



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)** Syed Muhammad Saqib & Sana Saqib
Address 175 Heartview Road

Phone # 647 321 7655 **Fax #** _____
Email saqib_ned@hotmail.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.
2. TO ALLOW FOR A REDUCED INTERIOR SIDE YARD SETBACK OF 0.15 M TO BELOW GRADE STAIRS FOR THE ENTRANCE OF ADDITIONAL RESIDENTIAL UNIT 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 0.15 M

5. **Legal Description of the subject land:**
Lot Number 78 PART 25
Plan Number/Concession Number 43M - 1880
Municipal Address 175 HEARTVIEW ROAD

6. **Dimension of subject land (in metric units)**
Frontage 8.40 M
Depth 30.25 M
Area 254.10 SQ.M.

7. **Access to the subject land is by:**

Provincial Highway <input type="checkbox"/> Municipal Road Maintained All Year <input checked="" type="checkbox"/> Private Right-of-Way <input type="checkbox"/>	Seasonal Road <input type="checkbox"/> Other Public Road <input type="checkbox"/> Water <input type="checkbox"/>
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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(112 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	4.56 M
Rear yard setback	8.70 M
Side yard setback	1.24 M
Side yard setback	0

PROPOSED

Front yard setback	_____
Rear yard setback	_____
Side yard setback	_____
Side yard setback	0.15 M

10. Date of Acquisition of subject land: 2014

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: 2012

15. Length of time the existing uses of the subject property have been continued: 9 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 _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE _____ CITY OF BRAMPTON

THIS 27th DAY OF FEB Mar, 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, ANJU BHUTANI, 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 municipality OF
Peel THIS 27th DAY OF
March, 2024.

A Commissioner etc.

Ayena Zahid
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton
Expires June 20, 2025.

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: R2D-13.7-1409

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

2024/02/28
Date

DATE RECEIVED March 8, 2024

VL

PERMISSION TO ENTER

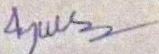
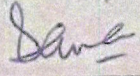
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 175 HEARTVIEW ROAD BRAMPTON, ON L6Z0G3

I/We, SYED MUHAMMAD SAQIB AND SANA SAQIB
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 25th 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.)

SYED MUHAMMAD SAQIB SANA SAQIB
(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: 175 HEARTVIEW ROAD BRAMPTON, ON L6Z0G3

I/We, SYED MUHAMMAD SAQIB AND SANA SAQIB
please print/type the full name of the owner(s)

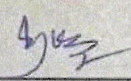
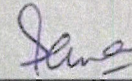
the undersigned, being the registered owner(s) of the subject lands, hereby authorize

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 25th 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.)

SYED MUHAMMAD SAQIB

SANA SAQIB

(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.

ITS RELEASED PURSUANT TO A REQUEST
 FOR ACCESS TO INFORMATION UNDER THE
 ACCESS TO INFORMATION ACT / LAI
 ACCORDING TO THE ACCESS TO INFORMATION
 ACT / LAI. / RÈGLEMENT EN VERTU DE LA
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 EN VERTU DE LA LOI SUR L'ACCÈS À L'INFORMATION

**PLAN OF SURVEY OF
 LOTS 66, 67, 68, 69, 70, 71, 72,
 73, 74, 75, 76, 77, 78, 79, 80, 81,
 82, 83, 84, 85, 86, 87, 88, 89, 90,
 91, 92, 93 AND 94**
PLAN 43M-1880
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

NOTES
 M denotes monument found
 S denotes monument set
 S.S. denotes short standard iron bar
 S.I. denotes iron bar
 P.I. denotes pipe
 P.F. denotes iron pipe
 D.U.C. denotes dwelling under construction
 C denotes centreline of wall
 W denotes well
 S.P. denotes specified control point

