



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)** Melissa coluccio & Antonio Lombardo
Address 15 FRINGETREE RD, BRAMPTON, ON, L6R 3V8

Phone # +1 (416) 543-0944 **Fax #** _____
Email _____

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

Phone # +1 4168212630 **Fax #** _____
Email shivang@relysolution.com

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

A. To Propose an exterior stairway leading to a below grade entrance in the required exterior side yard.
 B. Proposed Exterior side Yard Set back is 0.03m to the below Grade Stairway and the required is 1.24m.

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 side of the property. The entrance is designed in such a way that it doesn't block the passage to

5. **Legal Description of the subject land:**
Lot Number 12
Plan Number/Concession Number M1946
Municipal Address 15 FRINGETREE RD, BRAMPTON, ON, L6R 3V8

6. **Dimension of subject land (in metric units)**
Frontage 10.02 M
Depth 27.59 M
Area 276.45 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: 118.27 sqm
Gross Floor Area: 306.83 sqm,
No. of Levels: 2
Width: 7.96 m
Length: 15.17 m

PROPOSED BUILDINGS/STRUCTURES on the subject land:

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 3.64 M
Rear yard setback 7.6 M
Side yard setback 1.24 M
Side yard setback 0.64 M

PROPOSED

Front yard setback 3.64 M
Rear yard setback 7.6 M
Side yard setback 0.03 M
Side yard setback 0.64 M

10. Date of Acquisition of subject land: 2012
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: 2008
15. Length of time the existing uses of the subject property have been continued: 4 yrs
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 13 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, PARAS NARANGI, 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 13 DAY OF
May, 2024

Paras

Signature of Applicant or Authorized Agent

Clara Vani
A Commissioner etc.,
Province of Ontario,
for the Corporation of the
City of Brampton

Submit by Email

Expires September 20, 2026
FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: R1F-9-2368

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

2024/05/03
Date

DATE RECEIVED May 13, 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

LOCATION OF THE SUBJECT LAND: 15 FRINGETREE RD , BRAMPTON, ON, L6R 3V8

I/We, Melissa coluccio & Antonio Lombardo

please print/type the full name of the owner(s)

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

Shivang Tarika

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 03 day of MAY, 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

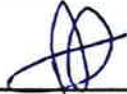
LOCATION OF THE SUBJECT LAND: 15 FRINGETREE RD , BRAMPTON, ON, L6R 3V8

I/We, Melissa coluccio & Antonio Lombardo
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 03 day of MAY, 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.

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

PLAN 43M-1946
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:300

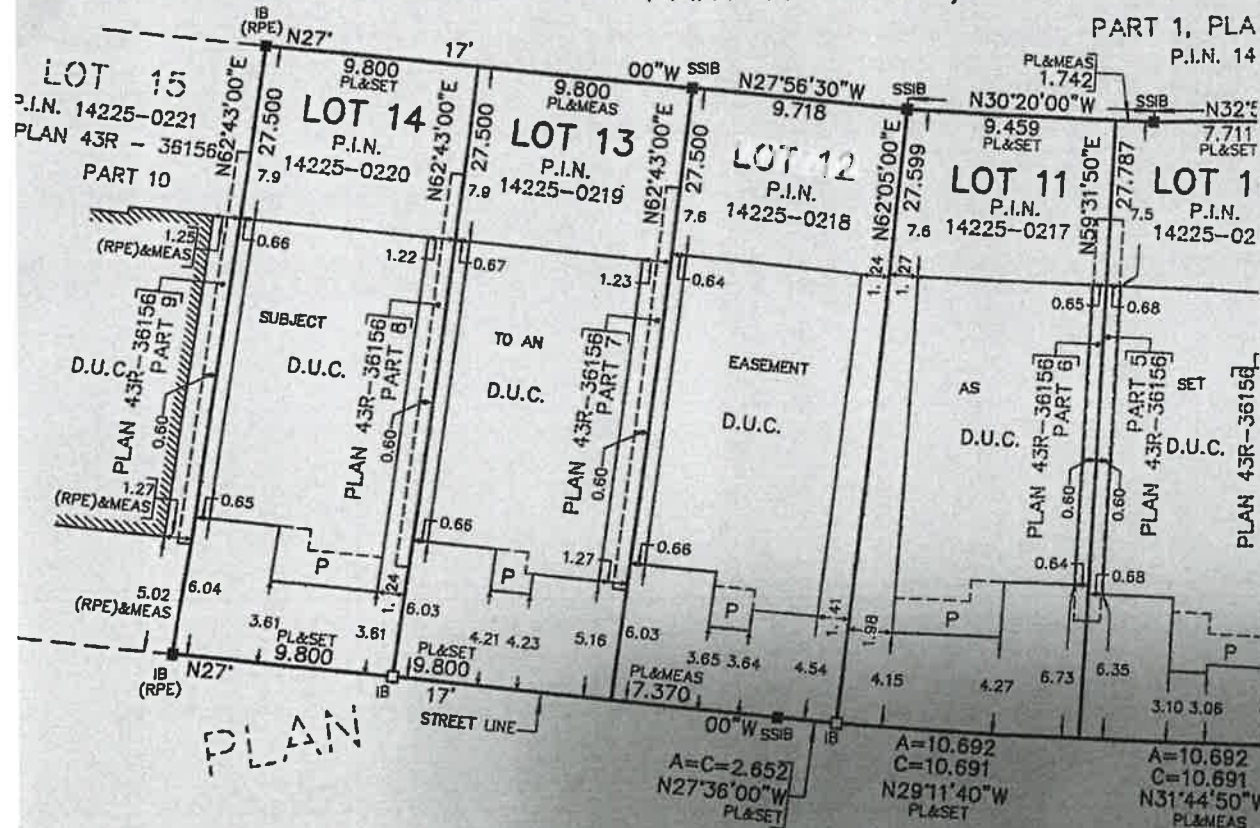
RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.
 METRIC

