



REVISED.

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

FILE NUMBER: A-2024-0079

*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)** Vishal Anand and Sonal Chaudhary  
**Address** 80 Donald Stewart Rd, Brampton, Ontario, L7A 5J5  


---

**Phone #** 4168569019 **Fax #** \_\_\_\_\_  
**Email** Vishal.anand@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):**

A. To Propose an exterior stairway leading to a below grade entrance in the required interior side yard.  
 B. Proposed exterior side Yard Set back is 0.09 m to the below Grade Stairway and the required is 1.21m.

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** 14  
**Plan Number/Concession Number** M2100  
**Municipal Address** 80 Donald Stewart Rd, Brampton, Ontario, L7A 5J5

6. **Dimension of subject land (in metric units)**  
**Frontage** 12.95M  
**Depth** 31.32M  
**Area** 405.64 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: 168.56 SQM
Gross Floor Area: 333.22 SQM
No. of Levels: 2
Width: 10.64
Length: 18.08 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	3.35 M
Rear yard setback	9.7 M
Side yard setback	1.21 M
Side yard setback	0.65 M

**PROPOSED**

Front yard setback	3.35 M
Rear yard setback	9.7 M
Side yard setback	0.09 M
Side yard setback	0.65 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: 2020
15. Length of time the existing uses of the subject property have been continued: 2yrs

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 \_\_\_\_\_ OF \_\_\_\_\_

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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, \_\_\_\_\_, OF THE \_\_\_\_\_ OF \_\_\_\_\_

IN THE \_\_\_\_\_ OF \_\_\_\_\_ 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

\_\_\_\_\_ OF \_\_\_\_\_

IN THE \_\_\_\_\_ OF \_\_\_\_\_

\_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Signature of Applicant or Authorized Agent

**Submit by Email**

\_\_\_\_\_  
A Commissioner etc.

**FOR OFFICE USE ONLY**

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: \_\_\_\_\_

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

\_\_\_\_\_  
Zoning Officer

\_\_\_\_\_  
Date

DATE RECEIVED \_\_\_\_\_

Date Application Deemed Complete by the Municipality \_\_\_\_\_

**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: 80 Donald Stewart Rd

I/We, Vishal Anand & Sonal Chaudhary  
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 19 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.)

(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**

**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: 80 Donald Stewart Rd

I/We, Vishal Anand and Sonal Chaudhary  
please print/type the full name of the owner(s)

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

Shivang Tawika  
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 19 day of April, 2024.

Vishal Sonal  
(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.)

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**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.**

**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1**  
**PLAN OF LOTS 14 AND 15**

PLAN 43M-2100  
 CITY OF BRAMPTON  
 REGIONAL MUNICIPALITY OF PEEL

SCALE 1:300  
 0 10m 20metres

R-PE SURVEYING LTD., O.L.S.

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

**PART 2 (SURVEY REPORT)**

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: NONE  
 THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