REGARDING THIS PLAN TO BE SURVEYED
 UNDER THE LAND TILES ACT
 DATE: July 26, 2013
 BY: [Signature]
 SURVEYOR

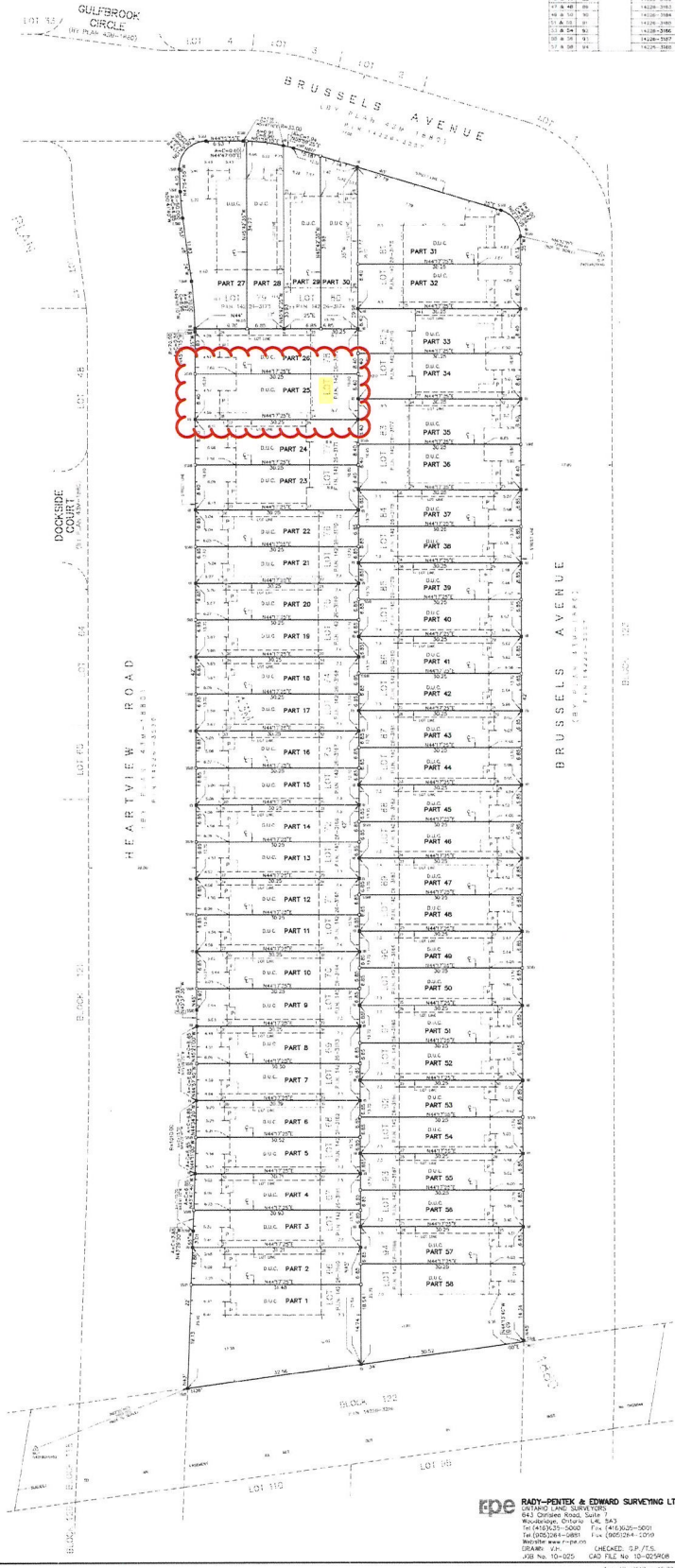
PLAN 43R-35439
 REVIEWED AND DEPOSED
 DATE: August 16, 2013
 BY: [Signature]
 SURVEYOR

SCALE: 1:200
 RADY-PENTEX & EDWARD SURVEYING LTD., O.L.S.
METRIC
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

ALL FOUND MONUMENTS BY RADY-PENTEX & EDWARD SURVEYING LTD., O.L.S.
 ALL SET MONUMENTS ARE IRON BARS UNLESS NOTED OTHERWISE
 ALL TILES TO CONCRETE FOUNDATION
 BEARINGS ARE GRID, UTM ZONE 17, NAD83 (ORIGINAL), DERIVED FROM
 SPC 842199(04) NORTH 4841'58.77' EAST 548224.48'
 COORDINATES ARE UTM ZONE 17, NAD83 (ORIGINAL), 10 METRE ACCURACY PER
 SEC. 14 (7) OF U.N.C.S. 2 (9/16), AND CANNOT, IN THEMSELVES, BE USED TO
 RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY
 THE GROUND SCALE FACTOR OF 0.9997

