



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

FILE NUMBER: A-2024-0115

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)** Triveni Kumar Awasthi, Kanchan Awasthi
Address 20 KELTON RD. BRAMPTON, ON, L7A 3S8

Phone # +1 (647) 829-7370 **Fax #** _____
Email triveni4u@gmail.com

2. **Name of Agent** Avninder Singh
Address 19 SPLIT RAIL RD. BRAMPTON, ON, L6X 4R8

Phone # 437-777-2352 **Fax #** _____
Email Avninder.bhandari@gmail.com

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

1) To permit a below grade entrance within a required interior side yard, whereas the by-law does not permit a below grade entrance within a required interior side yard.

2) To permit an interior side yard depth of 0.12m, whereas the by-law requires a minimum interior side yard depth of 1.20 m.

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

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 required interior side setback after the below grade entrance is 1.2m whereas the proposed setback is 0.12m because of the walkout. We would like to ask for

5. **Legal Description of the subject land:**
Lot Number 207
Plan Number/Concession Number M166
Municipal Address 20 KELTON RD, BRAMPTON, ON, L7A 3S8

6. **Dimension of subject land (in metric units)**
Frontage 11.0 m
Depth 27.50 m
Area 302.5 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: 104.75 SM, Gross Floor Area: 274.2 SM, No. of Storeys: 2, Width: 9.02M, Length:13.31 M, Height: 5.94 M.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Secondary unit = 75.85 SM

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	6.06 m	_____
Rear yard setback	8.06 m	_____
Side yard setback	1.23 m	_____
Side yard setback	0.66 m	_____

PROPOSED

Front yard setback	6.06 m	_____
Rear yard setback	8.06 m	_____
Side yard setback	0.12m	_____
Side yard setback	0.66 m	_____

10. Date of Acquisition of subject land: 2024
11. Existing uses of subject property: Single Dwelling Unit
12. Proposed uses of subject property: Two Dwelling Unit
13. Existing uses of abutting properties: Residential
14. Date of construction of all buildings & structures on subject land: 2003
15. Length of time the existing uses of the subject property have been continued: 21 years

16. (a) What water supply is existing/proposed?
- | | | |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Well | <input type="checkbox"/> | |
- (b) What sewage disposal is/will be provided?
- | | | |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Septic | <input type="checkbox"/> | |
- (c) What storm drainage system is existing/proposed?
- | | | |
|---------|-------------------------------------|-----------------------|
| Sewers | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Ditches | <input type="checkbox"/> | |
| Swales | <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 _____

[Handwritten Signature]

Signature of Applicant(s) or Authorized Agent

DATED AT THE city OF Brampton
THIS 17th DAY OF April, 2023²⁴

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, Triveni Kumar Awasthi, 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 17 DAY OF
April, 2024.

[Handwritten Signature]

Signature of Applicant or Authorized Agent

[Handwritten Signature]

A Commissioner etc.

JANICE ADSHEAD, Deputy Clerk
The Corporation of The City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R4
A Commissioner, etc., ...
in the Regional Municipality of Peel

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: R1C-1231

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

Connor Cowan
Zoning Officer

2024-04-15
Date

DATE RECEIVED April 17, 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

LOCATION OF THE SUBJECT LAND: 20 KELTON RD, BRAMPTON, ON, L7A 3S8

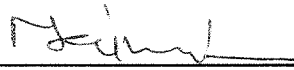

I/We, Triveni Kumar Awasthi, Kanchan Awasthi
please print/type the full name of the owner(s)

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

Avninder 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 07 day of April, 2024.

 . 
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

TRIVENI KOMAR AWASTHI, KANCHAN AWASTHI
(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: 20 KELTON RD, BRAMPTON, ON, L7A 3S8

I/We, Triveni Kumar Awasthi, Kanchan Awasthi
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.

