



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

FILE NUMBER: A-2024-0164

*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)** KIRTAN DEEPAK PATEL, JAYRAJ DEEPAK PATEL, ROHINI VIG  
**Address** 20 EASTMAN DR BRAMPTON, ON, L6X 5S6

**Phone #** 647-868-7117 **Fax #** \_\_\_\_\_  
**Email** patel.jayraj@gmail.com

2. **Name of Agent** PAVNEET KAUR( NOBLE PRIME SOLUTIONS LTD)  
**Address** 19-2131 WILLIAMS PKWY 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 AN ABOVE GRADE SIDE DOOR IN SIDE YARD WITHOUT CLEAR ACCESS OF 1.2m LEADING TO IT

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

-WHEREAS ZONING BY LAW REQUIRES A CLEAR PATHWAY OF 1.2m LEADING TO THAT ENTRANCE IN ORDER TO PROPOSE ANY ENTRANCE IN THE INTERIOR SIDE YARD.

5. **Legal Description of the subject land:**  
**Lot Number** 66  
**Plan Number/Concession Number** M2087  
**Municipal Address** 20 EASTMAN DR BRAMPTON, ON, L6X 5S6

6. **Dimension of subject land (in metric units)**  
**Frontage** 11.60  
**Depth** 32.010  
**Area** 371.42

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.)

N/A

**PROPOSED BUILDINGS/STRUCTURES on the subject land:**

N/A

- 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	3.09	_____
Rear yard setback	12	_____
Side yard setback	0.64	_____
Side yard setback	1.22	_____

**PROPOSED**

Front yard setback	NO CHANGE	_____
Rear yard setback	NO CHANGE	_____
Side yard setback	NO CHANGE	_____
Side yard setback	NO CHANGE	_____

- 10. Date of Acquisition of subject land: Dec 07, 2023
- 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: 03/14/2022
- 15. Length of time the existing uses of the subject property have been continued: 1 YEAR

- 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 _____

Pavneet Kaur  
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton  
THIS 14 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, Pavneet Kaur, 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  
Region OF Peel  
IN THE Provinces OF  
Ontario THIS 14th DAY OF  
May, 2024.

Pavneet Kaur  
Signature of Applicant or Authorized Agent

A Commissioner AKORA  
Barrister Solicitor & Notary Public  
Commissioner of Oaths in and for Ontario  
309 - 50 Sunny Meadows Blvd.,  
Brampton Ontario L6R 0Y7  
Ph# 905-791-2500; Fax # 905-790-7757

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 May 15, 2024

Date Application Deemed Clare

**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: 20 EASTMAN DRIVE, BRAMPTON, ON

I/We. KIRTAN DEEPAK PATEL, JAYRAJ DEEPAK PATEL, ROHINI VIG  
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 an application for **minor variance** with respect to the subject land.

Dated this 9 day of April, 2024

Kirtan Jayraj Rohini

(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: 20 EASTMAN DRIVE, BRAMPTON, ON

I/We, KIRTAN DEEPAK PATEL JAYRAJ DEEPAK PATEL, ROHINI VIK  
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 9 day of April, 2024

Kirtan Jayraj Patel  
(signature of the owner(s), or where the owner is a firm or corporation, the signature of an officer of the owner.)

