



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

FILE NUMBER: A-2024-0277

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)** RAVINDER KUMAR, SONIKA SONIKA
Address 55 YARMOUTH ST BRAMPTON, ON, L7A 4X5

Phone # 647-618-6715 **Fax #** _____
Email RAVI.INSJON@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 A BELOW GRADE ENTRANCE IN THE EXTERIOR SIDE YARD WITH SETBACK OF 2.14m

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

WHEREAS ZONING BY LAW REQUIRES A MINIMUM SETBACK OF 3.0m FROM A BELOW GRADE ENTRANCE TO THE EXTERIOR SIDE PROPERTY LINE

5. **Legal Description of the subject land:**
Lot Number 84
Plan Number/Concession Number M2038
Municipal Address 55 YARMOUTH ST BRAMPTON, ON, L7A 4X5

6. **Dimension of subject land (in metric units)**
Frontage 11.32
Depth 27.5
Area 308.15

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	4.30
Rear yard setback	5.78
Side yard setback	2.13
Side yard setback	0

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: 30 MAY, 2024

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: 08/11/2017

15. Length of time the existing uses of the subject property have been continued: 6 YEARS

16. (a) What water supply is existing/proposed? Municipal Well Other (specify) _____

(b) What sewage disposal is/will be provided? Municipal Septic Other (specify) _____

(c) What storm drainage system is existing/proposed? Sewers Ditches Swales Other (specify) _____

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 11 DAY OF July, 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 Province OF
Ontario THIS 11th DAY OF
July, 2024.

Pavneet Kaur
Signature of Applicant or Authorized Agent

A Commissioner
Barrister Solicitor & Notary Public
Commissioner of Oaths in and for Ontario
309 - 50 Sunny Meadow 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: R3E-5.5-2453

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

Philip Gaspar
Zoning Officer

July 16, 2024
Date

DATE RECEIVED July 18, 2024
Date Application Deemed _____
✓

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: 55 Yarmouth Street, Brampton

I/We, Ravinder Kumar and Sonika Sonika
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 12 day of June, 2024.

Ravinder Kumar

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

Sonika Sonika

(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: 55 Yarmouth Street, Brampton

I/We, Ravinder Kumar and Sonika Sonika
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 12 day of June, **20**²⁴.

Ravinder Kumar

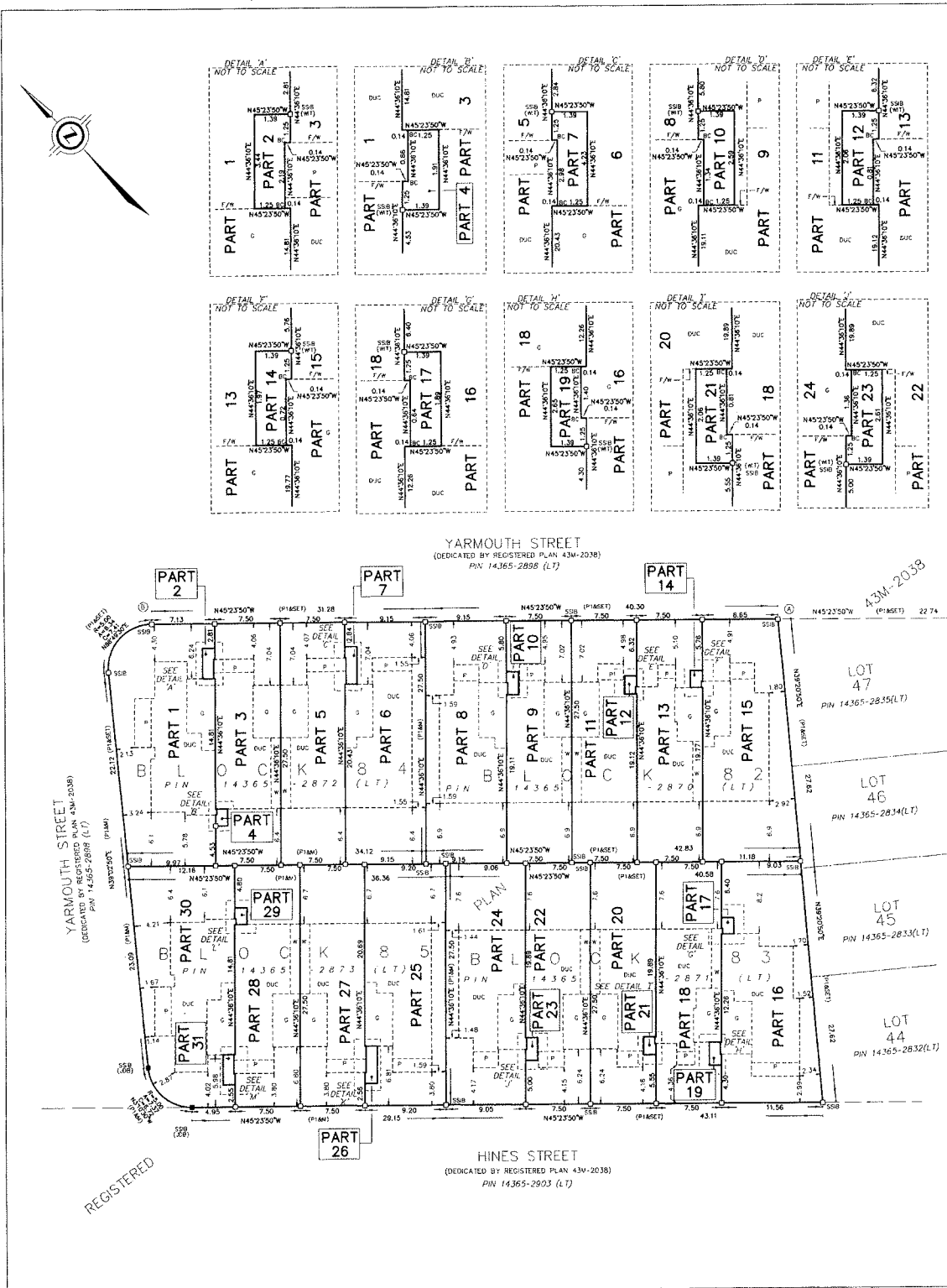
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

