



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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, 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)** Muhammad Ihsan and Fariha Iqbal
Address 23 PROVINCIAL PL., BRAMPTON, ON L6S 6C5

Phone # 437-333-0920 **Fax #** _____
Email ihsan_ansari@hotmail.com

2. **Name of Agent** RAMAN KUMAR / MEM ENGINEERING INC.
Address UNIT-28, 2355 DERRY ROAD EAST, MISSISSAUGA ON L5S1V6

Phone # 905-673-9100 **Fax #** _____
Email MEM.PENG@OUTLOOK.COM

3. **Nature and extent of relief applied for (variances requested):**
1. To permit a proposed below grade stairwell in exterior side yard to facilitate second unit dwelling in basement with reduced setback of 2.03 m.
2. To permit a driveway width of 5.82 m.

4. **Why is it not possible to comply with the provisions of the by-law?**
1. Zoning by law does not permit a proposed below grade stairwell in exterior side yard.
2. Zoning by law permits only a max. of 4.9 m of driveway width

5. **Legal Description of the subject land:**
Lot Number PT BLK 30 RP 43R21845 PTS 53,54
Plan Number/Concession Number PLAN M1065
Municipal Address 23 PROVINCIAL PL., BRAMPTON, ON L6S 6C5

6. **Dimension of subject land (in metric units)**
Frontage 37.06 M
Depth 8.985 M
Area 265.93 M2

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

0. 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:

EXISTING TWO SEMI- DETACHED STOREY BRICK DWELLING

SINGLE FAMILY DWELLING
GFA- 150.62 M2
LENGTH OF PROPERTY - 15.95 M, WIDTH - 5.83 M, HEIGHT - 9.0M

PROPOSED BUILDINGS/STRUCTURES on the subject land:

TWO UNIT DWELLING
PROPOSED BELOW GRADE STAIRWELL IN EXTERIOR SIDE YARD
DRIVEWAY WIDTH OF 5.82 M

1. 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 6.41 M
Rear yard setback 7.7 M
Side yard setback 3.16 M
Side yard setback

PROPOSED

Front yard setback 6.41 M
Rear yard setback 7.7M
Side yard setback REDUCED TO 2.03M FROM BELOW GRADE STAIRWELL
Side yard setback

0. Date of Acquisition of subject land: 2019

1. Existing uses of subject property: SINGLE FAMILY DWELLING

2. Proposed uses of subject property: TWO UNIT DWELLING

3. Existing uses of abutting properties: RESIDENTIAL

4. Date of construction of all buildings & structures on subject land: 1990

5. Length of time the existing uses of the subject property have been continued: 34 YEARS

16. (a) What water supply is existing/proposed?

Municipal Well [checked] Other (specify)

(b) What sewage disposal is/will be provided?

Municipal Septic [checked] Other (specify)

(c) What storm drainage system is existing/proposed?

Sewers Ditches Swales [checked] 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 _____

Raman Kumar

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton
THIS 19 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, Raman Kumar, 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 19 DAY OF
JULY, 2024

Valerie Low
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires June 21, 2027.

Raman Kumar
Signature of Applicant or Authorized Agent

[Signature]
A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____
R3B-725 Residential

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.

Angelo Barbato _____ July 18, 2024 _____
Zoning Officer Date

DATE RECEIVED JULY 19, 2024

VL

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: 23 Provincial Pl, Brampton, ON L6S 6C2

I/We, Muhammad Ihsan Fariha Iqbal

please print/type the full name of the owner(s)


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

RAMAN KUMAR / MEM ENGINEERING INC

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 July, 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.

PERMISSION TO ENTER

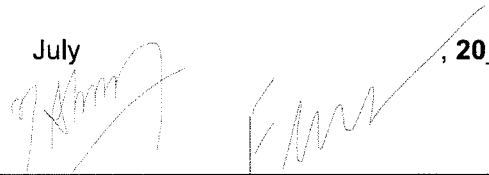
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 23 Provincial Pl, Brampton, ON L6S 6C2

I/We, Muhammad Ihsan Fariha Iqbal
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 July, 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

General Notes

* CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS 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.

