



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

FILE NUMBER: A-2024-0088

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)** NADARAJAH PIRATHEEPAN
Address 22 ZELDA RD BRAMPTON, ON, L6R 3V3

Phone # 647-818-8170 **Fax #** _____
Email N.THEEPAN@HOTMAIL.COM

2. **Name of Agent** PAVNEET KAUR(NOBLE PRIME SOLUTIONS LTD)
Address 19-2131 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 INTERIOR SIDE YARD HAVING A SETBACK OF 0.27M

4. **Why is it not possible to comply with the provisions of the by-law?**
WHEREAS THE BY-LAW REQUIRES A MINIMUM INTERIOR SIDE YARD SETBACK OF 1.2M

5. **Legal Description of the subject land:**
Lot Number _____
Plan Number/Concession Number PLAN M1946 BLK 222
Municipal Address 22 ZELDA RD BRAMPTON, ON, L6R 3V3

6. **Dimension of subject land (in metric units)**
Frontage 9.12 M
Depth 31.738M
Area 289.45M²

7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>

- 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.)

N/A

PROPOSED BUILDINGS/STRUCTURES on the subject land:

N/A

- 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	3.43M	_____
Rear yard setback	11.50M	_____
Side yard setback	0	_____
Side yard setback	1.50M	_____

PROPOSED

Front yard setback	NO CHANGE	_____
Rear yard setback	NO CHANGE	_____
Side yard setback	NO CHANGE	_____
Side yard setback	0.27M	_____

- 10. Date of Acquisition of subject land: _____

- 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: 05/15/2015

- 15. Length of time the existing uses of the subject property have been continued: 8

- 16. (a) What water supply is existing/proposed?
 Municipal 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 _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton
THIS 14th DAY OF March, 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, Jivtesh BHAILA, 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 14 DAY OF
March, 2024.

[Signature]
A Commissioner etc.

Mercelyn Osayamen Osaze
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires June 20, 2025.

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: R3E-7-2370

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

Dhwani Shah
Zoning Officer

2024/03/12
Date

DATE RECEIVED MARCH 14, 2024

Date Application Deemed Complete by the Municipality VL

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: _____

I/We, NADARAJAH PIRATHEEPAN
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 _____ day of _____, 20____.

N. P.

(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

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: _____

I/We, NADARAJAH PIRATHEEPAN
please print/type the full name of the owner(s)

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 _____ day of _____, 20__.

N. Piratheepan
(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.

ADDITIONAL INFORMATION

TYPE OF SIDE ENTRANCE: Below Grade

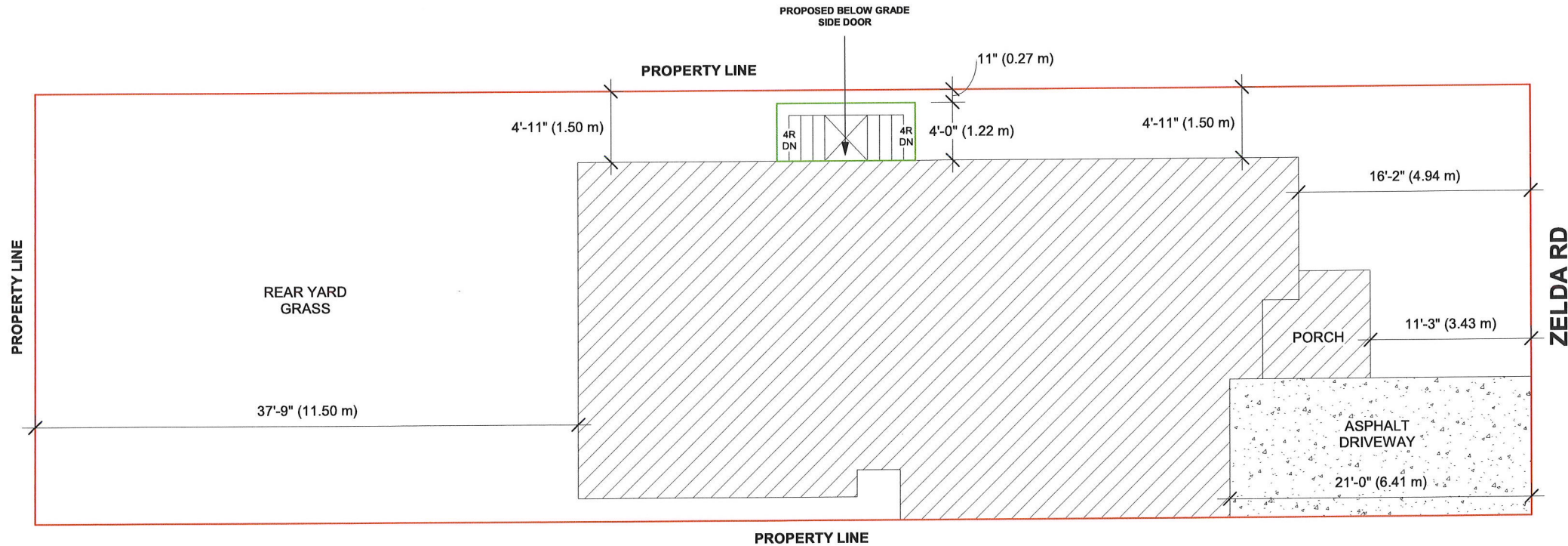
PURPOSE OF SIDE ENTRANCE: Primary Entrance and exit for Second Unit (to be proposed)

