



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

FILE NUMBER: A-2024-0137

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)** Reshmika Puppala & Sivakanth Akula
Address 78 GIRAFFE AVE, BRAMPTON, ON, L6R 1Z1

Phone # +1 (647) 712-7225 **Fax #** _____
Email sivakanth.akula@gmail.com

2. **Name of Agent** Shivang Tarika
Address 106 Morningside Dr, Georgetown, L7G0M2, ON

Phone # 4168212630 **Fax #** _____
Email shivang@relysolution.com

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

1. Proposing unenclosed below grade entrance stairs in a front yard whereas the by law requires to enclose it.
 2. Proposed Exterior front Yard Set back is 9.18 m to the below Grade Stairway and the required is 10.35 m.
 3. Proposing a ARU within a quatroplex.

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 right side of the property. The required exterior front yard setback after the below grade entrance is

5. **Legal Description of the subject land:**
Lot Number 61
Plan Number/Concession Number M1225 PT
Municipal Address 78 GIRAFFE AVE, BRAMPTON, ON, L6R 1Z1

6. **Dimension of subject land (in metric units)**
Frontage 23.46 M
Depth 12.75 M
Area 299.115 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: 92.46 sqm
Gross Floor Area: 225.51 sqm,
No. of Levels: 2
Width: 9.37 m
Length: 8.28 m

PROPOSED BUILDINGS/STRUCTURES on the subject land:

[Empty box for proposed buildings/structures]

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 10.35 M
Rear yard setback 0.0 M
Side yard setback 1.91 M
Side yard setback 0.0 M

PROPOSED

Front yard setback 9.81 M
Rear yard setback 0.0 M
Side yard setback 1.91 M
Side yard setback 0.0 M

10. Date of Acquisition of subject land: 2022

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: 2002

15. Length of time the existing uses of the subject property have been continued: 20yrs

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 _____

Paras
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON
THIS 24 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, PARAS NARANG, 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 24th DAY OF
April, 2024.

[Signature]
A Commissioner etc.

Gagandeep Jaswal
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton
Expires September 20, 2026

Paras
Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY	
Present Official Plan Designation:	_____
Present Zoning By-law Classification:	R2B-738
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	2024-04-16 Date

DATE RECEIVED April 24, 2024.
Date Application Deemed Complete by the Municipality 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: 78 GIRAFFE AVE, BRAMPTON, ON, L6R 1Z1

I/We, Reshmika Puppala & Sivakanth Akula
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 22 day of MARCH, 2024.

Sma *Reshmika*

(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

RETURN TO O.L.S.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE Oct. 3rd, 1997

T. Singh
T. SINGH O.L.S.

PLAN 43R-22488

RECEIVED AND DEPOSITED

DATE Oct 9, 1997

Ant Dep Chydw
LAND REGISTRAR FOR THE LAND TITLES
DIVISION OF PEEL (No.43)

SCHEDULE			
PART	LOT	PLAN	ALL OF P.I.N.
1,2,3,4,5 & 6	38	43M-1225	P.I.N. 14223 - 1203
7,8,9,10,11,12 & 13	39		P.I.N. 14223 - 1204
14,15,16,17,18 & 19	53		P.I.N. 14223 - 1218
20,21,22,23,24 & 25	61		P.I.N. 14223 - 1226

5 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 LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 2nd DAY OF Oct., 1997

