



For Office Use Only
(to be inserted by the Secretary-Treasurer
after application is deemed complete)

FILE NUMBER: A-2024-0039

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)** MAISURIA NIPULKUMAR,MAISURIA HIRALBEN,MAISURIA SUBHASHBHAI
Address 25 BLACKSTONE RIVER DR BRAMPTON, L6R 3V5

Phone # 647-891-1824 **Fax #** _____
Email NIPUL_007@HOTMAIL.COM

2. **Name of Agent** PAVNEET KAUR
Address 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 REQUIRED INTERIOR SIDE YARD
- TO PERMIT A BELOW GRADE ENTRANCE IN THE INTERIOR SIDE YARD HAVING A SETBACK OF 0.04M

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 (3.94 FT.);

5. **Legal Description of the subject land:**
Lot Number 58
Plan Number/Concession Number M1946
Municipal Address 25 BLACKSTONE RIVER DR BRAMPTON, L6R 3V5

6. **Dimension of subject land (in metric units)**
Frontage 12.100M
Depth 27.50M
Area 332.75M²

7. **Access to the subject land is by:**
Provincial Highway ☐ **Seasonal Road** ☐
Municipal Road Maintained All Year ☒ **Other Public Road** ☐
Private Right-of-Way ☐ **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.)

SIDE YARD SET BACK:1.22M

PROPOSED BUILDINGS/STRUCTURES on the subject land:

SIDE YARD SET BACK: 0.04M

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	3.00M
Rear yard setback	6.80
Side yard setback	1.20M
Side yard setback	1.22M

PROPOSED

Front yard setback	NO CHANGE
Rear yard setback	NO CHANGE
Side yard setback	NO CHANGE
Side yard setback	0.04M

10. Date of Acquisition of subject land: 10 MAY, 2018
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: JANUARY 28, 2015
15. Length of time the existing uses of the subject property have been continued: 8

16. (a) What water supply is existing/proposed?
- | | | |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Well | <input type="checkbox"/> | |
- (b) What sewage disposal is/will be provided?
- | | | |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Septic | <input type="checkbox"/> | |
- (c) What storm drainage system is existing/proposed?
- | | | |
|---------|-------------------------------------|-----------------------|
| Sewers | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Ditches | <input type="checkbox"/> | |
| Swales | <input type="checkbox"/> | |

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 _____

AGH.

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF Brampton

THIS 12th 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, TANVIE RAJ, 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 12th DAY OF

February, 2024.

A Commissioner etc.

Gagandeep Jaswal
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton
Expires September 20, 2026

AGH.

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1F-9-2368

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

2024-02-06

Date

DATE RECEIVED

Feb 12, 2024.

Date Application Deemed
Complete by the Municipality

✓

Revised 2022/02/17

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:

25 Blackstone River Drive Brampton
L6R 3V5

I/We, MAISURIA NIPULKUMAR, MISURIA HIRALBEN, MAISURIA
please print/type the full name of the owner(s) SUBHASH BHAI

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 September, 2023

S.C. Maisuria

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

Jugal N. Maisuria

(where the owner is a firm or corporation, please print or type the full name of the person signing.)

J. N. Maisuria

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

LOCATION OF THE SUBJECT LAND:

25 BLACKSTONE RIVER Drive BRAMPTON
LER 3Y5

I/We, MAISURIA NIPULKUMAR, MAISURIA HIRALZEN, MAISURIA
please print/type the full name of the owner(s)
SUBHASHBHAI

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 15 day of September, 2023

S.C. Maisuria

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

Kamal N. Maisuria

(where the owner is a firm or corporation, please print or type the full name of the person signing.)

K.N. Maisuria

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.

SURVEYOR'S REAL PROPERTY REPORT PART 1

PLAN OF LOTS 31, 32, 57, 58, 59
PLAN 43M-1946

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.

PART 2 (SURVEY REPORT)