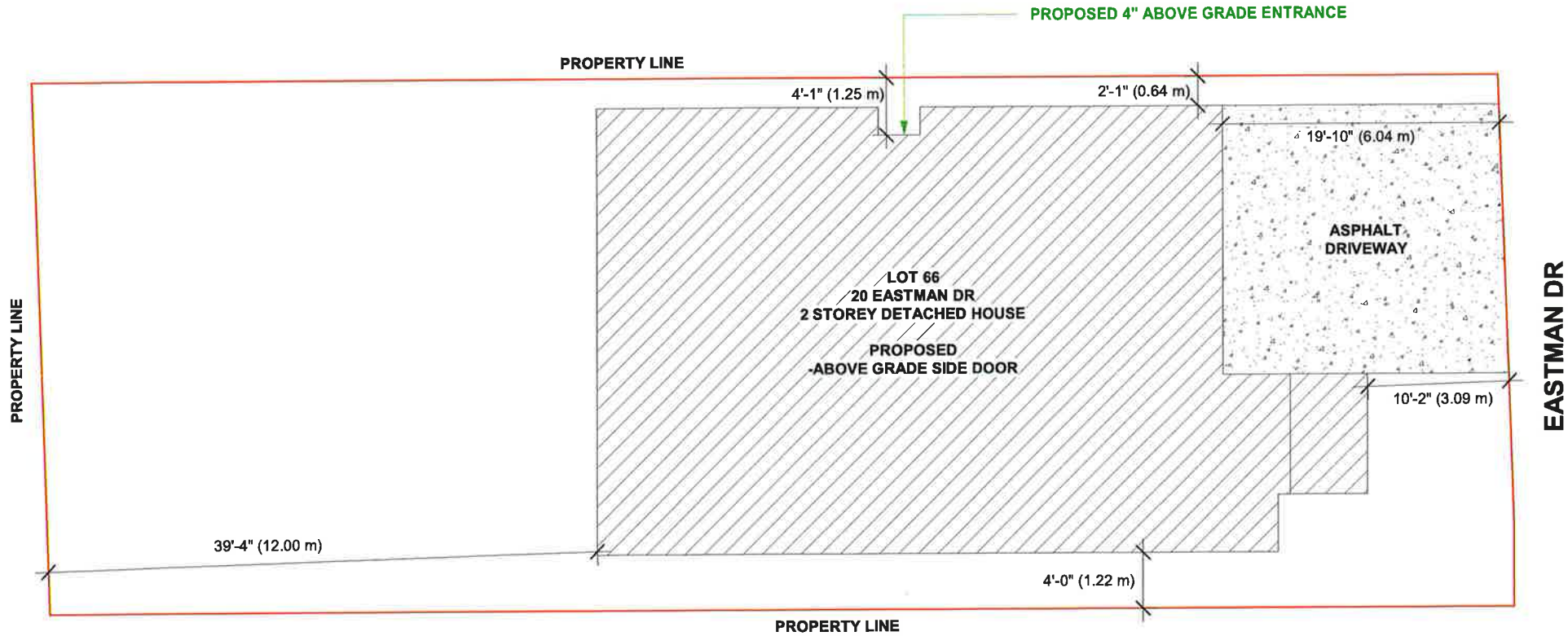
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

**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**

**MINOR VARIANCE**

**-TO PERMIT AN ABOVE GRADE SIDE DOOR IN SIDE YARD  
WITHOUT CLEAR ACCESS OF 1.2m LEADING TO IT.**



**SITE PLAN**

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

STAMP

01 ISSUED FOR VARIANCE MAY 09/24

ADDRESS:  
20 EASTMAN DR,  
BRAMPTON, ON

DRAWN BY: NK CHECKED BY: TR  
PROJECT NUMBER: 24R-29725

**NOBLE PRIME SOLUTIONS LTD**  
2131 WILLIAMS PARKWAY  
UNIT 19,  
BRAMPTON, ON  
info@nobleltd.ca  
(437) 888 1800

DATE: MAY 09/24 DRAWN BY:  
SCALE: 1 : 100 A-1

**SURVEYOR'S REAL PROPERTY REPORT**

**PART 1**

**PLAN OF LOTS 65, 66, 67,**

**68, 69, 70, 71 AND 72**

**PLAN 43M-2087**

**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.



**NOTES**

- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- IB DENOTES IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- PL DENOTES PLAN 43M-2087
- P DENOTES PORCH
- TOW DENOTES TOP OF WALL ELEVATION

ALL FOUND MONUMENTS BY J. D. BARNES LIMITED, O.L.S.  
ALL TIES TO CONCRETE FOUNDATION.

BEARINGS ARE GRID AND ARE REFERRED TO THE NORTHWEST LIMIT OF EASTMAN DRIVE AS SHOWN ON PLAN 43M-2087 HAVING A BEARING OF N43°15'05"E.

