

Flower City



brampton.ca

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(to be inserted by the Secretary-Treasurer
after application is deemed complete)

FILE NUMBER: A-2024-0127

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)** JOYCE IRETI OSABUR
Address 54 JORDENSEN DR BRAMPTON, ON, L6X 0S6

Phone # 416-827-4487 **Fax #** _____
Email Joyretfashion@yahoo.ca

2. **Name of Agent** PAVNEET KAUR (NOBLE PRIME SOLUTIONS LTD)
Address 19-2131 WILLIAMS PKWY BRAMPTON ON, L6S 5Z4

Phone # 437-888-1800 **Fax #** _____
Email APPLICATIONS@NOBLELTD.CA

3. **Nature and extent of relief applied for (variances requested):**
-TO PERMIT A PROPOSED EXTERIOR STAIRWAY LEADING TO A BELOW GRADE ENTRANCE IN A REQUIRED SIDE YARD
-TO PERMIT AN INTERIOR SIDE YARD SETBACK OF 0.02M TO A PROPOSED EXTERIOR STAIRWAY LEADING TO A BELOW GRADE ENTRANCE
-TO PERMIT A PARKING SPACE DEPTH OF 2.21M

4. **Why is it not possible to comply with the provisions of the by-law?**
-WHEREAS THE BY-LAW DOES NOT PERMIT EXTERIOR STAIRWAYS CONSTRUCTED BELOW ESTABLISHED GRADE IN THE REQUIRED INTERIOR
-WHEREAS THE BY-LAW REQUIRES A MINIMUM INTERIOR SIDE YARD SETBACK OF 1.2 METRES, EXCEPT ALONG THE COMMON WALL LOT LINE WHERE THE SETBACK MAY BE ZERO METRES
-WHEREAS THE BY-LAW REQUIRES A MINIMUM PARKING SPACE DEPTH OF 5.4M

5. **Legal Description of the subject land:**
Lot Number 204L
Plan Number/Concession Number M1751
Municipal Address 54 JORDENSEN DR BRAMPTON, ON, L6X 0S6

6. **Dimension of subject land (in metric units)**
Frontage 8.40M
Depth 27M
Area 226.8M²

7. **Access to the subject land is by:**
Provincial Highway Seasonal Road
Municipal Road Maintained All Year Other Public Road
Private Right-of-Way Water

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.)

N/A

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 3.02M
Rear yard setback 7.00M
Side yard setback 0
Side yard setback 1.22M

PROPOSED

Front yard setback NO CHANGE
Rear yard setback NO CHANGE
Side yard setback 0.02M
Side yard setback NO CHANGE

10. Date of Acquisition of subject land: MAY 2019
11. Existing uses of subject property: RESIDENTIAL
12. Proposed uses of subject property: RESIDENTIAL
13. Existing uses of abutting properties: RESIDENTIAL
14. Date of construction of all buildings & structures on subject land: 08/07/2007
15. Length of time the existing uses of the subject property have been continued: 16 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 _____

JKL

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton
THIS 18th DAY OF April, 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, Tanvir Razi, 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 18 DAY OF
April, 2024
Clara Vani
A Commissioner etc. for the Corporation of the
City of Brampton

JKL

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY Expires September 20, 2026	
Present Official Plan Designation:	_____
Present Zoning By-law Classification:	<u>R2A-1301</u>
This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.	
<u>JOHN C. CABRAL</u> Zoning Officer	<u>2024-04-16</u> Date

DATE RECEIVED April 18, 2024
Date Application Deemed Complete by the Municipality Clara

ADDITIONAL INFORMATION

TYPE OF SIDE ENTRANCE: Below Grade

PURPOSE OF SIDE ENTRANCE: Primary Entrance and exit for Second Unit (to be proposed)

NUMBER OF PROPOSED BEDROOMS: 1 Bedroom in Basement

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: 54 JORDENSEN DR

I/We, Joyce Ireti Osabur
please print/type the full name of the owner(s)


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

NOBLE PRIME SOLUTIONS LTD

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 21 day of MAR, 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.

