

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) ANKUSH GUPTA, SHEFALI GARG

Address 142 VANHORNE CLOSE BRAMPTON, ON, L7A 4E9

Phone # 647-916-2254

Email GUPTA.ANKUSH311@GMAIL.COM

Fax #

2. Name of Agent PAVNEET KAUR( NOBLE PRIME SOLUTIONS LTD)

Address 19-2131 WILLIAMS PKWY BRAMPTON ON, L6S 5Z4

Phone # 437-888-1800

Email APPLICATIONS@NOBLELTD.CA

Fax #

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

-TO PERMIT A BELOW GRADE ENTRANCE IN THE REQUIRED INTERIOR SIDE YARD

- TO PERMIT A BELOW GRADE ENTRANCE IN THE INTERIOR SIDE YARD HAVING A SETBACK OF 0.00M

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 10

Plan Number/Concession Number M1956

Municipal Address 142 VANHORNE CLOSE BRAMPTON, ON, L7A 4E9

6. Dimension of subject land (in metric units)

Frontage 9.15M

Depth 27 M

Area 247.05M²

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 5.54M

Rear yard setback 8.60M

Side yard setback 0.67M

Side yard setback 1.22M

**PROPOSED**

Front yard setback NO CHANGE

Rear yard setback NO CHANGE

Side yard setback NO CHANGE

Side yard setback 0M

10. Date of Acquisition of subject land: June 16th 2021

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: DEC 2014

15. Length of time the existing uses of the subject property have been continued: 9 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) \_\_\_\_\_

**If answer is yes, provide details:**      **File #** \_\_\_\_\_      **Status** \_\_\_\_\_

Yes ☐ No ☒

Yes ☐ No ☐ Unknown ☒

File # \_\_\_\_\_ Decision \_\_\_\_\_ Relief \_\_\_\_\_  
 File # \_\_\_\_\_ Decision \_\_\_\_\_ Relief \_\_\_\_\_  
 File # \_\_\_\_\_ Decision \_\_\_\_\_ Relief \_\_\_\_\_

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON  
THIS 16th DAY OF FEBRUARY, 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, TANVIR Ali, 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  
Preel. THIS 16<sup>th</sup> DAY OF

February 24, 2024  
Clara Vani  
A Commissioner etc.  
Clara Vani  
A Commissioner etc.

Signature of Applicant or Authorized Agent

**Expires September 20, 2026**

**FOR OFFICE USE ONLY**

**Present Official Plan Designation:**

**Present Zoning By-law Classification:**

R1F-9-2448

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

2024/02/15

Date \_\_\_\_\_

DATE RECEIVED

**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: 142 VANHORNE CLOSE, BRAMPTON L7A4E9

I/We, ANKUSH GUPTA & SHEFALI GARG  
please print/type the full name of the owner(s)

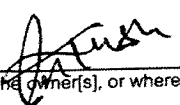
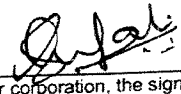
the undersigned, being the registered owner(s) of the subject lands, hereby authorize

Noble Prime Solutions 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 7 day of February, 2024

   
(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

L6Y 4R2

LOCATION OF THE SUBJECT LAND: 142 VANHORNE Close BRAMPTON L7A4E9

I/We, ANKUSH GUPTA & SHEFALI GARG  
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 7 day of February, 2024

(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.)

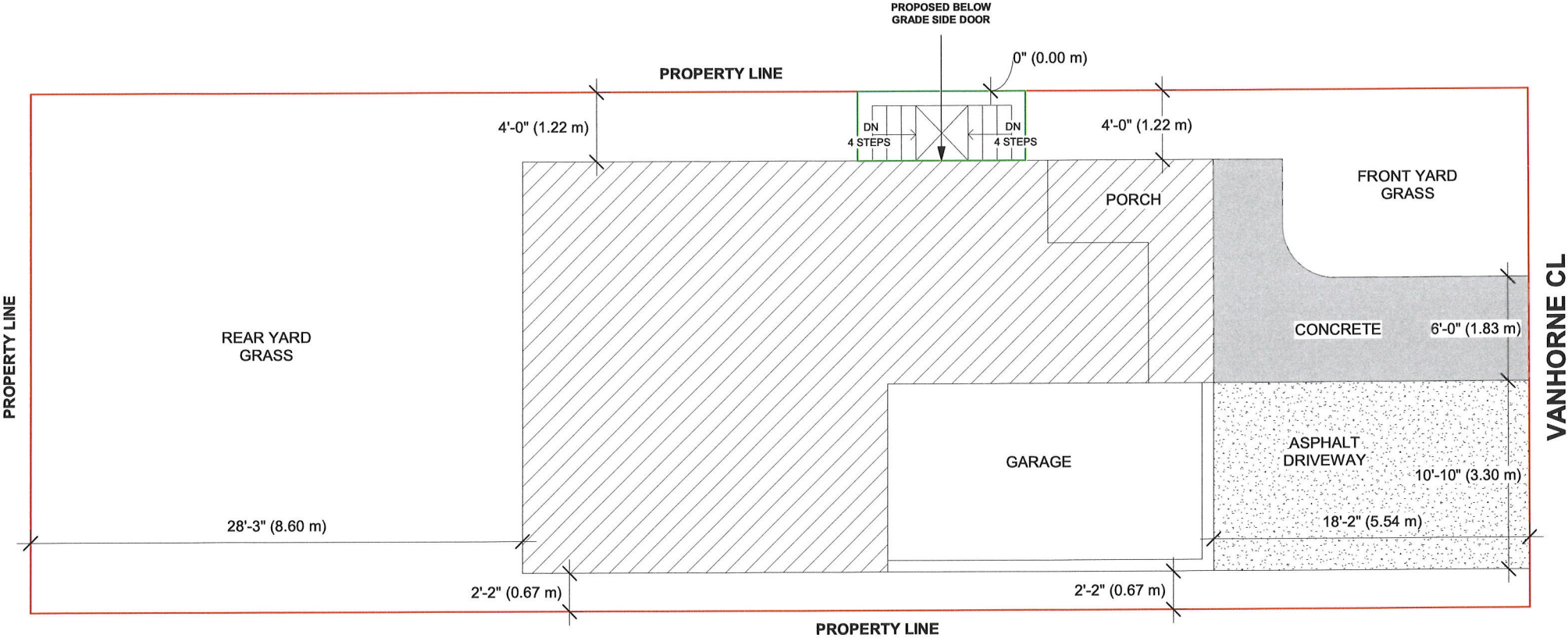
**NOTE:** If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

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

LOT : 10  
142 VANHORNE CL  
2 STOREY DETACHED HOUSE

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 SETBACK OF 0.00M WHEREAS THE BY-LAW REQUIRES A MINIMUM INTERIOR SIDE YARD SETBACK OF 1.2M



SITE PLAN

01	ISSUED FOR PERMIT	DEC 30/19
ADDRESS:		
142 VANHORNE CL.,		
BRAMPTON, ON.		

# Zoning Non-compliance Checklist

File No.  
A-2024-0050

Applicant: Pavneet Kaur  
Address: 142 Vanhorne Close  
Zoning: R1F-9-2448  
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			
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
BELOW GRADE ENTRANCE	To permit a 0.00m side yard setback to a proposed exterior stairway leading to below grade entrance in the required interior side yard, resulting in a combined side yard width of 0.67m,	whereas the by-law requires a minimum side yard setback of 0.6m provided that the combined total for both side yards on an interior lot is 1.8m.	13.5.2 (f) (1)
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
GARAGE WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

2024/02/15

Date