Sonika Sonika

(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



PART	BLOCK	PLAN	PIN	AREA	sq m
1					299
2					4
3					204
4					3
5					207
6					246
7					5
8					252
9					203
10					3
11					203
12					3
13					204
14					3
15					273
16					281
17					3
18					203
19					3
20					203
21					3
22					203
23					3
24					249
25					247
26					5
27					207
28					204
29					3
30					289
31					4

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE March 19, 2018

THOMAS J. SABB
ONTARIO LAND SURVEYOR

PLAN 43R-3303

RECEIVED AND DEPOSITED

DATE March 19, 2018

THOMAS J. SABB
REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PEEL (NO. 43)

PLAN OF SURVEY OF BLOCKS 82, 83, 84 AND 85 REGISTERED PLAN 43M-2038 CITY OF BRAMPTON REGIONAL MUNICIPALITY OF PEEL

SCALE 1 : 250

J.D. BARNES LIMITED

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

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (00101).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999576.

INTEGRATION DATA			
OBSERVED REFERENCE POINTS (ORP) UTM ZONE 17, NAD83 (CSRS) (2010.0)			
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF OREG 216/10.			
POINT ID	EASTING	NORTHING	
ORP (A)	593 623.65	4 840 050.88	
ORP (B)	593 572.70	4 840 101.15	

COORDINATES CANNOT BY THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

- LEGEND
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - DENOTES STAKE/IRON BAR
 - SSB DENOTES SHORT STANDARD IRON BAR
 - DENOTES IRON BAR
 - DENOTES PLASTIC BAR
 - DENOTES WIRELESS
 - DENOTES MEASURED
 - DENOTES J.D. BARNES LIMITED
 - DENOTES REGISTERED PLAN 43M-2038
 - DENOTES DWELLING UNDER CONSTRUCTION
 - DENOTES GARAGE
 - DENOTES POOR
 - DENOTES FACE OF WALL
 - DENOTES BUILDING CORNER
 - DENOTES WALKWAY ACCESS

ALL BUILDING RES ARE TAKEN TO CONCRETE FOUNDATION.

ALL SET SURVEY MONUMENTS ARE IRON BARS, UNLESS OTHERWISE NOTED.

ALL SET SSB MONUMENTS WERE USED DUE TO LACK OF OVERLAP AND/OR PROBABLY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF OREG 525/91.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- 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.
- THE SURVEY WAS COMPLETED ON MARCH 15th, 2018.

