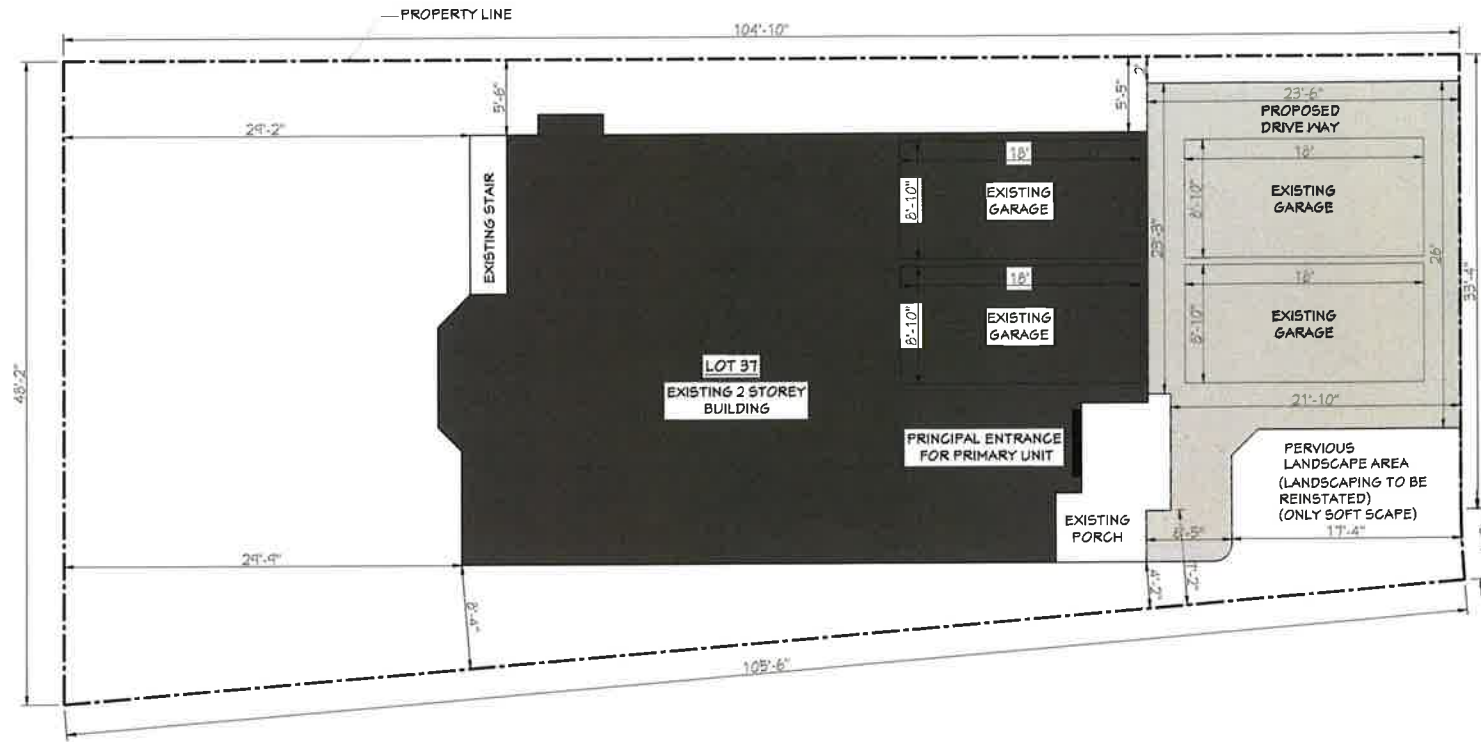
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 16th Day of March, 2023.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall, 2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca



SITE LAYOUT
(SCALE : 3/32" = 1'-0")



TITLE
**23 GORE VALLEY TRAIL,
BRAMPTON, ON
SITE PLAN**

PROJECT INFORMATION

PROJECT NO
22-199

CUSTOMER

PROJECT
23 GORE VALLEY TRAIL

DESIGNER INFORMATION

BY
BPP

TITLE
BPP

SCALE
3/32" = 1'-0"

REV DATE

1 2022-02-20

2

3

ENGINEER
MS

DRAWN BY
BET

CHECKED BY

DATE

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CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE ENGINEER.

UNITS AS MENTIONED ON THE DRAWINGS. ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON INDUSTRY PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE.

