



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

FILE NUMBER: A-2024-0157

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)** Gulalai Safi & Mohammad Ashraf
Address 38 LAVALLEE CRES, BRAMPTON, ON, L6X 3A2

Phone # 6472948375 **Fax #** _____
Email M.ashraf1122@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. Proposal to construct a secondary unit in a basement and to accommodate we would require a additional parking.
2. To Propose driveway width of 9.27m whereas the required width of driveway is 5.83m.

4. **Why is it not possible to comply with the provisions of the by-law?**
Proposal to construct a legal secondary dwelling unit for rental purpose which will help us in managing mortgage for our property. As per site conditions we have parking space of only 3 car, 2 on the Drive-way and 1 in the garage whereas required parking space is total four, two on the Driveway and two in the garage. Kindly accept our request for minor variance for this.

5. **Legal Description of the subject land:**
Lot Number 265
Plan Number/Concession Number M1856
Municipal Address 38 LAVALLEE CRES, BRAMPTON, ON, L6X 3A2

6. **Dimension of subject land (in metric units)**
Frontage 12.4 M
Depth 31.5 M
Area 390.6 SQM

7. **Access to the subject land is by:**
Provincial Highway Seasonal Road
Municipal Road Maintained All Year Other Public Road
Private Right-of-Way Water

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: 152.15 sqm
Gross Floor Area: 318.54 sqm,
No. of Levels: 2
Width: 9.45 m
Length: 15.86 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 6.6 M
Rear yard setback 9.00 M
Side yard setback 1.27 M
Side yard setback 0.60 M

PROPOSED

Front yard setback 6.6 M
Rear yard setback 9.00 M
Side yard setback 1.27 M
Side yard setback 0.60 M

10. Date of Acquisition of subject land: 2019

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: 2014

15. Length of time the existing uses of the subject property have been continued: 5 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 WARRANG, 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 Yani
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton

Submit by Email

A Commissioner etc.

Expires September 20, 2026

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: R1E-12.2-1490

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

2024/04/25

Date

DATE RECEIVED May 13, 2024

Date Application Deemed Complete by the Municipality Clara

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

**SURVEYOR'S REAL PROPERTY REPORT
 PART 1
 PLAN OF LOTS 258, 259, 260,
 261 AND 265
 PLAN 43M-1856
 CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEL**

SCALE 1:300
 10m 0 10m 20metres

RADY-PENTEK & EDWARD 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.

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 1845142



THIS PLAN IS NOT VALID
 UNLESS IT IS AN EMBOSSED
 ORIGINAL COPY
 ISSUED BY THE SURVEYOR
 In accordance with
 Regulation 1026, Section 26(3).

NOTES

- DENOTES MONUMENT SET
- # DENOTES MONUMENT FOUND
- IB DENOTES IRON BAR
- SIB DENOTES STANDARD IRON BAR
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- P DENOTES PORCH
- PL DENOTES PLAN 43M-1856
- (RPE) DENOTES RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.

ALL FOUND MONUMENTS BY KRCMAR SURVEYORS LTD., O.L.S.
 ALL TIES TO CONCRETE FOUNDATION

BEARINGS ARE GRID AND ARE REFERRED TO THE
 NORTHEAST LIMIT OF LAVALLEE CRESCENT AS SHOWN ON
 PLAN 43M-1856 HAVING A BEARING OF N52°15'45"W.