**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**

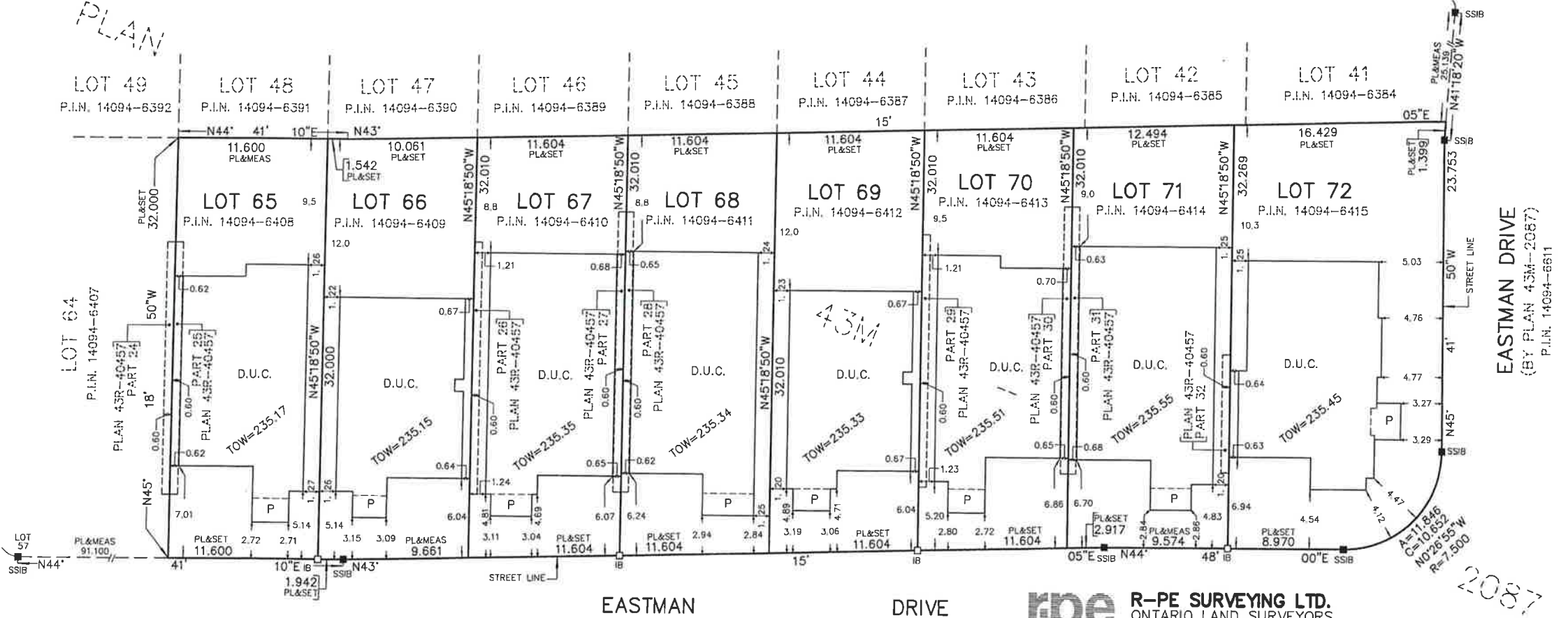
I CERTIFY THAT:

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 29<sup>th</sup> DAY OF SEPTEMBER, 2022.

DATE NOVEMBER 7, 2022.

I. A. ABRAHAM  
ONTARIO LAND SURVEYOR

PLAN



EASTMAN DRIVE  
(BY PLAN 43M-2087)  
P.I.N. 14094-6611

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

©R-PE SURVEYING LTD., O.L.S. 2022.

