



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

FILE NUMBER: A-2024-0060

*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)** Rajvant Saini & Babita Rani  
**Address** 67 DONALD STEWART RD. BRAMPTON, ON, L7A 5J6

**Phone #** +1 6474013173 **Fax #** \_\_\_\_\_  
**Email** luckysaini76@yahoo.com

2. **Name of Agent** Shivang Tarika  
**Address** 106 Morningside Dr, Georgetown, L7G0M2, ON

**Phone #** 4168212630 **Fax #** \_\_\_\_\_  
**Email** shivang@relysolution.com

3. **Nature and extent of relief applied for (variances requested):**

A. To Permit an above grade door in the side wall where a minimum side yard width of 0.63 m (2.06 ft.) is provided extending from the front wall of the dwelling up to the door.  
B. To permit a 0.63m (2.06 ft.) path of travel leading to a principle entrance for a second unit.

4. **Why is it not possible to comply with the provisions of the by-law?**

The owner wants to build a deck in the rear yard in coming future and he doesn't want to use backyard for the entrance of the second dwelling for the privacy reasons.

5. **Legal Description of the subject land:**  
**Lot Number** 18  
**Plan Number/Concession Number** M2099  
**Municipal Address** 67 DONALD STEWART RD, BRAMPTON

6. **Dimension of subject land (in metric units)**  
**Frontage** 11.60 M  
**Depth** 27.5 M  
**Area** 319.00 SQM

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.)

Ground Floor Area: 151.65 sqm  
Gross Floor Area: 374.76 sqm,  
No. of Levels: 2  
Width: 9.5 m  
Length: 15.95 m

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

[Empty box for proposed buildings/structures]

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 2.81 M  
Rear yard setback 7.00 M  
Side yard setback 1.27 M  
Side yard setback 0.62 M

**PROPOSED**

Front yard setback 2.81 M  
Rear yard setback 7.00 M  
Side yard setback 1.27 M  
Side yard setback 0.62 M

10. Date of Acquisition of subject land: 2022

11. Existing uses of subject property: Residential - Single Dwelling Unit

12. Proposed uses of subject property: Residential - Two Dwelling Unit

13. Existing uses of abutting properties: Residential

14. Date of construction of all buildings & structures on subject land: 2020

15. Length of time the existing uses of the subject property have been continued: 2 yrs

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 _____

Shirang Terika  
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton  
THIS 29 DAY OF Feb, 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, Shirang Terika, OF THE Town OF Kalton Hills  
IN THE Region OF Kalton 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 29th DAY OF  
February, 2024

Clara Vani  
Signature of Applicant or Authorized Agent

Clara Vani  
A Commissioner etc.

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

Submit by Email

Expires September 20, 2026

FOR OFFICE USE ONLY

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

Present Zoning By-law Classification: R1F-9.0-2556

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

AD  
Zoning Officer

DEC.20.23  
Date

DATE RECEIVED Clara

Date Application Deemed Complete by the Municipality February 17, 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: 67 DONALD STEWART RD. BRAMPTON, ON.


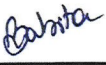
I/We, Rajvant Saini & Babita Rani  
please print/type the full name of the owner(s)

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

Shivang Tarika  
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 14 day of DECEMBER, 2023.

   
\_\_\_\_\_  
(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: 67 DONALD STEWART RD. BRAMPTON, ON.

I/We, Rajvant Saini & Babita Rani  
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 14 day of DECEMBER, 2023.



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

**SURVEYOR'S REAL PROPERTY REPORT**

**PART 1**

**PLAN OF LOTS 17, 18, 19,  
20, 21, 22, 23, 24 AND 25**

**PLAN 43M-2099**

**CITY OF BRAMPTON**

**REGIONAL MUNICIPALITY OF PEEL**

SCALE 1:300



R-PE 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
- IB DENOTES IRON BAR
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P DENOTES PORCH
- TOW DENOTES TOP OF WALL ELEVATION

ALL FOUND MONUMENTS BY R-PE SURVEYING LTD., O.L.S.  
ALL TIES TO CONCRETE FOUNDATION.

BEARINGS ARE GRID AND ARE REFERRED TO THE  
SOUTHEAST LIMIT OF DONALD STEWART ROAD AS SHOWN ON  
PLAN 43M-2099 HAVING A BEARING OF N36°42'10"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:  
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 14<sup>th</sup> DAY OF JUNE, 2022  
DATE JUNE 30, 2022.