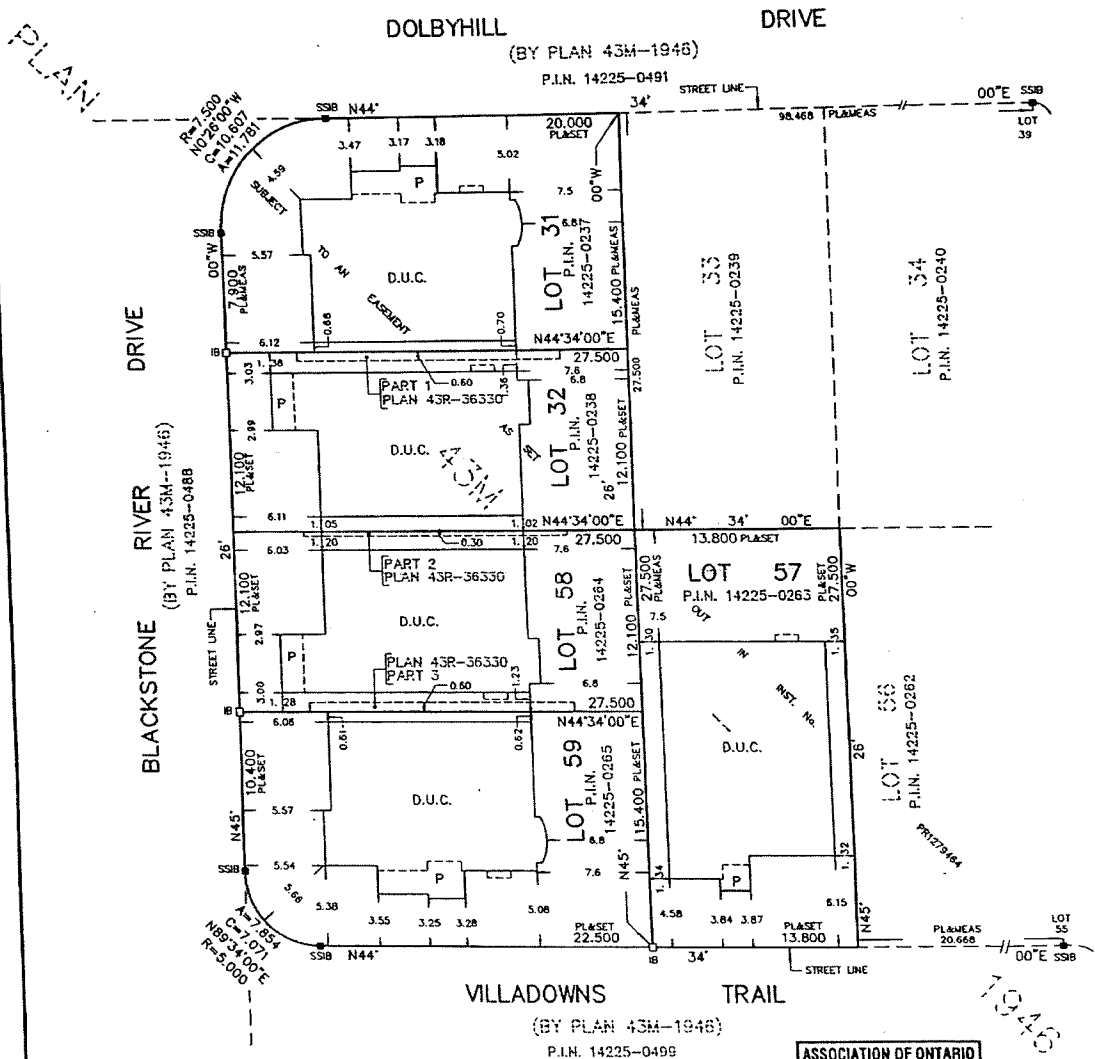
REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: LOTS
31, 32, 57, 58 & 59 ARE SUBJECT TO AN EASEMENT AS
SET OUT IN INST. No. PR1279464
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

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 1ST DAY OF DEC. 2014

DATE Jan. 28, 2015

T. SINGH
ONTARIO LAND SURVEYOR



NOTES

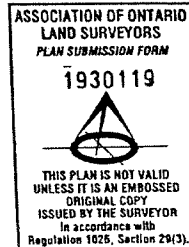
- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- IB DENOTES IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- PL DENOTES PLAN 43M-1946
- P DENOTES PORCH

ALL FOUND MONUMENTS BY J. D. BARNES LIMITED, O.L.S.
ALL TIES TO CONCRETE FOUNDATIONS.

BEARINGS ARE GRID AND ARE REFERRED TO THE
NORTHWEST LIMIT OF VILLADOWNS TRAIL AS SHOWN ON
PLAN 43M-1946 HAVING A BEARING OF N44°34'00\"E.