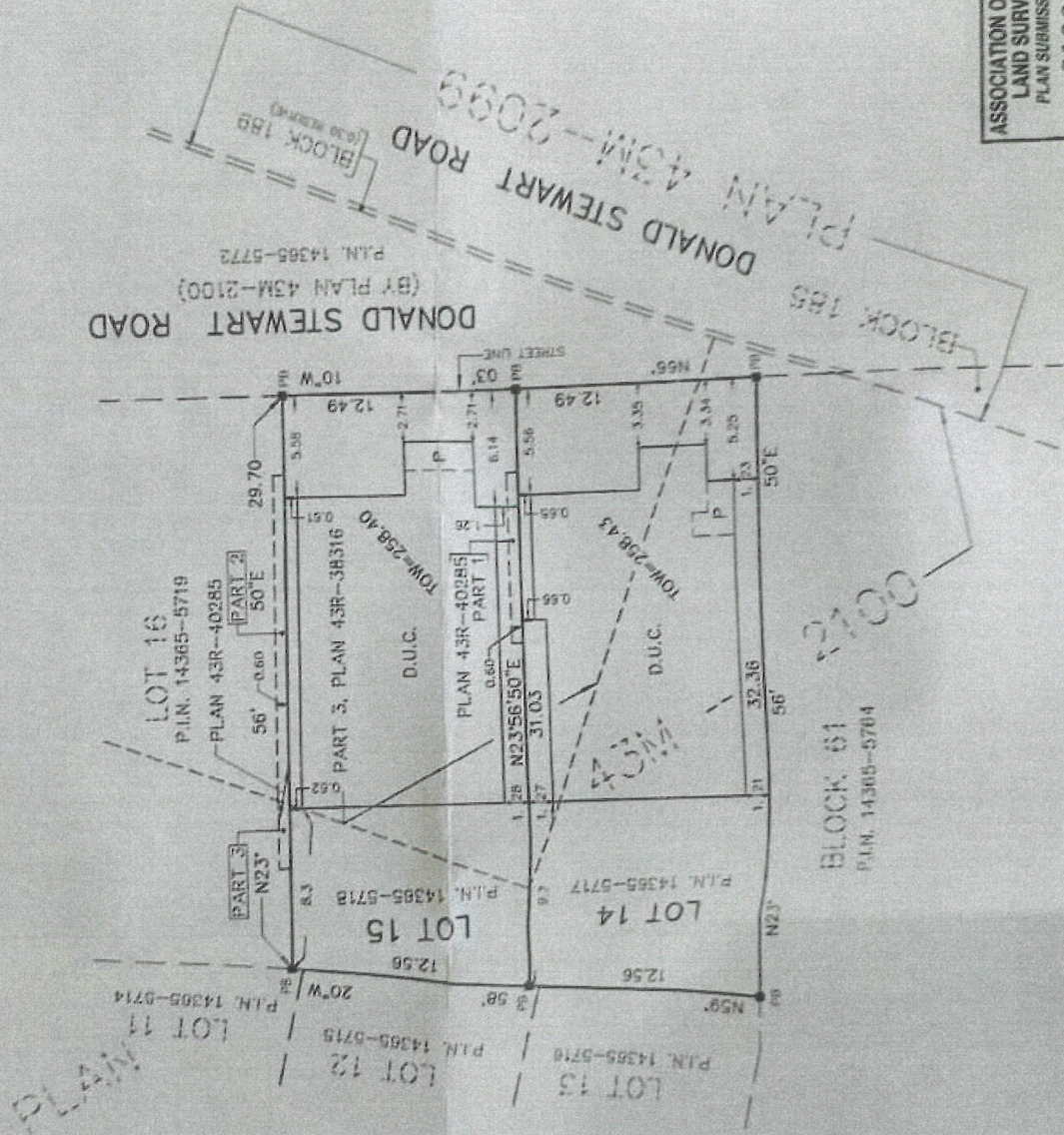
**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE  
 WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND  
 TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 25<sup>th</sup> DAY OF MARCH, 2022  
 DATE MARCH 28, 2022.

*M*

T. SUGH  
 ONTARIO LAND SURVEYOR



**NOTES**

- DENOTES MONUMENT FOUND
- PE DENOTES PLASTIC BAR
- P.L.N. DENOTES PROPERTY IDENTIFIER NUMBER
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P DENOTES PORCH
- T.O.W. DENOTES TOP OF WALL ELEVATION

ALL FOUND MONUMENTS BY R-PE SURVEYING LTD., O.L.S.

ALL TIES TO CONCRETE FOUNDATIONS

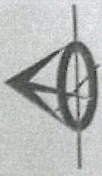
BEARINGS ARE GRID AND ARE REFERRED TO THE  
 SOUTHWEST LIMIT OF DONALD STEWART ROAD AS SHOWN ON  
 PLAN 43M-2100 HAVING A BEARING OF N66°03'10"W

THIS REPORT WAS PREPARED FOR  
 ROSEHAVEN HOMES  
 AND THE UNDERSIGNED ACCEPTS NO  
 RESPONSIBILITY FOR USE BY OTHER PARTIES

© R-PE SURVEYING LTD., O.L.S., 2022

ASSOCIATION OF ONTARIO  
 LAND SURVEYORS  
 PLAN SUBMISSION FORM

2189129



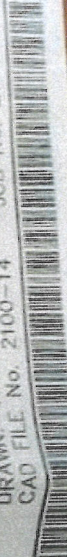
THIS PLAN IS NOT VALID  
 UNLESS IT IS AN EMBOSSED  
 ORIGINAL COPY  
 ISSUED BY THE SURVEYOR  
 in accordance with  
 Regulation 1026, Section 29(3).