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: 54 JORDENSEN DR

I/We, Joyce Meli Osabor
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 21 day of MAR, 2024.

[Signature]
(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.

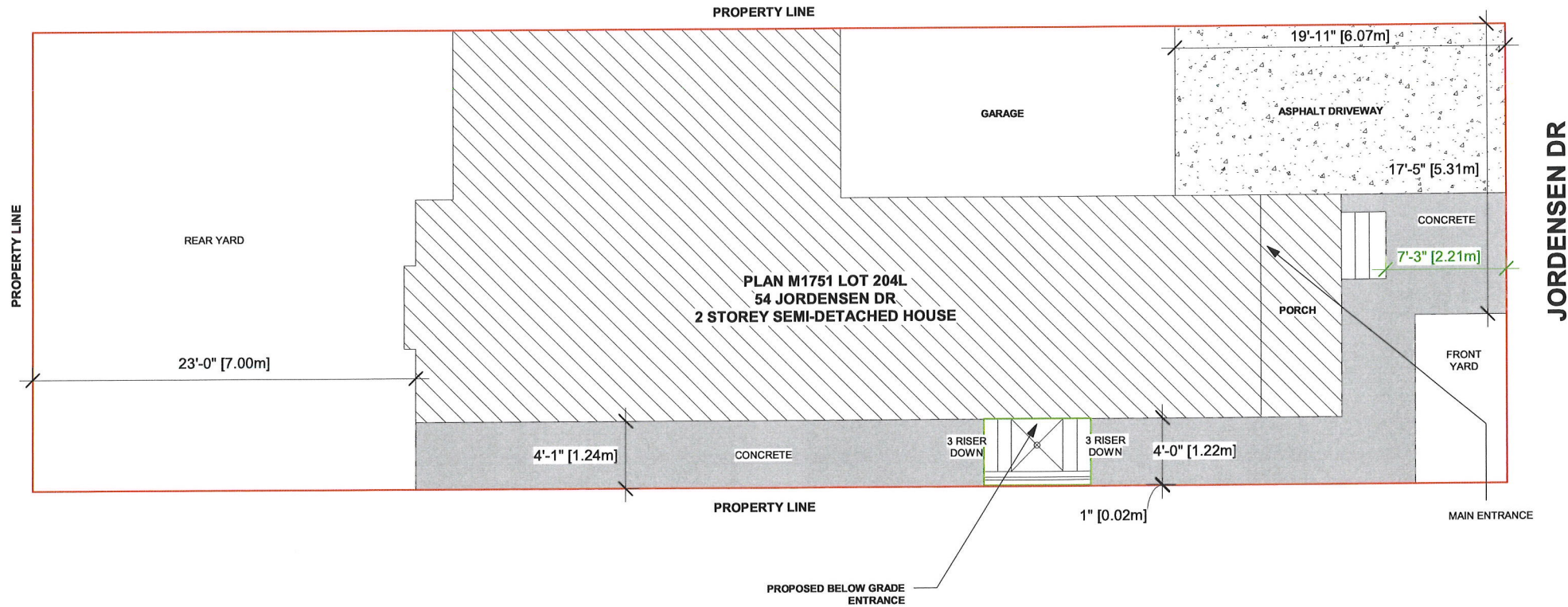
NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION

MINOR VARIANCE

-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;

- TO PERMIT AN INTERIOR SIDE YARD SETBACK OF 0.02M TO A PROPOSED EXTERIOR STAIRWAY LEADING TO A BELOW GRADE ENTRANCE WHEREAS THE BY-LAW REQUIRES A MINIMUM INTERIOR SIDE YARD SETBACK OF 1.2 METRES, EXCEPT ALONG THE COMMON WALL LOT LINE WHERE THE SETBACK MAY BE ZERO METRES;

-TO PERMIT A PARKING SPACE DEPTH OF 2.21M WHEREAS THE BY-LAW REQUIRES A MINIMUM PARKING SPACE DEPTH OF 5.4M.



