

**Application for Minor Variance**Section 45 of the *Planning Act*, R.S.O. 1990 c.P.13**Please Note: You are receiving this notice as you are within 60 meters of the subject property.**

**Application Number:** A-2024-0009  
**Property Address:** 37 Riverstone Drive  
**Legal Description:** Plan 43M1714, Lot 73, Part Block 390 and RP 43R33348,  
Part 1, Ward 8  
**Agent:** Urban Buidling Designs c/o Ravinder Singh  
**Owner(s):** Pragnesh Vyas, Falguni Vyas  
**Other applications:** nil  
**under the *Planning Act***  
**Meeting Date and Time:** Tuesday, April 23, 2024 at 9:30 am  
**Meeting Location:** Hybrid in-person and virtual meeting – Council Chambers,  
4<sup>th</sup> Floor Brampton City Hall, 2 Wellington Street West

**Purpose of the Application:**

1. To permit a proposed above grade entrance in a side yard having a minimum width of 0.65 metres 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 1.2 metres extending from the front wall of the dwelling up to and including the door; and
2. To permit a 0.65 metre 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 1.2 metres leading to the principal entrance of an additional residential unit.

**Participate in the Meeting:**

- Send an email with your written comments to [coa@brampton.ca](mailto:coa@brampton.ca). Written submissions must include your name and mailing address, the application number or property address you are commenting on, along with authorization to post your correspondence on the agenda and must be received no later than **4:00 pm on Thursday, April 18, 2024**.
- Participate in person by attending the meeting on the date and time noted above. You are encouraged to register for in person attendance by emailing [coa@brampton.ca](mailto:coa@brampton.ca) and indicating if you plan to address Committee.
- Participate virtually (computer, tablet or smartphone). To participate virtually via WebEx, you must register in advance, no later than **4:00 pm on Thursday, April 18, 2024**, by emailing [coa@brampton.ca](mailto:coa@brampton.ca), and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

**Note:** Information provided in your correspondence, virtual or in-person delegation will become part of the public meeting record and will be posted on the City's website. If you do not participate in the public meeting, Committee may make a decision in your absence, and you will not be entitled to any further notice in the proceedings.

**Viewing Application Materials:** The application and related materials are available online at [www.brampton.ca/en/city-hall/meetings-agendas](http://www.brampton.ca/en/city-hall/meetings-agendas) and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at [www.brampton.ca](http://www.brampton.ca).

**Appeal Process:** If you wish to be notified of the decision of Committee, you must submit a written request to [coa@brampton.ca](mailto:coa@brampton.ca). This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, municipality, certain public bodies and the Minister can appeal a decision to the OLT. If a decision is appealed, you may request participant status by contacting [olt.clo@ontario.ca](mailto:olt.clo@ontario.ca).

Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. This notice is to be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

Dated this 10th day of April 2024

Secretary Treasurer  
Committee of Adjustment, City Clerk's Office  
2 Wellington Street West, Brampton, L6Y 4R2  
P: 905.874.2117  
E: [coa@brampton.ca](mailto:coa@brampton.ca)

ZONING	R1C-1884
PLAN NUMBER	43M-1714
LOT AREA	473.34 m <sup>2</sup>
DEPTH	34.50 m
FRONTAGE	13.72 m
LOT COVERAGE	41%

# A101: SITE PLAN

1/8" = 1'-0"

