



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

FILE NUMBER: A-2024-0141

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)** OJAS BHATT & SMITA BHATT
Address 23 GAMSON CRES. BRAMPTON, L6R 0V7

Phone # 647-854-0838 **Fax #** _____
Email OJASMI@GMAIL.COM

2. **Name of Agent** TANVIR RAI
Address UNIT#19, 2131 WILLIAMS PARKWAY, 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 BELOW GRADE ENTRANCE IN THE REQUIRED INTERIOR SIDE YARD, WHEREAS THE BY-LAW DOES NOT PERMIT A BELOW GRADE ENTRANCE IN THE REQUIRED INTERIOR SIDE YARD;

- TO PERMIT A BELOW GRADE ENTRANCE IN THE INTERIOR SIDE YARD HAVING A SET BACK OF 0.13m WHEREAS THE BY-LAW REQUIRES A MINIMUM INTERIOR SIDE YARD SETBACK OF 1.2m

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

-THE BY-LAW DOES NOT PERMIT A BELOW GRADE ENTRANCE IN THE REQUIRED INTERIOR SIDE YARD WHEREAS A BELOW GRADE ENTRANCE IN THE REQUIRED INTERIOR SIDE YARD IS PROPOSED.

-THE BY-LAW REQUIRES A MINIMUM INTERIOR SIDE YARD SETBACK OF 1.2m WHEREAS A BELOW GRADE ENTRANCE IN THE INTERIOR SIDE YARD HAVING A

5. **Legal Description of the subject land:**
Lot Number 150
Plan Number/Concession Number M1764
Municipal Address 23 GAMSON CRES, BRAMPTON, L6R 0V7

6. **Dimension of subject land (in metric units)**
Frontage 11.9 M
Depth 27.5 M
Area 327.25 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.)

2 STOREY DETACHED HOUSE WITH AREA OF 232 SQM

PROPOSED BUILDINGS/STRUCTURES on the subject land:

PROPOSED BELOW GRADE SIDE DOOR

- 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	3.28 M	_____
Rear yard setback	7.55 M	_____
Side yard setback	1.41 M	_____
Side yard setback	1.35 M	_____

PROPOSED

Front yard setback	3.28 M	_____
Rear yard setback	7.55 M	_____
Side yard setback	1.41 M	_____
Side yard setback	0.13 M	_____

- 10. Date of Acquisition of subject land: _____
- 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: 2008
- 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	<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 _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON
THIS 3rd DAY OF May, 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, JIVESH BHAIKA, 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 3 DAY OF

May, 2024

Clara Van
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton

Expires September 20, 2026

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: R1F-11

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

Dhwani Shah
Zoning Officer

2024/04/24
Date

DATE RECEIVED May 3, 2024

Date Application Deemed Complete by the Municipality Clara

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

LOCATION OF THE SUBJECT LAND: 23 GAMSON CRES. BRAMPTON, L6R0V7, ON.

I/We, OJAS BHATT & SMITA BHATT
please print/type the full name of the owner(s)

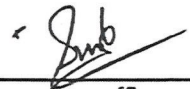
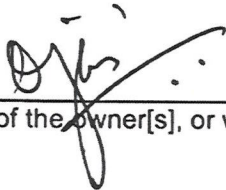
the undersigned, being the registered owner(s) of the subject lands, hereby authorize

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 application for **minor variance** with respect to the subject land.

Dated this 17 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.)

OJAS BHATT

SMITA BHATT

(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

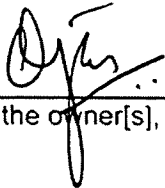
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 23 GIMSON CRES. BRAMPTON, L6R0V7, ON.

I/We, OJAS BHATT & SMITA BHATT
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 the City of Brampton Committee of Adjustment and City of Brampton staff members, to enter up the above noted property for the purpose of conducting a site inspection with respect to the attach application for Minor Variance and/or consent.

Dated this 17 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.)