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

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

PART OF LOT 16, CONCESSION 4,

PART 1, PLAN



PLAN

FRINGETREE

(BY PLAN
 P.I.N. 142

REPORT WAS PREPARED FOR
 REST HOMES
 UNDERSIGNED ACCEPTS NO
 LIABILITY FOR USE BY OTHER PARTIES.

RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S. 2014

NOTES PORCH
 ENOTES RADY-PENTEK & EDWARD SURVEYING
 ID., O.L.S.

MONUMENTS BY J. D. BARNES LIMITED, O.L.S.
 NOTED OTHERWISE.

TO CONCRETE FOUNDATIONS.

ARE GRID AND ARE REFERRED TO THE
 LIMIT OF FRINGETREE ROAD AS SHOWN ON
 -1948 HAVING A BEARING OF N27°17'00"W.

I CERTIFY THAT:

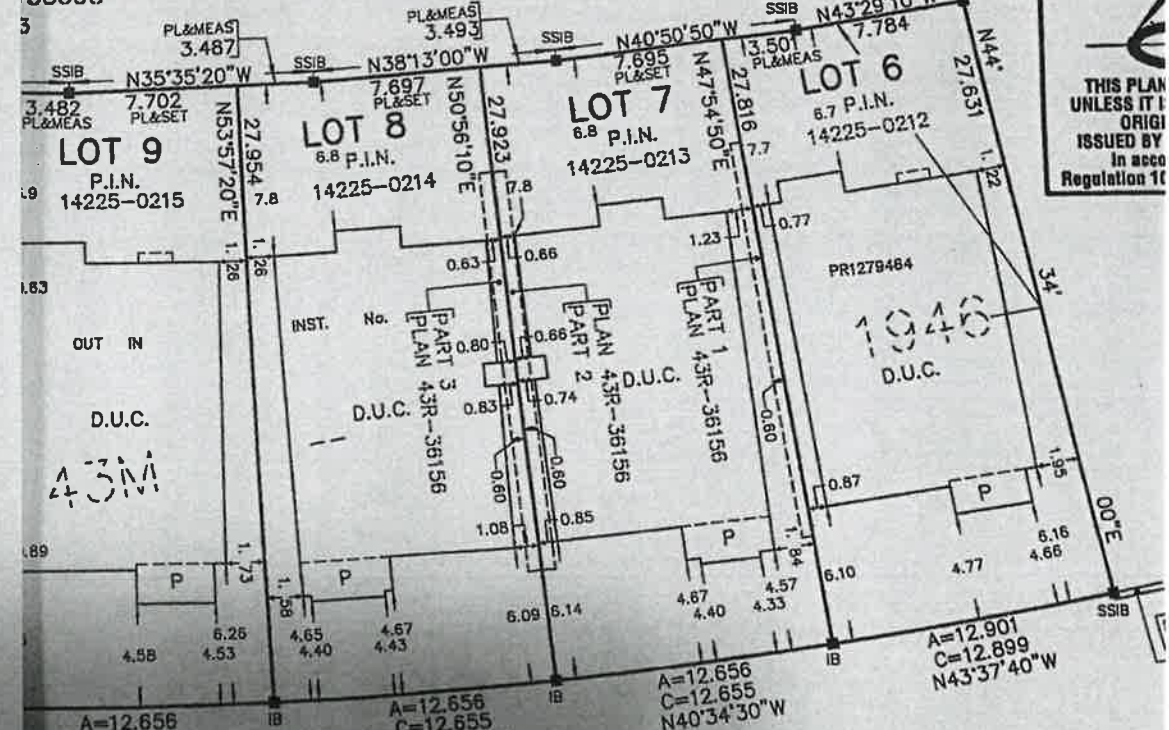
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 10 DAY OF Oct

