



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

FILE NUMBER: A-2024-0155

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)** SOHAIB AL-SAMMARRAIE, & ASEEL AL-JADIR
Address 2 BERKWOOD HOLLOW COURT
BRAMPTON ONTARIO- L6Y 0X6
Phone # 1 647 993 1968 **Fax #** _____
Email suhaibdresden@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):**

To permit a below grade entrance in a required front yard.

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

At the intersection of Creditview Road and Berkwood Hollow Court, 2 Berkwood Hollow Crt is located on a corner lot. Brampton's bylaws are hindering his ability to build a below-grade entrance for his basement apartment (second unit) in the front yard facing Creditview Road. The space is sufficient for the construction of such an entrance. The main entrance and address are situated in Berkwood Hollow Crt, however.

5. **Legal Description of the subject land:**
Lot Number 1
Plan Number/Concession Number 43M-1888
Municipal Address 2 BERKWOOD HOLLOW COURT BRAMPTON ON-L6Y 0X6

6. **Dimension of subject land (in metric units)**
Frontage 16.034m
Depth 40.218m and 48.871m
Area 971.059m (10452.40 sq.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 house is designed for a single family with two floors and unfinished basement. There is 3700 square feet of total floor area plus unfinished basement.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

By adding a second unit (basement apartment) to this property, it will become 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 5.81m
 Rear yard setback 8.27m and 7.60m
 Side yard setback 7.13m and 6.66m
 Side yard setback 10.87m and 7.98m

PROPOSED

Front yard setback 3.49m and 3.25m
 Rear yard setback 8.27m and 7.60m
 Side yard setback 7.13m and 6.66m
 Side yard setback 10.87m and 7.98m

- 10. Date of Acquisition of subject land: SEPTEMBER 2013
- 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: 2013
- 15. Length of time the existing uses of the subject property have been continued: 10.5 years

- 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 _____

Dinesh bhutani

Signature of Applicant(s) or Authorized Agent

DATED AT THE City _____ OF Brampton _____

THIS 07 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, 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

~~13th~~ City Brampton OF _____

IN THE Region OF _____

Peel THIS 13th DAY OF

May, 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

Dinesh bhutani

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: R1F-2091

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

2024-05-09
Date

DATE RECEIVED May 13, 2024,

Date Application Deemed Complete by the Municipality _____

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: 2 Berkwood Hollow, L6Y0X6, Brampton, ON

I/We, Sohaib Al-Sammarrarie and Aseel Al-Jadir
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 6th day of May, 2024.

 Asif T. Hussain
(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.

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: 2 Berkwood Hollow, L6Y 0X6, Brampton, ON

I/We, Sohaib Al-Sammarrarie and Aseel Al-Jadir
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.