SHEET
A102

REV
00



83 Ganh Massey Drive, Cambridge,
ON, Canada, N1T2G1
M: 647-710-2966 O: 905-566-9690
Email: info@blueprintspermit.com
Website: www.blueprintspermit.com

Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically and/or as a hybrid meeting (both in-person and electronically).

**Electronic/Hybrid Hearing Procedures
How to get involved in the Hybrid Hearing**

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **March 28, 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

How to Participate in the Hearing:

All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, March 23, 2023.**

- Advance registration for applicants, agents and other interested persons is required by one or two options:
 1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary–Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, March 23, 2023.**
 2. To participate in-person, please email the Secretary–Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, March 23, 2023.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Thursday, March 23, 2023.** City staff will contact you and provide you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

- All Hearings will be livestreamed on the City of Brampton YouTube account at:
<https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or
<http://video.isilive.ca/brampton/live.html> .

If holding an electronic/hybrid rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.

AMENDMENT LETTER

March 14, 2023

To: Committee of Adjustment

**RE: CHIRAG NANALAL SHAH AND RAMESHBHAI SHAH
LOT 37, PLAN 43M-1545
A-2022-0400 – 23 GORE VALLEY TRAIL**

Please **amend** application **A-2022-0400** to reflect the following:

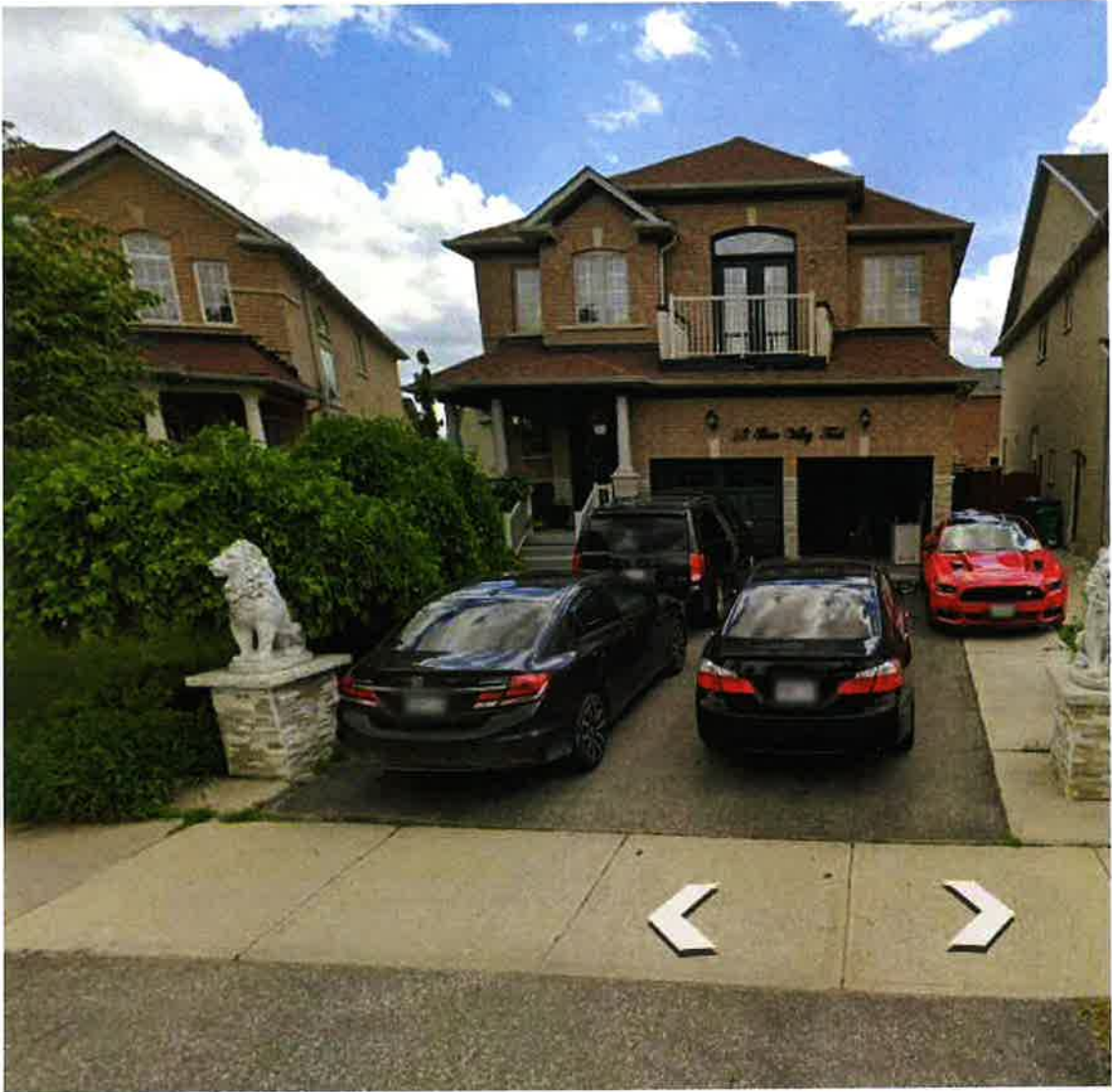
1. To permit a driveway width of 7.92m (26 ft) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.).

