

FILE NUMBER:

A-2024-0051.

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) KUNAL MANHARBHAI MARU RINKU KUNAL MARU

Address 403 EDENBROOK HILL DR. BRAMPTON

Phone # 6476876899 Fax #

Email KNL.MARU@GMAIL.COM

2. Name of Agent POOJA VYAS

Address 71 HAWTREY ROAD, BRAMPTON

Phone # 416-274-4207 Fax #

Email ARCHI-GENIUS@OUTLOOK.COM

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

1 - TO PERMIT A BELOW GRADE ENTRANCE TOWARDS THE STREET FACING SIDE OF THE FLANKAGE ELEVATION

2 - TO PERMIT TO EXTEND THE FENCE COVERAGE ON THE FLANKAGE SIDE

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

1 - THE BY-LAW DOES NOT ALLOW BELOW GRADE ENTRANCE ON THE FLANKAGE SIDE OF ELEVATION FACING THE STREET

2 - THE BY-LAW DOES NOT ALLOW TO EXTEND THE FENCE ON THE FLANKE SIDE OF ELEVATION

5. Legal Description of the subject land:

Lot Number LOT 276

Plan Number/Concession Number PLAN M2074

Municipal Address 403 EDENBROOK HILL DR Clear BRAMPTON, ON, L7A 5E9

6. Dimension of subject land (in metric units)

Frontage 12.51 M

Depth 27.53 M

Area 332.99 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.)

TWO STOREY DETACHED HOUSE WITH THE AREA OF 188.69 M2

PROPOSED BUILDINGS/STRUCTURES on the subject land:

1 - BELOW GRADE ENTRANCE ON THE FLANKAGE SIDE OF THE ELEVATION
2 - EXTENSION OF THE FENCE ON THE FLANKAGE SIDE OF THE ELEVATION

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	5.89M
Rear yard setback	7.2M
Side yard setback	3.12M
Side yard setback	0.71M

PROPOSED

Front yard setback	5.89M
Rear yard setback	6.97M
Side yard setback	1.39M
Side yard setback	0.71M

10. Date of Acquisition of subject land: 7 DECEMBER 2023

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: 2020

15. Length of time the existing uses of the subject property have been continued: 4 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 _____

P.R. Vyas.
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY _____ OF _____ BRAMPTON

THIS 7 DAY OF DECEMBER, 2023.

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, Pooja Vyas - Kunal Mary, 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 7th DAY OF

DECEMBER, 2023.

Clara Vani
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton

Expires September 20, 2026

P.R. Vyas
Signature of Applicant or Authorized Agent

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1F-9-2888

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

2024/02/07

Date

DATE RECEIVED

Feb 16, 2024
Clara

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: 403 EDENBROOKHILL DR, BRAMPTON


I/We, KUNAL MANHARBHAI MARU
please print/type the full name of the owner(s)

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

POOJA VYAS
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 19TH day of JANUARY, 20²³.

K. Maru 
(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

LOCATION OF THE SUBJECT LAND: 403 EDENBROOK HILL DR, BRAMPTON

I/We, KUNAL MANHARBHAI MARU
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 19TH day of JANUARY, **20**23.