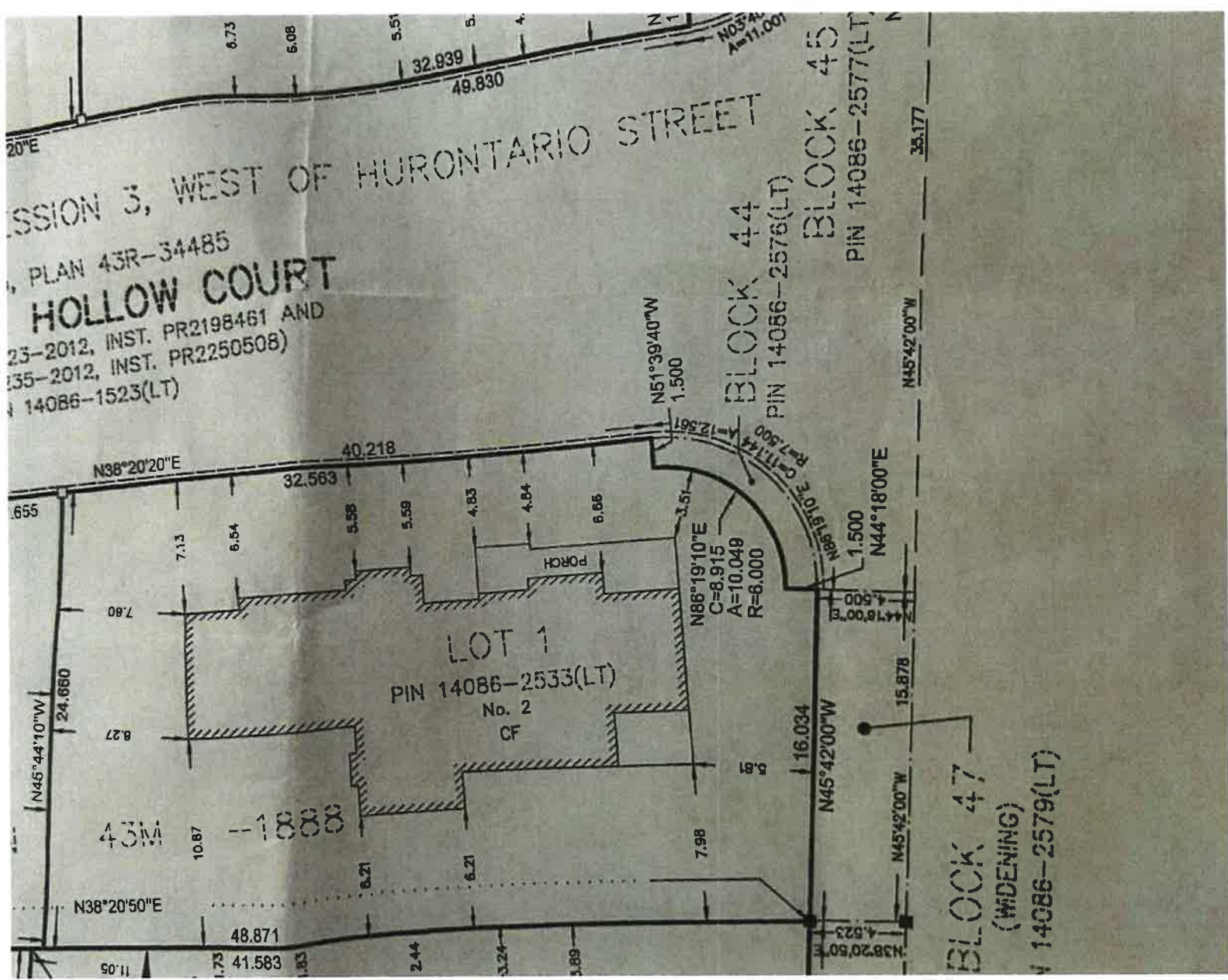
Dated this 6th day of May, 2024.

