



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)** Muhammad Atif & Summya Atif
Address 26 Commodore Drive

Phone # 647 242 5616 **Fax #** _____
Email atifdotnet@yahoo.com

2. **Name of Agent** ANJU BHUTANI
Address 18 SPARROW COURT
BRAMPTON
ONTARIO L6Y 3P2
Phone # 647-654-8500 **Fax #** _____
Email abhutani@cheerful.com

3. **Nature and extent of relief applied for (variances requested):**
1. TO PERMIT A BELOW GRADE ENTRANCE TO BE LOCATED WITHIN A REQUIRED INTERIOR SIDE YARD, WHEREAS THE BYLAW DOES NOT PERMIT ANY STAIRS CONSTRUCTED BELOW THE ESTABLISHED GRADE WITHIN A REQUIRED SIDE YARD.
To permit an interior side yard setback of 0.09m to a proposed exterior stairway leading to a below grade entrance

4. **Why is it not possible to comply with the provisions of the by-law?**
INTERIOR SIDE YARD SETBACK SHOULD BE 1.20 M AFTER PROPOSED BELOW GRADE ENTRANCE AND IN THIS CASE SETBACKS LEFT AFTER PROPOSED BELOW GRADE ENTRANCE IS 0.09 M

5. **Legal Description of the subject land:**
Lot Number 275 PART 22
Plan Number/Concession Number 43M - 1751
Municipal Address 26 COMMODORE DRIVE

6. **Dimension of subject land (in metric units)**
Frontage 8.40 M
Depth 27 M
Area 226.80 SQ.M.

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.)
2 STOREY DETACHED DWELLING(109 SQ.METER)

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 3.01 M
Rear yard setback 7.00 M
Side yard setback 1.25 M
Side yard setback

PROPOSED

Front yard setback
Rear yard setback
Side yard setback
Side yard setback 0.09 M

10. Date of Acquisition of subject land: 2007

11. Existing uses of subject property: SINGLE UNIT DWELLING

12. Proposed uses of subject property: TWO UNIT DWELLING

13. Existing uses of abutting properties: RESIDENTIAL

14. Date of construction of all buildings & structures on subject land:

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

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 20th 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, MUHAMMAD ATIP ANJUBHUTANI, 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 20th DAY OF
March 2024.

A Commissioner etc.

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

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: R2A-1301

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

JOHN C. CABRAL
Zoning Officer

2024-03-19
Date

VL

DATE RECEIVED Mar. 20/24.

PERMISSION TO ENTER

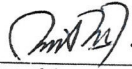
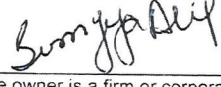
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 26 COMMODORE DRIVE, BRAMPTON

I/We: MUHAMMAD ATIF, SUMYYA ATIF
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 7th day of MARCH, 2024

 
(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: 26 COMMODORE DRIVE, BRAMPTON

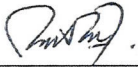
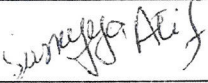
I/We: MUHAMMAD ATIF, SUMYYA ATIF
please print/type the full name of the owner(s)