DATE March 19, 2018

THOMAS J. SABB
ONTARIO LAND SURVEYOR

J.D. BARNES LIMITED GIS

LAND INFORMATION SPECIALISTS

401 WHEELABRATOR WAY, SUITE 200, MILTON, ONTARIO L7T 3K1

T (905) 875-9955 F (905) 875-9960 www.jdbarnes.com

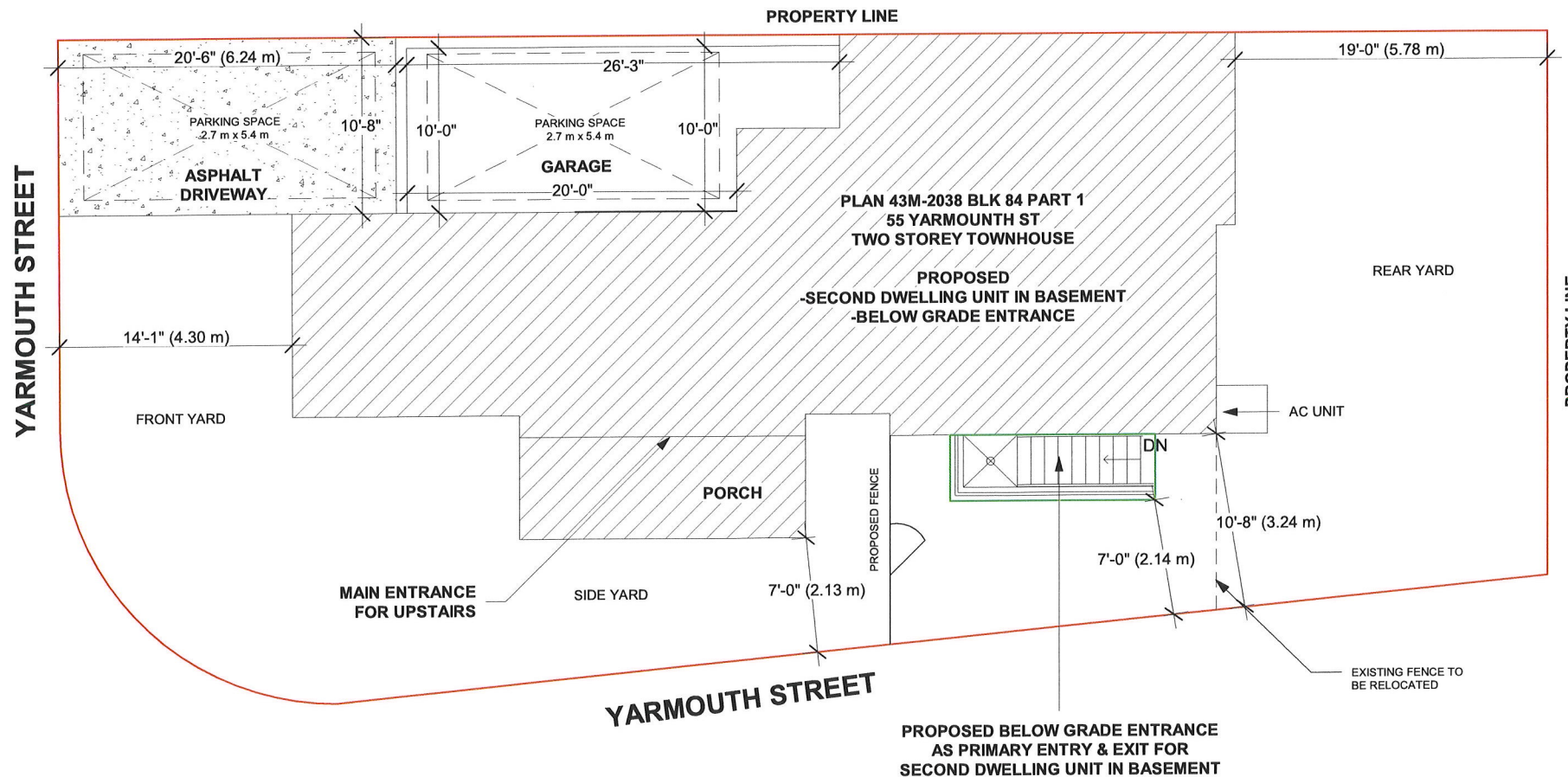
DRAWN BY: TAB CHECKED BY: AB REFERENCE NO: 15-30-864-10-082-085

FILE: D:\15-30-864\10\REF\REF-864-082-085.dwg DATED: JANUARY 23, 2018

PLotted: 11/03/2018

MINOR VARIANCE

-TO PERMIT A BELOW GRADE ENTRANCE IN THE EXTERIOR SIDE YARD WITH SETBACK OF 2.14m, WHEREAS ZONING BY LAW REQUIRES A MINIMUM SETBACK OF 3.0m FROM A BELOW GRADE ENTRANCE TO THE EXTERIOR SIDE PROPERTY LINE.



SITE PLAN

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

STAMP

01 ISSUED FOR PERMIT JUL 10/24

ADDRESS:
55 YARMOUTH ST
BRAMPTON, ON.

DRAWN BY: VB CHECKED BY: TR

PROJECT NUMBER: 24R-30225

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

DATE: JUL 10/24

DWG No:

SCALE: 1 : 90

A-1

Zoning Non-compliance Checklist

File No.

A-2024-0277

Owner: RAVINDER KUMAR, SONIKA SONIKA

Address: 55 YARMOUTH ST

Zoning: R3E-5.5-2453

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			
GFA			
TOWER SEPARATION			
BELOW GRADE ENTRANCE	To permit a proposed exterior stairway leading to a below grade entrance in a required side yard To permit a proposed exterior side yard setback of 2.14m to a stairway leading to a below grade entrance	whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard. whereas the by-law requires a minimum exterior side yard setback of 3.00m.	10.23.1 2453.2 (5)
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

Philip Gaspar
Reviewed by Zoning

July 16, 2024
Date