



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

FILE NUMBER: A-2024-0114

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)** RAHUL ARORA
Address 12 TINA COURT
BRAMPTON ONTARIO- L6Y 4M6

Phone # 647 646 6413 **Fax #** _____
Email rahularora1984@gmail.com

2. **Name of Agent** DINESH BHUTANI
Address 18 Sparrow Crt Brampton ON-L6Y3P2

Phone # 416 908 1072 **Fax #** _____
Email heritagesolutions@yahoo.com

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

1) To permit a below grade entrance in a required side yard.

2) To permit an interior side yard setback 0.06 meter (2") to the below grade entrance.

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

Since the existing setback is only 1.23m (4') and after making the below-grade entrance leftover setback is 0.06m (2"), therefore can not meet the zoning setback requirement of 0.30m (12") after building the below-grade entrance, that is why the minor variance is required.

5. **Legal Description of the subject land:**
Lot Number 29
Plan Number/Concession Number 43M-935
Municipal Address 12 Tina Crt Brampton ON-L6Y 4M6

6. **Dimension of subject land (in metric units)**
Frontage 9 (29'-6")
Depth 34.52m (113'-3")
Area 310.03 sq.m (3337.14sq.ft)

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.)

This is a single-family two-story house . The total floor area is 157.55sq. meter (1695.84 sq. ft) plus the basement.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Proposing a second unit (Basement apartment) at this property, therefore, It is going to be a two dwelling home.

- 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	6.12m (20'-1")
Rear yard setback	9.20m (30'-2")
Side yard setback	1.23m (4')
Side yard setback	1.25m (4'-1")

PROPOSED

Front yard setback	6.12m (20'-1")
Rear yard setback	9.20m (30'-2")
Side yard setback	0.06m (2")
Side yard setback	1.25m (4'-1")

- 10. Date of Acquisition of subject land: 12-09-2012
- 11. Existing uses of subject property: Single dwelling two story house
- 12. Proposed uses of subject property: Two Dwelling residential house
- 13. Existing uses of abutting properties: Single family residential house
- 14. Date of construction of all buildings & structures on subject land: Built in 1990
- 15. Length of time the existing uses of the subject property have been continued: 34 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 _____

Dinesh bhutani
Signature of Applicant(s) or Authorized Agent

DATED AT THE 04 city OF April 2024 Brampton
THIS 04 16th 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, Dinesh 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 Region OF

Peel THIS 16th DAY OF

April, 2024

Dinesh bhutani
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

Clara Vani
A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: R1D

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

2024/04/12
Date

DATE RECEIVED April 16, 2024

Date Application Deemed Complete by the Municipality Clara

APPOINTMENT AND AUTHORIZATION OF AGENT

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

LOCATION OF THE SUBJECT LAND: 12 Tina Court Brampton ON-L6Y 4M6

I/We, Rahul Arora
please print/type the full name of the owner(s)

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

Dinesh 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 01 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.)

Rahul Arora

(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.

PERMISSION TO ENTER

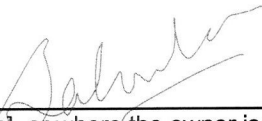
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 12 Tina Crt Brampton ON-L6Y 4M6

I/We, Rahul Arora
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 01 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.)