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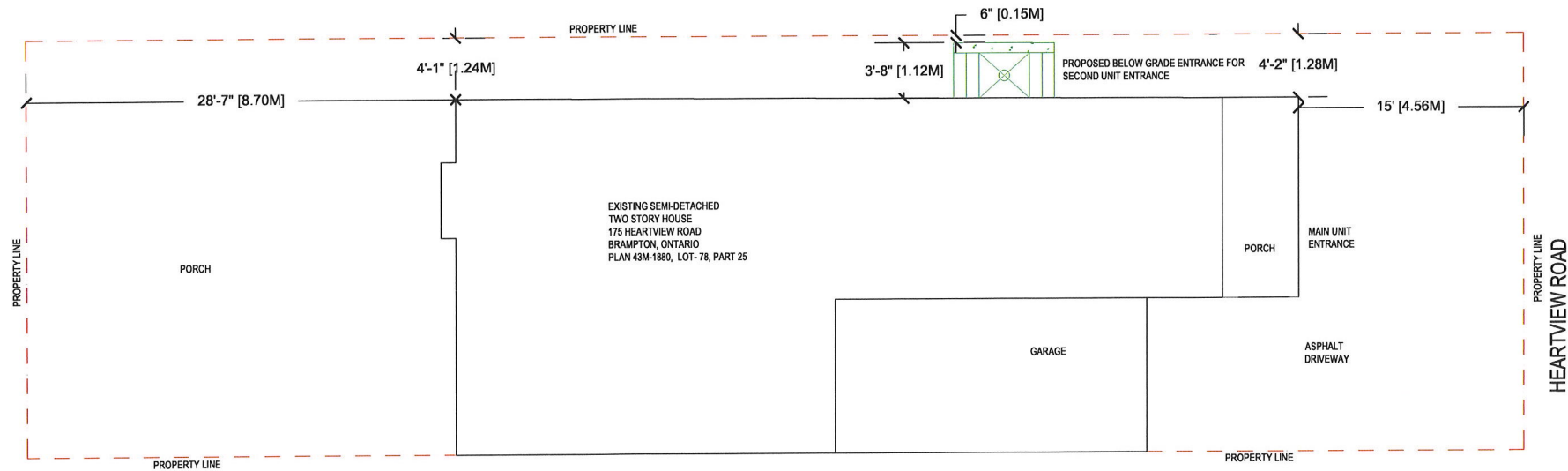
SURVEYOR'S CERTIFICATE
 I, [Signature], SURVEYOR
 DO HEREBY CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TILES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 22 DAY OF July, 2013.
 DATE: July 26, 2013
[Signature]
 SURVEYOR
 ONTARIO LAND SURVEYOR



RPE RADY-PENTEX & EDWARD SURVEYING LTD.
 643 Dundas Street East
 Brampton, Ontario L6Y 4S3
 Tel: (416) 225-5000 Fax: (416) 225-5001
 E-mail: info@rpe.ca
 Website: www.rpe.ca
 DRAWN: [Signature] CHECKED: SP/T.S.
 JOB No. 10-025 CAD FILE No. 10-025R08

Return To R.P.S.

Notes:



SCOPE OF WORK: PROPOSED BELOW GRADE ENTRANCE IN SIDE YARD FOR ADDITIONAL DWELLING UNIT ENTRANCE

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

PROJECT ADDRESS:

175 HEARTVIEW ROAD
BRAMPTON
ONTARIO

PROJECT DESCRIPTION:

PROPOSED BELOW GRADE ENTRANCE IN
SIDE YARD

DRAWING DESCRIPTION:

SITE PLAN

SCALE:
1:100

DATE:
FEB 27, 2024

DRAWING NO:
A0

REVISION:
0

Zoning Non-compliance Checklist

File No. A-2024-0076

Applicant: Anju Bhutani
 Address: 175 Heartview Rd
 Zoning: R2D-13.7-1409
 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 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
BELOW GRADE ENTRANCE	To permit an interior side yard setback of 0.15m 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.	15.7.2 (g)
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

2024/02/28

Date