OJAS BHATT

SMITA BHATT

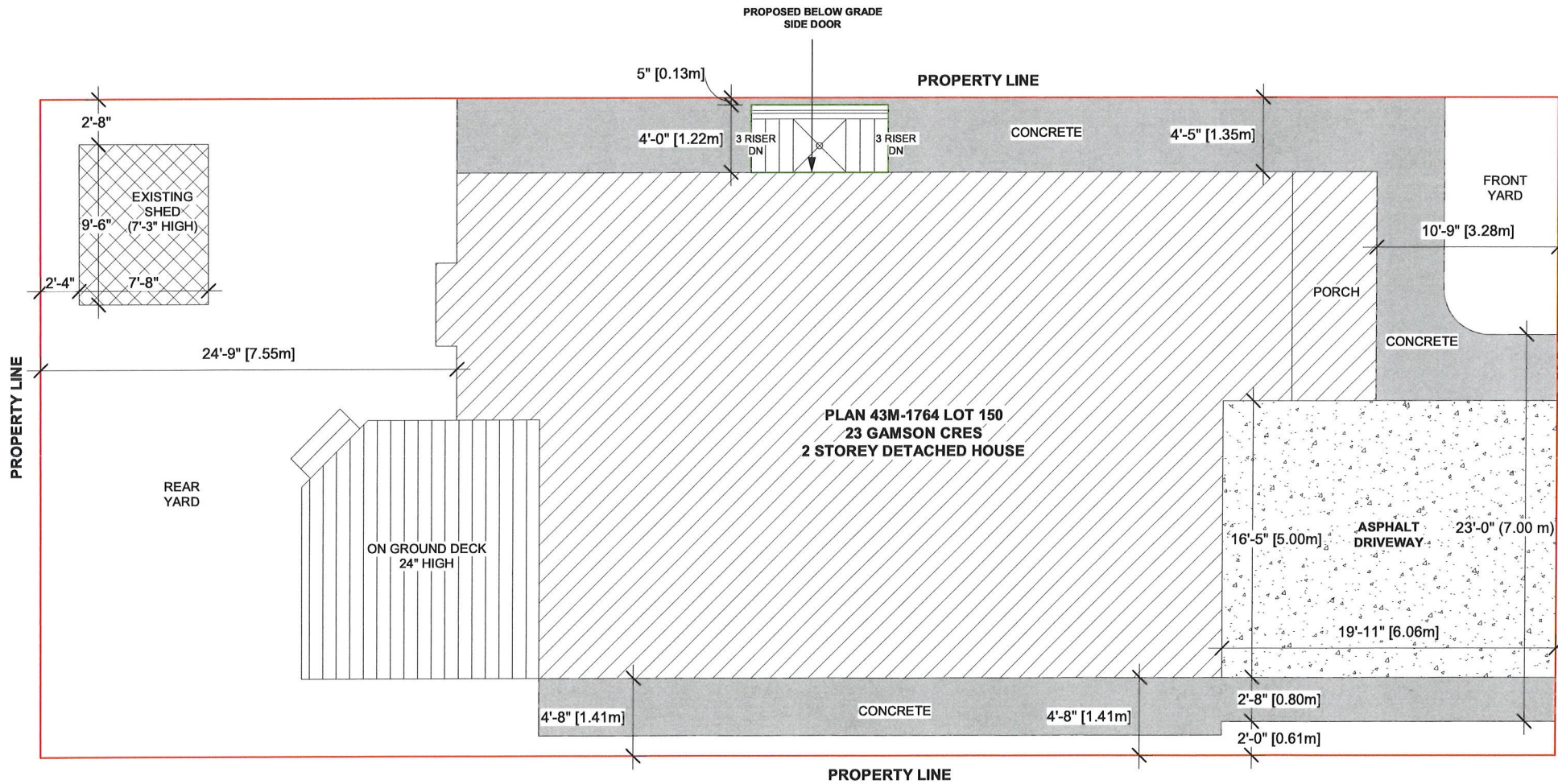
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

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 BELOW GRADE ENTRANCE IN THE REQUIRED INTERIOR SIDE YARD, WHEREAS THE BY-LAW DOES NOT PERMIT A BELOW GRADE ENTRANCE IN THE REQUIRED INTERIOR SIDE YARD;
- TO PERMIT A BELOW GRADE ENTRANCE IN THE INTERIOR SIDE YARD HAVING A SET BACK OF 0.13m WHEREAS THE BY-LAW REQUIRES A MINIMUM INTERIOR SIDE YARD SETBACK OF 1.2m



SITE PLAN

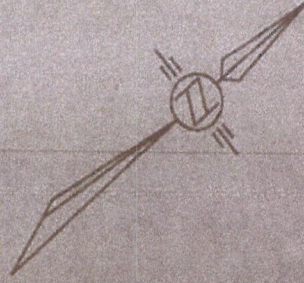
THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGN/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION.
CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

STAMP

GAMSON CRES

01	ISSUED FOR VARIANCE	APR 17/24
ADDRESS: 23 GAMSON CRES, BRAMPTON, ON		
DRAWN BY:	NK	CHECKED BY: TR
PROJECT NUMBER: 24R-29833		
NOBLE PRIME SOLUTIONS LTD 2131 WILLIAMS PARKWAY UNIT 19, BRAMPTON, ON info@nobletd.ca (437) 888 1800		
DATE:	APR 17/24	DWG No:
SCALE:	1 : 82	A-1

SURVEYOR'S REAL PROPERTY REPORT
 PART 1) PLAN OF
LOTS 149, 150, 169 AND 170
REGISTERED PLAN 43M-1764
 CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEL
 SCALE 1:400
 P. SALVA CO. LTD., O.L.S.