A handwritten signature in black ink, appearing to read 'Chirag Shah', written over a horizontal line.

Applicant/Authorized Agent

A-2022-0400 – 23 GORE VALLEY TRAIL


REVISED DRAWINGS



23 GORE VALLEY TRAIL, BRAMPTON

DRIVEWAY WIDENING

DRAWING INDEX	
SHEET	DESCRIPTION
A101	COVER PAGE
A102	SITE PLAN

TITLE		23 GORE VALLEY TRAIL, BRAMPTON, ON COVER PAGE	
PROJECT INFORMATION			
PROJECT NO		22-199	
CUSTOMER			
PROJECT		23 GORE VALLEY TRAIL	
DESIGNER INFORMATION			
BY		BPP	
TITLE			
SCALE		N.T.S.	
REV		DATE	
1		2022 02 20	
2			
ENGINEER		MS	
DRAWN BY		DET	
CHECKED BY			
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SHEET		A101	
REV		00	
83 Garth Massey Drive, Cambridge, ON, Canada, N1T2G1 M: 647-770-2466 O: 905-566-9690 Email: info@blueprintspermit.com Website: www.blueprintspermit.com			

Flower City



brampton.ca

FILE NUMBER: A-2022-0400

The Personal Information collected on this form is collected pursuant to section 46 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) CHIRAG NANALAL SHAH & KESHA RAMESHBHAI SHAH
Address 23 GORE VALLEY TRAIL
BRAMPTON, ON, L6P 1N6

Phone # 647-706-9785 Fax # _____
Email cnshah085@gmail.com

2. Name of Agent BLUE PRINTS PERMIT C/O MALAV SHAH
Address 88 GARTH MASSEY DRIVE
CAMBRIDGE, ON, N1T 2G7

Phone # 647-770-2966 Fax # _____
Email info@blueprintspermit.work

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

REQUESTING THE RELIEF FOR THE EXTENDED DRIVEWAY
TO BE 10.5m THAN ALLOWABLE TO BE 6.71M

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

DUE TO MISGUIDED BY THE CONTRACTOR, HOME OWNER
SPENT MONEY TO COMPLETE THE DRIVEWAY AND IT COSTED
HIM FORTUNE. WE REQUEST THE ACCEPTANCE AS PER
SITE PLAN

5. Legal Description of the subject land: PL 43M 1545 LOT 37
Lot Number _____
Plan Number/Concession Number _____
Municipal Address 23 GORE VALLEY TRAIL

6. Dimension of subject land (in metric units)

Frontage 12.1m
Depth 31.96m / 32.15m
Area 396.94 m²

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.)

DWELLING UNIT , GAZEBO IN BACK YARD

5.76 M2 OF gazebo area
227 m2 of the Gross Floor area

PROPOSED BUILDINGS/STRUCTURES on the subject land:

N/A

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 6.60m
Rear yard setback 8.86m
Side yard setback 1.64m / 1.65m
Side yard setback 1.26m 2.53m

PROPOSED

Front yard setback No Change
Rear yard setback No Change
Side yard setback No Change
Side yard setback No Change

10. Date of Acquisition of subject land: 2022
11. Existing uses of subject property: SINGLE FAMILY DWELLING UNIT
12. Proposed uses of subject property: NO CHANGE
13. Existing uses of abutting properties: RESIDENTIAL USE
14. Date of construction of all buildings & structures on subject land: 2003
15. Length of time the existing uses of the subject property have been continued: 19 YEARS

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]

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF CAMBRIDGE

THIS 03 DAY OF NOVEMBER, 2022.

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.

BLUE PRINTS PERMIT
I, C/O MALAY SHAH, OF THE CITY OF CAMBRIDGE,
IN THE REGION OF WATERLOO 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 Ontario
h/dec THIS 9th DAY OF
h/dec, 2022

[Signature]
A Commissioner etc.

