

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

FILE NUMBER: A-2024-0045

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) Paszti Andrea Moncrieff Robert (u)
Address 2 Hazelwood Drive, Brampton, ON

Phone # 4169088054 Fax # _____
Email apaszti@hotmail.com

2. Name of Agent Malav Shah
Address 83 Garth Massey Drive, Cambridge, ON

Phone # 9055669690 Fax # _____
Email site@blueprintspermit.com

3. Nature and extent of relief applied for (variances requested):
PROPOSING BELOW GRADE ENTRANCE FROM SIDE YARD

4. Why is it not possible to comply with the provisions of the by-law?
Below grade exterior stairs are not permitted in a yard located between the main wall of a dwelling and a flankage lot line

5. Legal Description of the subject land:
Lot Number 104
Plan Number/Concession Number 717
Municipal Address 2 Hazelwood Drive, Brampton, ON

6. Dimension of subject land (in metric units)
Frontage 23.51
Depth 4.67
Area 1366.87

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.)

Ground floor area = 91.41
2 Storey building
width 66.9, length 8.53, height 7.01

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Below grade entrance from side yard

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	10.668
Rear yard setback	23.0124
Side yard setback	5.9436
Side yard setback	6.096

PROPOSED

Front yard setback	10.668
Rear yard setback	23.0124
Side yard setback	5.9436
Side yard setback	4.6482

10. Date of Acquisition of subject land: no
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: 1964
15. Length of time the existing uses of the subject property have been continued: 59
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 _____

Malar Shah

Signature of Applicant(s) or Authorized Agent

DATED AT THE City _____ OF Brampton _____

THIS 31 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.

I, ~~Paszi Andrea~~ MALAV SHAH, OF THE city _____ OF ~~Brampton~~ CAMBRIDGE.

IN THE region _____ OF ~~peel~~ 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

peel THIS 31 DAY OF

January February 2024.

Malar Shah

Signature of Applicant or Authorized Agent

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

A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

R1A(2)

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

Gareth Garry

Zoning Officer

2024-02-07

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
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 2 Hazelwood Drive, Brampton, ON

I/We, Paszti Andrea
please print/type the full name of the owner(s)

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

Malav Shah
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 this31 day of January, 2024.

Paszti Andrea
(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
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 2 Hazelwood Drive, Brampton, ON

I/We, Paszti Andrea
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.

