

FILE NUMBER: A-2024-0043

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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, 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)

SHIRAZAD KHAN BAKSH

Address

50 REDPOLL COURT, BRAMPTON, L6Y4A8

Phone #

647-708-2807

Fax #

Email

jasarahkhan28@gmail.com
2.

Name of Agent

JATIN ALAG

Address

17 LANGWITH CRT, BRAMPTON, L6Y1Z9

Phone #

647-407-1048

Fax #

Email

permits.xclusivedesign@gmail.com
3.

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

When the owner bought the house, the side door already existed there, and the relief applied to allow the side door entrance for the second unit dwelling, however, the required width is 1.2 meters, and the side yard setback is 0.93 meters on the door's side.
4.

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

The setback of 0.93 meters does not comply with the minimum need for a side door entrance for a second unit home, as per the bylaw, which stipulates a minimum required side yard setback of 1.2 where the door is located. We kindly ask you to accept the door as-built from the previous owner, serving as the side door entrance for the second unit home.
5.

Legal Description of the subject land:

Lot Number

LOT 269

Plan Number/Concession Number

PLAN M774

Municipal Address

50 REDPOLL COURT, BRAMPTON
6.

Dimension of subject land (in metric units)

Frontage

9.10 M

Depth

32.20 M

Area

293.02
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:

**PRINCIPAL DWELLING UNIT:**

Ground floor area: 87.88 sq.m.

Gross floor area: 140.2 sq.m.

No. of storeys: 2

Width: 6.94 m

Length: 16.45 m                      Height: 5.46 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 setback                      6.10 m, 6.13 m

Rear yard setback                      9.62m

Side yard setback                      Right side:

Side yard setback                      Left side: 1.22, 1.24

**PROPOSED**

Front yard setback

Rear yard setback

Side yard setback

Side yard setback

10. Date of Acquisition of subject land: 27 AUGUST, 2007

11. Existing uses of subject property: RESIDENTIAL

12. Proposed uses of subject property: RESIDENTIAL: SECOND UNIT DWELLING

13. Existing uses of abutting properties: RESIDENTIAL

14. Date of construction of all buildings & structures on subject land:

15. Length of time the existing uses of the subject property have been continued: SINCE THE PROPERTY

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 _____

Jatin  
Signature of Applicant(s) or Authorized Agent

DATED AT THE \_\_\_\_\_ CITY \_\_\_\_\_ OF \_\_\_\_\_ BRAMPTON  
THIS 14 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.

B. Shirazad Khan Baksh  
I, JATIN ALAG, 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 14 14th DAY OF  
February  
JANUARY 2024

Jatin  
Signature of Applicant or Authorized Agent

\_\_\_\_\_  
A Commissioner etc.

FOR OFFICE USE ONLY

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

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

R1D-2631

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

2024/02/12  
Date

DATE RECEIVED

February 14, 2024  
Clara

**PERMISSION TO ENTER**

To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2  
[coa@brampton.ca](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 50 REDPOLL COURT

I/We, SHIRAZAD KHAN BAKSH

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 14th day of February JANUARY, 2024.

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

Shirazad Khan Baksh  
(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**

**APPOINTMENT AND AUTHORIZATION OF AGENT**

To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2  
[coa@brampton.ca](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 50 REDPOLL COURT

I/We, SHIRAZAD KHAN BAKSH  
please print/type the full name of the owner(s)

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

JATIN ALAG  
please print/type the full name of the agent(s)

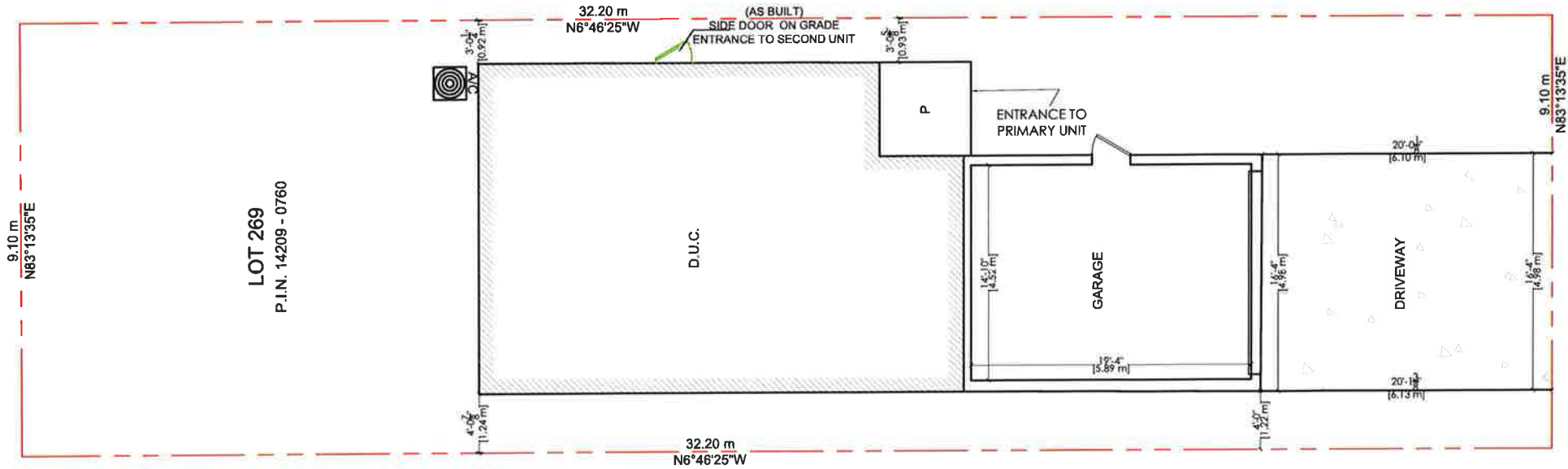
to make application to the **City of Brampton Committee of Adjustment** in the matter of an application for **minor variance** with respect to the subject land.

Dated this 14th day of February ~~JANUARY~~, 2024.

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

Shirazad Khan Baksh  
(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.**



General Notes

RELEASED FOR BUILDING PERMIT

- \* CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING
- \* ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK.
- \* THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL BUILDING PERMIT IS ISSUED
- \* DRAWINGS ARE NOT TO BE SCALED
- \* THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY DESIGNER OF ANY VARIATIONS FROM SUPPLIED INFORMATION

LEGENDS:-

XCLUSIVE DESIGN STUDIO.INC

Permits.xclusivedesign@gmail.com

647-407-1048

NORTH:

REVISION	NO.	DATE	DESCRIPTION	BY



43-1388  
10118016

PROJECT TITLE:

50 Redpoll Ct, Brampton,  
ON L6Y 4A8, Canada

SHEET TITLE:

SITE PLAN

SCALE:

1/8"=1'-0"

PLOT DATE:

15-12-2022

DRAWN BY:

PARUL ALAG

PHONE NO:

437-974-8090

DRAWING NO.:

A100

# Zoning Non-compliance Checklist

File No.  
A-2024-0043

Applicant: Jatin Alag  
Address: 50 Redpoll Crt  
Zoning: R1D-2631  
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 an existing above grade entrance in a side yard having a minimum width of 0.93m 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 0.93m 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 (a)
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

2024/02/12

Date