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

_____ 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 07th day of MARCH, 2024

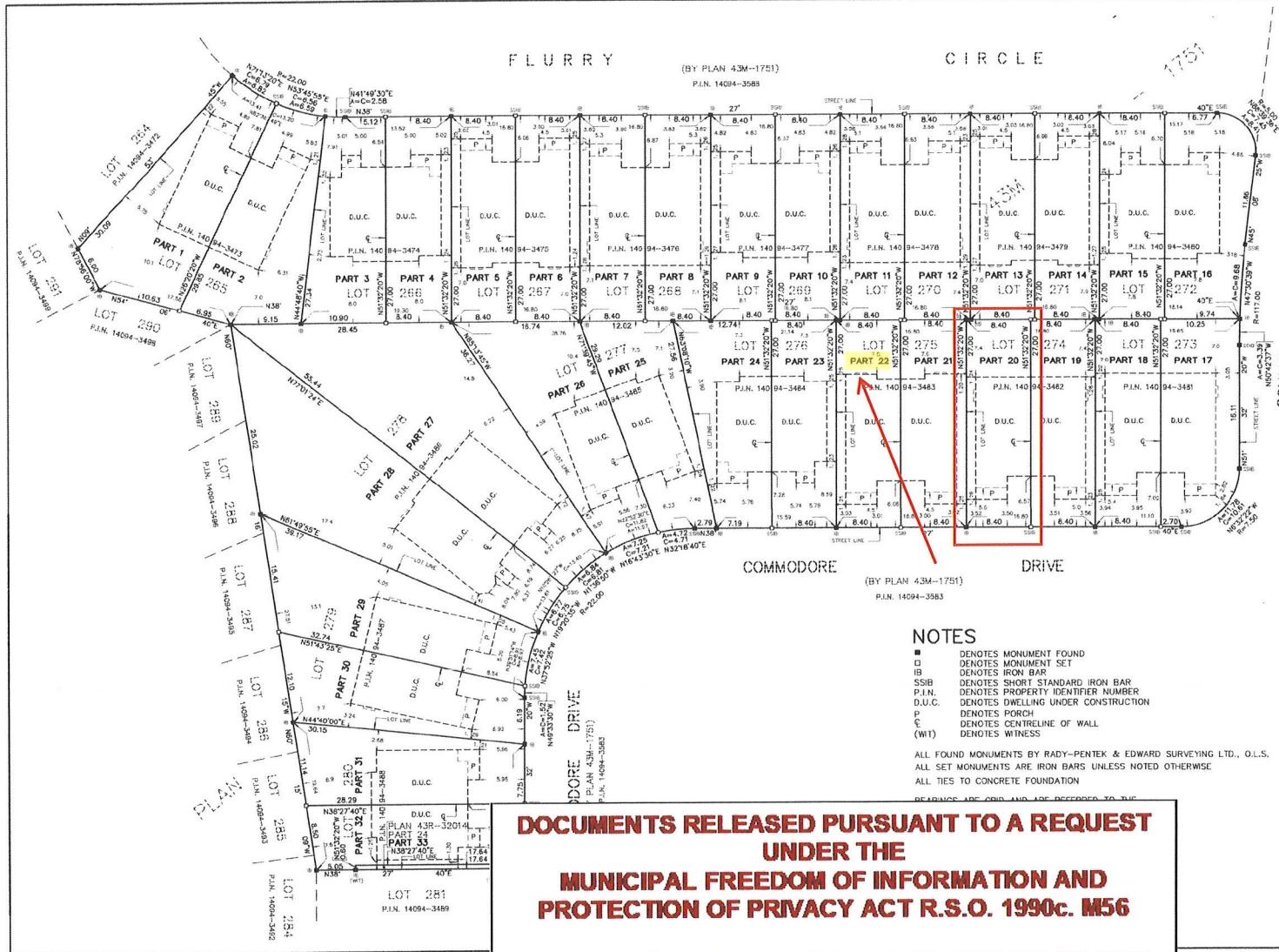
 
(signature of the owner(s), or where the owner is a firm or corporation, the signature of an officer of the owner.)

(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.

DOCUMENTS RELEASED PURSUANT TO A REQUEST UNDER THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT R.S.O. 1990c. M56
 COPYRIGHT ACT R.S., 1985, c. C-42 APPLIES TO THE USE AND REPRODUCTION OF THESE DOCUMENTS



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
 DATE SEPT 16, 2008
 JOSEPH RADY-PENTEK, O.L.S.

PLAN 43R-3247-1
 RECEIVED AND DEPOSITED
 DATE September 29, 2008
 Jason West
 ASSISTANT DEPUTY LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PEEL (No.43)

SCHEDULE		
PART	ALL OF LOT	ALL OF P.L.N.
1 & 2	285	14094-3473
3 & 4	286	14094-3474
5 & 6	287	14094-3475
7 & 8	288	14094-3476
9 & 10	289	14094-3477
11 & 12	270	14094-3478
13 & 14	271	14094-3479
15 & 16	272	43M-1751 14094-3480
17 & 18	273	14094-3481
19 & 20	274	14094-3482
21 & 22	275	14094-3483
23 & 24	276	14094-3484
25 & 26	277	14094-3485
27 & 28	278	14094-3486
29 & 30	279	14094-3487
31, 32 & 33	280	14094-3488

PLAN OF SURVEY OF LOTS 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279 AND 280

PLAN 43M-1751
 CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEL
 SCALE 1:300
 0 10m 20m 30 metres

RADY-PENTEK & EDWARD 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.

- NOTES**
- DENOTES MONUMENT FOUND
 - DENOTES MONUMENT SET
 - IB DENOTES IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
 - D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
 - P DENOTES PORCH
 - C DENOTES CENTRELINE OF WALL
 - (WI) DENOTES WINNERS
- ALL FOUND MONUMENTS BY RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.
 ALL SET MONUMENTS ARE IRON BARS UNLESS NOTED OTHERWISE
 ALL TIES TO CONCRETE FOUNDATION
 BEARINGS AND DISTANCES ARE REFERRED TO THE