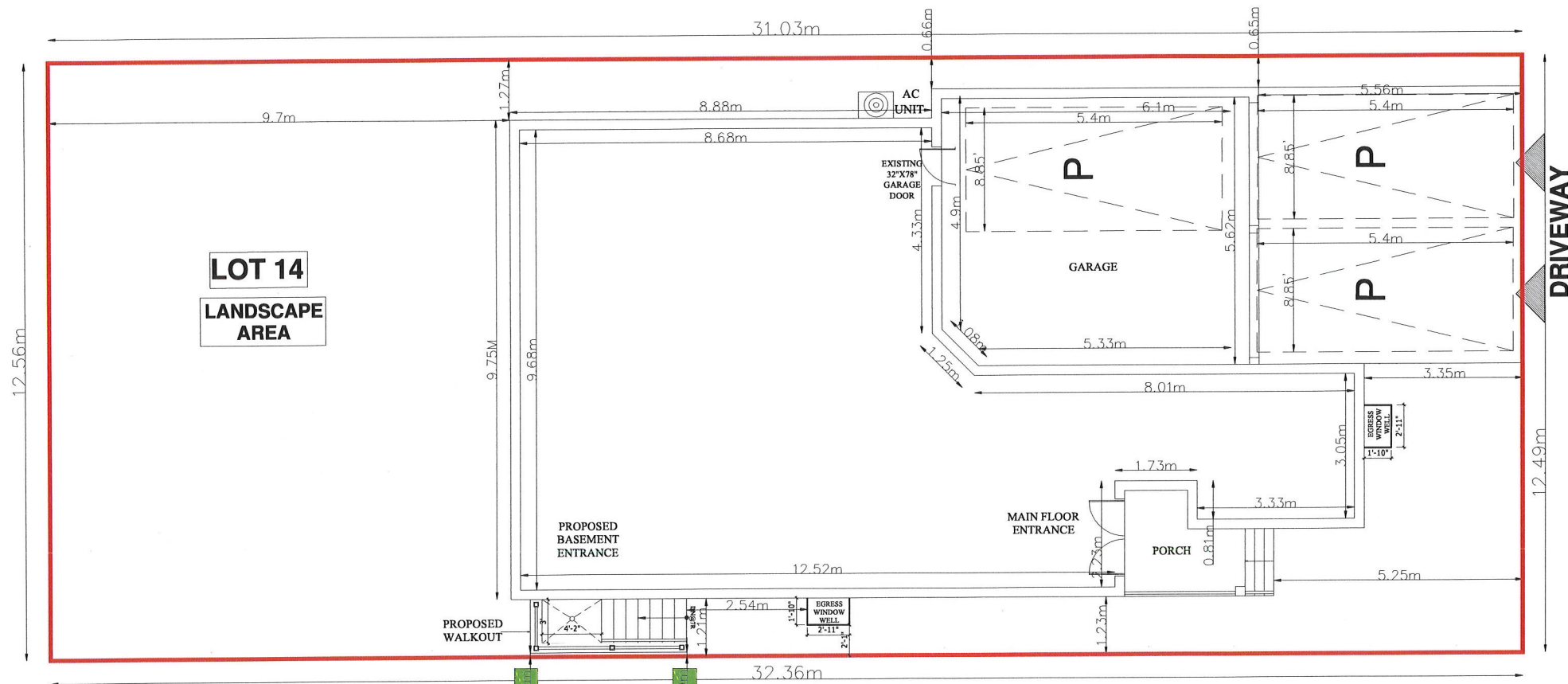
**rpe**

**R-PE SURVEYING LTD.**

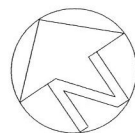
ONTARIO LAND SURVEYORS  
 643 Christie Road, Suite 7,  
 Woodbridge, Ontario, L4L 8A3  
 Tel. (416) 635-5000 Fax (416) 635-5001  
 Tel. (905) 264-0881 Fax (905) 264-2099  
 Website: www.r-pe.co  
 DRAWN: V.K.  
 CHECKED: G.Y./T.S.  
 JOB No. 21-359  
 CAD FILE No. 2100-14

\*21-359\* \*43M-2100 L14+15\*





**SITE PLAN**  
**SCALE 1:100**



GROUND FLOOR AREA = 1814.47 SFT/168.56 SM  
GROSS FLOOR AREA = 3586.8 SFT /333.22 SM

**80 DONALD STEWART RD**

**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.3.25.1 OF THE BUILDING CODE

**SHIVANG TARIKA** 106440  
NAME SIGNATURE BCIN

*SHIVANG TARIKA*

NO	REVISION / ISSUE	DATE

SITE PLAN

CITY : BRAMPTON

80 DONALD STEWART ROAD

EXISTING DWELLING

PROJECT	SHEET
JULY 2023	<b>A1</b>
SCALE 1/8"=1'-0"	

REVISED.  
A-2024-0079.