Jm.
Jeanie Cecilia Myers
a Commissioner, etc.,
Province of Ontario
for the Corporation of the
City of Brampton
Expires April 8, 2024.

[Signature]
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1C - 1689

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

HOTHU S.

Zoning Officer

NOV 30 2022

Date

DATE RECEIVED h/december 9, 2022

23 GORE VALLEY TRAIL, BRAMPTON

DRIVEWAY WIDENING

DRAWING INDEX	
SHEET	DESCRIPTION
A101	COVER PAGE
A102	SITE PLAN



TITLE 23 GORE VALLEY TRAIL,
BRAMPTON, ON
COVER PAGE

PROJECT INFORMATION	
PROJECT NO	22-199
CUSTOMER	
PROJECT	23 GORE VALLEY TRAIL

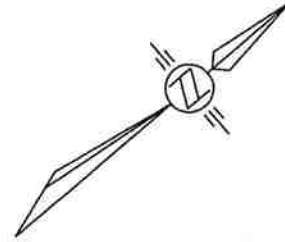
DESIGNER INFORMATION	
BY	BPP
TITLE	N.T.S.
SCALE	
REV	DATE
1	2022.11.19
2	
3	
ENGINEER	MS
DRAWN BY	BET
CHECKED BY	

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CONSTRUCTION TO BE ACCORDING TO BEST COMMON
INDUSTRY PRACTICE AND CONFORM TO THE ONTARIO
BUILDING CODE

SHEET	A101
REV	00
53 Garth Massey Drive, Cambridge, ON, Canada, N1T2G1 M: 647-770-2966 O: 905-566-9690 Email: info@blueprintspermit.work Website: www.blueprintspermit.work	



SURVEYOR'S REAL PROPERTY REPORT
PART 1) PLAN OF
LOTS 36 TO 41 BOTH INCLUSIVE
REGISTERED PLAN 43M-1545
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL
SCALE 1:400
P. SALNA Co. LTD., O.L.S.



GORE VALLEY TRAIL
(BY REGISTERED PLAN 43M-1545)

PIN 14211 - 0677

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1461832



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

REVISION OF NEW DWELLING		
LOT	DATE	O.L.S.
37	OCT. 21, 2005	<i>U. Dole</i>

LEGEND

□ DENOTES SURVEY MONUMENT PLANTED
■ DENOTES SURVEY MONUMENT FOUND
SIB DENOTES STANDARD IRON BAR
IB DENOTES IRON BAR
WIT DENOTES WITNESS
OU DENOTES ORIGIN UNKNOWN
CC DENOTES CUT CROSS
S DENOTES SET
M DENOTES MEASURED
N DENOTES NOTES BY P.SALNA CO.LTD., O.L.S.
PC DENOTES POINT OF CURVATURE
PRC DENOTES POINT OF REVERSE CURVATURE

CF DENOTES CONCRETE FOUNDATION WALLS
TWE DENOTES TOP OF WALL ELEVATION
GSE DENOTES GARAGE SILL ELEVATION
PL DENOTES REGISTERED PLAN 43M-1545
BR DENOTES 2 STOREY BRICK DWELLING
• DENOTES FOUND TEMPORARY WITNESS MONUMENTS BY P.SALNA Co.LTD., O.L.S.
C DENOTES CALCULATED

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF P.SALNA O.L.S.

NOTES

BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM THE SOUTH EASTERLY LIMIT OF GORE VALLEY TRAIL AS SHOWN ON REGISTERED PLAN 43M-1545 HAVING A BEARING OF N 40°18'20" E

