

FILE NUMBER:

A-2024-0022

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)

ADEEL ANWAR

Address

52 JORDENSEN DR BRAMPTON, ON, L6X 0S6

Phone #

647-704-1000

Fax #

Email

yesadeel@gmail.com

2.

Name of Agent

PAVNEET KAUR(NOBLE PRIME SOLUTIONS LTD)

Address

19-2131 WILLIAMS PKWY 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 BELOW GRADE ENTRANCE IN THE REQUIREDINTERIOR SIDE YARD
TO PERMIT A BELOW GRADE ENTRANCE IN THE INTERIOR SIDE YARD HAVING A
SET BACK OF 0.05m

4.

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

WHEREAS THE BY-LAW DOES NOT PERMIT A BELOW GRADE ENTRANCE IN THE
REQUIRED INTERIOR SIDE YARD
WHEREAS
THE BY-LAW REQUIRES A MINIMUM INTERIOR SIDE YARD SETBACK OF 1.2m

5.

Legal Description of the subject land:

Lot Number

204R

Plan Number/Concession Number

M1751

Municipal Address

52 JORDENSEN DR BRAMPTON, ON, L6X 0S6

6.

Dimension of subject land (in metric units)

Frontage

8.40 M

Depth

27M

Area

226.79 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.)

N/A

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	3.02M
Rear yard setback	7.00M
Side yard setback	1.22M
Side yard setback	0

PROPOSED

Front yard setback	NO CHANGE
Rear yard setback	NO CHANGE
Side yard setback	0.05M
Side yard setback	NO CHANGE

10. Date of Acquisition of subject land: NOV, 2020
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: 07/2007
15. Length of time the existing uses of the subject property have been continued: 16 YEARS

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 _____



Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON
THIS 2nd DAY OF Feb, 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 Ravi, 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 02 DAY OF
February, 2024

A Commissioner etc.

Mercelyn Osayamen Osaze
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires June 20, 2025.



Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R2A-1301

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

2024-01-23

Date

DATE RECEIVED

Feb 2, 2024

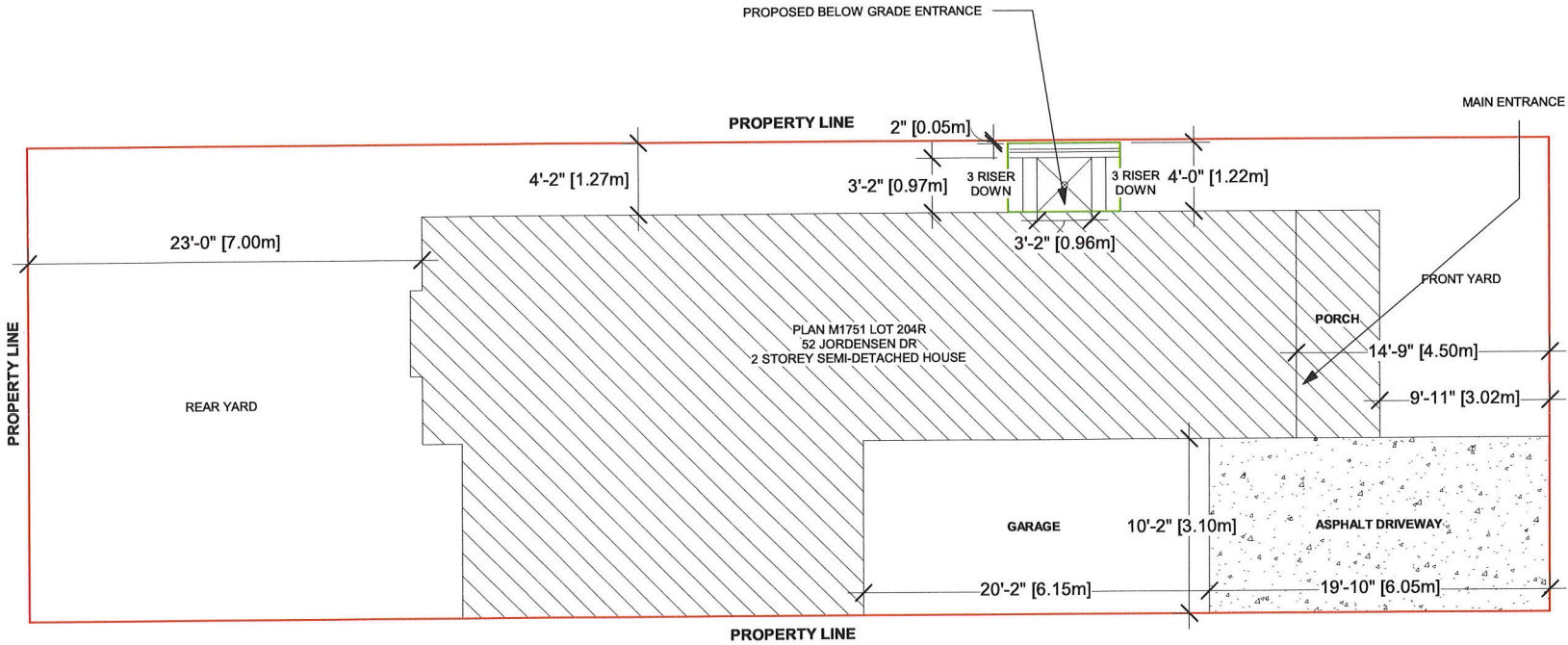
Date Application Deemed
Complete by the Municipality