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after application is deemed complete)

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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)** Vishal Anand and Sonal Chaudhary  
**Address** 80 Donald Stewart Rd, Brampton, Ontario, L7A 5J5

**Phone #** 4168569019 **Fax #** \_\_\_\_\_  
**Email** Vishal.anand@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):**

A. To Propose an exterior stairway leading to a below grade entrance in the required interior side yard.  
B. Proposed exterior side Yard Set back is 0.09 m to the below Grade Stairway and the required is 1.21m.

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** 14  
**Plan Number/Concession Number** M2100  
**Municipal Address** 80 Donald Stewart Rd, Brampton, Ontario, L7A 5J5

6. **Dimension of subject land (in metric units)**  
**Frontage** 12.95M  
**Depth** 31.32M  
**Area** 405.64 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: 168.56 SQM  
 Gross Floor Area: 333.22 SQM  
 No. of Levels: 2  
 Width: 10.64  
 Length: 18.08 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 3.35 M  
 Rear yard setback 9.7 M  
 Side yard setback 1.21 M  
 Side yard setback 0.65 M

**PROPOSED**

Front yard setback 3.35 M  
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- 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: 2020
- 15. Length of time the existing uses of the subject property have been continued: 2yrs

- 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 _____
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File # _____	Decision _____	Relief _____

\_\_\_\_\_  
Signature of Applicant(s) or Authorized Agent

DATED AT THE \_\_\_\_\_ OF \_\_\_\_\_  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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I, \_\_\_\_\_, OF THE \_\_\_\_\_ OF \_\_\_\_\_

IN THE \_\_\_\_\_ OF \_\_\_\_\_ 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

\_\_\_\_\_  
OF \_\_\_\_\_  
IN THE \_\_\_\_\_ OF \_\_\_\_\_  
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\_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Signature of Applicant or Authorized Agent

**Submit by Email**

\_\_\_\_\_  
A Commissioner etc.

**FOR OFFICE USE ONLY**

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: R1F-2556 \_\_\_\_\_

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

JOHN C. CABRAL  
\_\_\_\_\_  
Zoning Officer

2024-04-26  
\_\_\_\_\_  
Date

DATE RECEIVED \_\_\_\_\_

Date Application Deemed Complete by the Municipality \_\_\_\_\_

**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: 80 Donald Stewart Rd

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Dated this 19 day of April, 2024.

   
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**APPOINTMENT AND AUTHORIZATION OF AGENT**