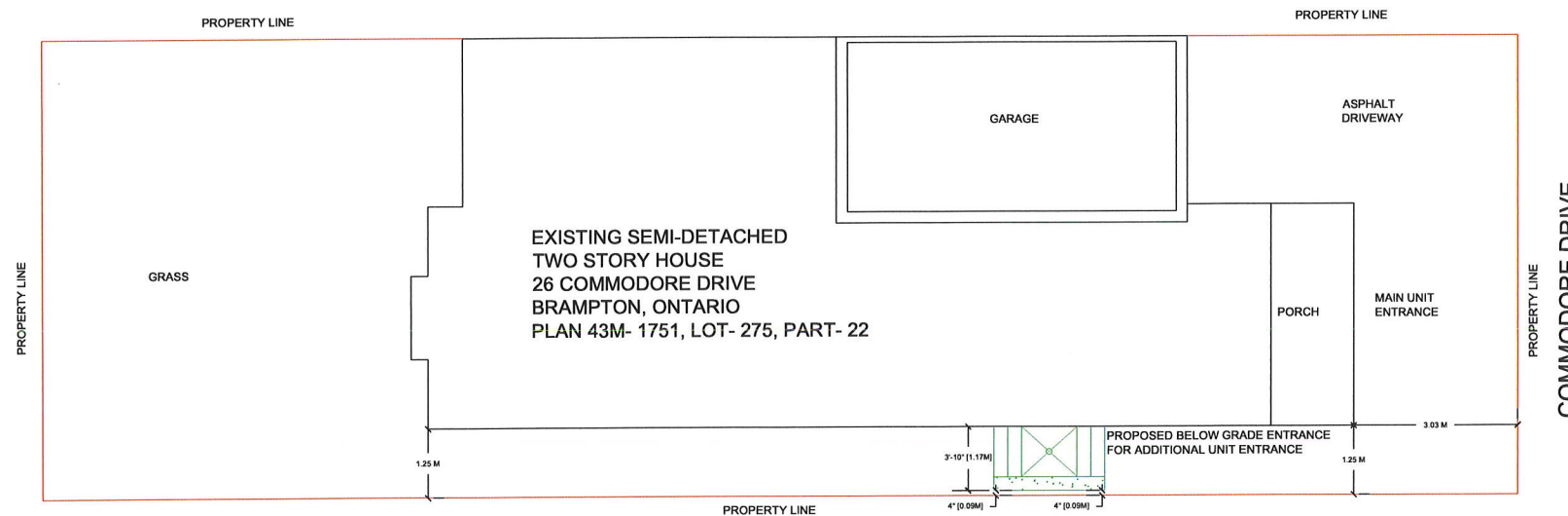
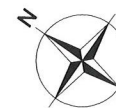
SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 14TH DAY OF SEPT, 2008
 DATE SEPT 16, 2008

JOSEPH RADY-PENTEK
 ONTARIO LAND SURVEYOR

rpe RADY-PENTEK & EDWARD SURVEYING LTD.
 ONTARIO LAND SURVEYORS
 643 CHRISLEA ROAD, SUITE 7, WOODBRIDGE, ONTARIO
 TEL: (416) 635-5000 FAX: (416) 635-5001
 TEL: (905) 264-0881 FAX: (905) 264-2099
 Website: www.r-pe.ca
 DRAWN: V.H. CHECKED: J.R.-P
 CAD FILE No. 06-230R06C JOB No. 06-230

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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Notes:



EXISTING SEMI-DETACHED
TWO STORY HOUSE
26 COMMODORE DRIVE
BRAMPTON, ONTARIO
PLAN 43M- 1751, LOT- 275, PART- 22

COMMODORE DRIVE

**HERITAGE
SOLUTIONS**
1-647-654-8500

PROJECT ADDRESS:
26 COMMODORE DRIVE
BRAMPTON
ONTARIO

PROJECT DESCRIPTION:
PROPOSED BELOW GRADE ENTRANCE
FOR ADDITIONAL RESIDENTIAL UNIT

DRAWING DESCRIPTION:
EXISTING MAIN FLOOR PLAN

SCALE:
1:100

DATE:
MAR 13, 2024

DRAWING NO:
A0

REVISION:
0

Zoning Non-compliance Checklist

File No.

A-2024-0092

Applicant: Muhammad Atif & Summya Atif

Address: 26 Commodore Dr, Brampton, ON L6X 0S5

Zoning: R2A-1301

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
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
SETBACKS	To permit an interior side yard setback of 0.09m to a proposed exterior stairway leading to a below grade entrance	Whereas the by-law requires a minimum interior side yard setback of 1.2m.	Special Section 1301.2(7)
BUILDING HEIGHT			
OUTSIDE STORAGE			
LOT COVERAGE			
DRIVEWAY			
FENCE HEIGHT			
ACCESSORY STRUCTURE HEIGHT			
ACCESSORY STRUCTURE SETBACK			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
GARAGE DOOR HEIGHT			

John C. Cabral
Reviewed by Zoning

2024-03-19
Date