DATE Oct-14, 2014

T. SINGH
 ONTARIO LAND SURVEYOR

FRINGETREE ROAD

35568



43M

1946

ROAD

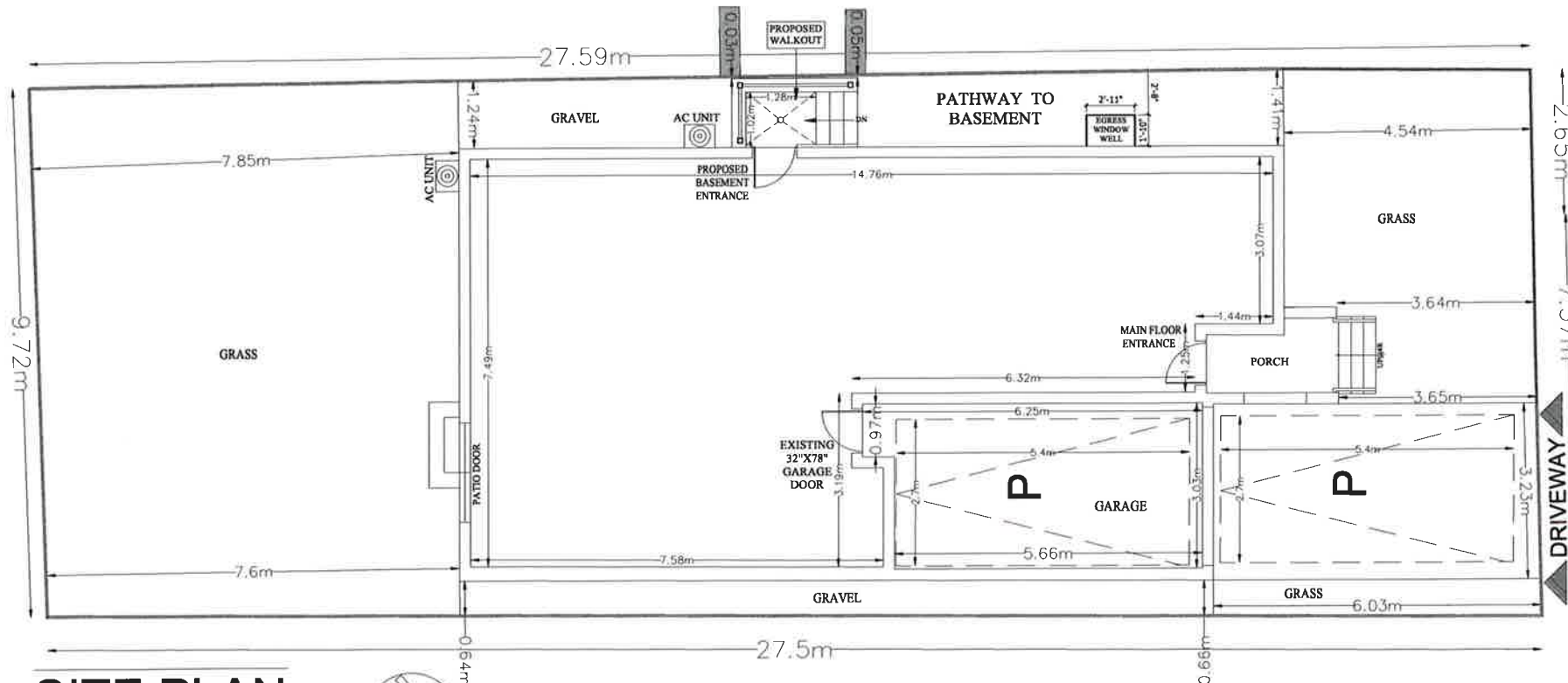
epe

RADY-PENTEK & EDWARD SURVEYING
 ONTARIO LAND SURVEYORS
 643 Chrislea Road, Suite 7
 Woodbridge, Ontario L4L 8A3
 Tel. (416) 635-5000 Fax (416) 635-5000
 Tel. (905) 264-0881 Fax (905) 264-0881
 Website: www.r-pe.ca
 DRAWN: V.K.
 CAD FILE No. 1946-6

ASSOCIATION OF LAND SURVEYORS
PLAN SUB

192

THIS PLAN
 UNLESS IT IS
 ORIGINAL
 ISSUED BY
 IN ACCORDANCE
 Regulation 10



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



15 FRINGETREE ROAD

GROUND FLOOR AREA = 1273.07 SFT / 118.27 SM
 GROSS FLOOR AREA = 3,302.71 SFT / 306.83 SM
 LOT AREA = 2936.80 SFT / 272.83 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**

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.32.5.1 OF THE BUILDING CODE

SHIVANG TARIKA 10640
 NAME SIGNATURE BCN

SHIVANG TARIKA

NO	REVISION / ISSUE	DATE

SITE PLAN

CITY : BRAMPTON

15 FRINGETREE ROAD

EXISTING DWELLING

PROJECT	SHEET
APRIL 2024	A1
SCALE 1/8"=1'-0"	

Zoning Non-compliance Checklist

File No. A-2024-0156

Applicant: Melissa coluccio & Antonio Lombardo

Address: 15 Fringetree Rd

Zoning: R1F-9-2368

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
BELOW GRADE SETBACKS	To permit a 0.03m side yard setback to a proposed exterior stairway leading to below grade entrance in the required interior side yard, resulting in a combined side yard width of 0.67m.	Whereas the by-law requires a minimum side yard setback of 0.6m provided that the combined total for both side yards on an interior lot is not less than 1.8m.	R1F-13.5.2(f)(1) (i)
ACCESSORY STRUCTURE SETBACKS			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

Dhwani Shah

Reviewed by Zoning

2024/05/03

Date