SITE PLAN

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION.
CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

STAMP

01 ISSUED FOR VARIANCE MAR 20/24

ADDRESS:
54 JORDENSEN DR,
BRAMPTON, ON

DRAWN BY: NK CHECKED BY: TR
PROJECT NUMBER: 24R-29727

NOBLE PRIME SOLUTIONS LTD
2131 WILLIAMS PARKWAY
UNIT 19,
BRAMPTON, ON
info@nobleltd.ca
(437) 888 1800

DATE: MAR 20/24 DWG No: A-1
SCALE: 1 : 82

PLAN OF SURVEY OF
 LOTS 202, 203, 204, 205, 206, 207,
 208, 221, 222, 223, 224, 225, 226,
 227 AND 228
 PLAN 43M-1751
 CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEL

SCALE 1:300
 METRIC
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN
 BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE

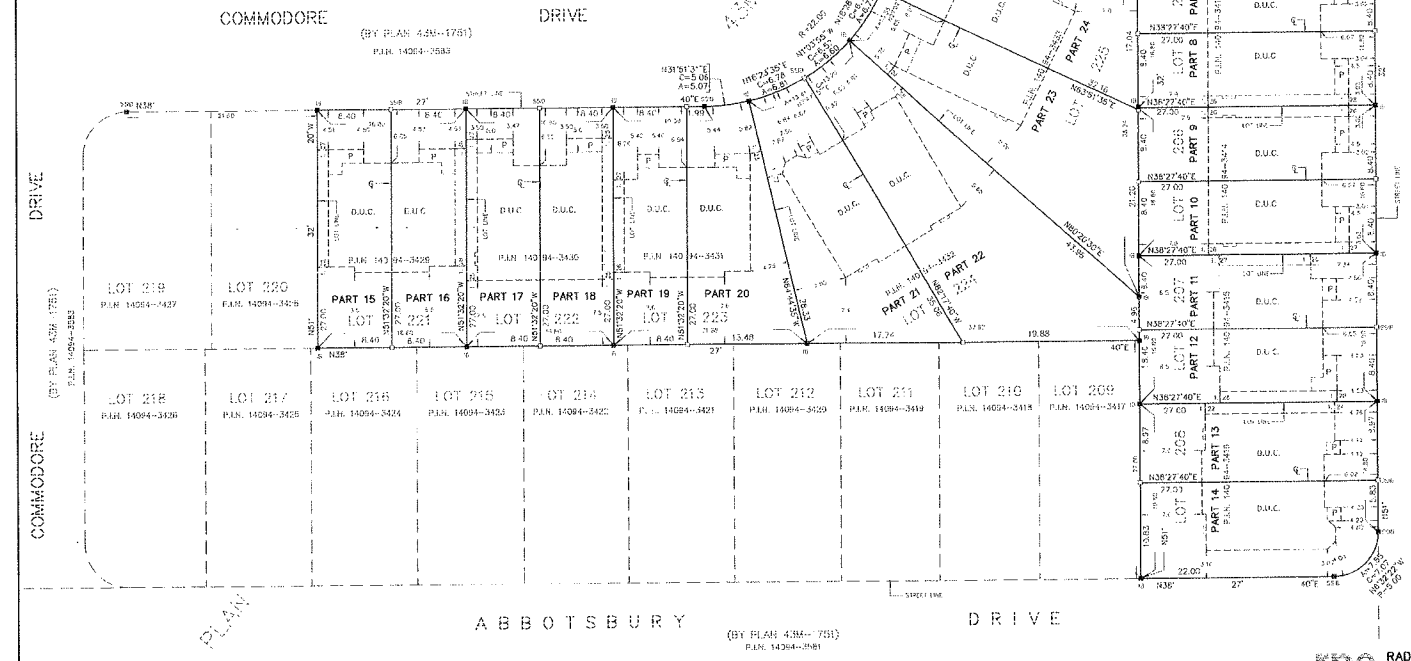
I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE
 SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND
 THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 18th DAY OF Dec., 2007
 DATE Jan. 4, 2008