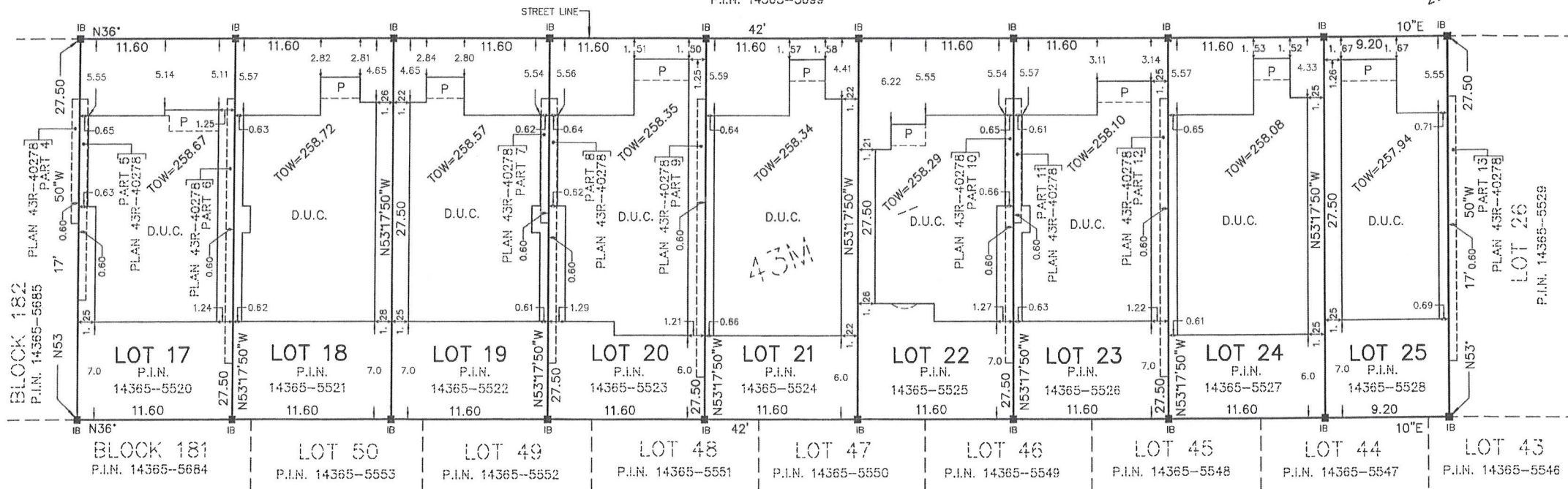
*(Signature)*  
T. SINGH  
ONTARIO LAND SURVEYOR

2099

**DONALD STEWART ROAD**

(BY PLAN 43M-2099)

P.I.N. 14365-5699



PLAN

**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**

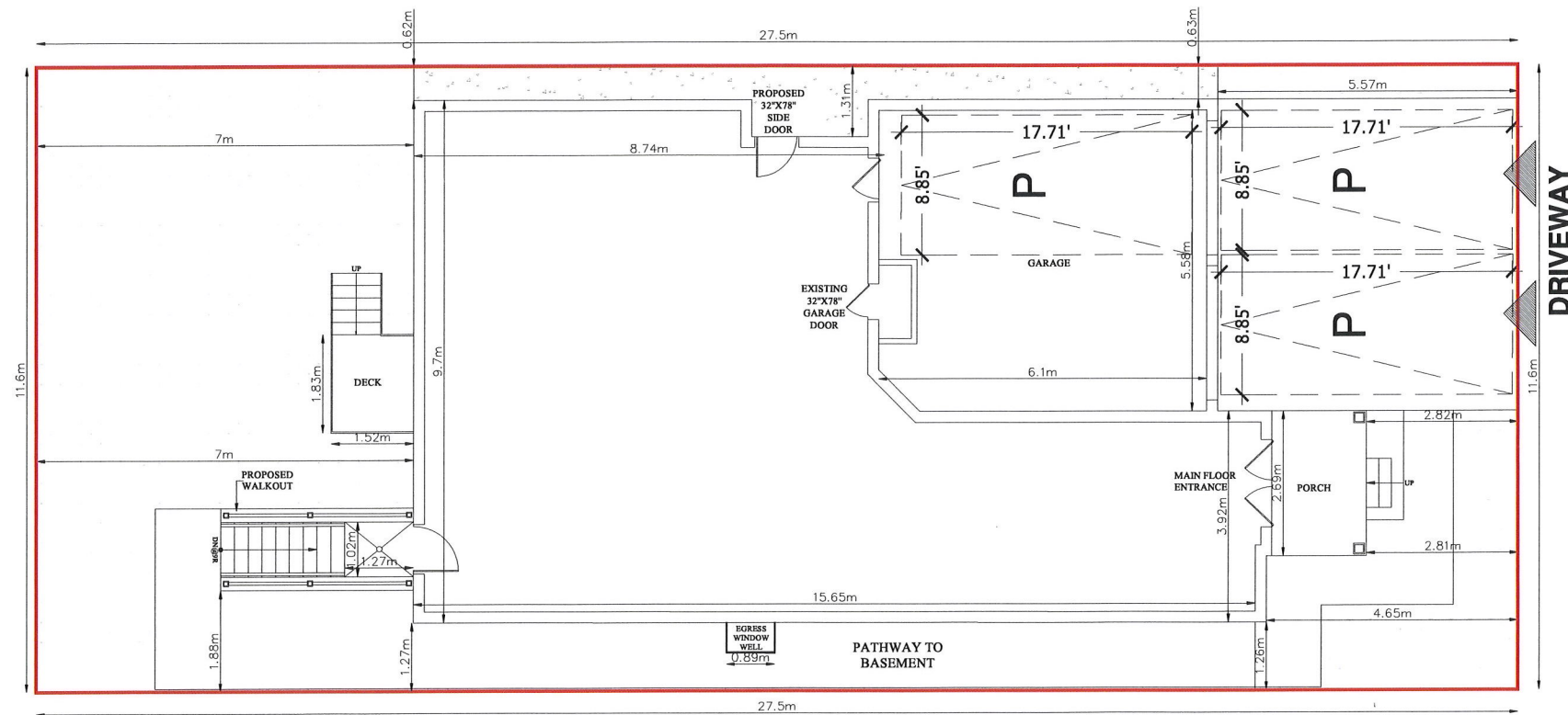
**R-PE SURVEYING LTD.**  
ONTARIO LAND SURVEYORS  
643 Chrislea Road, Suite 7,  
Woodbridge, Ontario, L4L 8A3  
Tel. (416)635-5000 Fax (416)635-5001  
Tel. (905)264-0881 Fax (905)264-2099  
Website: www.r-pe.ca  
DRAWN: V.K. CHECKED: I.A.A./T.S.  
CAD FILE No. 2099-17 JOB No. 21-358