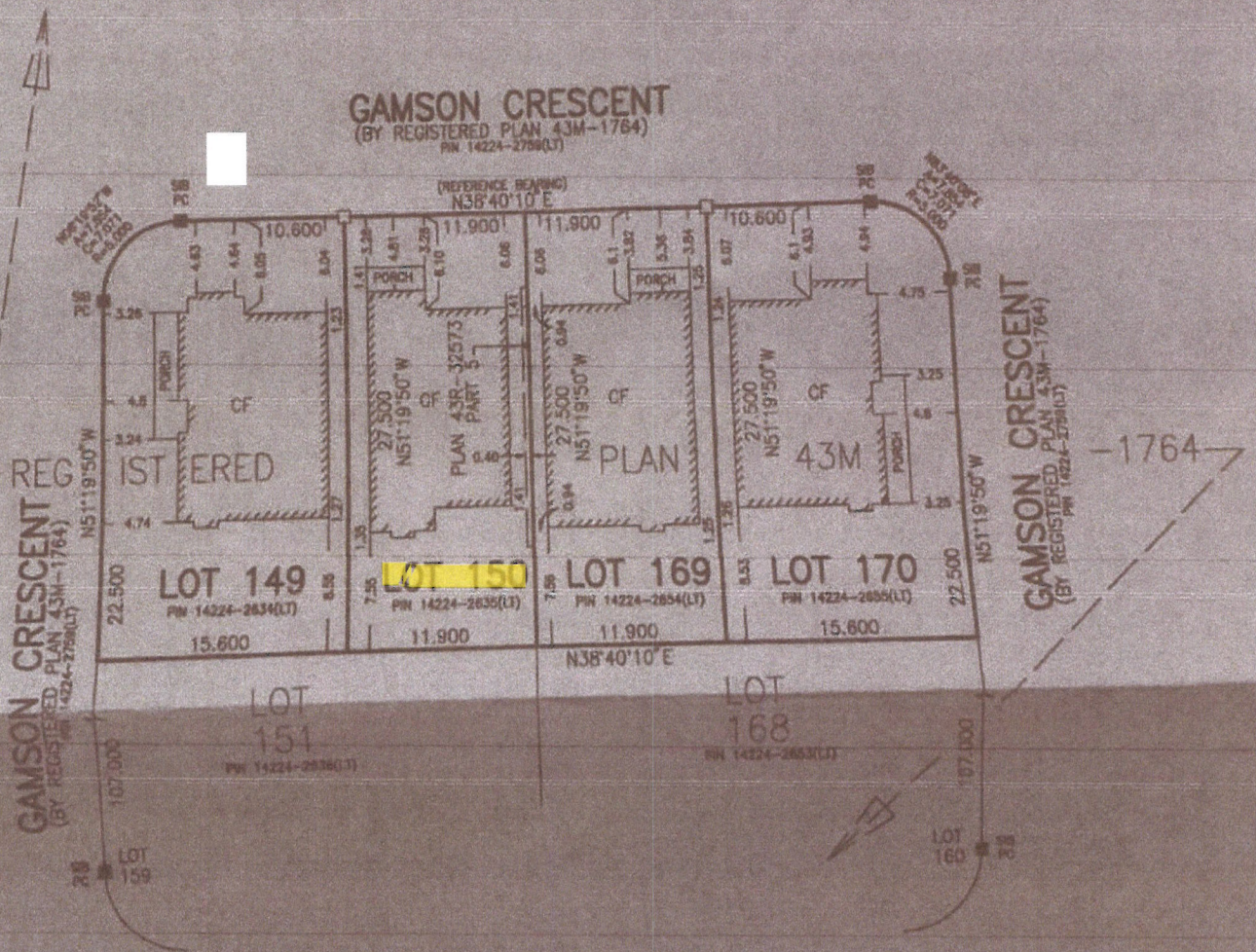


METRIC
 DISTANCES SHOWN ON THIS
 PLAN ARE IN METRES AND
 CAN BE CONVERTED TO
 FEET BY DIVIDING BY 0.3048

**ASSOCIATION OF ONTARIO
 LAND SURVEYORS**
 PLAN SUBMISSION FORM
 1718507



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



THIS REPORT WAS PREPARED FOR
 NEW FLORIN EQUITY CORP.
 AND THE UNDERSIGNED ACCEPTS NO
 RESPONSIBILITY FOR USE BY
 OTHER PARTIES

NOTE:
 ALL FOUND OR PLANTED MONUMENTS SHOWN HEREON
 ARE IRON BARS UNLESS NOTED OTHERWISE.
 ALL FOUND MONUMENTS SHOWN HEREON WERE PLANTED BY
 HOLDING JONES VANDEWEELE INC., O.L.S.
 UNLESS NOTED OTHERWISE.
 ALL BOUNDARY INFORMATION SHOWN HEREON HAS BEEN SET
 OR MEASURED IN ACCORDANCE WITH REGISTERED PLAN 43M-1764
 UNLESS NOTED OTHERWISE.

**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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 USE AND REPRODUCTION OF THESE DOCUMENTS**

Zoning Non-compliance Checklist

File No.
~~A-2024-0143~~

A-2024-0141

Applicant: Ojas Bhatt, Smita Bhatt

Address: 23 Gamson Cres

Zoning: R1F-11

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			
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 SETBACK	To permit an interior side yard setback of 0.13m to a proposed exterior stairway leading to a below grade entrance in a required side yard of a single detached dwelling.	whereas the by-law requires a minimum interior side yard setback of 0.3m, provided that a continuous side yard width of not less than 1.2 metres is provided on the opposite side of the single detached dwelling	10.23.2
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

Dhwani Shah

Reviewed by Zoning

2024/04/24

Date