



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

FILE NUMBER: A-2024-0070

*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)** THAKORBHAI MISTRY, SUNILKUMAR THAK MISTRY, ANKITABEN SUNILKUMAR MISTRY  
**Address** 30 PALM TREE RD  
BRAMPTON, ON L6V 4N9

**Phone #** 647-533-8524 **Fax #** \_\_\_\_\_  
**Email** mistrysunil29@yahoo.com

2. **Name of Agent** LEKESH VERMA  
**Address** 64 DURANGO DR.  
BRAMPTON, ON  
L6X5G9

**Phone #** 437-881-4252 **Fax #** \_\_\_\_\_  
**Email** DESIGN@QUINTIC.CA

3. **Nature and extent of relief applied for (variances requested):**  
LANDING SERVING THE ENTRANCE TO SECOND UNIT IS 0.9652M/3'-2" HIGH FROM THE ADJACENT GRADE INSTEAD OF MAXIMUM PERMITTED HEIGHT OF 0.6M/2'-0" AS PER CURRENT ZONING BY-LAW.

4. **Why is it not possible to comply with the provisions of the by-law?**  
THE NEW ABOVE-GRADE DOOR WILL SERVE AS THE ENTRANCE TO THE SECOND UNIT IN THE BASEMENT AND CAN BE POSITIONED WITHIN 4 7/8" (AS PER OBC) FROM THE TOP OF THE EXISTING LANDING OF THE STAIRCASE THAT PROVIDES ACCESS FROM THE FIRST FLOOR TO THE BASEMENT ALONG THE SIDE EXTERIOR WALL OF THE HOUSE. AFTER INSTALLATION, THE DOOR SILL OF THE ABOVE-GRADE DOOR IN THE SIDE YARD IS LOCATED 3'-6" ABOVE THE ADJACENT GRADE. THEREFORE, THE LANDING HEIGHT REQUIRED TO ACCESS THE SIDE DOOR NEEDS TO BE 3'-2" ABOVE THE ADJACENT GRADE

5. **Legal Description of the subject land:**  
**Lot Number** LOT 224L  
**Plan Number/Concession Number** LAN M1613  
**Municipal Address** 30 PALM TREE RD. BRAMPTON, ON L6V 4N9

6. **Dimension of subject land (in metric units)**  
**Frontage** 6.8M  
**Depth** 33.50M  
**Area** 227.80 M^2

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.)

DWELLING  
 WIDTH: 5.67M  
 LENGTH: 19.2M  
 GFA: 265.87 M<sup>2</sup>  
 GROUND FLOOR AREA: 113.158M<sup>2</sup>  
 NUMBER OF STOREYS: 2

**PROPOSED BUILDINGS/STRUCTURES on the subject land:**

NONE

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 5.95M (PORCH) 6.41M (BUILDING)  
 Rear yard setback 7.8M  
 Side yard setback 1.20M (BUILDING INTERIOR SIDE YARD)  
 Side yard setback 0M

**PROPOSED**

Front yard setback 5.95M (PORCH) 6.41M (BUILDING)  
 Rear yard setback 7.8M  
 Side yard setback 0.2794M / 11" (BUILDING INTERIOR SIDE YARD)  
 Side yard setback 0M

10. Date of Acquisition of subject land: 2020
11. Existing uses of subject property: SINGLE FAMILY DWELLING (SEMI-DETACHED)
12. Proposed uses of subject property: TWO UNIT DWELLING (SEMI-DETACHED)
13. Existing uses of abutting properties: SINGLE FAMILY DWELLING (SEMI-DETACHED)
14. Date of construction of all buildings & structures on subject land: 09/08/2009
15. Length of time the existing uses of the subject property have been continued: 15YEARS

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 \_\_\_\_\_

*Lekesh Verma*

Signature of Applicant(s) or Authorized Agent

DATED AT THE 64 DURANGO DR OF BRAMPTON, ON

THIS 07 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, LEKESH VERMA, OF THE 64 DURANGO DR OF BRAMPTON, ON

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 07th DAY OF

March, 2024

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

*Lekesh Verma*

Signature of Applicant or Authorized Agent

A Commissioner etc.