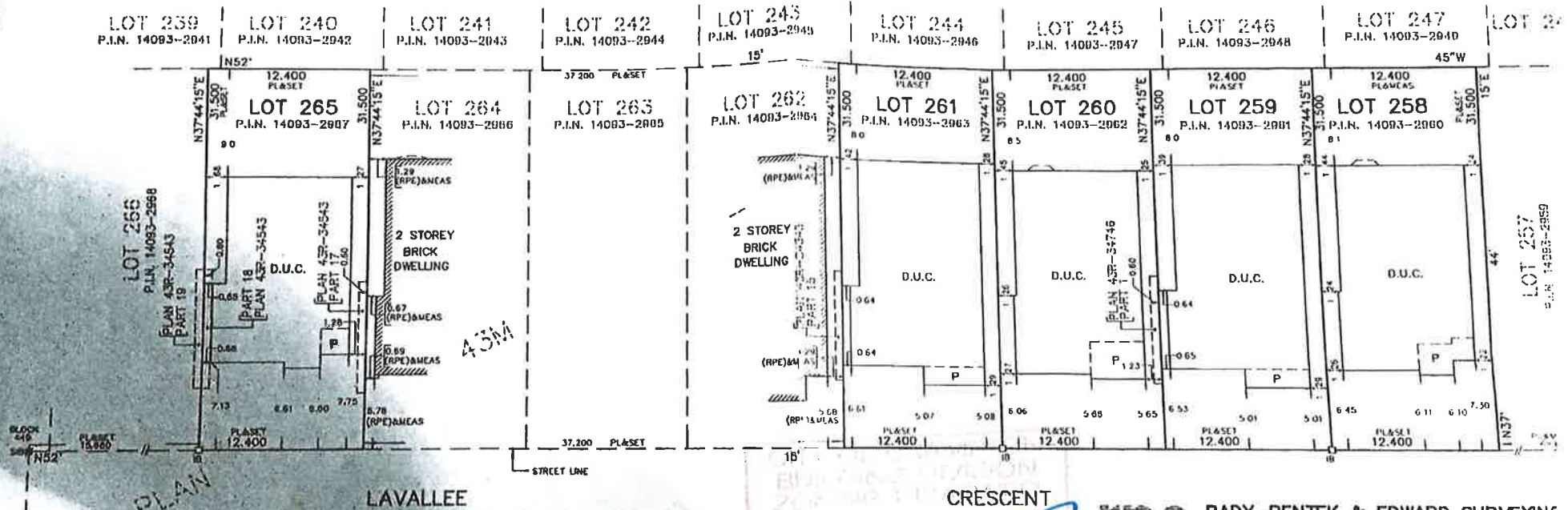
PART 2 (SURVEY REPORT)

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 SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 16 DAY OF July, 2012.
- DATE: July 17, 2012.

T. SINGH
 ONTARIO LAND SURVEYOR



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

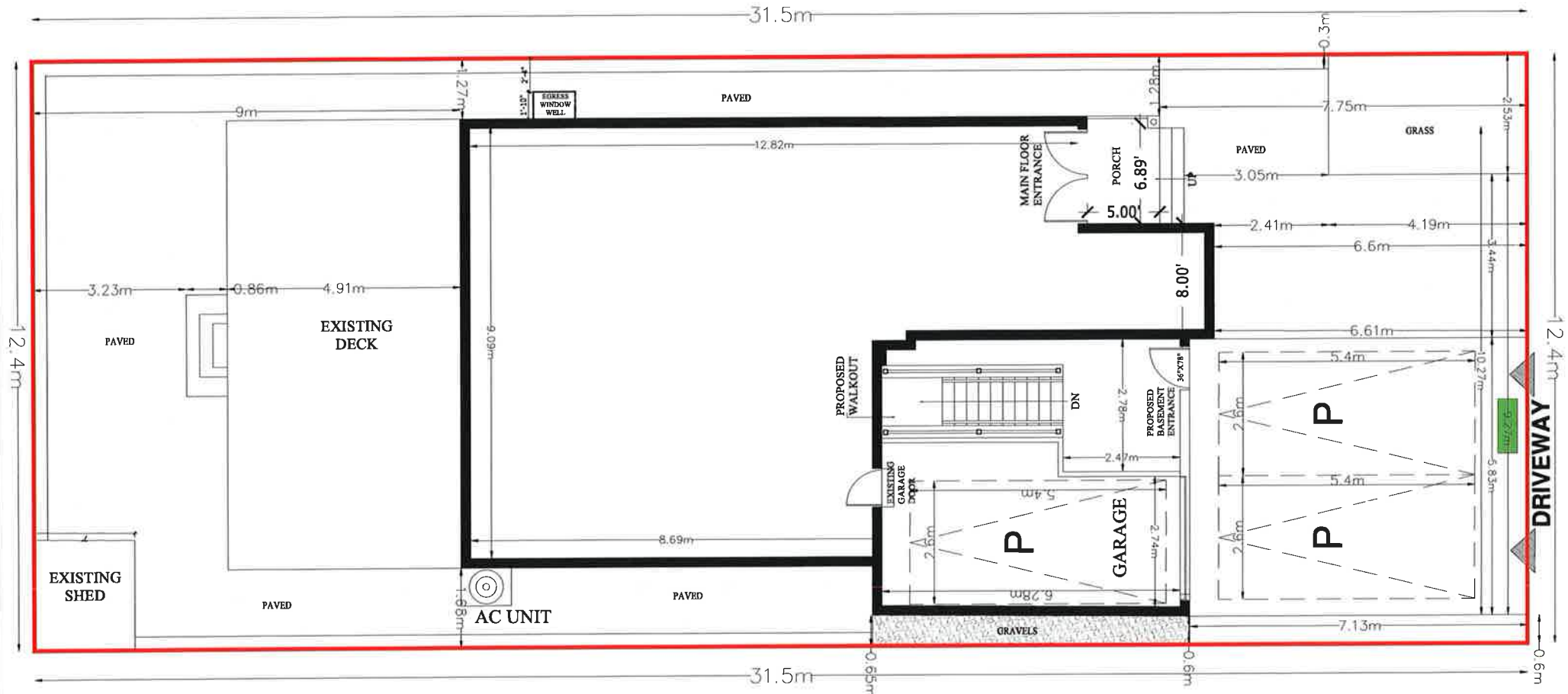
© RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S. 2012.