NUMBER OF PROPOSED BEDROOMS: 1 Bedroom in Basement

BLOCK 222, PART 23
 22 ZELDA RD
 2 STOREY TOWNHOUSE

MINOR VARIANCE

- TO PERMIT A BELOW GRADE ENTRANCE IN THE INTERIOR SIDE YARD HAVING A SETBACK OF 0.27M
 WHEREAS THE BY-LAW REQUIRES A MINIMUM INTERIOR SIDE YARD SETBACK OF 1.2M



SITE PLAN

STAMP

01 ISSUED FOR VARIANCE MAR 06/24

ADDRESS:
 22 ZELDA RD,
 BRAMPTON, ON

DRAWN BY: NK CHECKED BY: JB
 PROJECT NUMBER: 24R-29404

NOBLE PRIME SOLUTIONS LTD
 2131 WILLIAMS PARKWAY
 BRAMPTON, ON
 UNIT 19
 (437)-888-1800

DATE: MAR 06/24 DWG No: A-1
 SCALE: 1 : 90

REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT
 DATE Oct. 7, 2015
T. Singh
 T. SINGH, O.L.S.

PLAN 43R-36823

RECEIVED AND DEPOSITED
 DATE October 29, 2015

K. Cochrane
 REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PEEL (No. 43)

SCHEDULE			
PART	ALL OF BLOCK	PLAN	ALL OF P.I.N
1 TO 8 (INCLUSIVE)	221		14225-0427
9 TO 23 (INCLUSIVE)	222	43M-1946	14225-0428
24 TO 35 (INCLUSIVE)	223		14225-0429
36 TO 46 (INCLUSIVE)	224		14225-0430

PARTS 1 TO 46 (INCLUSIVE) ARE SUBJECT TO AN EASEMENT AS SET OUT IN INST. No. PR1279464
 PARTS 1 TO 8, INCLUSIVE ARE SUBJECT TO AN EASEMENT FOR ENTRY AS IN PR2812000
 PARTS 9 TO 23, INCLUSIVE ARE SUBJECT TO AN EASEMENT FOR ENTRY AS IN PR2812001
 PARTS 24 TO 35, INCLUSIVE ARE SUBJECT TO AN EASEMENT FOR ENTRY AS IN PR2812002
 PARTS 36 TO 46, INCLUSIVE ARE SUBJECT TO AN EASEMENT FOR ENTRY AS IN PR2812003

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 OCTOBER, 2015

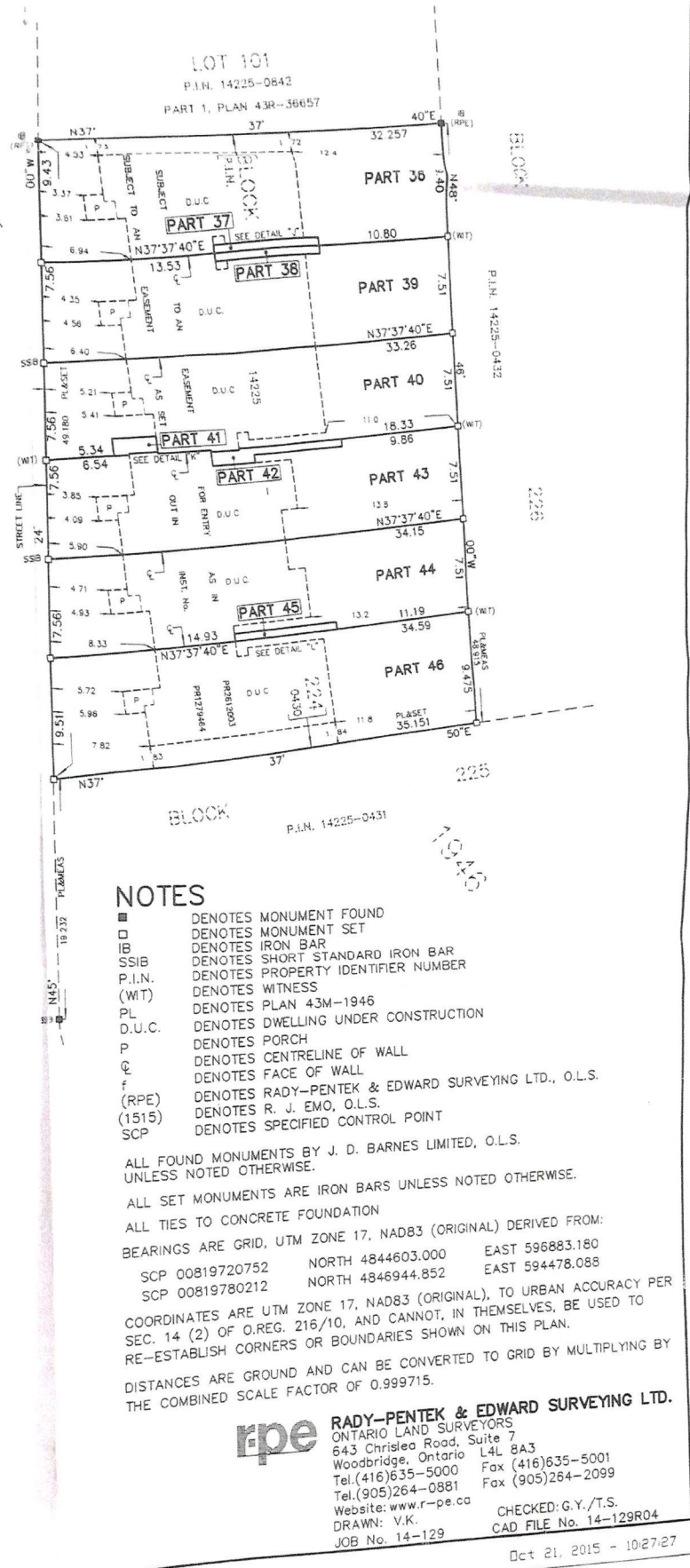
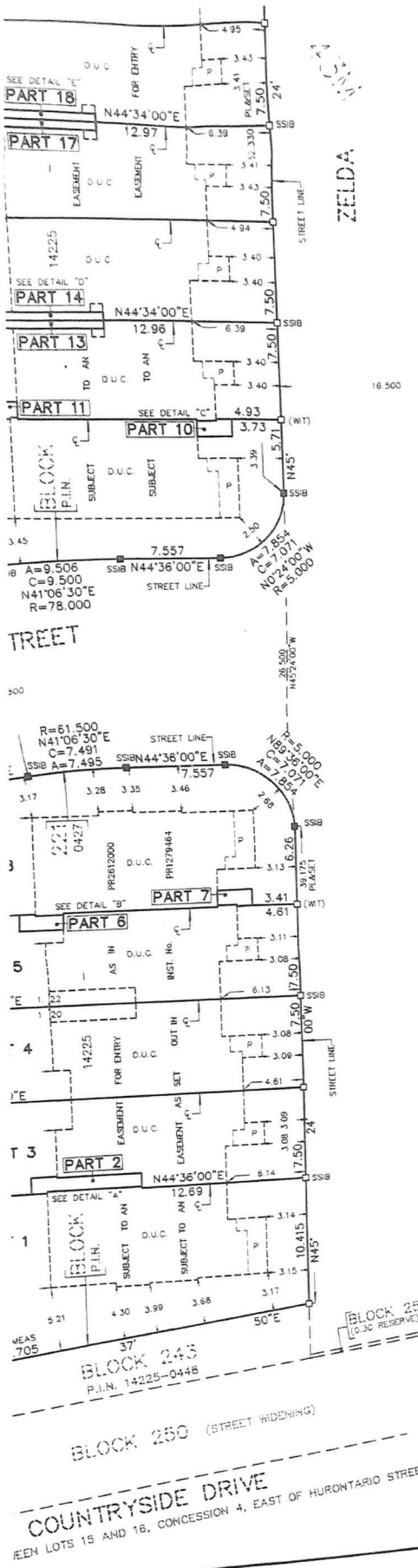
DATE Oct. 7, 2015