Expires September 20, 2026  
FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: Mature Neighborhood, R2B-1189

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

2024/02/21  
Date

DATE RECEIVED March 7, 2024

Date Application Deemed Complete by the Municipality Clara

**PERMISSION TO ENTER**

To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2  
[coa@brampton.ca](mailto:coa@brampton.ca)


LOCATION OF THE SUBJECT LAND: 30 PALM TREE RD

I/We, SUNIL MISTRY  
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 08 day of FEBRUARY, 2024.

*Sunil T. Mistry*

(signature of the owner[s], or where the  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**

**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](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 30 PALM TREE RD


I/We, SUNIL MISTRY  
please print/type the full name of the owner(s)

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

LEKESH VERMA  
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.

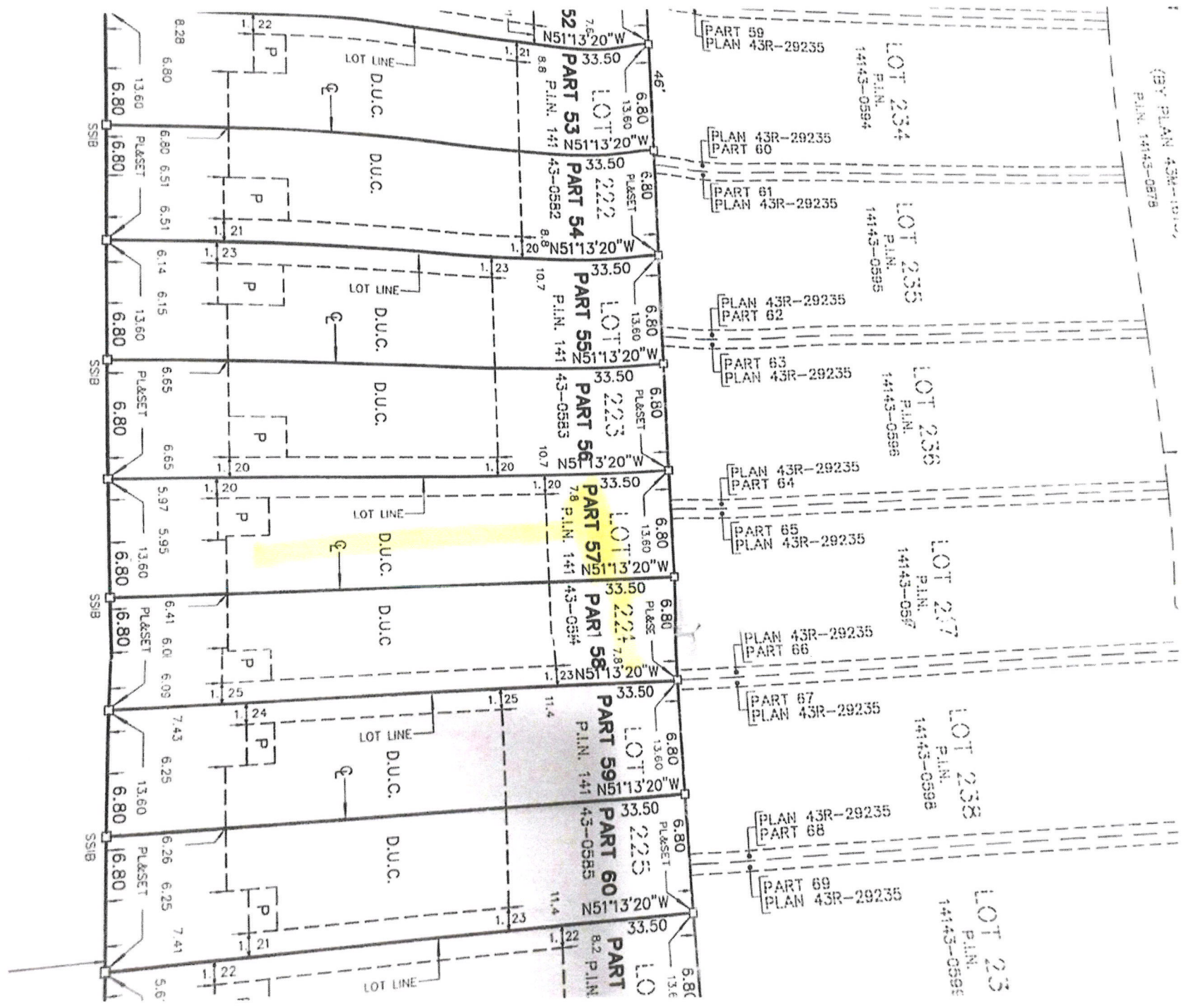
Dated this 08 day of FEBRUARY, 2024.