(BY PLAN 43M-1856)
 P.I.N. 14093-3193

CRESCENT



RADY-PENTEK & EDWARD SURVEYING
 ONTARIO LAND SURVEYORS
 643 Chrislea 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.ca
 DRAWN: V.K. CHECKED: T.S.
 CAD FILE No. 1856-258 JOB No. 10



SITE PLAN

SCALE 1/8"=1'-0"



GROUND FLOOR AREA = 1637.78 SFT/152.15 SM
 GROSS FLOOR AREA = 3,428.74 SFT /318.54 SM
 LOT AREA = 4204.28 SFT/ 390.59 SM

38 LAVALLEE CRESCENT
LOT NO. 265

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 106440
 NAME SIGNATURE BCIN

SHIVANG TARIKA

NO	REVISION / ISSUE	DATE

SITE PLAN

CITY : BRAMPTON

38 LAVALLEE CRESCENT

EXISTING DWELLING

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

In the matter of the required sign(s) to be posted on the property subject of application(s) to the Committee of Adjustment to meet the notice requirements of Ontario Regulation 197/96 amended by Ontario Regulation 505/98 and Ontario Regulation 200/96 amended by Ontario Regulation 508/98

AFFIDAVIT

I, PARAS NARANG of the CITY of BRAMPTON
(your name) (Name of city, town, village)

being the applicant authorized agent agent's rep having made application(s) to the
(check appropriate box)

Committee of Adjustment of the Corporation of the City of Brampton, for the property located at: 38 Lavalee Crescent

Make oath and say as follows:

- I hereby declare that I will post the required sign(s) **along each street frontage of the property, approximately 1.0m – 1.5m in height, either on the property line or not more than 1.0m back from the property line**, in a location clearly visible from the street and include on the face of the sign the following information:
 - Application number(s);
 - Date, time and location of the hearing;
 - The purpose and effect of the consent application and/or the minor variance(s).
- I hereby declare that I will provide a photo of the posted sign via email to the Secretary Treasurer of the Committee of Adjustment at coa@brampton.ca no later than the date the sign is erected, and I will remove the sign no later than the day after the meeting.

Sworn before me at the City of Brampton in the Regional Municipality of Peel, this

13 day of MAY 2024

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

Paras Narang
Signature of Applicant/Authorized Agent

Note: Minor Variance Signs must be posted ten (10) calendar days prior to the meeting date, and Consent Signs must be posted no later than twenty (20) calendar days prior to the meeting date.

Failure to comply with the above noted posting requirements will result in your application being deferred to a future meeting date.

Zoning Non-compliance Checklist

File No.
A-2024-0157

Applicant: Shivang Tarika
 Address: 38 Lavallee Cres
 Zoning: R1E-12.2-1490
 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			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH	To permit a driveway width of 10.27m,	whereas the by-law permits a maximum driveway width of 7.00m.	10.9.1
PERMEABLE LANDSCAPING	To permit 0.3m of permeable landscaping abutting the side lot line,	whereas the by-law requires a minimum 0.6m of permeable landscaping abutting the side lot line.	10.9.1
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

2024/04/25

Date