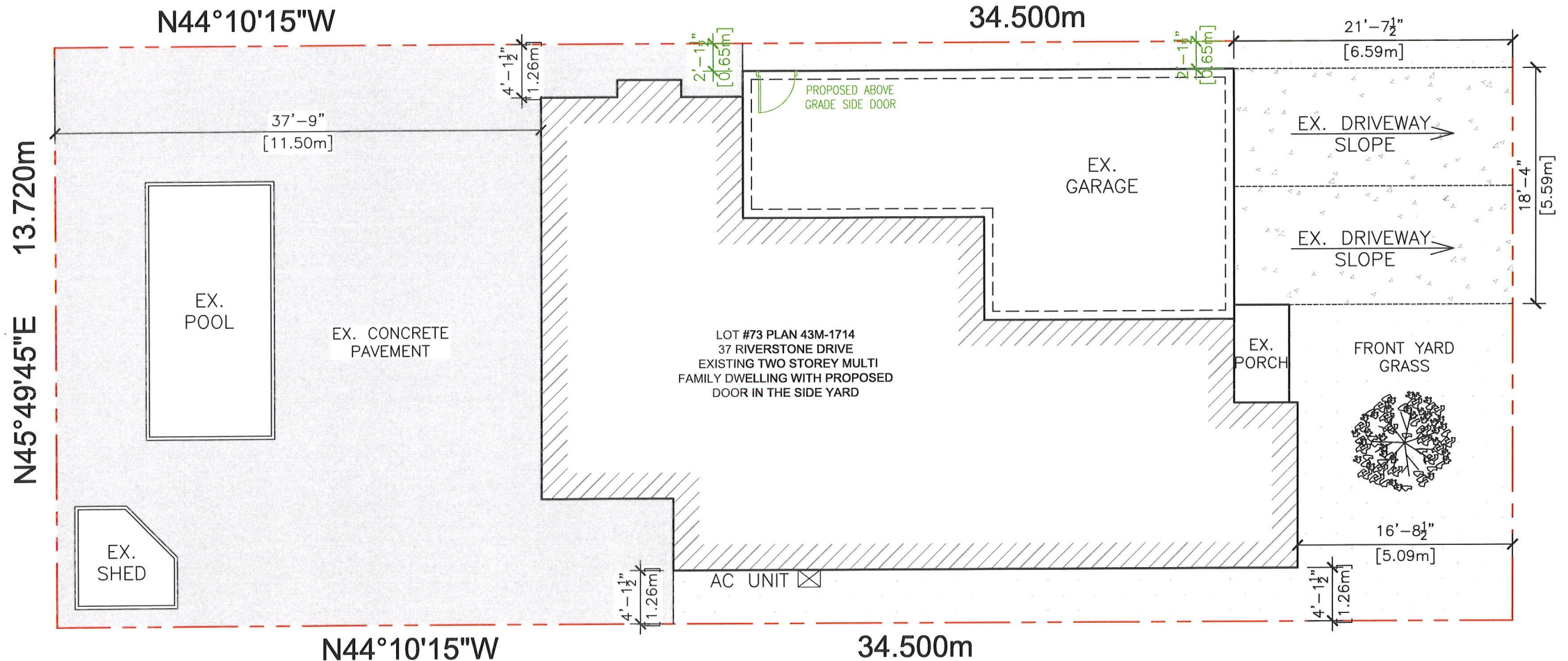
## MINOR VARIANCE APPLICATION

- TO PERMIT A SIDE DOOR IN THE INTERIOR SIDE YARD HAVING SETBACK OF 0.65 M WHEREAS ZONING BY-LAW REQUIRES A MINIMUM SETBACK OF 1.20 M FROM INTERIOR SIDE LOT LINE.

RECEIVED

FEB 06 2024

CITY CLERK'S OFFICE

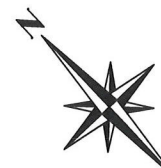


No.	REVISION	No.
1	REVISED THE NATURE OF VARIANCE. 05-FEB (RS)	CONFORM TO REQUIREMENTS OF THE ONTARIO BUILDING CODE AND THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS. OWNER, BUILDER/CONTRACTOR SHALL FOLLOW ALL PLANS, SECTIONS & DETAILS AS PER INDICATED. COORDINATOR SHALL TAKE NO RESPONSIBILITY FOR THE CONSTRUCTION OF THE PROJECT. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND CODES HAVING JURISDICTION OVER THIS SITE LOCATION. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE COORDINATOR TO RELATE TO ENGINEER BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION, PRIOR TO COMMENCEMENT OF THE WORK. THESE DRAWINGS MUST NOT BE SCALED, THE DESIGN AND CONTRACT DOCUMENTS FOR THIS PROJECT ARE THE COPYRIGHT PROPERTY OF THE COORDINATOR AND MAY NOT BE REPRODUCED.
2		
3		
4		
5		

**Project Address/Name:**  
37 Riverstone Drive  
Brampton, ON  
L6P 2V7

**Client Name & Address:**  
**Pragnesh Vyas**  
37 Riverstone Drive  
Brampton, ON

**Project Description:**



**Sheet Title:**  
A101: SITE PLAN

**Date:** | **Scale:**

**Coordinated by:**  
**RAVINDER SINGH**

**Contact:**  
(416) 400 - 7812  
urbanbuildingdesigns@gmail.com  
www.urbanbuildingdesigns.com

**Drawn by:** | **Checked by:** | **Quotation No.** | **Project No.** | **Drawing No.**