Sunil T. Mistry  
(signature of the owner[s], or where  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.**

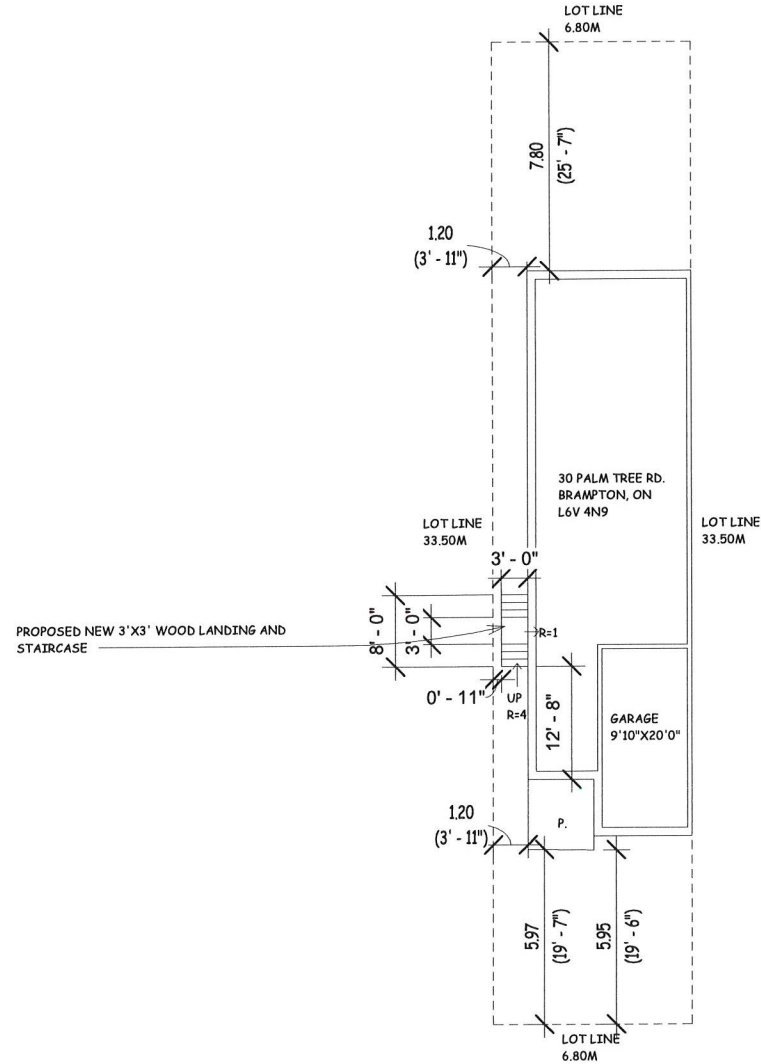
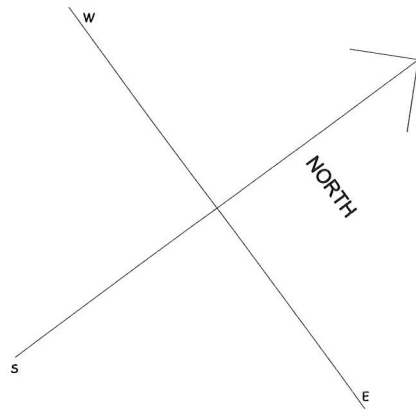
(BY) PLAN 43R-1014  
P.L.N. 14143-0878



FE  
ROAD  
43M-1613

43M-1613

20.00



**Preliminary**

2024-02-15 7:01:47 PM

PROJECT TITLE:

30 PALM TREE RD  
BRAMPTON, ON



**Quintic Engineering Inc.**  
64 Durango Dr.  
Brampton, ON L6X 5G9  
Phone: 437-881-4252  
Email: design@quintic.ca

No.	Description	Date

Site Plan

Project number 2022-QUINTIC-33

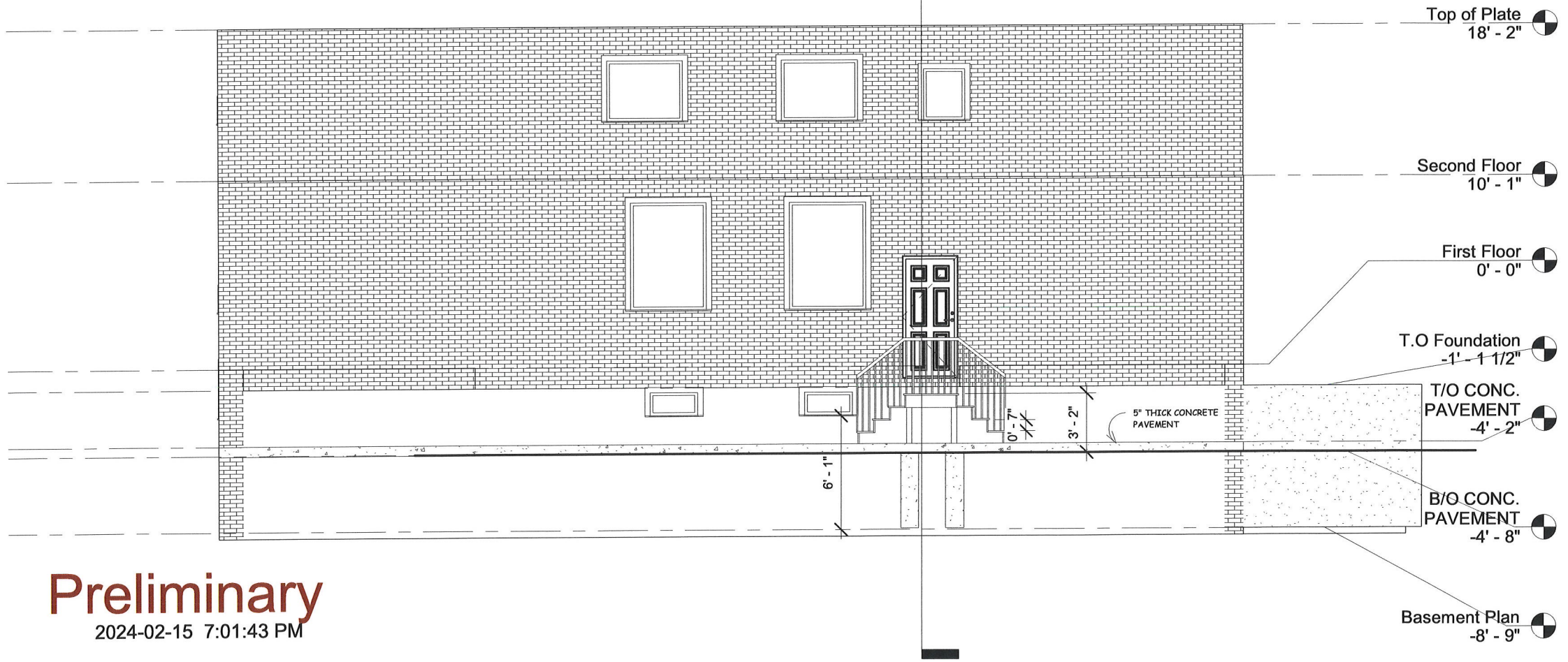
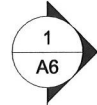
Date 02/07/24

Drawn by Jasmine Bakshi

Checked by Lekesh Verma

**A1A**

Scale 1/16" = 1'-0"