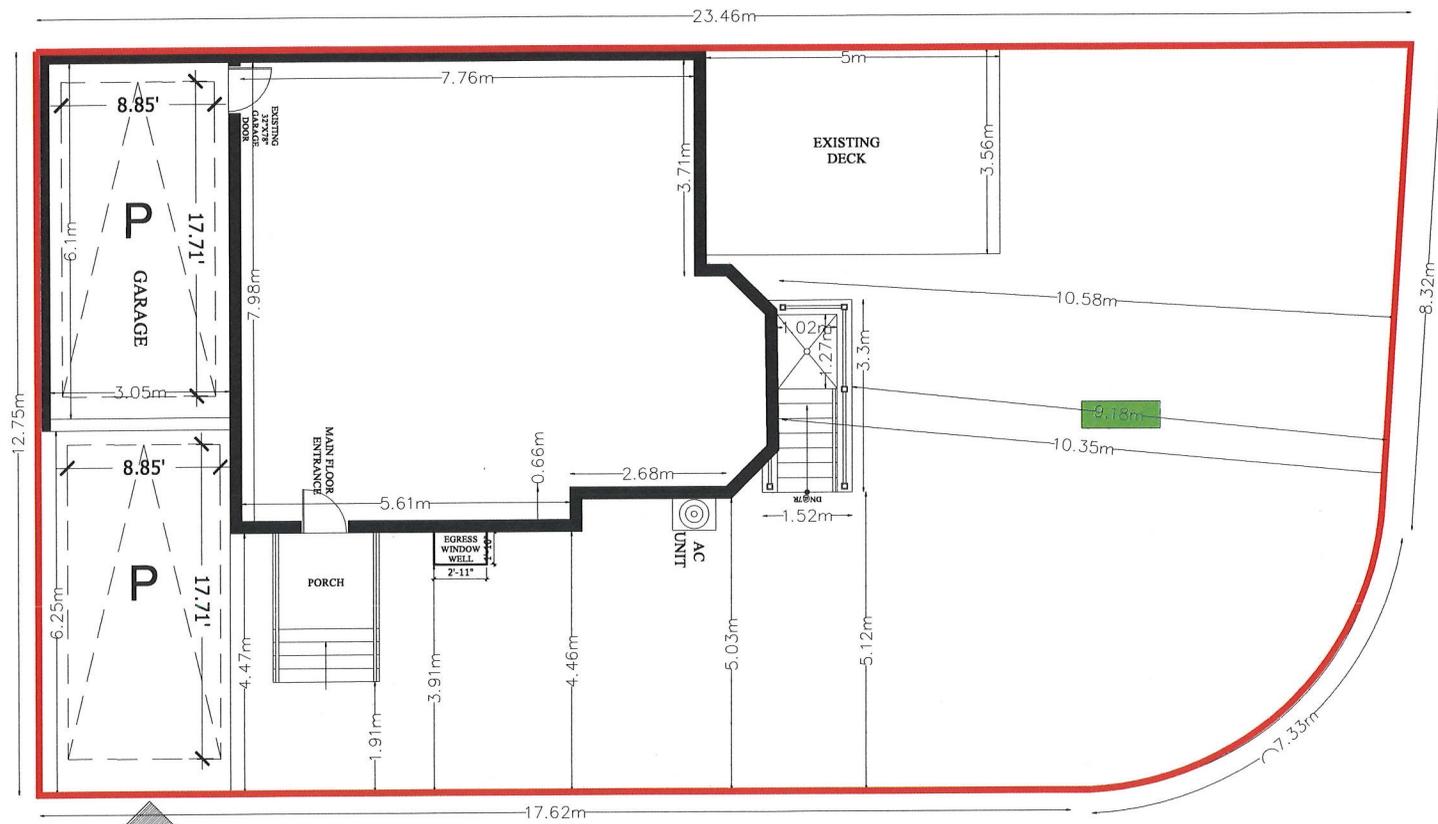
DATE Oct. 3rd, 1997

T. Singh
T. SINGH
ONTARIO LAND SURVEYOR

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

NOTES

- DENOTES MONUMENT FOUND
- DENOTES MONUMENT SET



DRIVEWAY

SITE PLAN
SCALE 1/8"=1'-0"



78 GIRAFF AVENUE

LOT AREA = 3108.64 SFT /288.80SM
GROSS FLOOR AREA = 2,427.39SFT /225.51 SM
GROUND FLOOR AREA =995.27 SFT /92.46 SM

GENERAL NOTES

DO NOT SCALE DRAWINGS
PROPERTY RIGHTS RETAINED BY:
BG CONSTRUCTION DESIGN
ANY REPRODUCTION IN WHOLE OR IN PART
UNDER THE RULES AND BY-LAWS OF THE
CORPORATION IS STRICTLY FORBIDDEN.
ANY REPRODUCTIONS MUST BE
AUTHORIZED BY
ALL DRAWINGS ARE IN METRIC SCALE

SCOPE OF WORK

PROPOSAL TO CONSTRUCT
SECONDARY UNIT AND
BELOW GRADE ENTRANCE
FROM SIDE YARD

THE UNDERSIGNED HAS REVIEWED AND
TAKES RESPONSIBILITY FOR THIS DESIGN,
AND HAS THE QUALIFICATIONS AND
MEETS THE REQUIREMENTS SET OUT
IN THE ONTARIO BUILDING CODE
TO BE A DESIGNER.

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT
UNDER DIV. C.325.1 OF THE BUILDING CODE

SHIVANG TARIKA 106440
NAME SIGNATURE BCIN

SHIVANG TARIKA

NO	REVISION / ISSUE	DATE

SITE PLAN

CITY : BRAMPTON

78 GIRAFF AVENUE

EXISTING DWELLING

PROJECT
MARCH 2024
SCALE 1/8"=1'-0"

SHEET
A1

Zoning Non-compliance Checklist

File No.

A-2024-0137

Applicant: Shivang Tarika

Address: 78 Giraffe Ave

Zoning: R2B-738

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit an additional residential unit in a quatroplex	whereas the by-law only permit an additional residential unit in a single detached, semi-detached or townhouse dwelling;	10.16
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR	To permit a proposed exterior stairway leading to a below grade entrance in a required front yard of a quatroplex	whereas the by-law does not permit exterior stairways constructed below established grade in the required front yard.	10.23.1
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
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

2024-04-11

Date