



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

FILE NUMBER: A-2024-0061

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)** Praveen KSTya , Naga Mahitha Yalamanchili
Address 479 Veterans Drive, Brampton, ON L7A 0B7
Phone # 226-5007-3883 **Fax #** _____
Email praveenkoya@yahoo.in

2. **Name of Agent** Shivang Tarika
Address 106 MorningSide Drive
GEORGETOWN, L7G 0m2
Phone # 416-821-2630 **Fax #** _____
Email shivang@relysolution.com

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

A. To permit a proposed exterior stairway leading to a below grade entrance located between the main wall of the dwelling and the flankage lot line, whereas the bylaw does not permit a stairway constructed below established grade to be located between the main wall of a dwelling and the flankage lot line.

B. Proposed Interior side Yard Set back is 3.49 m to the below Grade Stairway and the required is 4.44 m.

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

The owner of the property wants to build a second dwelling unit to manage his mortgage. However to provide a second dwelling unit the entrance has to be below the grade which is not possible on rear yard and the other side of the property due to insufficient space and privacy reason. So the only space where owner can construct the entrance is the side of the property. The entrance is designed in such a way that it doesn't block the passage to

5. **Legal Description of the subject land:**
Lot Number 252
Plan Number/Concession Number _____
Municipal Address 479 Veterans Drive, Brampton, ON L7A 0B7

6. **Dimension of subject land (in metric units)**
Frontage 4.17 M
Depth 27.18 M
Area 335.20 SQ MT

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: 120.77 sqm
 Gross Floor Area: 287.20 sqm,
 No. of Levels: 2
 Width: 7.09 m
 Length: 14.25 m

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 4.29 M
 Rear yard setback 7.67 M
 Side yard setback 0.93 M
 Side yard setback 4.44 M

PROPOSED

Front yard setback 4.29 M
 Rear yard setback 7.67 M
 Side yard setback 0.93 M
 Side yard setback 3.49 M

10. Date of Acquisition of subject land: 2020

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: 2012

15. Length of time the existing uses of the subject property have been continued: 12 years

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 _____

Shiva Tarika
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton
THIS 27th 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, Shivang Tarika, OF THE Town OF Ratton
IN THE Region OF Halton 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 27 DAY OF
February, 2024.

Shiva Tarika
Signature of Applicant or Authorized Agent

Clara Vani
A Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton
Expires September 20, 2026

Submit by Email

FOR OFFICE USE ONLY	
Present Official Plan Designation:	_____
Present Zoning By-law Classification:	R1F-9-2227
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	2024/02/08
Zoning Officer	Date

DATE RECEIVED February 27, 2024
Date Application Deemed Complete by the Municipality Clara

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: 479 Veterans Drive, Brampton, ON L7A 0B7

I/We, Praveen Kova , Naga Mahitha Valamanchili
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 7 day of February, 2024_.

Naga *Praveen*

(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: 479 Veterans Drive, Brampton, ON L7A 0B7

I/We, Parveen Kova , Naga Mahitha Valamanchili
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 7 day of February, 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.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2059940



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

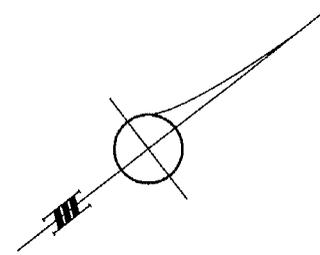
Note

ALL BOUNDARY INFORMATION SHOWN HEREON HAS BEEN
SET OR MEASURED IN ACCORDANCE WITH REGISTERED
PLAN 43M-2044 AND PLAN 43R-38373
UNLESS NOTED OTHERWISE
ALL FOUND MONUMENTS ARE IB'S (R.P.E.),
UNLESS OTHERWISE INDICATED.

Part 2

NO REGISTERED EASEMENTS
OR RIGHTS OF WAY
NO FENCES AT THE TIME OF SURVEY

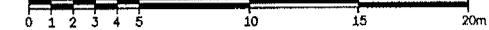
UNLESS INDICATED, ALL TIES ARE TAKEN
TO THE CONCRETE FOUNDATION



SURVEYOR'S REAL PROPERTY REPORT-PART 1
PLAN OF LOTS 250 TO 252
REGISTERED PLAN 43M-2044
CITY OF BRAMPTON

REGIONAL MUNICIPALITY OF PEEL

SCALE 1:250



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ertl surveyors 2018
Ontario Land Surveyors

Metric

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

Notes

BEARINGS ARE GRID AND ARE REFERRED TO THE
SOUTHEASTLY LIMIT OF OCONNOR CRESCENT,
HAVING A BEARING N37°43'30"E AS SHOWN ON
REGISTERED PLAN 43M-2044

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- T/W DENOTES TOP OF WALL
- R.P.E DENOTES RADY-PENTEK & EDWARD SURVEYING LTD.
- 1215 DENOTES ERTL SURVEYORS, O.L.S.
- N/S/E/W DENOTES NORTH/SOUTH/EAST/WEST

Benchmark

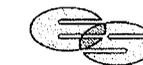
ELEVATIONS ARE GEODETIC AND REFERRED TO
THE CANADIAN GEODETIC VERTICAL DATUM (CGVD28)
BY DIRECT MEASUREMENT TO THE CAN-NET
GPS NETWORK

