



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

FILE NUMBER: A-2024-0009

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)** PRAGNESH VYAS | FALGUNI VYAS  
**Address** 37 Riverstone Dr, Brampton, ON L6P 2V7

**Phone #** 416 520 8290 **Fax #** \_\_\_\_\_  
**Email** pragvyas9@gmail.com

2. **Name of Agent** Ravinder Singh (Urban Building Designs)  
**Address** 121 QUEEN STREET W  
BRAMPTON ON  
L6Y 1M3

**Phone #** 416 400 7812 **Fax #** \_\_\_\_\_  
**Email** urbanbuildingdesigns@gmail.com

3. **Nature and extent of relief applied for (variances requested):**  
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.  
  
TO PERMIT 0.65 M OF PATHWAY TO SECOND DWELLING UNIT IN BASEMENT, WHEREAS ZONING REQUIRES 1.20 M OF UNOBSTRUCTED PATHWAY TO SECOND DWELLING UNIT IN BASEMENT.

4. **Why is it not possible to comply with the provisions of the by-law?**  
ZONING BY-LAW REQUIRES A MINIMUM SETBACK OF 1.20 M FROM INTERIOR SIDE LOT LINE FOR SIDE DOOR WHEREAS WE ARE PROPOSING A SETBACK OF 0.65 M  
  
ZONING BY-LAW REQUIRES 1.20 M OF UNOBSTRUCTED PATHWAY TO SECOND DWELLING UNIT IN BASEMENT WHEREAS WE ARE PROPOSING A SETBACK OF

5. **Legal Description of the subject land:**  
**Lot Number** 73  
**Plan Number/Concession Number** 43M-1714  
**Municipal Address** 37 Riverstone Dr, Brampton, ON L6P 2V7

6. **Dimension of subject land (in metric units)**  
**Frontage** 13.720 m  
**Depth** 34.500 m  
**Area** 473.34 sqm

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.)

Building Area - 195.05 SQM  
 Gross Floor Area (above grade) - 321.32 SQM  
 No. of storeys - 2

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

Side door in the interior side yard

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 5.09m  
 Rear yard setback 11.50m  
 Side yard setback 0.65m  
 Side yard setback 1.26m

**PROPOSED**

Front yard setback 5.09m  
 Rear yard setback 11.50m  
 Side yard setback 0.65m  
 Side yard setback 1.26m

10. **Date of Acquisition of subject land:** 30 APRIL 2016
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:** 2008
15. **Length of time the existing uses of the subject property have been continued:** 16

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 \_\_\_\_\_

*Ravinder Singh*

Signature of Applicant(s) or Authorized Agent

DATED AT THE City \_\_\_\_\_ OF Brampton \_\_\_\_\_

THIS 15<sup>th</sup> 18<sup>th</sup> DAY OF JANUARY, 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, Ravinder Singh, 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 18<sup>th</sup> DAY OF

January, 2024

*Clara Vani*  
A Commissioner etc.

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

Expires September 20, 2026

*Ravinder Singh*

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

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

Present Zoning By-law Classification: \_\_\_\_\_

R1C-1884

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

2024/01/17

Date

DATE RECEIVED Clara

Date Application Deemed Complete by the Municipality

Jan 18, 2024

**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: 37 Riverstone Dr, Brampton, ON L6P 2V7

I/We, PRAGNESH VYAS | FALGUNI VYAS  
please print/type the full name of the owner(s)

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

RAVINDER SINGH  
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 15 day of JANUARY, 2024.

P. Vyas      F. Vyas

(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: 37 Riverstone Dr, Brampton, ON L6P 2V7

I/We, PRAGNESH VYAS | FALGUNI VYAS  
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 15 day of JANUARY, 2024.