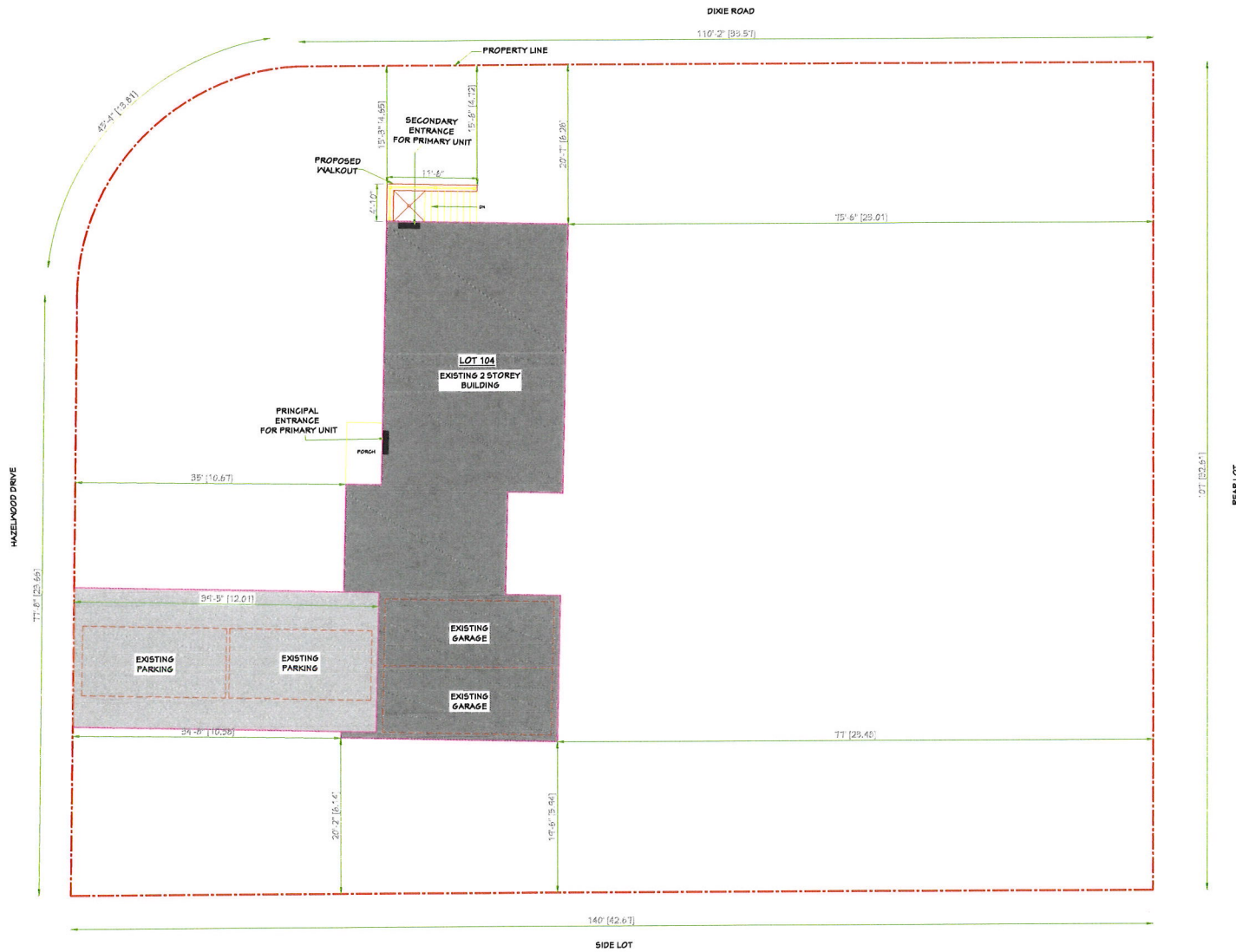
Dated this31 day of January, 2024.

Paszti Andrea
(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.)

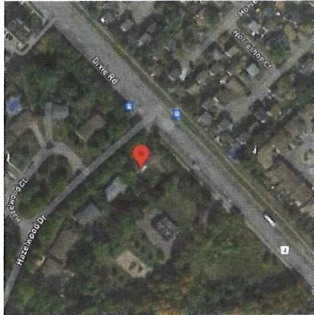
NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

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



SITE LAYOUT
(SCALE : 1/16" = 1'-0")

SITE STATISTICS	
BASEMENT GFA	: 984 SQ.FT



TITLE
**2 HAZELWOOD DRIVE,
BRAMPTON, ON**
SITE PLAN

PROJECT INFORMATION	
PROJECT NO	23-416
CUSTOMER	
PROJECT	2 HAZELWOOD DRIVE

DESIGNER INFORMATION	
BY	ENGINEER STAMPS
BPP	
TITLE	
SCALE	1/16" = 1'-0"
REV	DATE
0	2023.12.09
1	
2	
ENGINEER	MS
DRAFTED BY	VV
CHECKED BY	- -



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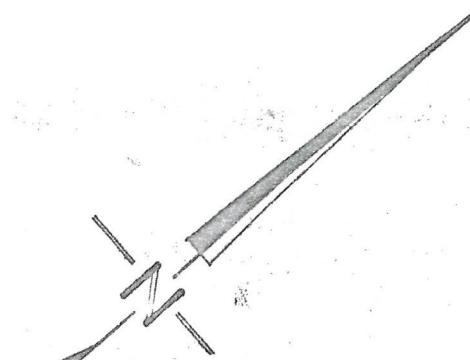
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REV	00
83 Garth Massey Drive, Cambridge, ON, Canada, N1T2G7 M: 647-770-2466 O: 905-566-4690 Email: info@blueprintspermit.com Website: www.blueprintspermit.com	