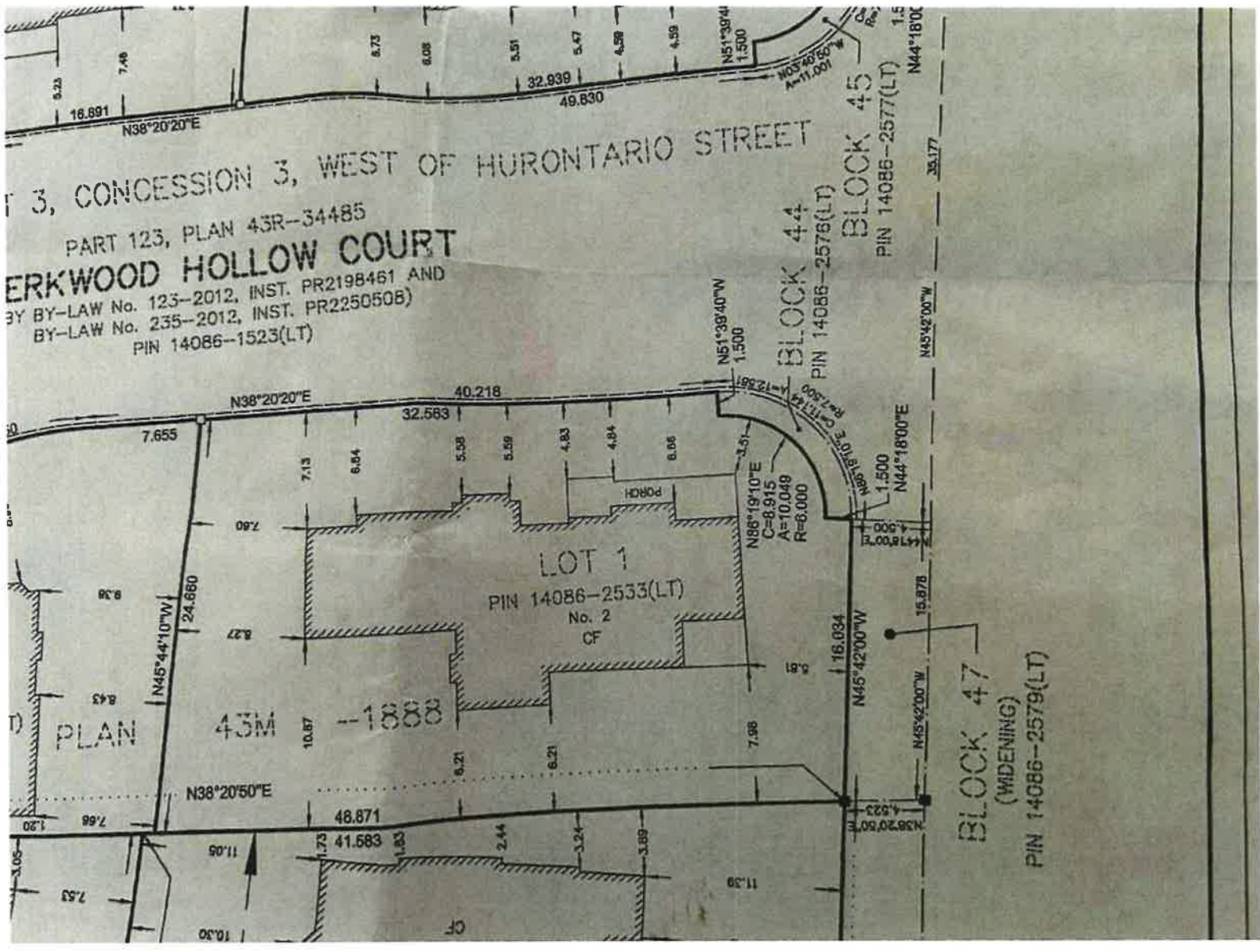

Asil D. A. Hussain
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(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





CONCESSION 3, WEST OF HURONTARIO STREET
PART 123, PLAN 43R-34485
ERKWOOD HOLLOW COURT

BY BY-LAW No. 123-2012, INST. PR2198461 AND
BY-LAW No. 235-2012, INST. PR2250508
PIN 14086-1523(LT)