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

(C) RADY-PENTEK & EDWARD SURVEYING LTD. O.L.S. 2015

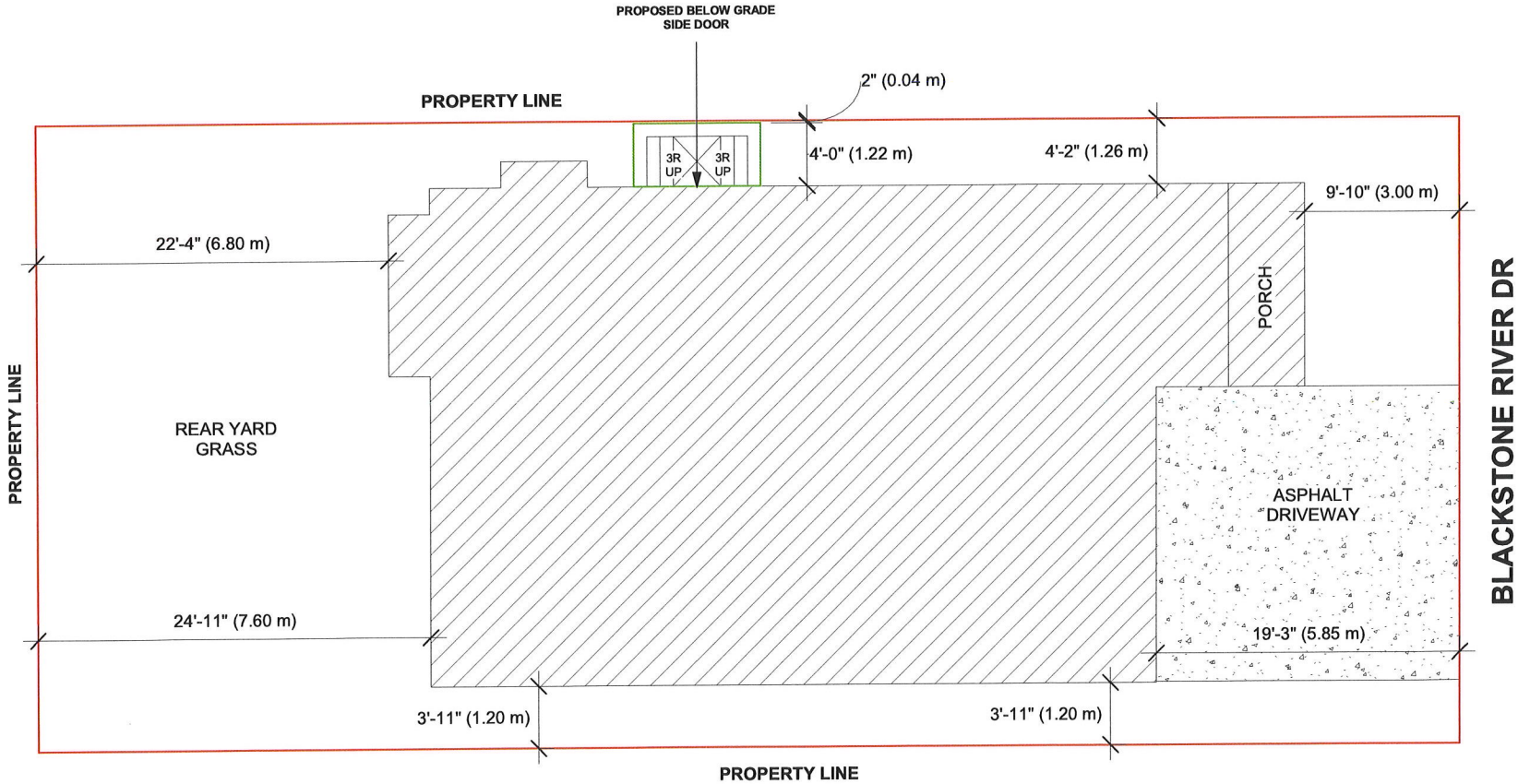


RADY-PENTEK & EDWARD SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 Chrislea Road, Suite 7
Woodbridge, Ontario L4L 8A3
Tel. (416) 635-5000 Fax (416) 635-5001
Tel. (905) 264-0881 Fax (905) 264-2099
Website: www.r-pe.ca
DRAWN: V.K. CHECKED: G.Y./T.S.
CAD FILE No. 1946-31 JOB No. 14-133

LOT : 58
25 BLACKSTONE RIVER DR
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 0.04M
WHEREAS THE BY-LAW REQUIRES A MINIMUM INTERIOR SIDE YARD SETBACK OF 1.2M (3.94 FT.);



SITE PLAN

STAMP	
01	ISSUED FOR VARIANCE
SEP 18/23	
ADDRESS: 25 BLACKSTONE RIVER DR, BRAMPTON, ON	
DRAWN BY: NK	CHECKED BY: JB
PROJECT NUMBER: 23R-28701	
NOBLE PRIME SOLUTIONS LTD 2131 WILLIAMS PARKWAY BRAMPTON, ON UNIT 19 (437)-888-1800	
DATE: SEP 18/23	DWG No:
SCALE: 1 : 100	A-1

Zoning Non-compliance Checklist

File No.
A-2024-0039

Applicant: MAISURIA NIPULKUMAR, MAISURIA HIRALBEN, MAISURIA SUBHASHBHAI

Address: 58 Blackstone River Dr, Brampton, ON L6R 0B6

Zoning: R1F-9-2368

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 0.04m to a proposed exterior stairway leading to a below grade entrance,	Whereas the by-law requires a minimum setback of 0.3m to an exterior stairway leading to a below grade entrance in the interior side yard provided that a continuous side yard width of no less than 1.2m (3.94 ft.) is provided on the opposite side of the dwelling.	10.23.2
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

2024-02-06

Date