Surveyor's Certificate

- I CERTIFY THAT :
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 14TH DAY OF MAY, 2018

June 28th 2018
Date

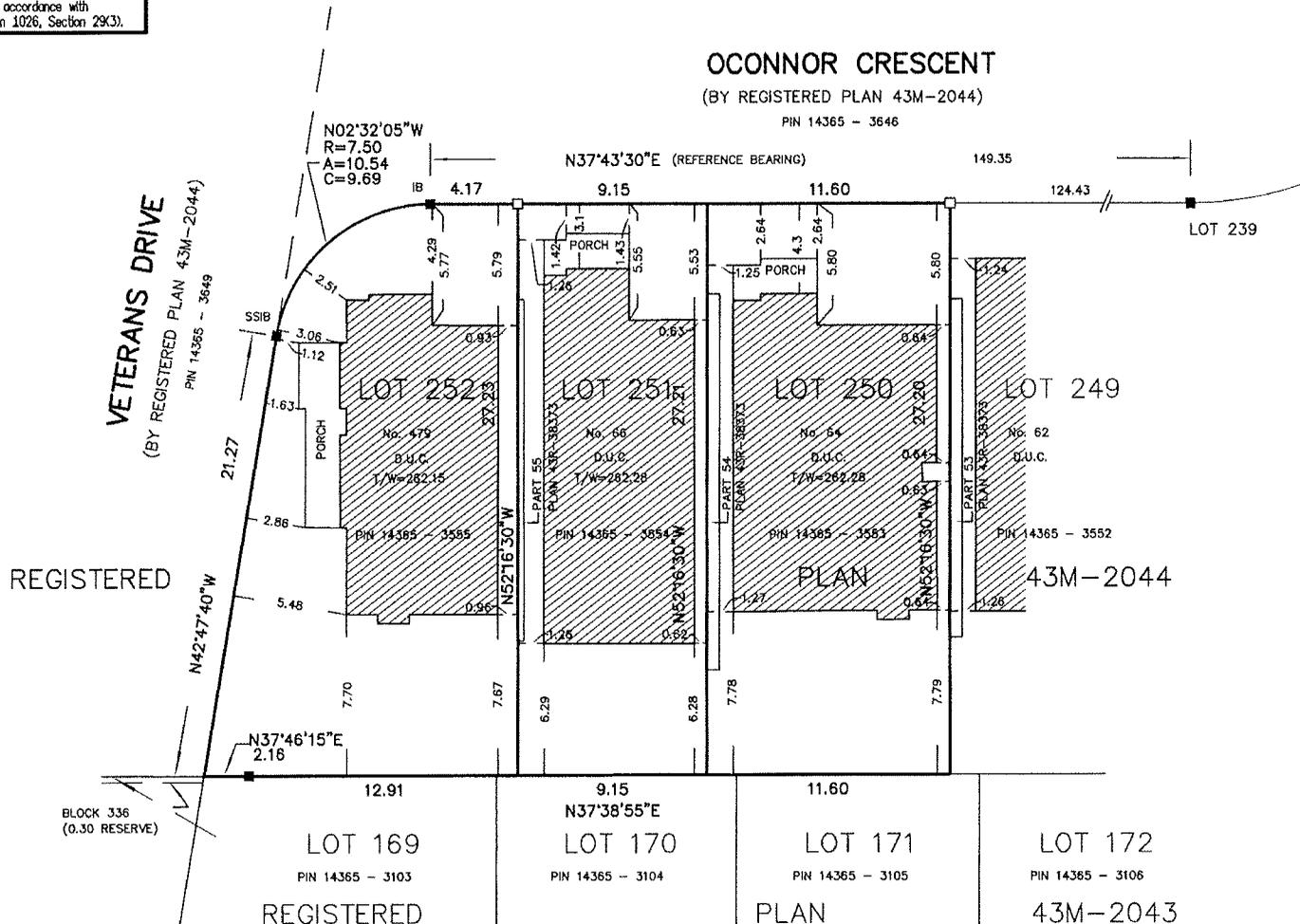
Lawrence O. Ertl
Lawrence O. Ertl
Ontario Land Surveyor



ertl surveyors
Ontario Land Surveyors

www.es-ols.com

1234 REID STREET, UNIT 10, RICHMOND HILL L4B 1C1
TELEPHONE (905) 731-7834 FAX (905) 731-7852 EMAIL info@es-ols.com
DRAWING 18009-LT250-252.DWG PROJECT : 18009
CALC. BY DM, DRAWN BY DICKY, CHECKED BY L. ERTL



Zoning Non-compliance Checklist

File No.

A-2024-0061

Applicant: Shivang Tarika

Address: 479 Veterans Dr

Zoning: R1F-9-2227

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 located between the main wall of the dwelling and the flankage lot line,	whereas the by-law does not permit a stairway constructed below established grade to be located between the main wall of a dwelling and the flankage lot line.	10.23.1
BELOW GRADE ENTRANCE	To permit a proposed exterior side yard setback of 3.49m to a stairway leading to a below grade entrance,	whereas the by-law requires a minimum exterior side yard setback of 4.5m.	13.5.2 (e)
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
GARAGE WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

2024/02/08

Date