T. Singh
 T. SINGH
 ONTARIO LAND SURVEYOR



NOTES

- DENOTES MONUMENT FOUND
 - DENOTES MONUMENT SET
 - IB DENOTES IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
 - (WT) DENOTES WITNESS
 - PL DENOTES PLAN 43M-1946
 - D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
 - P DENOTES PORCH
 - C DENOTES CENTRELINE OF WALL
 - F DENOTES FACE OF WALL
 - (RPE) DENOTES RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.
 - (1515) DENOTES R. J. EMQ, O.L.S.
 - SCP DENOTES SPECIFIED CONTROL POINT
- ALL FOUND MONUMENTS BY J. D. BARNES LIMITED, O.L.S. UNLESS NOTED OTHERWISE.
 ALL SET MONUMENTS ARE IRON BARS UNLESS NOTED OTHERWISE.
 ALL TIES TO CONCRETE FOUNDATION
 ... 70NE 17, NAD83 (ORIGINAL) DERIVED FROM. ... 120



NOTES

- DENOTES MONUMENT FOUND
- D DENOTES MONUMENT SET
- IB DENOTES IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- (WIT) DENOTES WITNESS
- PL DENOTES PLAN 43M-1946
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P DENOTES PORCH
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- (1515) DENOTES R. J. EMO, O.L.S.
- SCP DENOTES SPECIFIED CONTROL POINT

ALL FOUND MONUMENTS BY J. D. BARNES LIMITED, O.L.S. UNLESS NOTED OTHERWISE.

ALL SET MONUMENTS ARE IRON BARS UNLESS NOTED OTHERWISE.

ALL TIES TO CONCRETE FOUNDATION

BEARINGS ARE GRID, UTM ZONE 17, NAD83 (ORIGINAL) DERIVED FROM:
 SCP 00819720752 NORTH 4844603.000 EAST 596883.180
 SCP 00819780212 NORTH 4846944.852 EAST 594478.088