✓

Revised 2022/02/17

MINOR VARIANCE

- TO PERMIT A BELOW GRADE ENTRANCE IN THE REQUIRED INTERIOR SIDE YARD, WHEREAS THE BY-LAW DOES NOT PERMIT A BELOW GRADE ENTRANCE IN THE REQUIRED INTERIOR SIDE YARD;
- TO PERMIT A BELOW GRADE ENTRANCE IN THE INTERIOR SIDE YARD HAVING A SET BACK OF 0.05m WHEREAS THE BY-LAW REQUIRES A MINIMUM INTERIOR SIDE YARD SETBACK OF 1.2m



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

SITE PLAN

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION (Required unless design is exempted under 3.2.5 Division C of OBC)

DESIGNER	BCIN
Tanvir Rai	103482

[Signature]

FIRM	BCIN
Noble Prime Solutions Ltd	118716

JAN 16/24

01	ISSUED FOR PERMIT	JAN 16/24
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ADDRESS:
52 JORDENSEN DR,
BRAMPTON, ON

DRAWN BY: VS	CHECKED BY: TR
PROJECT NUMBER:	24R-29280

NOBLE PRIME SOLUTIONS LTD.
2131 WILLIAMS PARKWAY
UNIT 19,
BRAMPTON, ON.
info@nobletd.ca
(437) 888 1800
(647) 207 5470

DATE: JAN 16/24	DWG No: A-1
SCALE: 1/8" = 1'-0"	

PLAN OF SURVEY OF
LOTS 202, 203, 204, 205, 206, 207,
208, 221, 222, 223, 224, 225, 226,
227 AND 228
PLAN 43M-1751

CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:300
RADI-PENYK & 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.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 18th DAY OF Dec, 2007