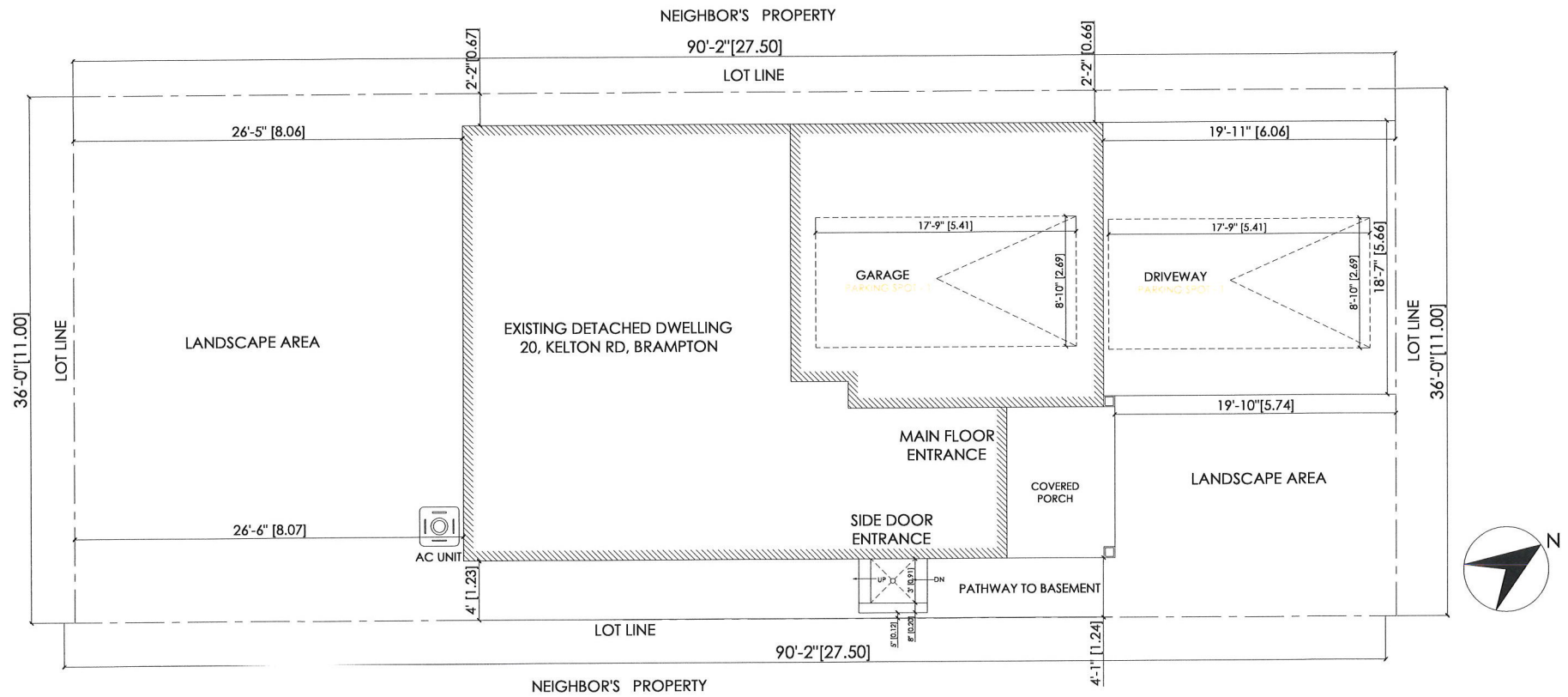
Dated this 07 day of April, 2024.

Triveni Kumar Awasthi, Kanchan Awasthi
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

TRIVENI KUMAR AWASTHI, KANCHAN AWASTHI
(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



SITE PLAN



<p>SCOPE OF WORK</p>	<p>20 KELTON RD, BRAMPTON, ON</p>			<p>SITE PLAN</p>
<p>PROPOSAL TO CONSTRUCT A SECOND DWELLING UNIT INCLUDING BELOW GRADE ENTRANCE</p>				<p>APRIL 2024 SCALE (1:100)</p>

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 24TH DAY OF MAY, 2005

DATE: JUNE 24, 2005

LAURENCE J. KUELLING
ONTARIO LAND SURVEYOR

NOTE:

GUIDO PAPA SURVEYING LTD. is not liable for use of this REPORT by any party or parties for FUTURE TRANSACTIONS or for any unrelated purposes.

This REPORT reflects conditions at time of survey. UPDATING may be required to issue ADDITIONAL COPIES subsequent to DATE of the SURVEYOR'S CERTIFICATE.

METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

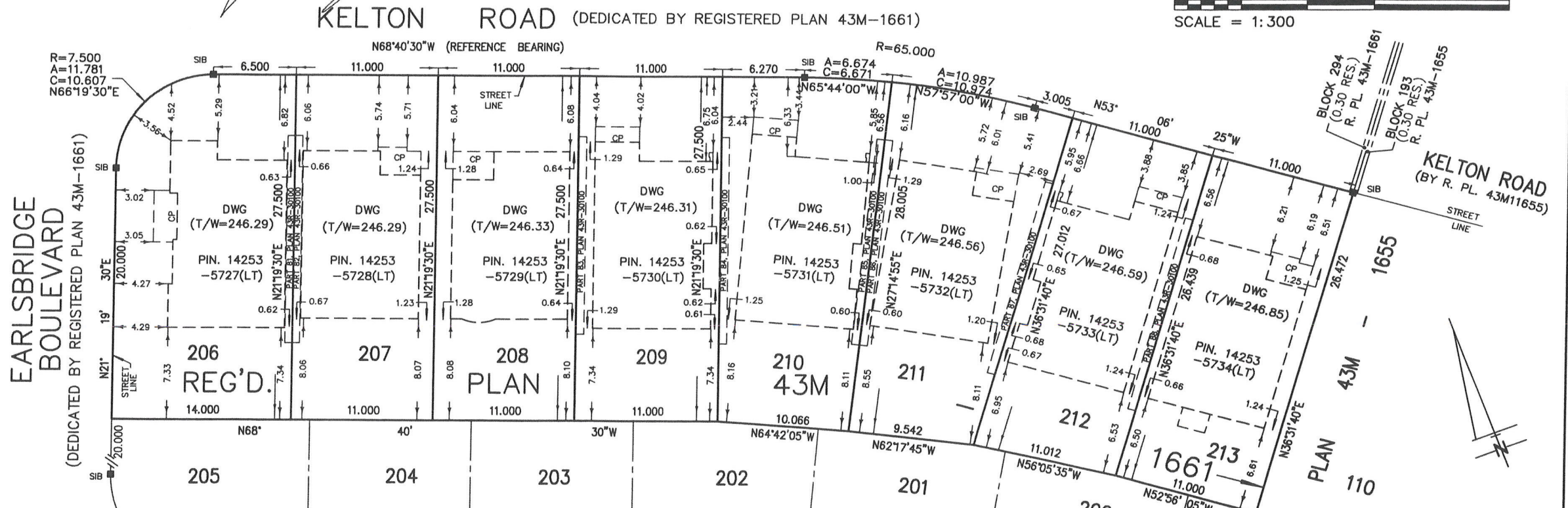
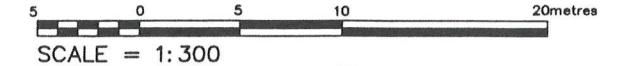
PART 2 THIS PLAN MUST BE READ IN CONJUNCTION WITH REPORT DATED JUNE 24, 2005

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1546942



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

SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF
LOTS 206 TO 213 (BOTH INCLUSIVE)
REGISTERED PLAN 43M-1661
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL



NOTE:

- DENOTES SURVEY MONUMENT
- DENOTES SURVEY MONUMENT
- SIB STANDARD IRON B
- IB IRON BAR
- CC CUT CROSS
- WT WITNESS
- OU ORIGIN UNKNOWN
- Ms MEASURED
- DWG DWELLING UNDER (T/W)
- FF FINISHED FLOOR ELEVATION (GEODETIC)
- T/W TOP OF FOUNDATION WALL (GEODETIC ELEVATION)
- GP GUIDO PAPA, O.L.S.
- CP CONCRETE PORCH

DOCUMENTS RELEASED PURSUANT TO A REQUEST UNDER THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT R.S.O. 1990c. M56

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THIS REPORT HAS BEEN PREPARED FOR ROSEBAY ESTATES INC. AND GUIDO PAPA SURVEYING LTD. ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

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DRAWN » D.B.	CHECKED » L.J.K.	

Zoning Non-compliance Checklist

File No.

A - 2024-0115

Applicant: Avninder Singh

Address: 20 Kelton Rd

Zoning: R1C-1231

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
ACCESSORY STRUCTURE SETBACKS	To permit an interior side yard setback of 0.12m 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.	1231.2(9)
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Connor Cowan

Reviewed by Zoning

2024-04-15

Date