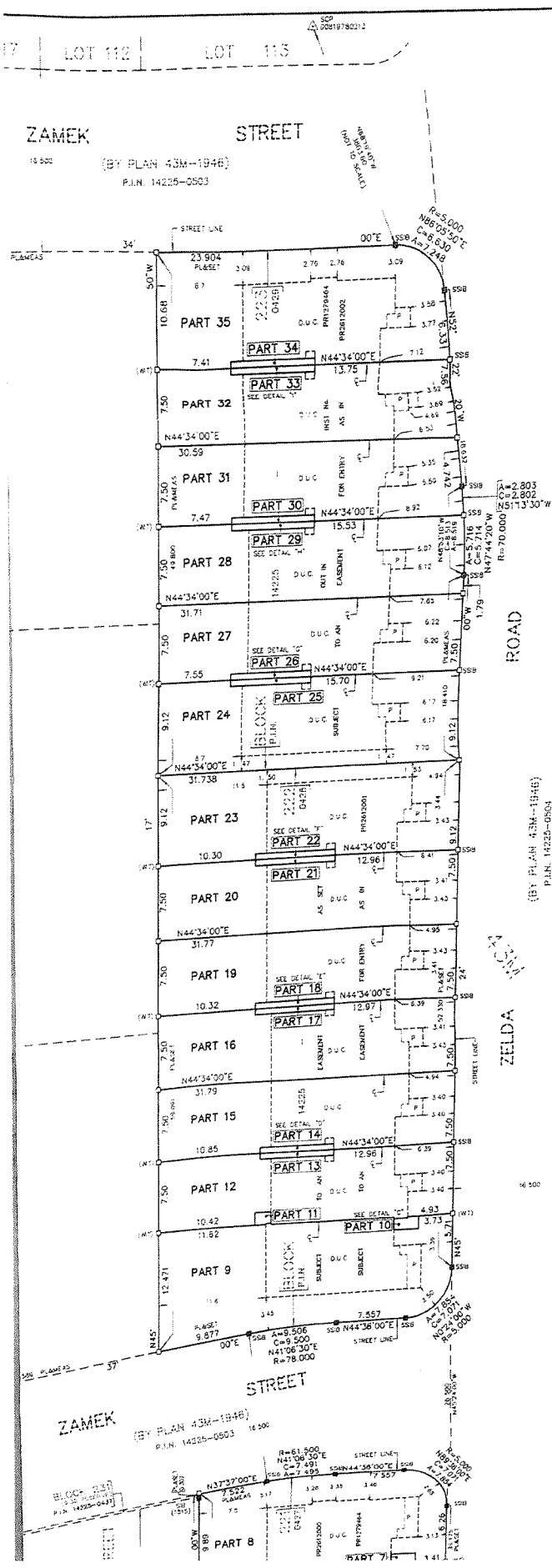
COORDINATES ARE UTM ZONE 17, NAD83 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999715.



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.
 JOB No. 14-129 CAD FILE No. 14-129R04

Oct 21, 2015 - 10:27:27

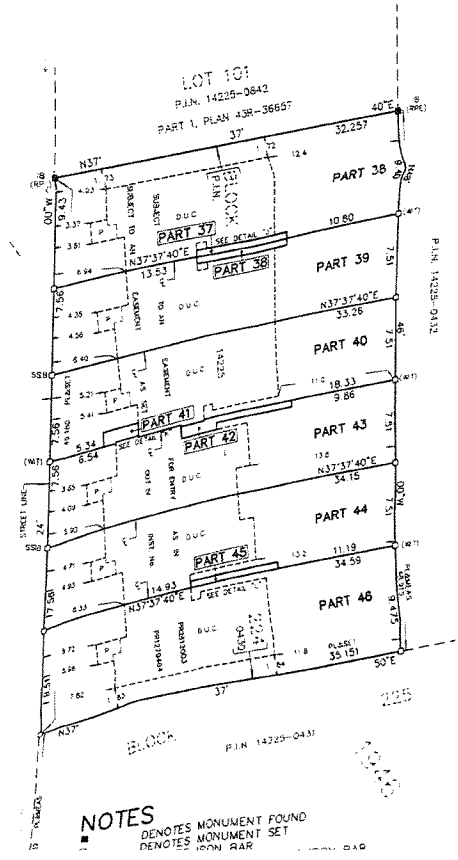


I REQUIRE THIS PLAN TO BE DEPOSITED
 UNDER THE LAND TITLES ACT.
 DATE Oct. 7 2015
T. Singh
 T. SINGH, O.L.S.

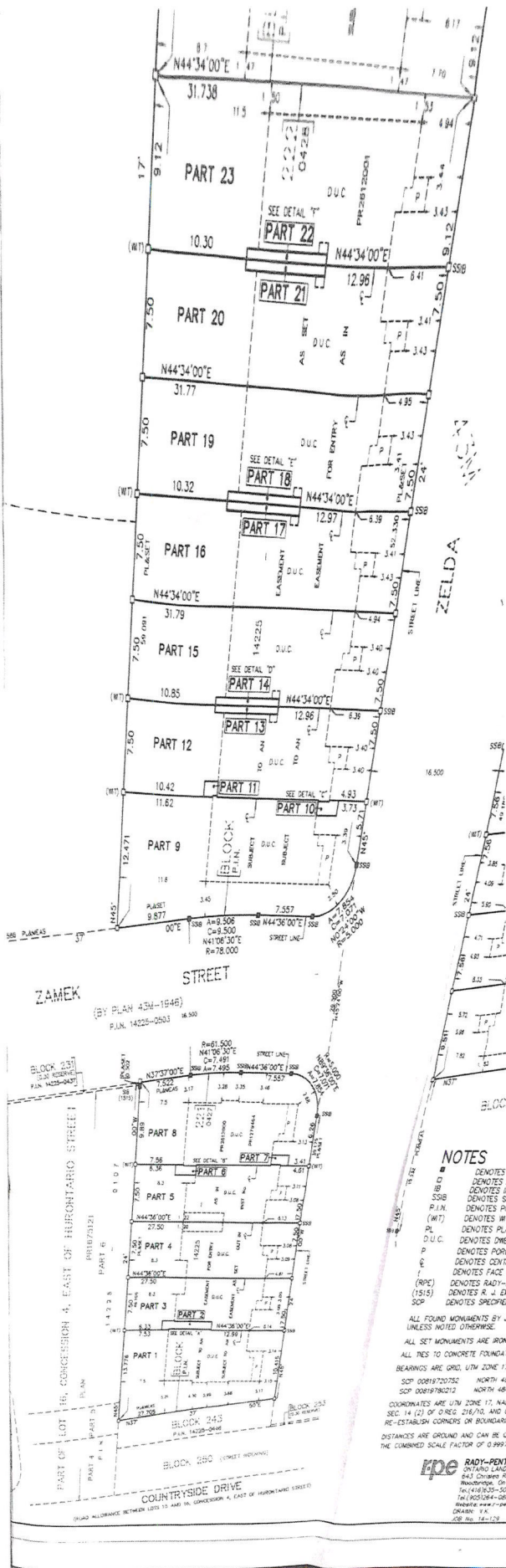
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 F
 1 (INC)
 9 (INC)
 24 (INC)
 36 (INCL)
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 PARTS 24
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 PARTS 36 1
 AN EASEM