P. Vyas                      F. Vyas

(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**

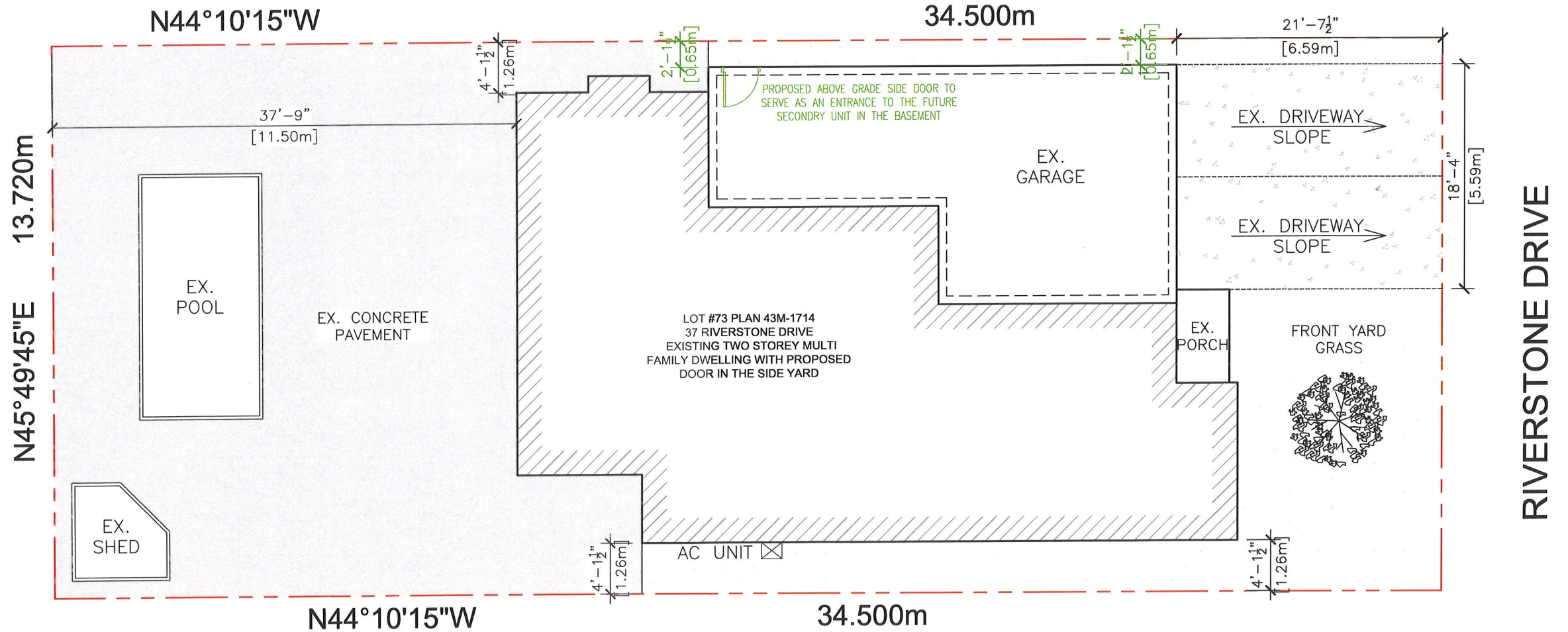
ZONING	R1C-1884
PLAN NUMBER	43M-1714
LOT AREA	473.34 m <sup>2</sup>
DEPTH	34.50 m
FRONTAGE	13.72 m
LOT COVERAGE	41%

# 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.
- TO PERMIT 0.65 M OF PATHWAY TO SECOND DWELLING UNIT IN BASEMENT, WHEREAS ZONING REQUIRES 1.20 M OF UNOBSTRUCTED PATHWAY TO SECOND DWELLING UNIT IN BASEMENT.



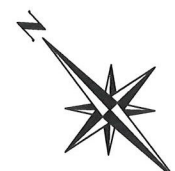
No.	REVISION	No.
1		
2		
3		
4		
5		
6		
7		

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 THE 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.

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.



**SURVEYOR'S REAL PROPERTY REPORT  
PART 1  
PLAN OF LOT 73  
PLAN 43M-1714  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL**

**NOTES**

- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- PL DENOTES PLAN 43M-1714
- P DENOTES PORCH

ALL FOUND MONUMENTS BY SCHAEFFER & DZALDOV LIMITED, O.L.S.