LOT 1
PIN 14086-2533(LT)
No. 2
CF

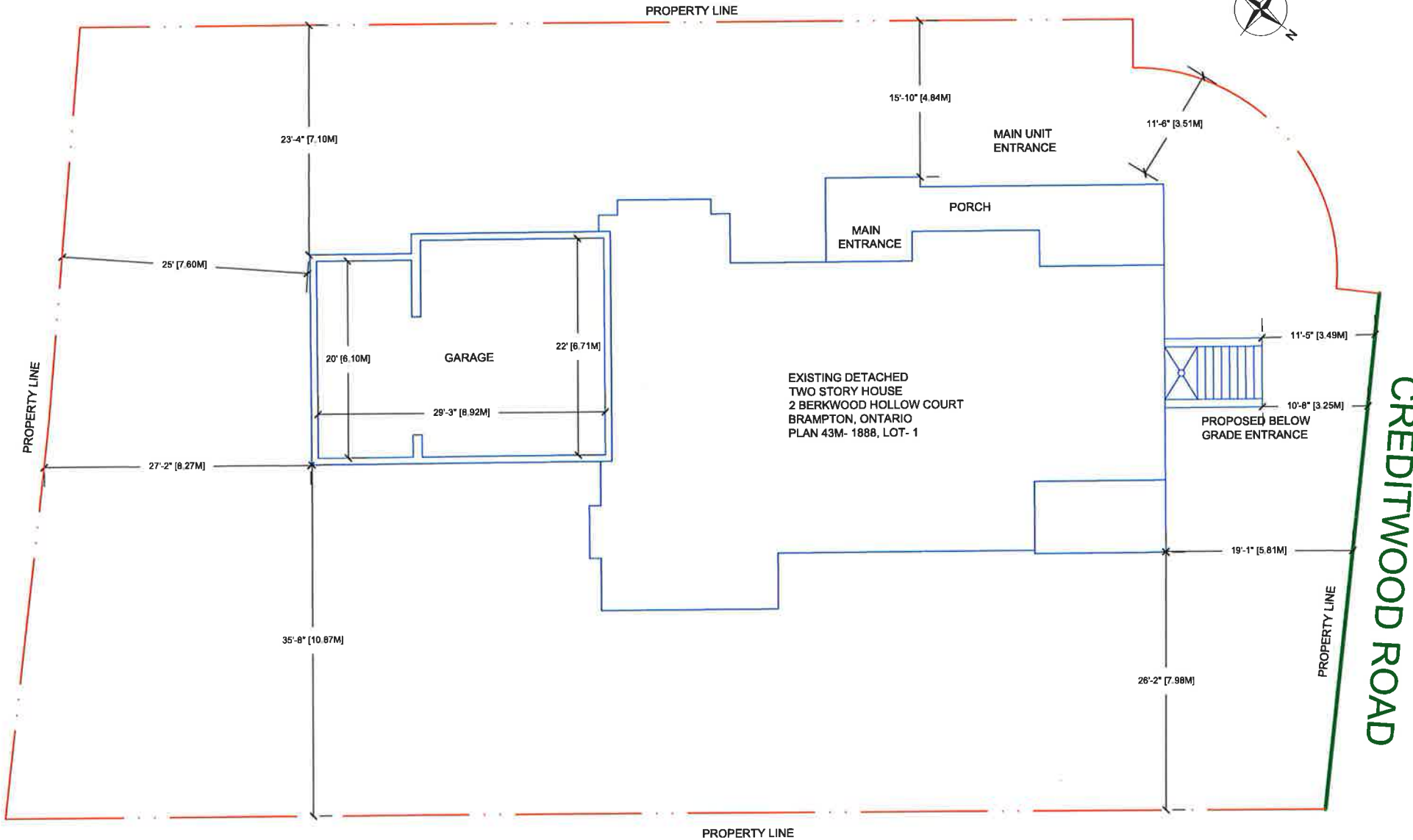
43M --1888

BLOCK 44
PIN 14086-2576(LT)

BLOCK 45
PIN 14086-2577(LT)

BLOCK 47
(WIDENING)
PIN 14086-2579(LT)

BERKWOOD HOLLOW COURT



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:

2 BERKWOOD HOLLOW COURT
 BRAMPTON
 ONTARIO

PROJECT DESCRIPTION:

PROPOSED BELOW GRADE ENTRANCE, AND
 PROPOSED BASEMENT APARTMENT (SECOND UNIT)

DRAWING DESCRIPTION:

SITE PLAN

SCALE:
 3/32"=1'0"

DATE:
 MAY 07, 2024

DRAWING NO:
A0

REVISION:
 0

Zoning Non-compliance Checklist

File No.
A-2024-0155

Applicant: DINESH BHUTANI
 Address: 2 Berkwood Hollow Cir
 Zoning: R1F-2091
 By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT	To permit a required front yard setback of 3.25m to a exterior stairway leading to a below grade entrance	whereas the by-law requires a minimum a required front yard setback of 4.5m.	13.5.2(d)
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE	To permit a proposed exterior stairway leading to a below grade entrance in a required front yard	whereas the by-law does not permit exterior stairways constructed below established grade in the required interior front yard.	10.23.1
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

2024-05-09

Date