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND
 SURVEYS ACT, THE SURVEYORS ACT AND TO
 THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 1ST
 DATE Oct. 7 2015



NOTES
 ■ DENOTES MONUMENT FOUND
 □ DENOTES MONUMENT SET
 ○ DENOTES MONUMENT SET



NOTES

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- DNOTES DN
- P.L.N. DENOTES PL
- (WT) DENOTES WT
- PL DENOTES PL
- D.U.C. DENOTES DNE
- P DENOTES PORC
- DNOTES DENOTES
- (RPE) DENOTES RAY-I
- (1515) DENOTES R. J. EW
- SCP DENOTES SPECIFIC

ALL FOUND MONUMENTS BY J. UNLESS NOTED OTHERWISE

ALL SET MONUMENTS ARE IRON

ALL SET TO CONCRETE FOUNDATION

BEARINGS ARE GRID UTM ZONE 17, SOUTHERN HEMISPHERE

COORDINATES ARE UTM ZONE 17, NAD 83

SEC. 14 (2) OF OREG. 216/10, AND C. RE-ESTABLISH CORNERS ON BOUNDARY

DISTANCES ARE GROUND AND CAN BE ON THE COMBINED SCALE FACTOR OF 0.99971

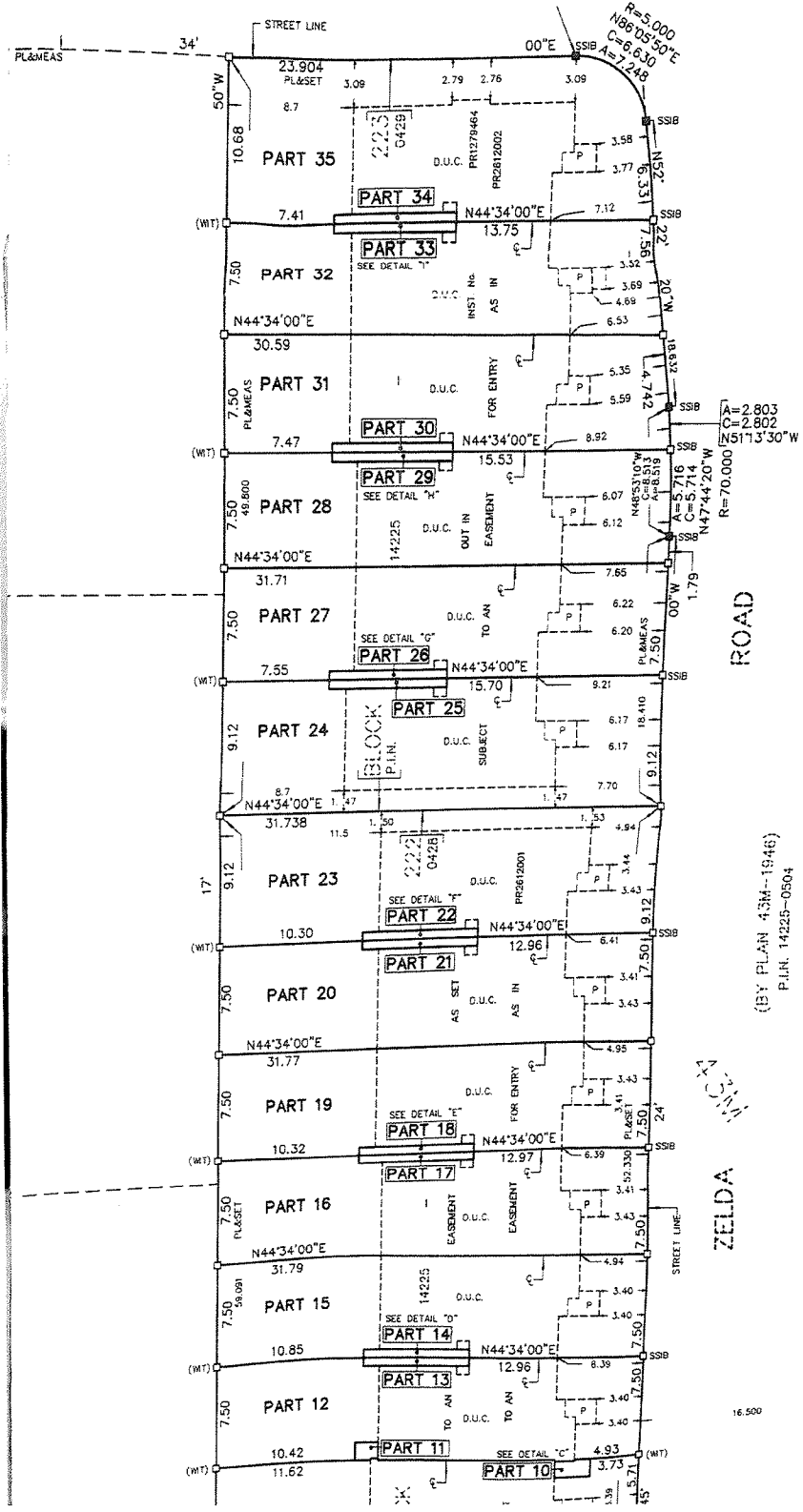
rpe RAY-PENNY
 SURVEYING & ENGINEERING
 4430 S. W. 10th St.
 West Palm Beach, FL 33411
 Tel: (561) 833-2000
 Fax: (561) 833-2001
 Website: www.rpe-survey.com
 DRAWN: J.A.
 JOB NO. 14-129