(BY PLAN 43M-2087)  
P.I.N. 14094-6611



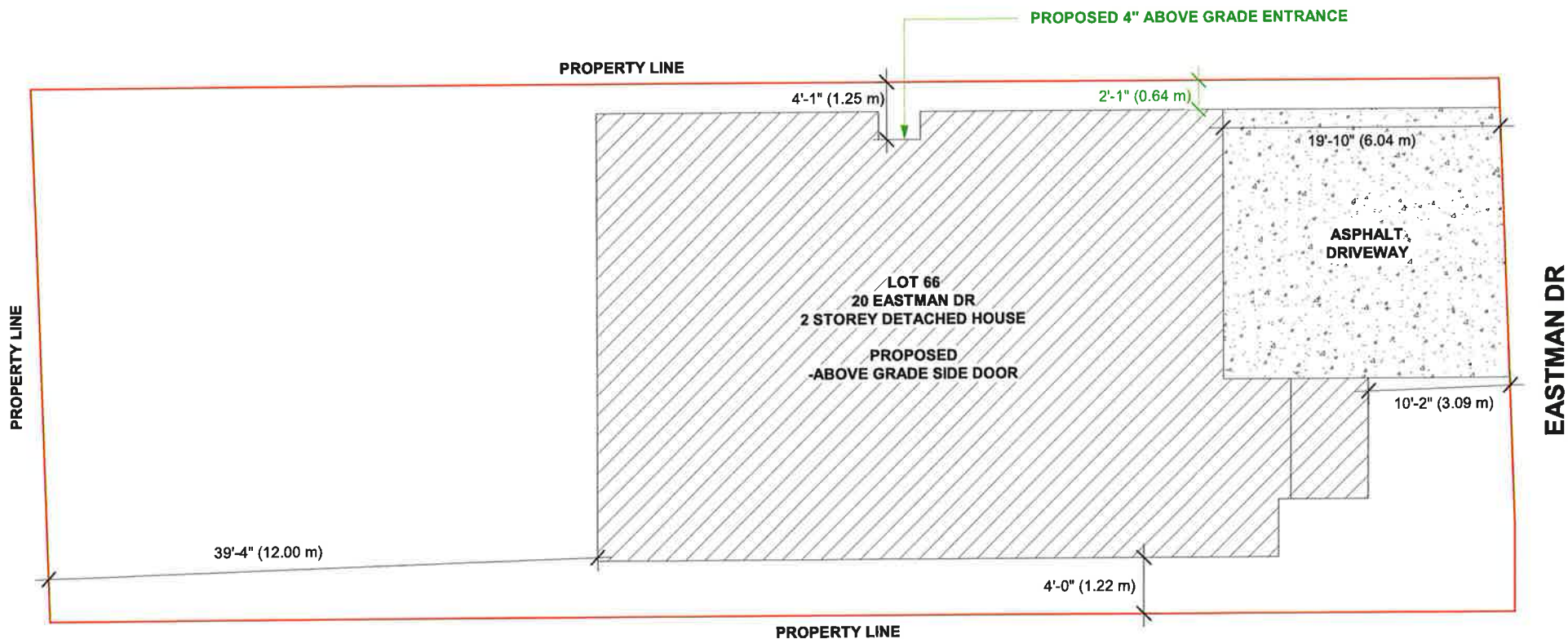
**R-PE SURVEYING LTD.**  
ONTARIO LAND SURVEYORS  
643 Chrislea Road, Suite 7, Woodbridge, Ontario, L4L 8A3  
Tel. (416)635-5000 Fax (416)635-5001  
Tel. (905)264-0881 Fax (905)264-2099  
Website: www.r-pe.ca  
DRAWN: V.K.  
CAD FILE No. 2087-65

CHECKED: I.A.A./T.S.  
JOB No. 22-095



**MINOR VARIANCE**

-TO PERMIT AN ABOVE GRADE SIDE DOOR IN SIDE YARD WITHOUT CLEAR ACCESS OF 1.2m LEADING TO IT, WHEREAS ZONING BY LAW REQUIRES A CLEAR PATHWAY OF 1.2m LEADING TO THAT ENTRANCE IN ORDER TO PROPOSE ANY ENTRANCE IN THE INTERIOR SIDE YARD.



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01 ISSUED FOR VARIANCE MAY 09/24

ADDRESS:  
20 EASTMAN DR,  
BRAMPTON, ON

DRAWN BY: NK CHECKED BY: TR  
PROJECT NUMBER: 24R-29725

**NOBLE PRIME SOLUTIONS LTD**  
2131 WILLIAMS PARKWAY  
UNIT 19,  
BRAMPTON, ON  
info@nobletd.ca  
(437) 888 1800

DATE: MAY 09/24

SCALE: 1 : 100

DWG. No: A-1



# Zoning Non-compliance Checklist

File No.  
A-2024-0164

Applicant: Pavneet Kaur  
Address: 20 Eastman Dr  
Zoning: I1-2485  
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			
ABOVE GRADE ENTRANCE	To permit a proposed above grade entrance in a side yard having a minimum width of 0.64m extending from the front wall of the dwelling up to the door,	whereas the by-law permits an above grade entrance when the side yard within which the door is located has a minimum width of 1.2m (3.94 ft.) extending from the front wall of the dwelling up to and including the door.	10.24.1
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
GARAGE WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

2024/05/13

Date