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

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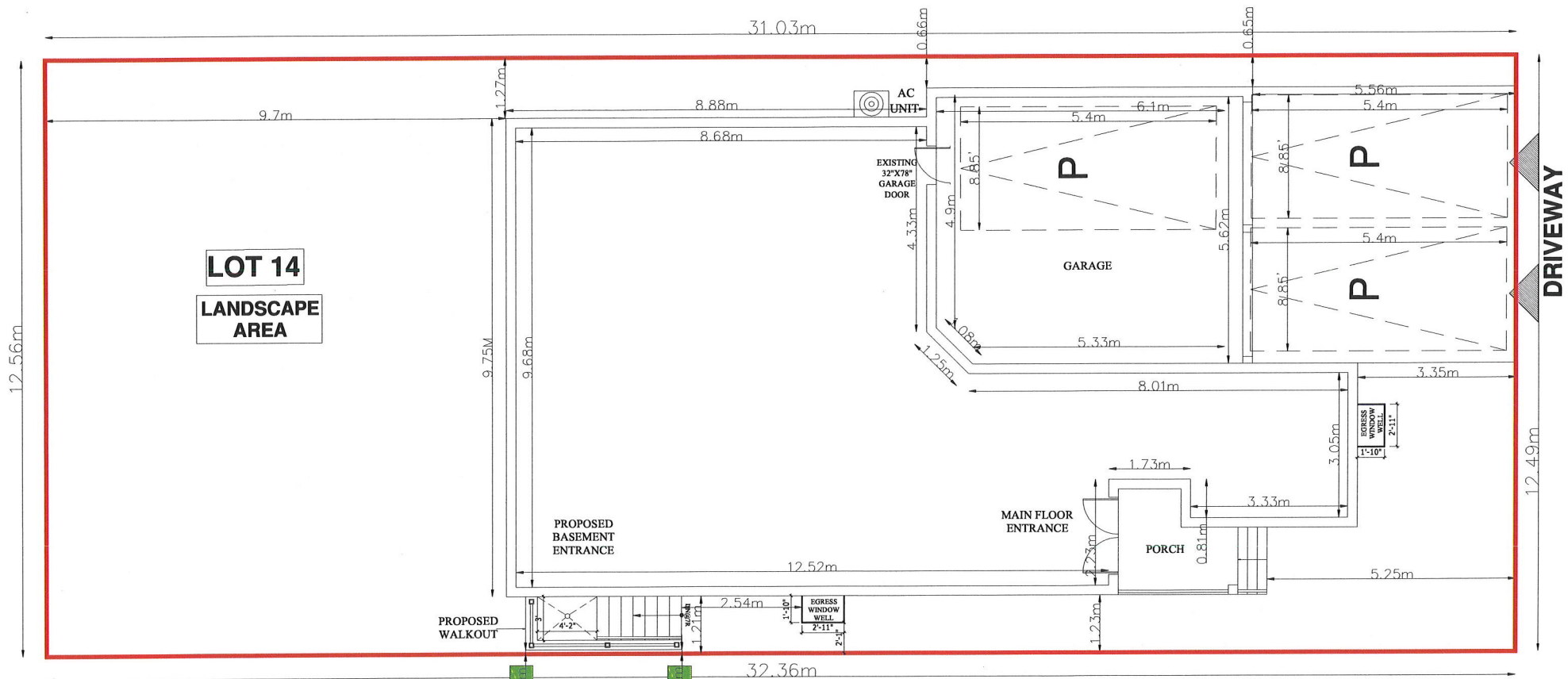
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**SITE PLAN**  
**SCALE 1:100**

GROUND FLOOR AREA = 1814.47 SFT/168.56 SM  
GROSS FLOOR AREA = 3586.8 SFT /333.22 SM

**80 DONALD STEWART RD**

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**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.32.5.1 OF THE BUILDING CODE

**SHIVANG TARIKA** 106440  
NAME SIGNATURE BCIN

*SHIVANG TARIKA*

NO	REVISION / ISSUE	DATE

SITE PLAN

CITY : BRAMPTON

80 DONALD STEWART ROAD

EXISTING DWELLING

PROJECT	SHEET <b>A1</b>
JULY 2023	
SCALE 1/8"=1'-0"	