17 | LOT 112 | LOT 113

ZAMEK STREET
 16.500
 (BY PLAN 43M-1946)
 P.L.N. 14225-0503

00810780212

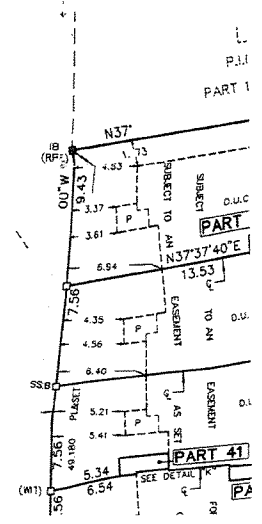
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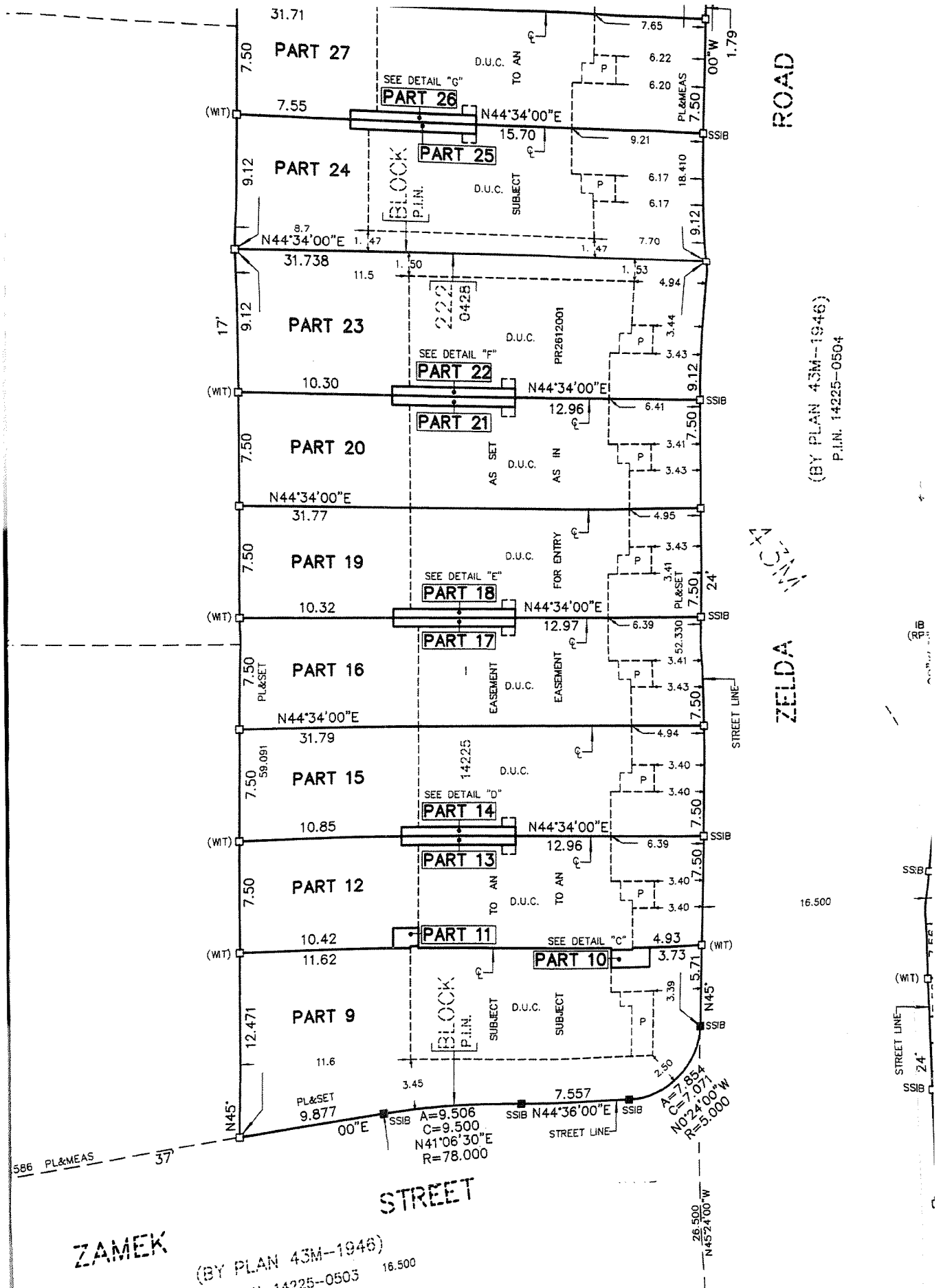


