



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

FILE NUMBER: A-2024-0054

*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)** Hector Pereira Ulises  
**Address** 4 Montcalm place, Brampton, ON

**Phone #** \_\_\_\_\_ **Fax #** \_\_\_\_\_  
**Email** ulises\_pereira@hotmail.com

2. **Name of Agent** Malav Shah  
**Address** 83 Garth Massey Drive, Cambridge, ON

**Phone #** 9055669690 **Fax #** \_\_\_\_\_  
**Email** site@blueprintspermit.com

3. **Nature and extent of relief applied for (variances requested):**  
Proposing deck and roof on rear yard

4. **Why is it not possible to comply with the provisions of the by-law?**  
buildings and covered areas greater than 30%  
lot area 6124.75 sq.ft (569.01 sq.m)  
building and covered areas 2016.03 sq.ft (187.30 sq.m) (32.92 % of lot area)

5. **Legal Description of the subject land:**  
**Lot Number** 60  
**Plan Number/Concession Number** M-72  
**Municipal Address** 4 Montcalm place, Brampton, ON

6. **Dimension of subject land (in metric units)**  
**Frontage** 15.24  
**Depth** 36.58  
**Area** 569.01

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"/>

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 \_\_\_\_\_

*Malav Shah*  
Signature of Applicant(s) or Authorized Agent

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

THIS 16 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.

MALAV SHAH  
I, Hector Pereira Ulises, 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 16 DAY OF  
February \_\_\_\_\_, 2024.

*[Signature]*  
A Commissioner etc.

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

*Malav Shah*  
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

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

Present Zoning By-law Classification: Mature Neighborhood, R1B(1)-113

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

2024/02/23  
Date

DATE RECEIVED Feb. 26, 2024

Date Application Deemed Complete by the Municipality VL

**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: 4 Montcalm place, Brampton, ON

I/We, Hector Pereira Ulises  
please print/type the full name of the owner(s)

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

Malav Shah  
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 16 day of February, **2024**.

Hector Pereira Ulises  
(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  
[coa@brampton.ca](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 4 Montcalm place, Brampton, ON

I/We, Hector Pereira Ulises  
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 16 day of February, 2024.

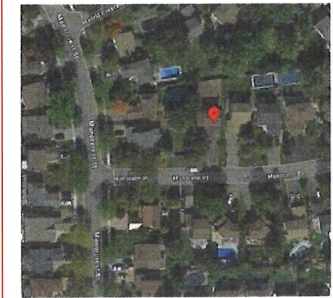
*Hector Pereira Ulises*

\_\_\_\_\_  
(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**



**TITLE** 4 MONTCALM PLACE,  
BRAMPTON, ON  
SITE PLAN

**PROJECT INFORMATION**  
PROJECT NO. 23-425

**CUSTOMER**  
PROJECT 4 MONTCALM PLACE

**DESIGNER INFORMATION**

BY ENGINEER STAMPS  
BPP  
TITLE  
SCALE 1/16" = 1'-0"  
REV DATE  
1 2023-12-19  
2 --  
ENGINEER MS  
DRAFTED BY VY  
CHECKED BY --



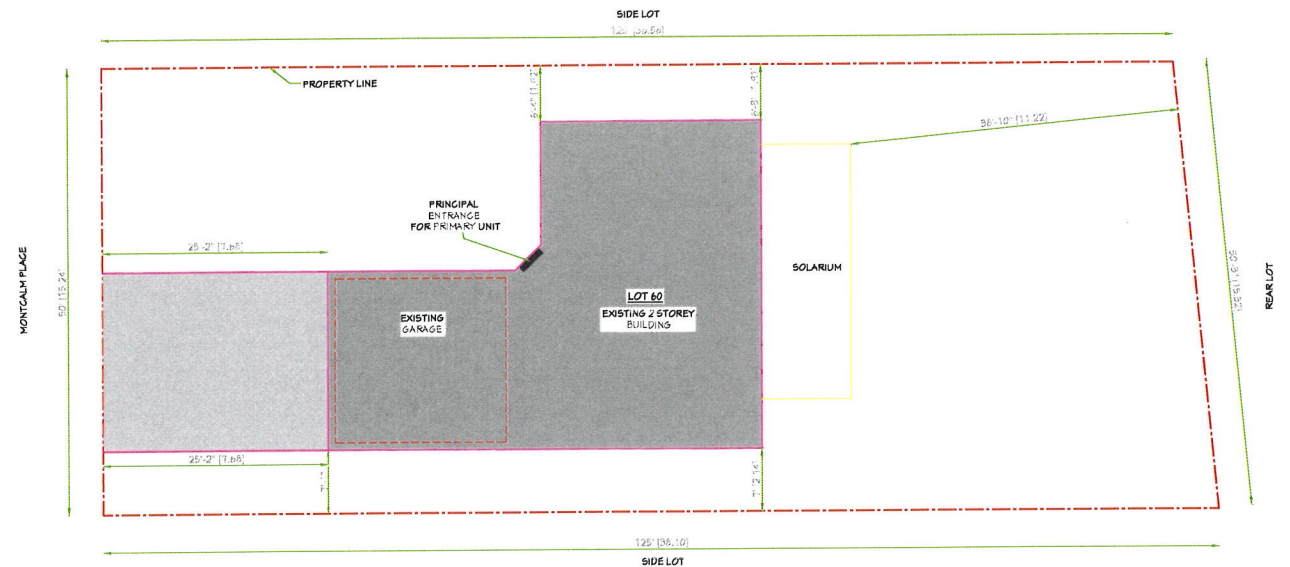
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CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE ENGINEER.  
UNITS AS MENTIONED ON THE DRAWINGS. ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON INDUSTRY PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE

**SHEET**  
A102  
**REV**  
00



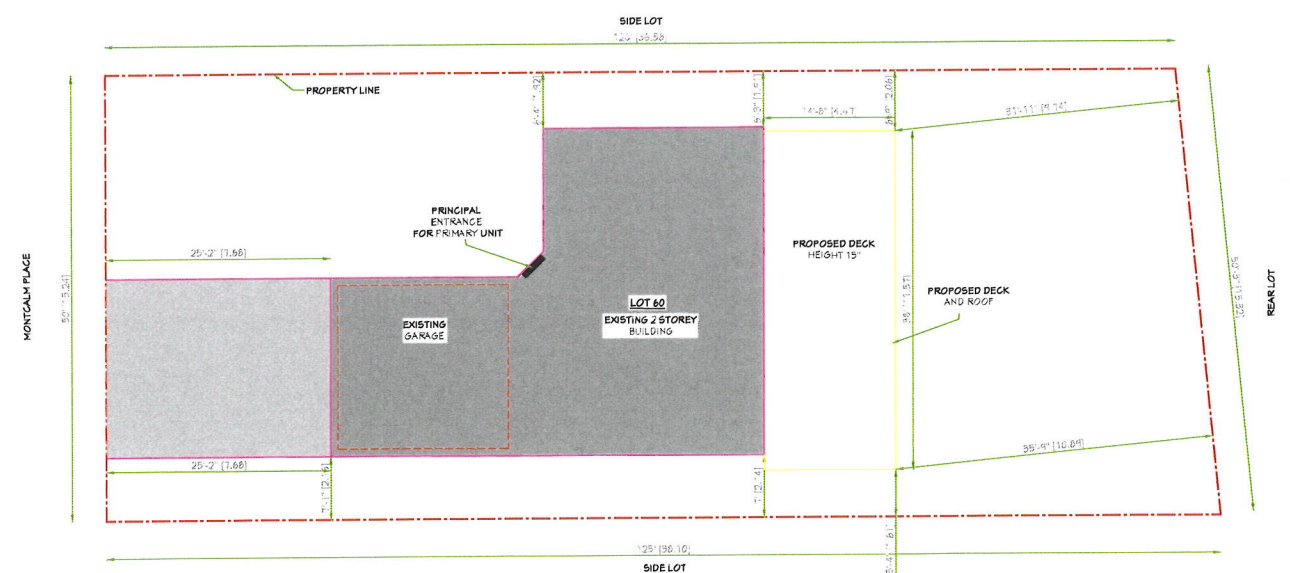
83 Garth Massey Drive, Cambridge,  
ON, Canada, N1T2G7  
M: 647-770-2466 O: 905-566-9690  
Email: info@blueprintspermit.com  
Website: www.blueprintspermit.com

EXISTING LOT COVERAGE = 1,671.94 SQ.FT



**EXISTING SITE LAYOUT**  
(SCALE : 1/16" = 1'-0")

PROPOSED LOT COVERAGE = 2016.03 SQ.FT

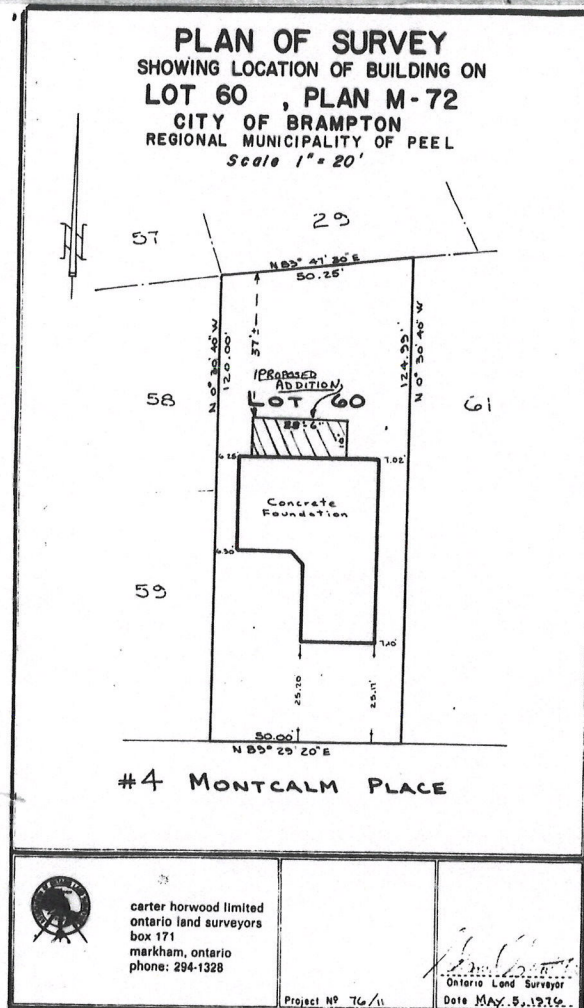


**PROPOSED SITE LAYOUT**  
(SCALE : 1/16" = 1'-0")

**LOT COVERAGE**  
EXCLUDING ROOFED DECK = 1942.44 SQ.FT  
INCLUDING ROOFED DECK = 2016.03 SQ.FT

DOCUMENTS RELEASED PURSUANT TO A REQUEST  
UNDER THE  
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Ontario Land Surveyor



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# Zoning Non-compliance Checklist

File No.

A-2024-0054

Applicant: Malav Shah

Address: 4 Montcalm PI

Zoning: Mature Neighborhood, R1B(1)-113

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			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
GARAGE WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK	To permit a lot coverage of 32.9%,	whereas the by-law permits a maximum lot coverage of 30%.	10.27 c)

Shiza Athar

Reviewed by Zoning

2024/02/23

Date