**SURVEYOR'S REAL PROPERTY REPORT**

PART 1  
 PLAN OF LOTS 14 AND 15

PLAN 43M-2100  
 CITY OF BRAMPTON  
 REGIONAL MUNICIPALITY OF PEEL

R-PE SURVEYING LTD., O.L.S.  
 SCALE 1:300  
 METRIC  
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN  
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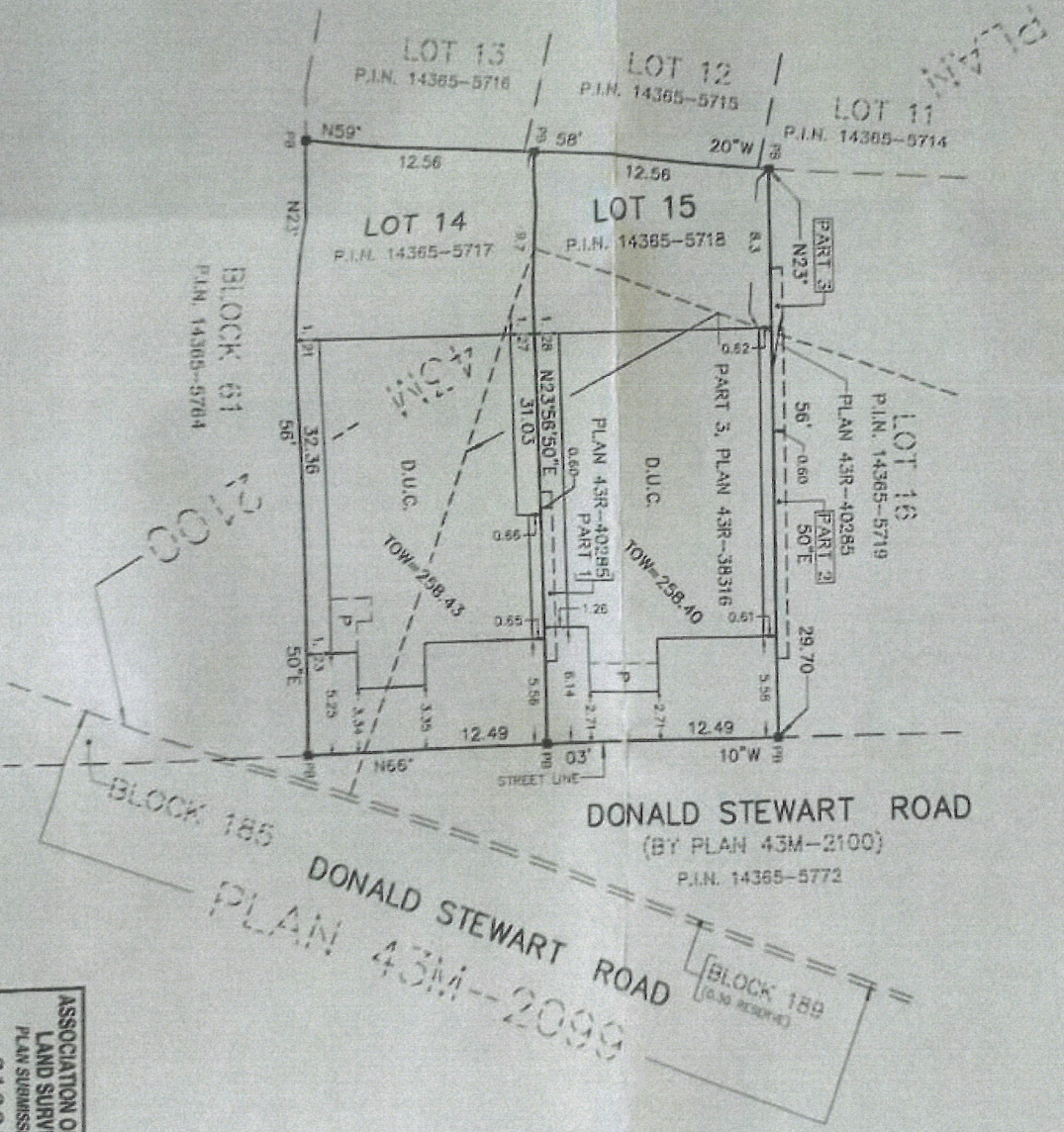
**PART 2 (SURVEY REPORT)**  
 REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS, NONE  
 THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE  
 WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND  
 TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 25<sup>th</sup> DAY OF MARCH, 2022  
 DATE MARCH 28, 2022

T. SIKSHI  
 ONTARIO LAND SURVEYOR



- NOTES**
- DENOTES MONUMENT FOUND
  - PB DENOTES PLASTIC BAR
  - P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
  - D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
  - P DENOTES PORCH
  - TOW DENOTES TOP OF WALL ELEVATION

ALL FOUND MONUMENTS BY R-PE SURVEYING LTD., O.L.S.  
 ALL TIES TO CONCRETE FOUNDATIONS

BEARINGS ARE GRID AND ARE REFERRED TO THE  
 SOUTHWEST LIMIT OF DONALD STEWART ROAD AS SHOWN ON  
 PLAN 43M-2100 HAVING A BEARING OF N68°03'10"W

THIS REPORT WAS PREPARED FOR  
 ROSEHAVEN HOMES  
 AND THE UNDERSIGNED ACCEPTS NO  
 RESPONSIBILITY FOR USE BY OTHER PARTIES

**ASSOCIATION OF ONTARIO  
 LAND SURVEYORS**  
 PLAN SUBMISSION FORM  
**2189129**

THIS PLAN IS NOT VALID  
 UNLESS IT IS AN EMBOSSED  
 ORIGINAL COPY  
 ISSUED BY THE SURVEYOR  
 IN ACCORDANCE WITH  
 REGULATION 1025, SECTION 29(3)