(BY PLAN 43M-1946)
 P.L.N. 14225-0504

ZELDA ROAD

SU
 1. CER
 1. TH
 SU
 TH
 2. THE
 DATE





ZAMEK

(BY PLAN 43M-1946)
P.I.N. 14225-0503 16.500

ROAD

W 43rd W

ZELDA

(BY PLAN 43M-1946)
P.I.N. 14225-0504

STREET

SSB

(WT)

STREET LINE

24'

SSB

STREET LINE

24'

SSB

STREET LINE

24'

SSB

STREET LINE

24'

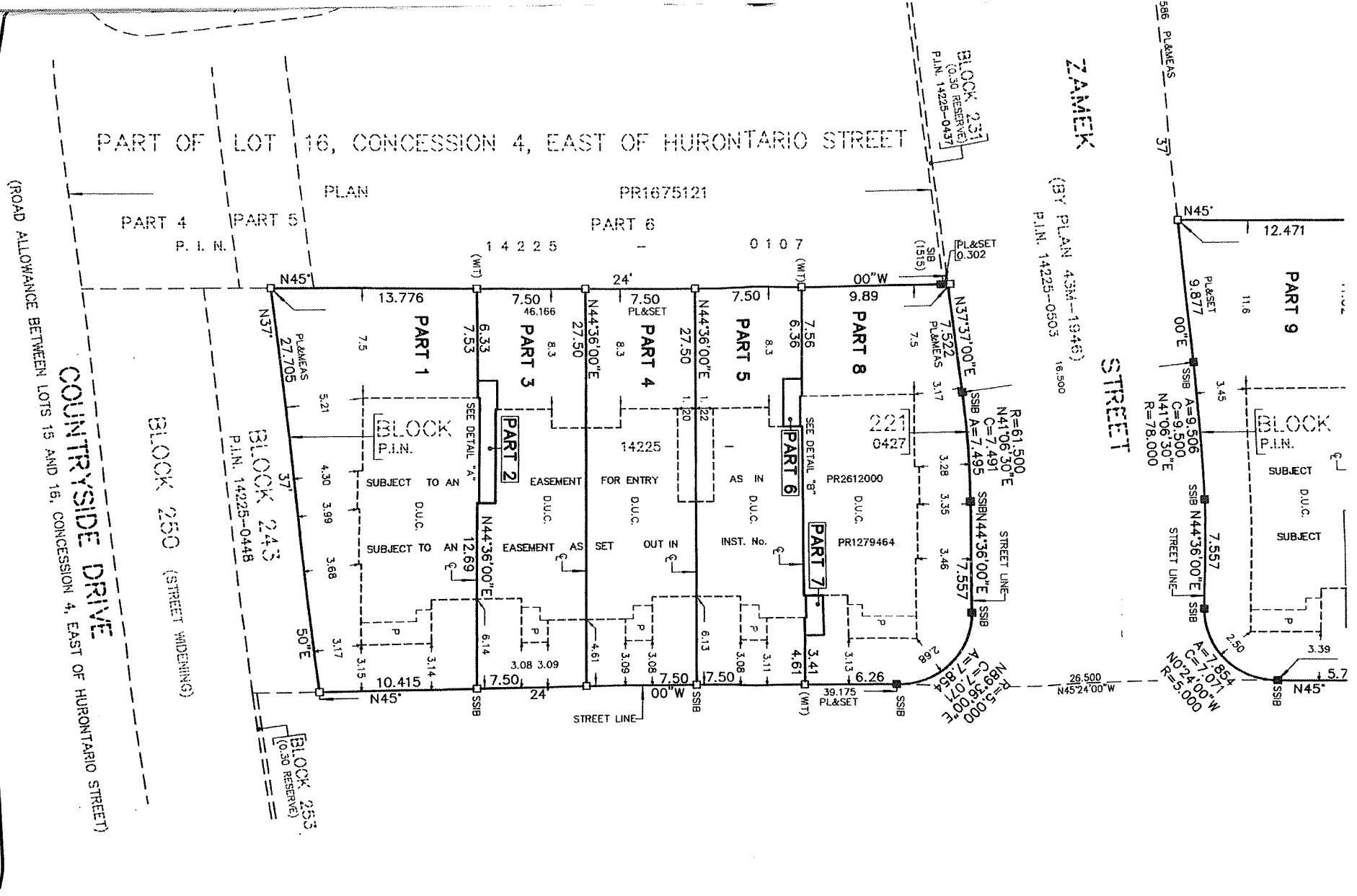
SSB

STREET LINE

24'

SSB

STREET LINE



PART OF LOT 16, CONCESSION 4, EAST OF HURONTARIO STREET

PLAN PR1675121
 PART 4 PART 5
 P. I. N.