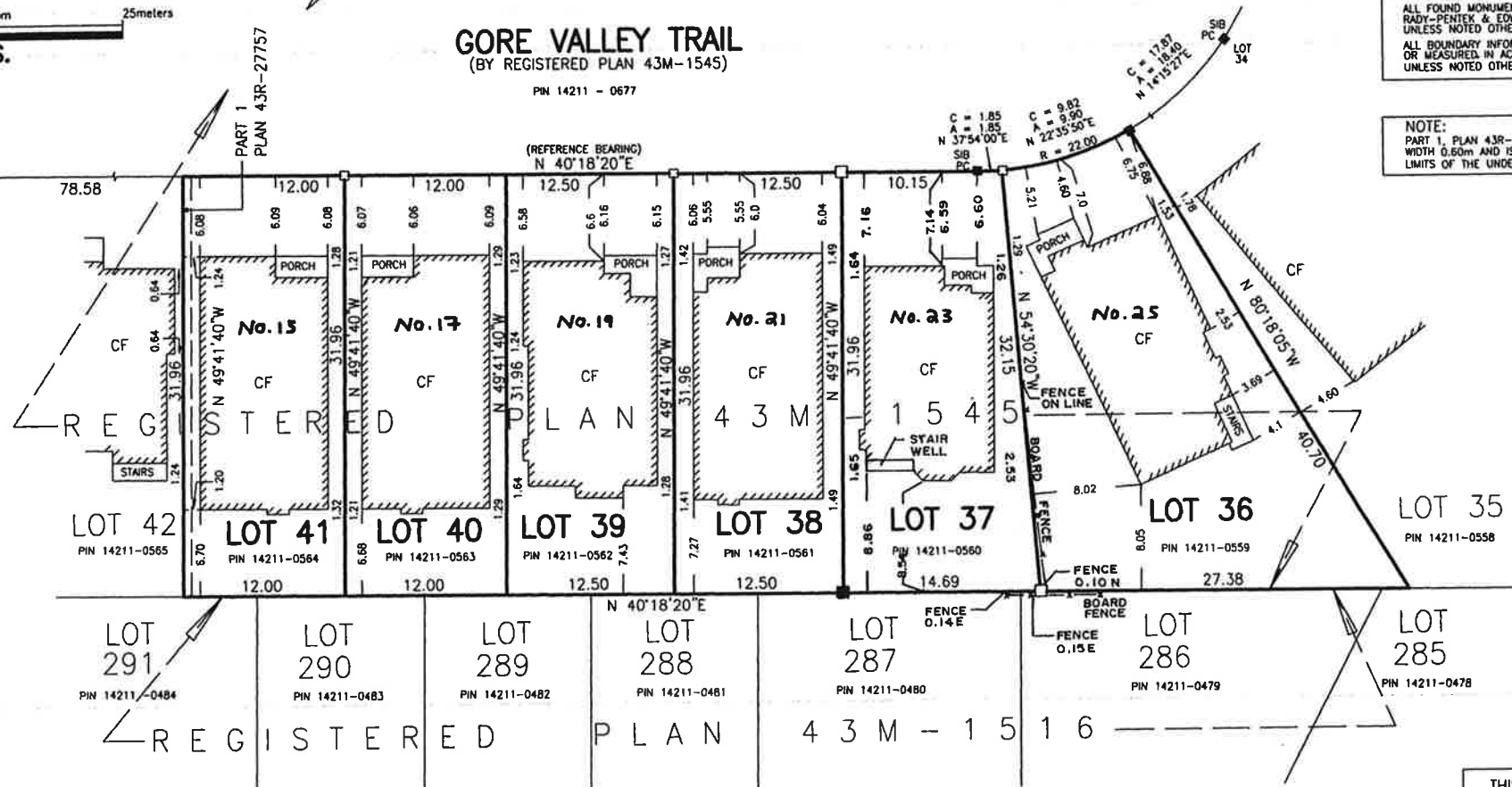
PART 2) SURVEY REPORT
REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:
NO EASEMENTS OR RIGHT OF WAYS ARE REGISTERED.
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

METRIC

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

NOTE:
ALL FOUND OR PLANTED MONUMENTS SHOWN HEREON ARE IRON BARS UNLESS NOTED OTHERWISE.
ALL FOUND MONUMENTS SHOWN HEREON WERE PLANTED BY RADY-PENTEX & EDWARD SURVEYING LTD., O.L.S. UNLESS NOTED OTHERWISE
ALL BOUNDARY INFORMATION SHOWN HEREON HAS BEEN SET OR MEASURED IN ACCORDANCE WITH REGISTERED PLAN 43M-1545 UNLESS NOTED OTHERWISE

NOTE:
PART 1, PLAN 43R-27757 HAS A PERPENDICULAR WIDTH 0.60m AND IS WHOLLY CONTAINED WITHIN THE LIMITS OF THE UNDERLYING LOTS



THIS REPORT WAS PREPARED FOR
ERIN DANCER PROPERTIES LTD.
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY
OTHER PARTIES

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- 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.
- THE SURVEY WAS COMPLETED ON THE 30th DAY OF JUNE 2003.