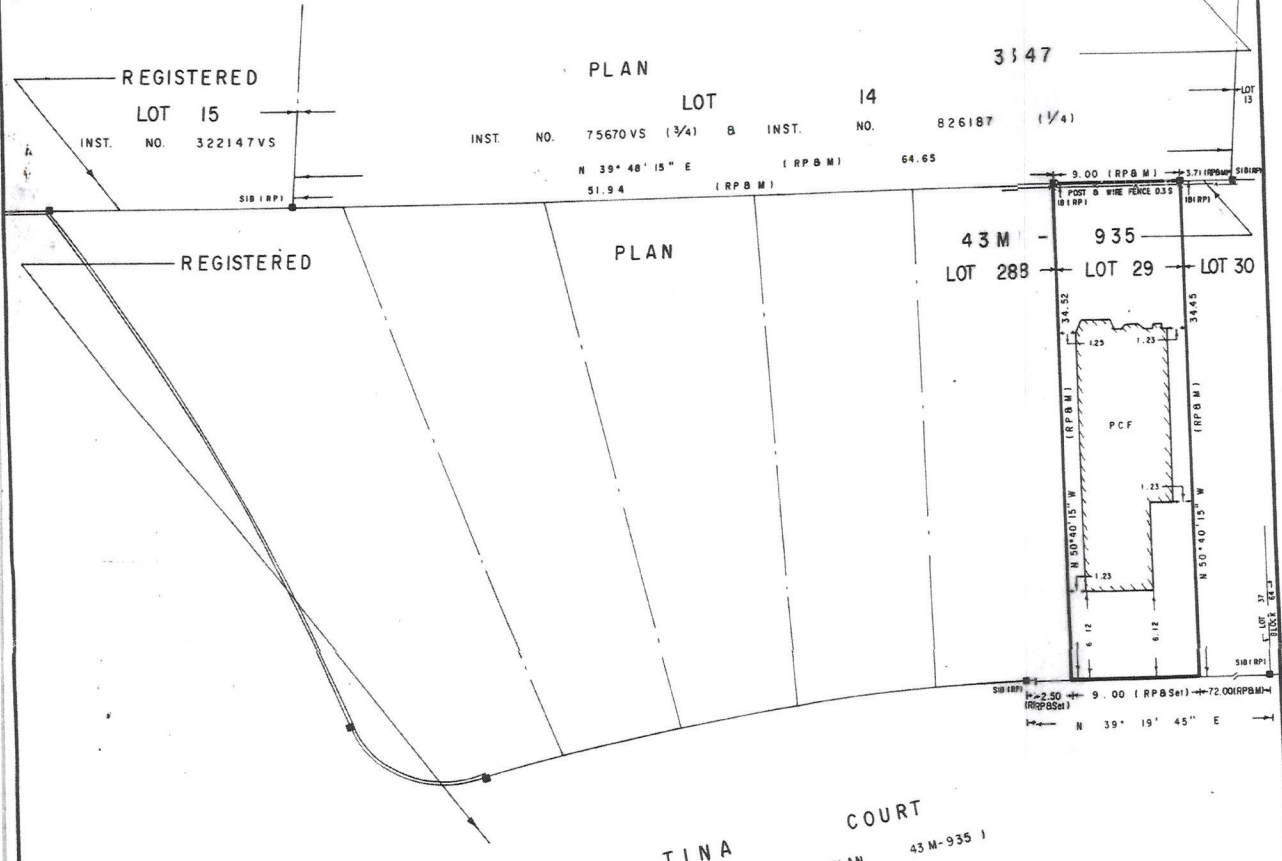
Rahul arora

(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

BUILDING LOCATION SURVEY OF
 LOT 29
 REGISTERED PLAN 43 M - 935
 CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEL
 SCALE: 1:250
 YOUNG & YOUNG SURVEYING INC.
 ONTARIO LAND SURVEYORS
 © COPYRIGHT 1990



TINA COURT
 PLAN 43 M - 935
 I BY REG'D

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

NOTE: ALL LOTS ARE "PARCEL LOT - 1, SECTION 43 M - 935" WHERE "LOT" IS THE RESPECTIVE LOT NUMBER UNLESS OTHERWISE NOTED.

BEARING NOTE
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTH LIMIT OF TINA COURT, HAVING A BEARING OF N 39° 19' 45" E ACCORDING TO REGISTERED PLAN 43 M - 935.

YOUNG & YOUNG SURVEYING INC.
 PROFESSIONAL LAND SURVEYORS

TORONTO 4174 DUNDAS STREET WEST, 2nd FL. TORONTO, ONTARIO, M8X 1K3, 231-1121	BOLTON 30 MARTHA STREET, SUITE 212 BOLTON, ONTARIO, L7E 4Z1, 857-2484
DRAWN BY P M	PROJECT 89-T 2376