JOSEPH RADY-PENTEK
 ONTARIO LAND SURVEYOR

NOTES

- DENOTES MONUMENT FOUND
- DENOTES MONUMENT SET
- IR DENOTES IRON BAR
- SEB DENOTES SHORT STANDARD IRON BAR
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P DENOTES PORCH
- ⊕ DENOTES CENTRELINE OF WALL

ALL FOUND MONUMENTS BY RADY-PENTEK & EDWARD SURVEYING LTD., D.L.S.
 ALL SET MONUMENTS ARE IRON BARS UNLESS NOTED OTHERWISE
 ALL TIES TO CONCRETE FOUNDATION
 BEARINGS ARE GRID AND ARE REFERRED TO THE
 SOUTHWEST CORNER OF JORDANSON DRIVE AS SHOWN ON
 PLAN 43M-1751 HAVING A BEARING OF N51°32'20"E.



REQUIRE THIS PLAN TO BE DEPOSITED
 UNDER THE LAND TITLES ACT.
 DATE Jan. 4, 2008
 JOSEPH RADY-PENTEK, D.L.S.

PLAN 43R-32015
 RECEIVED AND DEPOSITED
 DATE January 16th, 2008
 Jason West
 ASSISTANT DEPUTY LAND REGISTRAR FOR THE
 LAND TITLES DIVISION OF PEEL (FORM 3)

SCHEDULE			
PART	LOT	PLAN	P.I.N.
1 & 2	202		14094-3416
3 & 4	203		14094-3417
5 & 6	204		14094-3418
7 & 8	205		14094-3419
9 & 10	206		14094-3420
11 & 12	207		14094-3421
13 & 14	208		14094-3422
15 & 16	221	PLAN 1751	14094-3429
17 & 18	222		14094-3430
19 & 20	223		14094-3431
21 & 22	224		14094-3432
23 & 24	225		14094-3433
25 & 26	226		14094-3434
27 & 28	227		14094-3435
29 & 30	228		14094-3436

PE RADY-PENTEK & EDWARD SURVEYING LTD.
 ONTARIO LAND SURVEYORS
 643 CIRCLELA ROAD, SUITE 7, WOODBRIDGE, ONTARIO
 Tel: (416) 633-5000 Fax: (416) 633-5001
 Website: www.rpe.ca
 DRAWN: JAK CHECKED: G.P./J.R.-P
 CAD FILE No.C6-230R06A JOB No. 06-230

Zoning Non-compliance Checklist

File No.

A.2024-0127

Applicant: JOYCE IRETI OSABUR

Address: 54 JORDENSEN DR BRAMPTON, ON, L6X 0S6

Zoning: R2A-1301

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
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
SETBACKS	To permit an interior side yard setback of 0.02m to a proposed exterior stairway leading to a below grade entrance.	Whereas the by-law requires a minimum interior side yard setback of 1.2 metres, except along the common wall lot line where the setback may be zero metres.	Special Section 1301.2(7)
BUILDING HEIGHT			
OUTSIDE STORAGE			
LOT COVERAGE			
DRIVEWAY	To permit a parking space depth of 2.21m	Whereas the by-law requires a minimum parking space depth of 5.4m	6.17
FENCE HEIGHT			
ACCESSORY STRUCTURE HEIGHT			
ACCESSORY STRUCTURE SETBACK			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
GARAGE DOOR HEIGHT			

John C. Cabral

Reviewed by Zoning

2024-04-16

Date