ALL TIES TO CONCRETE FOUNDATION

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHEAST LIMIT OF RIVERSTONE DRIVE AS SHOWN ON PLAN 43M-1714 HAVING A BEARING OF N45°49'45"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:

- 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 5<sup>th</sup> DAY OF JUNE, 2007

DATE July 11<sup>th</sup>, 2007

*T. Singh*  
T. SINGH  
ONTARIO LAND SURVEYOR

SCALE 1:300  
10m 5m 0 10m 20metres

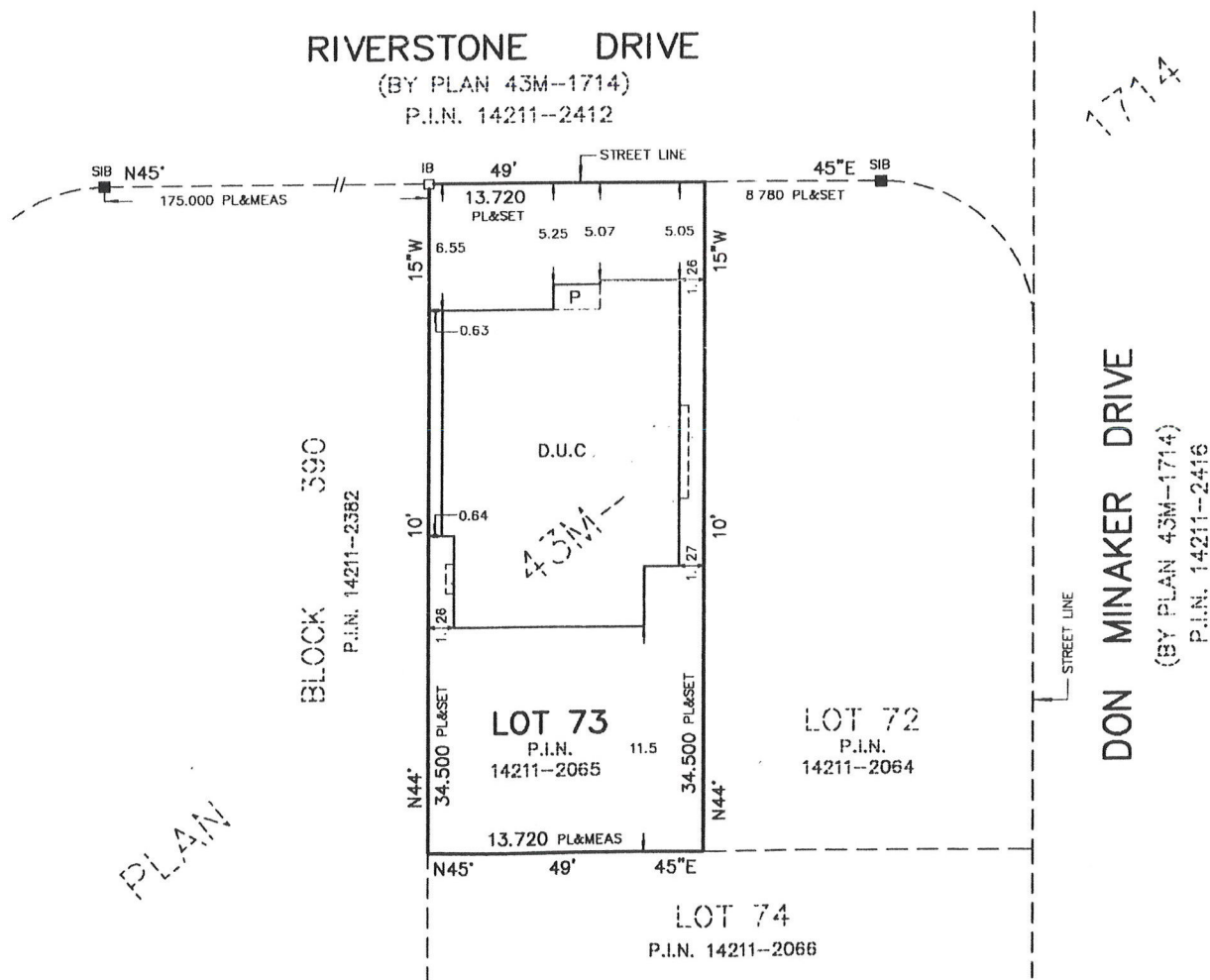
RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.

**METRIC**

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**RIVERSTONE DRIVE**

(BY PLAN 43M-1714)  
P.I.N. 14211-2412



**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**

ASSOCIATION OF ONTARIO LAND SURVEYORS  
PLAN SUBMISSION FORM  
1653272



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

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



**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: G.Y. CHECKED: T.S.  
JOB No. 05-273 CAD FILE No. 1714-073