**rpe** R-PE SURVEYING LTD.  
 ONTARIO LAND SURVEYORS

643 Christie Road, Suite 7,  
 Woodbridge, Ontario, L4L 8A3  
 Tel: (416) 635-5000 Fax: (416) 635-5001  
 Tel: (905) 264-0881 Fax: (905) 264-2099  
 Website: www.r-pe.co  
 DRAWN: V.K. 2100-14  
 CHECKED: G.Y./T.S.  
 JOB NO: 21-359

\*21-359\* \*43M-2100 L14+15\*

# Zoning Non-compliance Checklist

File No.  
A-2024-0079

Applicant: Vishal Anand and Sonal Chaudhary

Address: 80 Donald Stewart Rd, Brampton, Ontario, L7A 5J5

Zoning: R1F-2556

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 0.09m to a proposed 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
BUILDING HEIGHT			
OUTSIDE STORAGE			
LOT COVERAGE			
DRIVEWAY			
FENCE HEIGHT			
ACCESSORY STRUCTURE HEIGHT			
ACCESSORY STRUCTURE SETBACK			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
GARAGE DOOR HEIGHT			

John C. Cabral  
Reviewed by Zoning

2024-04-26  
Date



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

FILE NUMBER: A - 2024-0079.

*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)** Vishal Anand and Sonal Chaudhary  
**Address** 80 Donald Stewart Rd. Brampton, Ontario, L7A 5J5  


---

**Phone #** 4168569019 **Fax #** \_\_\_\_\_  
**Email** Vishal.anand@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):**

A. To Propose an exterior stairway leading to a below grade entrance in the required interior side yard.  
 B. Proposed Interior side Yard Set back is 0.1m to the below Grade Stairway and the required is 1.27m.

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** 14  
**Plan Number/Concession Number** M2100  
**Municipal Address** 80 Donald Stewart Rd, Brampton, Ontario, L7A 5J5

6. **Dimension of subject land (in metric units)**  
**Frontage** 12.95M  
**Depth** 31.32M  
**Area** 405.64 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: 168.56 SQM  
Gross Floor Area: 333.22 SQM  
No. of Levels: 2  
Width: 10.64  
Length: 18.08 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 3.35 M  
Rear yard setback 9.7 M  
Side yard setback 1.21 M  
Side yard setback 0.65 M

**PROPOSED**

Front yard setback 3.35 M  
Rear yard setback 9.7 M  
Side yard setback 1.21 M  
Side yard setback 0.1 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: 2020
15. Length of time the existing uses of the subject property have been continued: 2yrs

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 12 DAY OF MARCH, 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 12th DAY OF  
March, 2024

*Paras*

Signature of Applicant or Authorized Agent

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

Expires September 21, 2024  
**FOR OFFICE USE ONLY**

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: R1F-9-2556

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

2024/03/06  
Date

DATE RECEIVED  
Date Application Deemed Complete by the Municipality

March 12, 2024  
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: 80 Donald Stewart Rd

I/We, Vishal Anand and Sapna Chaudhary  
please print/type the full name of the owner(s)

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

\_\_\_\_\_   
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 11 day of September, 2023.

Vishal Sapna  
\_\_\_\_\_   
(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: 80 Donald Stewart Rd

I/We, Vishal Anand & Sapna Chaudhary  
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 11 day of September, 2023.

Vishal Sapna  
(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**

**PROPERTY REPORT**

**PART 2 (SURVEY REPORT)**

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: NONE  
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

**SURVEYOR'S REAL  
PART 1**

**PLAN OF LOTS 14 AND 15  
PLAN 43M-2100  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL**

SCALE: 1:300  
R-PE SURVEYING LTD., O.L.S.