**Preliminary**  
2024-02-15 7:01:43 PM

PROJECT TITLE:  
30 PALM TREE RD  
BRAMPTON, ON

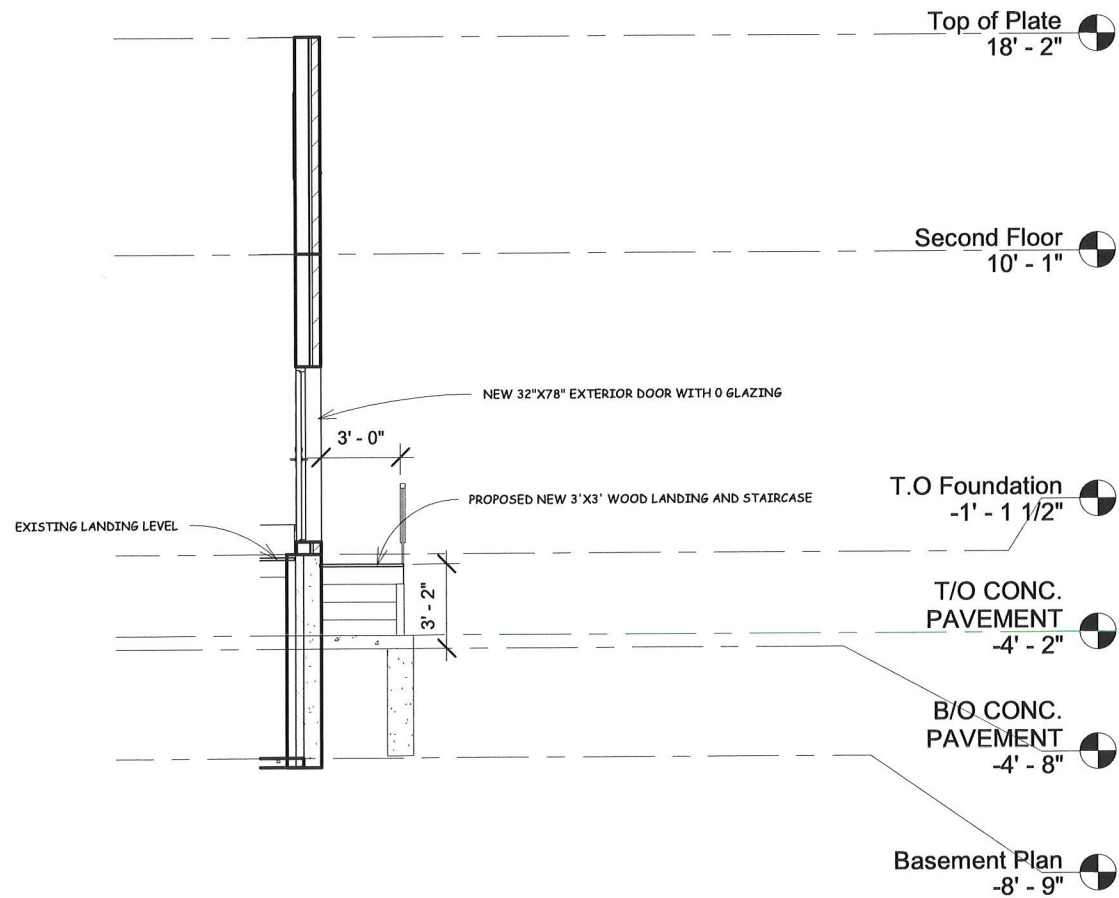


**Quintic Engineering Inc.**  
64 Durango Dr.  
Brampton, ON L6X 5G9  
Phone: 437-881-4252  
Email: design@quintic.ca

No.	Description	Date

Partial North-East Elevation		
Project number	2022-QUINTIC-33	<b>A5</b>
Date	02/07/24	
Drawn by	Jasmine Bakshi	Scale 3/16" = 1'-0"
Checked by	Lekesh Verma	





**Preliminary**  
 2024-02-15 7:01:38 PM

PROJECT TITLE:  
 30 PALM TREE RD  
 BRAMPTON, ON



**Quintic Engineering Inc.**  
 64 Durango Dr.  
 Brampton, ON L6X 5G9  
 Phone: 437-881-4252  
 Email: design@quintic.ca

No.	Description	Date

Side Door Section

Project number 2022-QUINTIC-33  
 Date 02/07/24  
 Drawn by Jasmine Bakshi  
 Checked by Lekesh Verma

**A6**

Scale 3/16" = 1'-0"

# Zoning Non-compliance Checklist

File No.

A-2024-0070.

Applicant: Lekesh Verma

Address: 30 Palm Tree Rd

Zoning: Mature Neighborhood, R2B-1189

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			
ABOVE GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
GARAGE WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING	To permit a proposed landing used to access an additional residential unit having a height of 0.96m (3 ft 2 in) above ground level,	whereas the by-law permits a landing having a maximum height of 0.6m (2 ft) above ground level.	10.16.1 (b)
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

2024/02/21

Date