(ROAD ALLOWANCE BETWEEN LOTS 15 AND 16, CONCESSION 4, EAST OF HURONTARIO STREET)
 COUNTRYSIDE DRIVE

BLOCK 250 (STREET WIDENING)

BLOCK 243
 P.I.N. 14225-0448

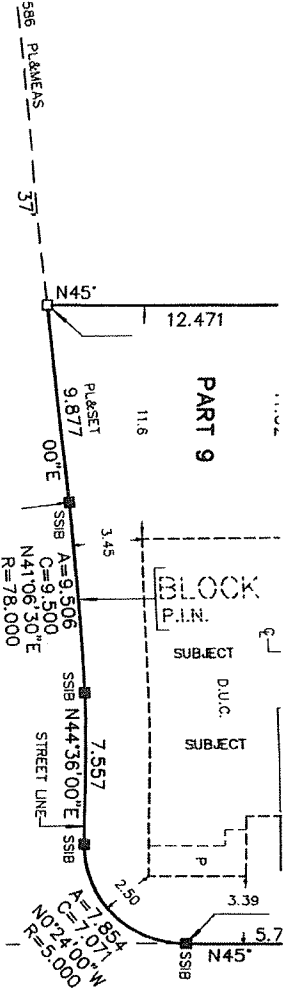
BLOCK 253
 (0.50 RESERVE)

PLAN PR1675121

PART 6 PART 7 PART 8 PART 9

ZAMEK STREET
 (BY PLAN 43M-1948)
 P.I.N. 14225-0503 16,500

BLOCK 251
 (0.50 RESERVE)
 P.I.N. 14225-0437



BLOCK 251
 (0.50 RESERVE)
 P.I.N. 14225-0437

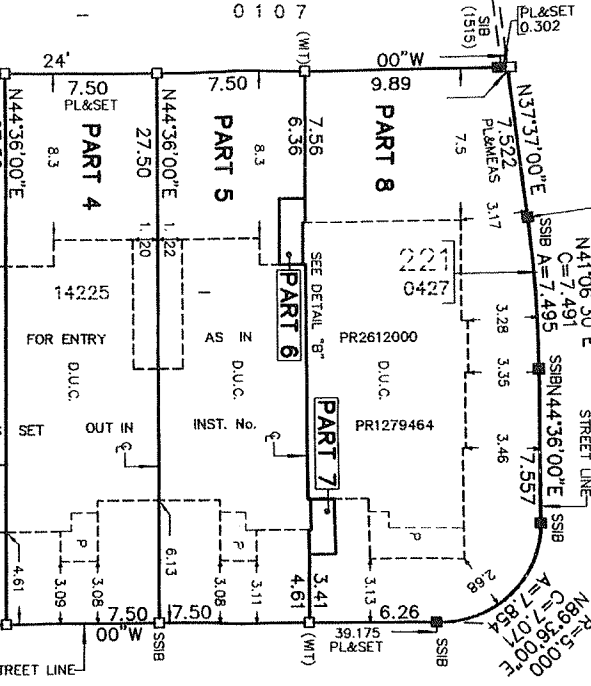
PART 9
 P.I.N. 14225-0437

BLOCK 250 (STREET WIDENING)
 P.I.N. 14225-0448

BLOCK 243
 P.I.N. 14225-0448

BLOCK 253
 (0.50 RESERVE)

PART 6 PART 7 PART 8 PART 9

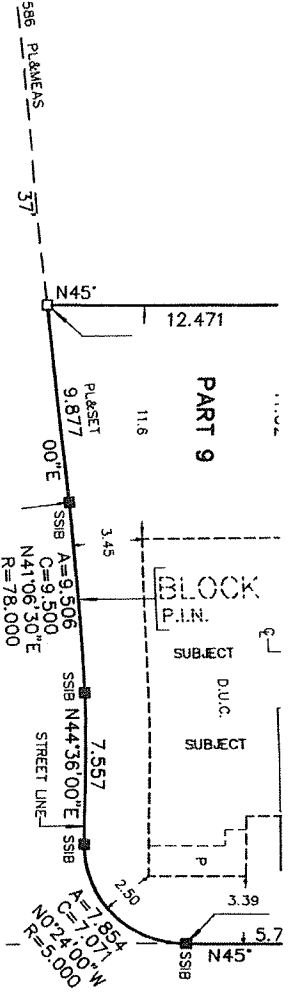


PLAN PR1675121

PART 6 PART 7 PART 8 PART 9

ZAMEK STREET
 (BY PLAN 43M-1948)
 P.I.N. 14225-0503 16,500

BLOCK 251
 (0.50 RESERVE)
 P.I.N. 14225-0437



BLOCK 251
 (0.50 RESERVE)
 P.I.N. 14225-0437

PART 9
 P.I.N. 14225-0437

BLOCK 250 (STREET WIDENING)
 P.I.N. 14225-0448

BLOCK 243
 P.I.N. 14225-0448

BLOCK 253
 (0.50 RESERVE)

Zoning Non-compliance Checklist

File No.

A-2024-0088

Applicant: NADARAJAH PIRATHEEPAN

Address: 22 ZELDA RD

Zoning: R3E-7-2370

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 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
ACCESSORY STRUCTURE SETBACKS	To permit an interior side yard setback of 0.27m to proposed exterior stairway leading to a below grade entrance.	Whereas the by-law requires a minimum side yard setback of 1.2m.	R3E-16.10.2(g)
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

Dhwani Shah

Reviewed by Zoning

2024/03/12

Date