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

**SURVEYOR'S CERTIFICATE**

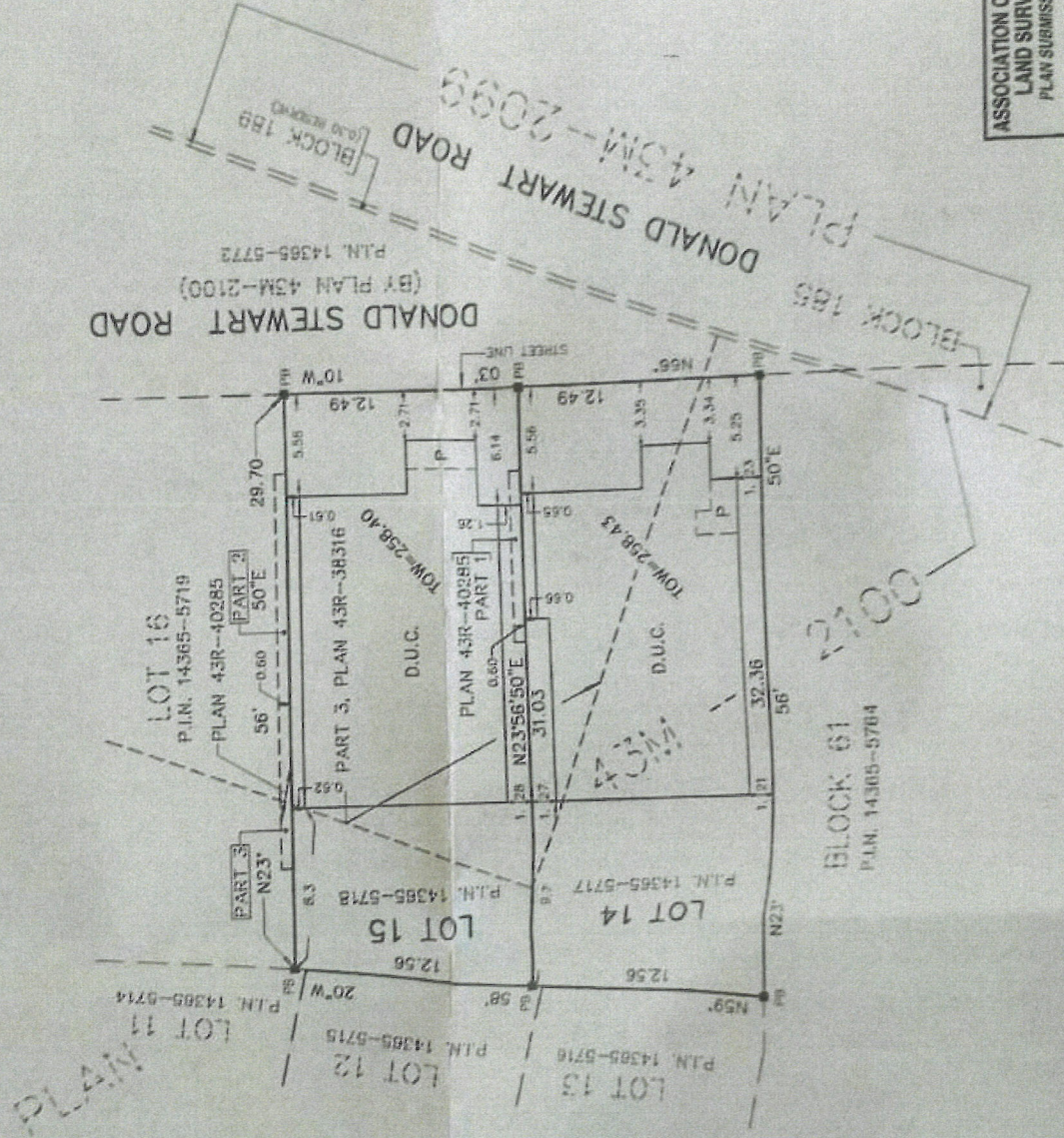
I CERTIFY THAT  
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TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 25<sup>th</sup> DAY OF MARCH, 2022

DATE MARCH 28, 2022.

*[Signature]*

T. SHUBH  
ONTARIO LAND SURVEYOR



**NOTES**

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- PB DENOTES PLASTIC BAK
- P.L.N. DENOTES PROPERTY IDENTIFIER NUMBER
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P DENOTES PORCH
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© R-PE SURVEYING LTD., O.L.S., 2022

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
2189129



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ISSUED BY THE SURVEYOR  
In accordance with  
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Website: www.r-pe.ca

DRAWN: V.K. 2100-14 CHECKED: G.Y./T.S.  
JOB NO. 21-359

\*21-359\* • 43M-2100 L14+15\*



# Zoning Non-compliance Checklist

File No.

A-2024-0079

Applicant: Shivang Tarika

Address: 80 Donald Stewart Rd

Zoning: R1F-9-2556

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 ENTRANCE	To permit an interior side yard setback of 0.1m to a proposed 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	To permit a 0.65m wide pedestrian path of travel leading to the principal entrance of a additional residential unit,	whereas the by-law requires an unobstructed pedestrian path of travel having a minimum width of 1.2m leading to the principal entrance of an additional residential unit.	10.16.1 (a)
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

2024/03/06

Date