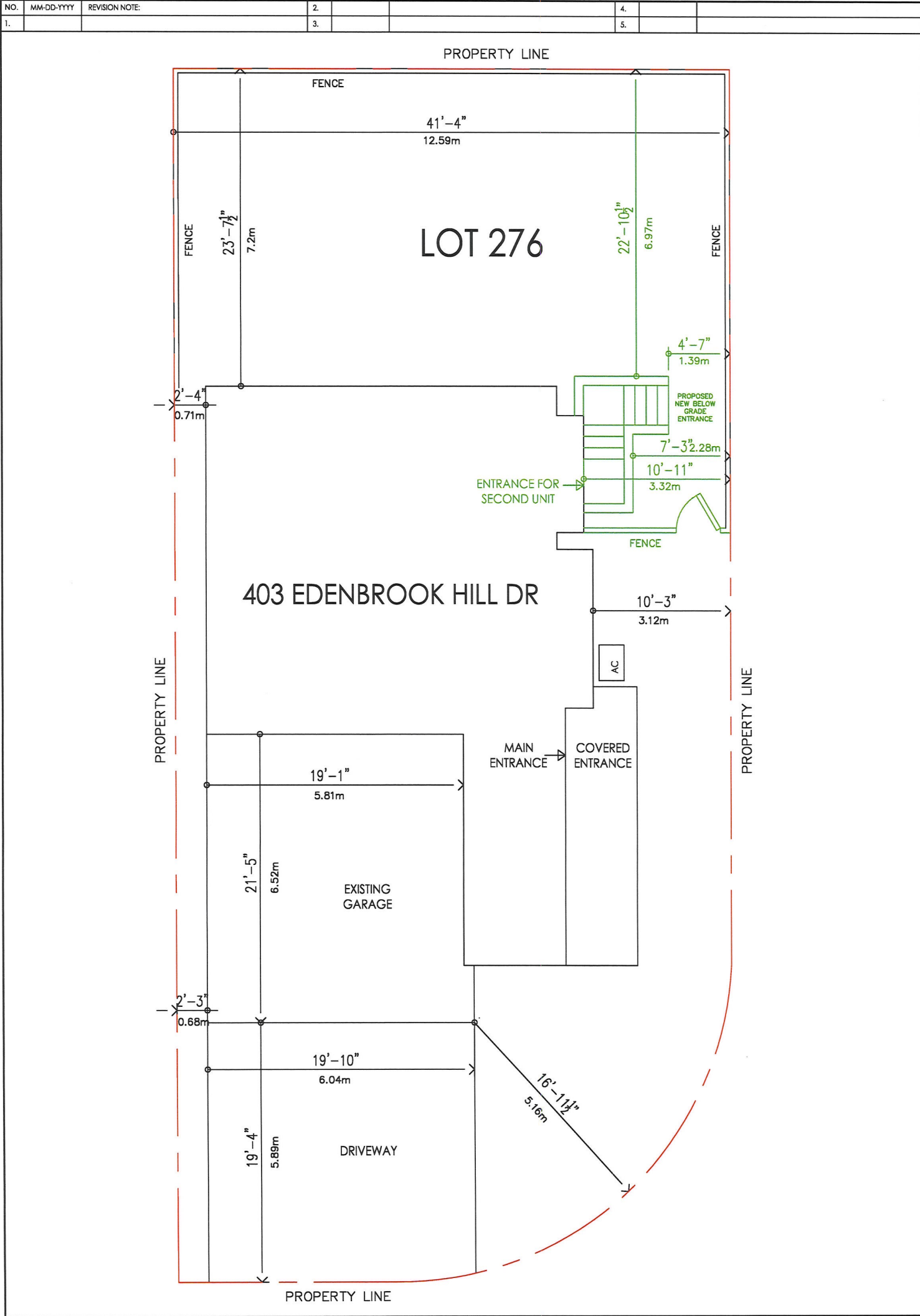
K. Maru 

(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



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS.

QUALIFICATION INFORMATION

NAME SIGNATURE BCIN
POOJA VYAS 36054

FIRM NAME REGISTRATION INFORMATION BCIN
ARCHI-GENIUS INC. 120250

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY DESIGNER OF ANY VARIATIONS FROM SUPPLIED INFORMATION.

project

403 EDENBROOK HILL DR, BRAMPTON

drawn by
PV

date
DEC 2023

SITE PLAN

scale

3/16"=1'0"

page

A1

Archi-Genius Inc.

**SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF LOTS 276, 277, 278, 279,
280, 281, 282, 283, 284 AND 285
PLAN 43M-2074**

**CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL**

SCALE 1:300

10m 5m 0 10m 20metres

R-PE 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.

**ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2142278**



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
in accordance with
Regulation 1026, Section 29(3).

NOTES

- DENOTES MONUMENT FOUND
- DENOTES MONUMENT SET
- IB DENOTES IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- PL DENOTES PLAN 43M-2074
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P DENOTES PORCH
- TOW DENOTES TOP OF WALL ELEVATION

ALL FOUND MONUMENTS BY SCHAEFFER DZALDOV
BENNETT LTD., O.L.S.

ALL TIES TO CONCRETE FOUNDATIONS

BEARINGS ARE GRID AND ARE REFERRED TO THE
SOUTHEAST LIMIT OF DOLUCCI CRESCENT AS SHOWN ON
PLAN 43M-2074 HAVING A BEARING OF N67°04'55"E.