AUGUST 21st, 2003

DATE

P. Salna

R. SALNA, B.Sc.
ONTARIO LAND SURVEYOR

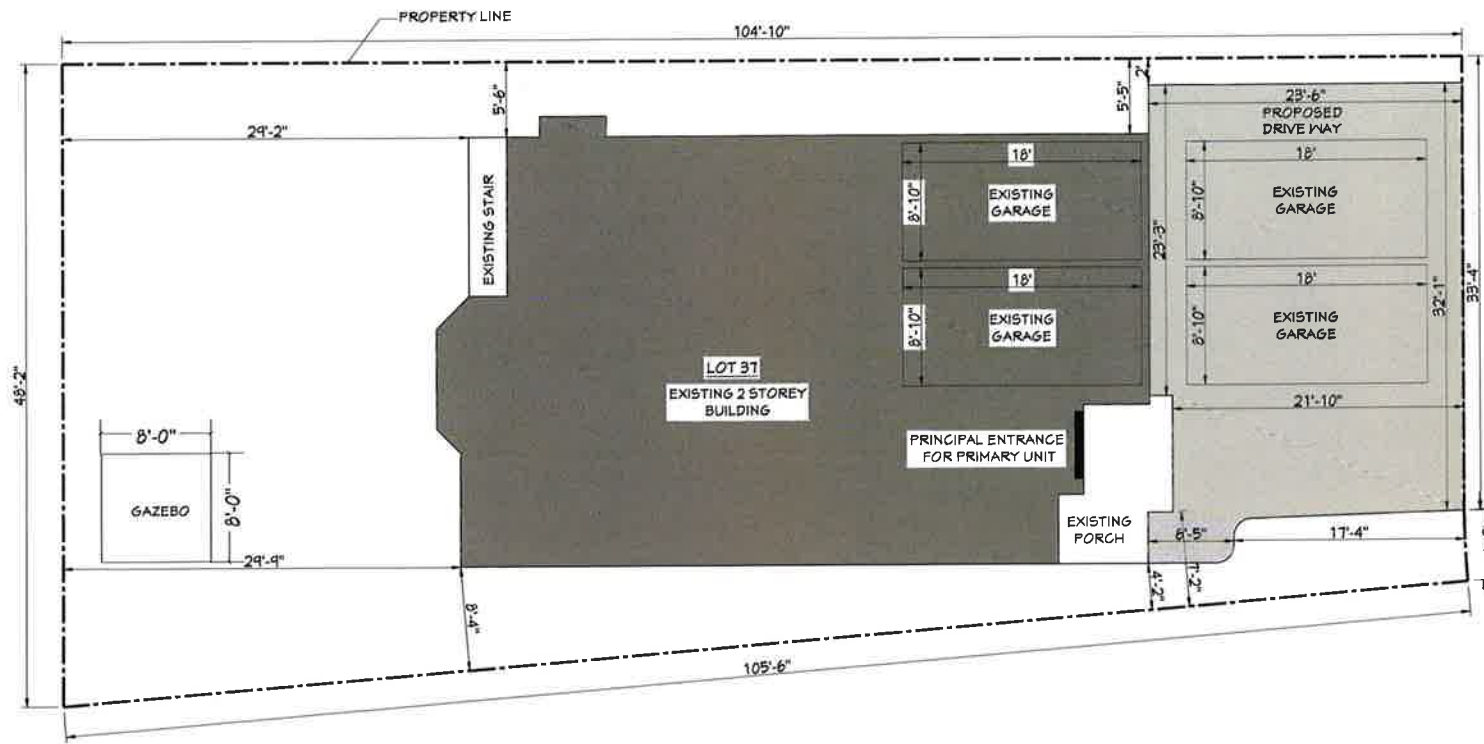
P.SALNA COMPANY LTD.
ONTARIO LAND SURVEYORS

10225 YONGE STREET
RICHMOND HILL, ONTARIO L4C 3B2
PHONE(905) 884-3988 FAX:(905)737-7516

PARTY CHIEF: PAT
DRAWN BY: JASNA B.
CHECKED BY: SRI

CAD FILE: 1545J

FILE: 02-030



SITE LAYOUT
(SCALE : 3/32" = 1'-0")



TITLE
23 GORE VALLEY TRAIL,
BRAMPTON, ON
SITE PLAN

PROJECT
NO
22-199

CUSTOMER

PROJECT
23 GORE VALLEY TRAIL

DESIGNER INFORMATION

BY	ENGINEER STAMPS
BPP	
TITLE	
SCALE	3/32" = 1'-0"
REV	DATE
1	2022.11.17
2	
ENGINEER	MS
DRAWN BY	BET
CHECKED BY	

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M: 647-770-2966 C: 905-566-9690
Email: info@blueprintspermit.work
Website: www.blueprintspermit.work



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e

A-2022-0400

03

02

04