METRIC NOTE

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

SURVEYOR'S CERTIFICATE

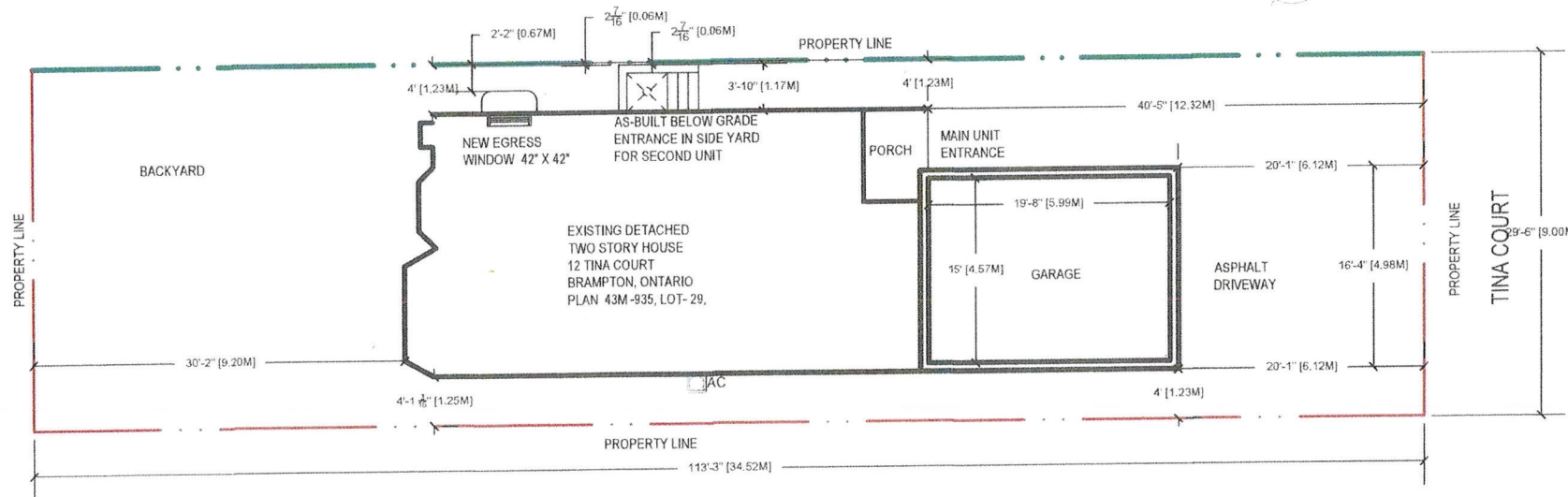
I CERTIFY THAT THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 15th DAY OF OCTOBER, 1990.

NOVEMBER 12, 1990
 DATE

Timothy A. Young
 TIMOTHY A. YOUNG, B.A., B.Sc.
 ONTARIO LAND SURVEYOR

LEGEND

- DENOTES SURVEY MONUMENT SET
- SURVEY MONUMENT FOUND
- R.P. REGISTERED PLAN 43 M - 935
- M. MEASURED
- I.B. IRON BAR
- S.I.B. STANDARD IRON BAR
- C.C. CUT CROSS
- WIT. WITNESS
- N,S,E,W NORTH, SOUTH, EAST, WEST
- PCF POURED CONCRETE FOUNDATION



SCOPE OF WORK: AS-BUILT BASEMENT APARTMENT (SECOND UNIT) 1 NEW WINDOW,
AND AS-BUILT BELOW GRADE ENTRANCE IN SIDE YARD FOR SECOND UNIT ENTRANCE

BASEMENT FLOOR AREA : 65.55 SQ.M

Notes:

RELEASED FOR BUILDING PERMIT
 *CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANT'S BEFORE PROCEEDING.
 *ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK.
 *THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE CONSULTANT.
 *DRAWINGS ARE NOT TO BE SCALED.

HERITAGE SOLUTIONS
 1-647-654-8500

PROJECT ADDRESS:

12 TINA COURT
 BRAMPTON
 ONTARIO

PROJECT DESCRIPTION:

AS-BUILT BASEMENT APARTMENT AND
 AS-BUILT BELOW GRADE ENTRANCE

DRAWING DESCRIPTION:

SITE PLAN

SCALE:
 3/32" = 1'0"

DATE:
 AUG. 01, 2023

DRAWING NO:
A0

REVISION:
 0

Zoning Non-compliance Checklist

File No.

A-2024-0114

Applicant: Dinesh Bhutani

Address: 12 Tina Crt

Zoning: R1D

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 an existing 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 0.06m to an existing exterior stairway leading to a below grade entrance,	whereas the by-law requires a minimum setback of 0.3m to an exterior stairway leading to a below grade entrance in the interior side yard provided that a continuous side yard width of no less than 1.2m (3.94 ft.) is provided on the opposite side of the dwelling.	10.23.2
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

2024/04/12

Date