DATE Jan. 4, 2008

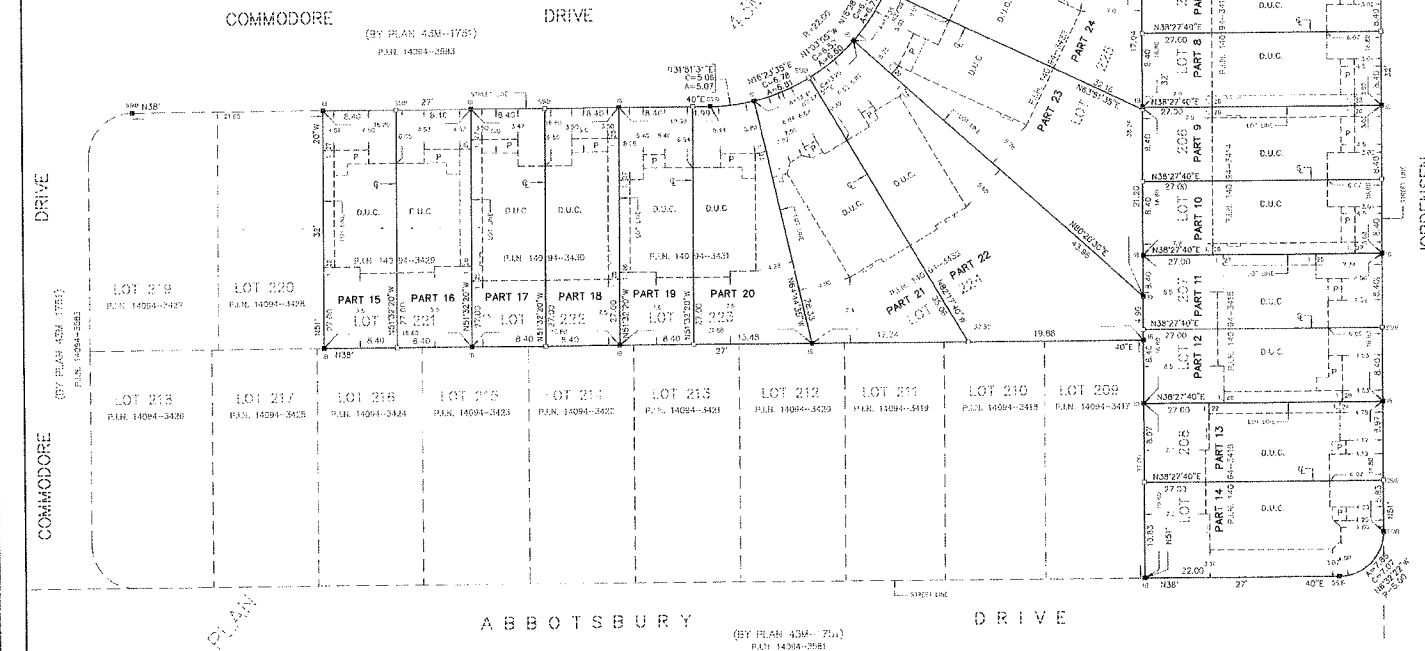
JOSEPH RADI-PENYK
ONTARIO LAND SURVEYOR

NOTES

- DENOTES MONUMENT FOUND
- DENOTES MONUMENT SET
- IB DENOTES IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- P.L.N. DENOTES PROPERTY IDENTIFIER NUMBER
- D.L.C. DENOTES DWELLING UNDER CONSTRUCTION
- P DENOTES PORCH
- E DENOTES CENTRELINE OF WALL

ALL FOUND MONUMENTS BY RADI-PENYK & EDWARD SURVEYING LTD., O.L.S.
ALL SET MONUMENTS ARE IRON BARS UNLESS NOTED OTHERWISE
ALL TIES TO CONCRETE FOUNDATION

BEARINGS ARE GRID AND ARE REFERRED TO THE
SOUTHWEST CORNER OF JORDENSEN DRIVE AS SHOWN ON
PLAN 43M-1751 HAVING A BEARING OF N81°32'20"E.



REQUIRE LOT PLAN TO BE DEPOSITED
UNDER THE LAND TITLES ACT.
DATE Jan. 4, 2008
JOSEPH RADI-PENYK O.L.S.

PLAN 43R-32015

RECEIVED AND DEPOSITED

DATE January 16th, 2008

Tyson West
ASSISTANT DEPUTY LAND REGISTRAR FOR THE
LAND TITLES ACT (R.M. OF PEEL) (O.L.S.)

SCHEDULE			
PART	LOT	P.L.N.	P.L.N.
1 & 2	202		14094-3410
3 & 4	203		14094-3411
5 & 6	204		14094-3412
7 & 8	205		14094-3413
9 & 10	206		14094-3414
11 & 12	207		14094-3415
13 & 14	208		14094-3416
15 & 16	221		14094-3428
17 & 18	222		14094-3429
19 & 20	223		14094-3430
21 & 22	224		14094-3431
23 & 24	225		14094-3432
25 & 26	226		14094-3433
27 & 28	227		14094-3434
29 & 30	228		14094-3435



RADI-PENYK & EDWARD SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 CHRISLE ROAD, SUITE 7, WOODBRIDGE, ONTARIO
Tel: (416) 635-5000 Fax: (416) 635-5001
Website: www.rpe.ca
DRAWN: V.K. CHECKED: G.P./J.R.-P
CAD FILE No. 06-230R06A JDD No. 06-230

Zoning Non-compliance Checklist

File No.
A-2024-0022

Applicant: ADEEL ANWAR
Address: 52 Jordensen Dr, Brampton, ON L6X 0S6
Zoning: R2A-1301
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 side yard	Whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard.	10.23.1
SETBACKS	To permit an interior side yard setback of 0.05m to a proposed exterior stairway leading to a below grade entrance	Whereas the by-law requires a minimum interior side yard setback of 1.2 metres, except along the common wall lot line where the setback may be zero metres.	Special Section 1301.2(7)
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

2024-01-23
Date