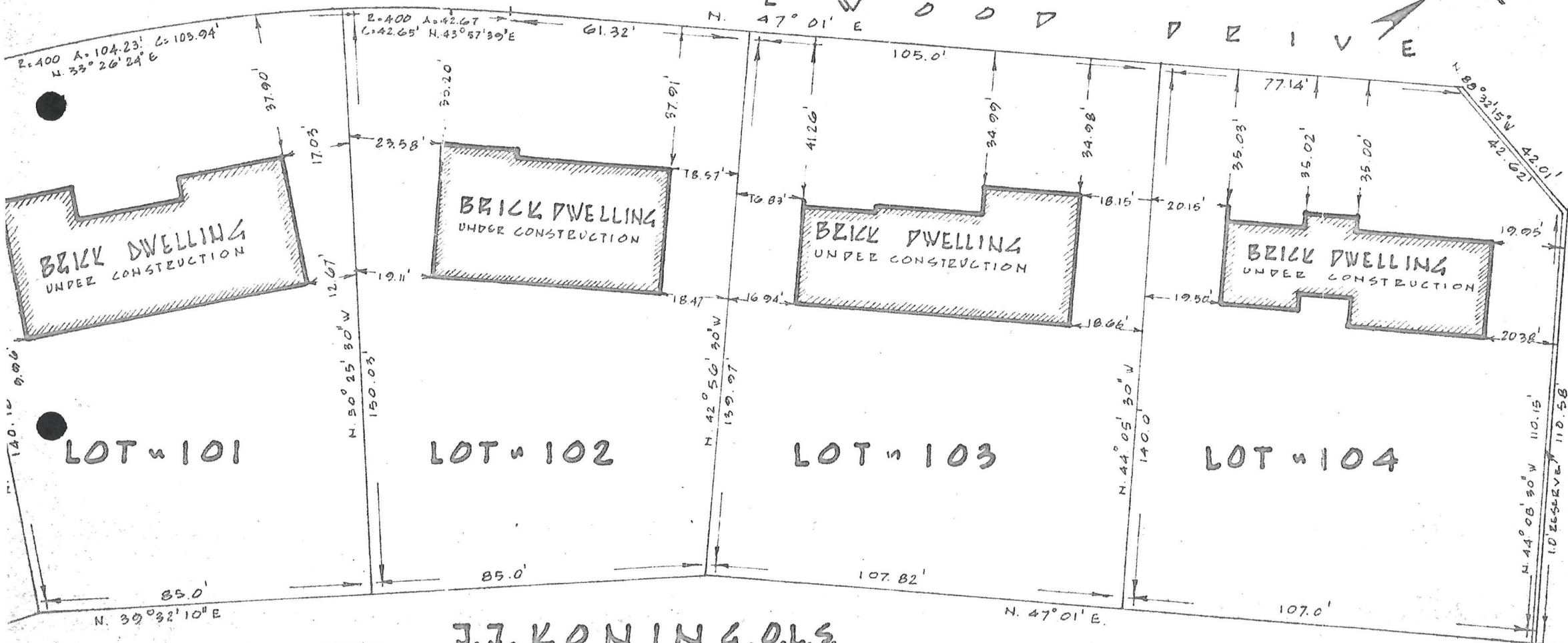
REGISTERED PLAN NO 717

TOWNSHIP OF CHINGUACOUSY, COUNTY OF PELL

SCALE: 1" = 30'



H A Z E L W O O D D R I V E



DOCUMENTS RELEASED PURSUANT TO A REQUEST
UNDER THE
MUNICIPAL FREEDOM OF INFORMATION AND
PROTECTION OF PRIVACY ACT R.S.O. 1990c. M56
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J.J. KONING, O.L.S.
ONTARIO LAND SURVEYOR
203 PUNCAN ROAD, THORNHILL
ONTARIO
889-4407

THORNHILL, AUG. 21 1967
PER: J.J. Koning, O.L.S.

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Zoning Non-compliance Checklist

File No.
A2024-0045

Applicant: Malav Shah
Address: 2 Hazelwood Dr
Zoning: R1A(2)
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 located between the main wall of the dwelling and the flankage lot line	whereas the by-law does not permit a stairway constructed below established grade to be located between the main wall of a dwelling and the flankage lot line.	10.23.1
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Connor Cowan

Reviewed by Zoning

2024-02-07

Date