PART 2 (SURVEY REPORT)

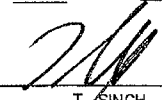
REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: NONE
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

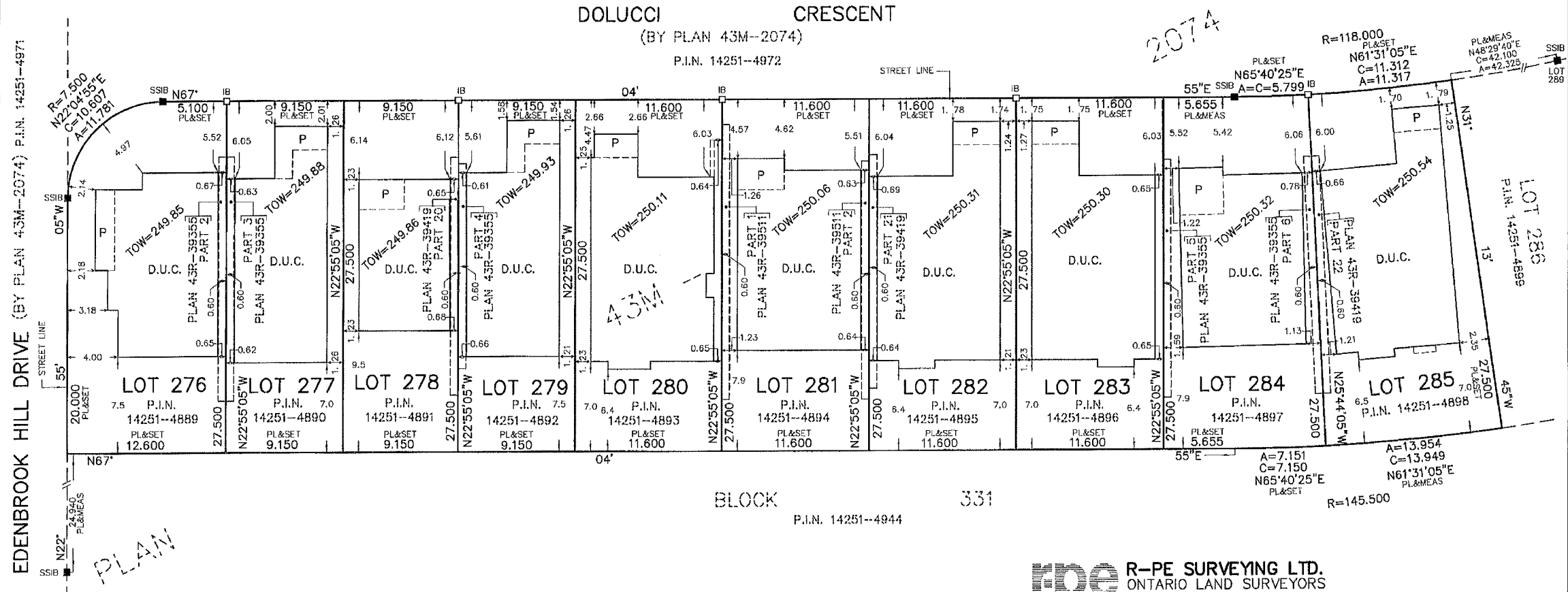
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. 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.
2. THE SURVEY WAS COMPLETED ON THE 25th DAY OF AUGUST, 2020.

DATE OCTOBER 30, 2020.


T. SINGH
ONTARIO LAND SURVEYOR



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

©R-PE SURVEYING LTD., O.L.S., 2020.



R-PE 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.
CAD FILE No. 2074-276

CHECKED: G.Y./T.S.
JOB No. 19-157



Zoning Non-compliance Checklist

File No.
A-2024-0057.

Applicant: Pooja Vyas
Address: 403 Edenbrook Hill Dr
Zoning: R1F-9-2888
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
BELOW GRADE ENTRANCE	To permit a proposed exterior side yard setback of 1.39m to a stairway leading to a below grade entrance,	whereas the by-law requires a minimum exterior side yard setback of 3.0m.	2888.2 (5) (a)
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

2024/02/07

Date