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

©R-PE SURVEYING LTD., O.L.S., 2022.

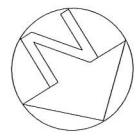






# SITE PLAN

## SCALE 1/8"=1'-0"



GROUND FLOOR AREA =1632.43 SFT /151.65 SM  
 GROSS FLOOR AREA = 4,033.92 SFT / 374.76 SM  
 LOT AREA =3432.87 SFT / 318.92 SM

# 67 DONALD STEWART ROAD

### GENERAL NOTES

DO NOT SCALE DRAWINGS  
 PROPERTY RIGHTS RETAINED BY:  
 BG CONSTRUCTION DESIGN  
 ANY REPRODUCTION IN WHOLE OR IN PART  
 UNDER THE RULES AND BY-LAWS OF THE  
 CORPORATION IS STRICTLY FORBIDDEN.  
 ANY REPRODUCTIONS MUST BE  
 AUTHORIZED BY  
 ALL DRAWINGS ARE IN METRIC SCALE

### SCOPE OF WORK

PROPOSAL TO CONSTRUCT  
 SECONDARY UNIT AND  
 BELOW GRADE ENTRANCE  
 FROM REAR YARD

THE UNDERSIGNED HAS REVIEWED AND  
 TAKES RESPONSIBILITY FOR THIS DESIGN,  
 AND HAS THE QUALIFICATIONS AND  
 MEETS THE REQUIREMENTS SET OUT  
 IN THE ONTARIO BUILDING CODE  
 TO BE A DESIGNER.

QUALIFICATION INFORMATION  
 REQUIRED UNLESS DESIGN IS EXEMPT  
 UNDER DIV. C.3.25.1 OF THE BUILDING CODE

SHIVANG TARIKA 106440  
 NAME SIGNATURE BCIN

*SHIVANG TARIKA*

NO	REVISION / ISSUE	DATE

SITE PLAN

CITY : BRAMPTON

67 DONALD STEWART ROAD

EXISTING DWELLING

PROJECT	SHEET
DEC 2023	A1
SCALE 1/8"=1'-0"	

# Zoning Non-compliance Checklist

File No. A-2024-0060

Applicant: Rajvant Saini & Babita Rani

Address: 67 DONALD STEWART RD

Zoning: R1F-9.0-2556

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	To permit a <i>proposed</i> above grade entrance in a side yard having a minimum width of 0.63m extending from the front wall of the dwelling up to the door	whereas the by-law permits an above grade entrance when the side yard within which the door is located has a minimum width of 1.2m (3.94 ft.) extending from the front wall of the dwelling up to and including the door;	10.24
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
ADDITIONAL RESIDENTIAL UNIT	To permit a 0.63m wide pedestrian path of travel leading to the principal entrance of a additional residential unit,	whereas the by-law requires an unobstructed pedestrian path of travel having a minimum width of 1.2m leading to the principal entrance of an additional residential unit.	10.16
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			



Reviewed by Zoning

DECEMBER 20.23  
Date