LEGENDS:-

REVISION NO.	DATE	DESCRIPTION	BY

Firm Name and Address
MEM ENGINEERING INC
 2355 DERRY ROAD EAST
 MISSISSAUGA, ON, L5S 1V6
 905-673-9100
 Email: harry@memengineering.ca

PROJECT TITLE:
 23 PROVINCIAL PL., BRAMPTON, ON

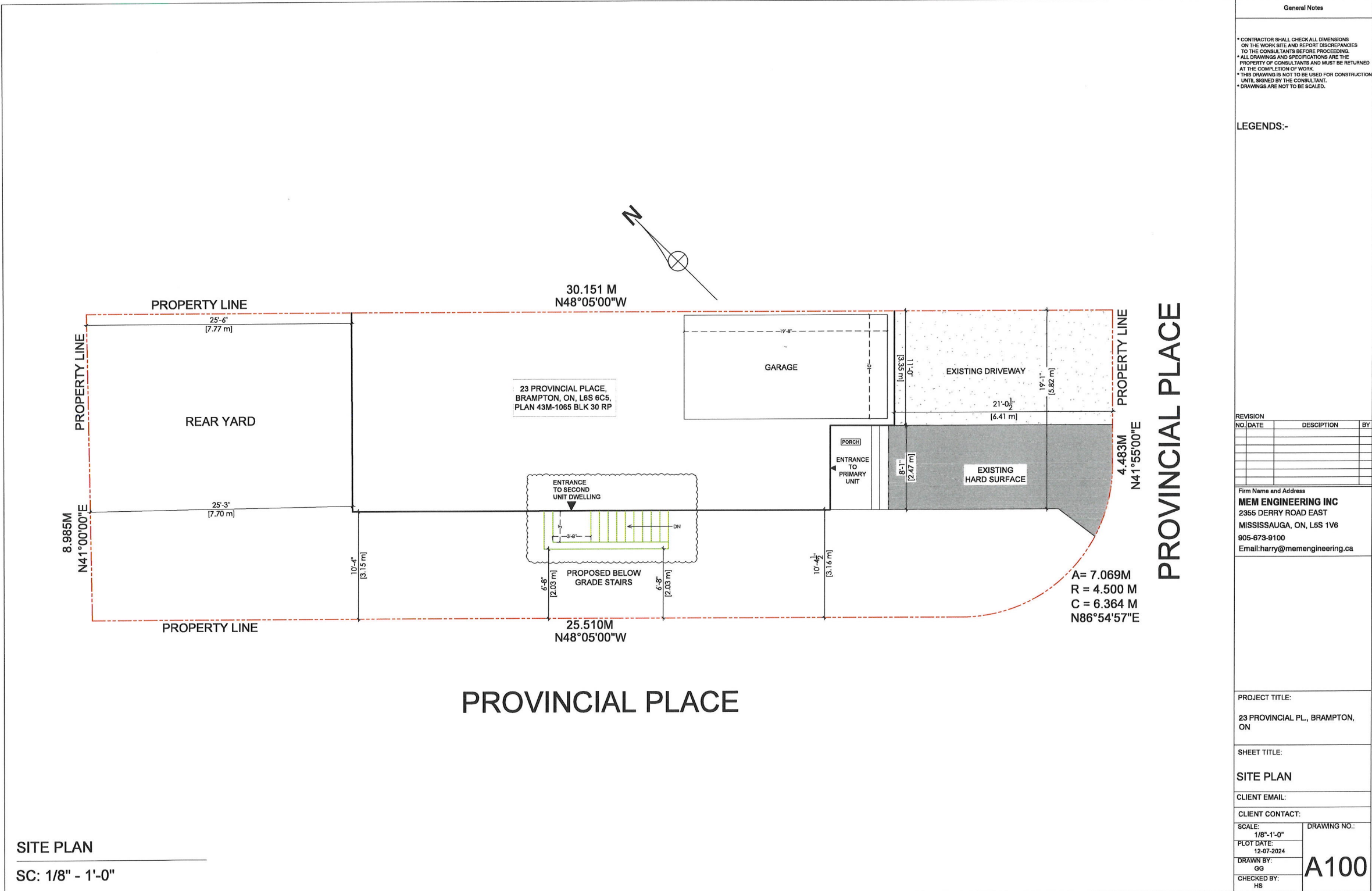
SHEET TITLE:

SITE PLAN

CLIENT EMAIL:

CLIENT CONTACT:

SCALE: 1/8"=1'-0"	DRAWING NO.:
PLOT DATE: 12-07-2024	A100
DRAWN BY: GG	
CHECKED BY: HS	



SITE PLAN

SC: 1/8" - 1'-0"

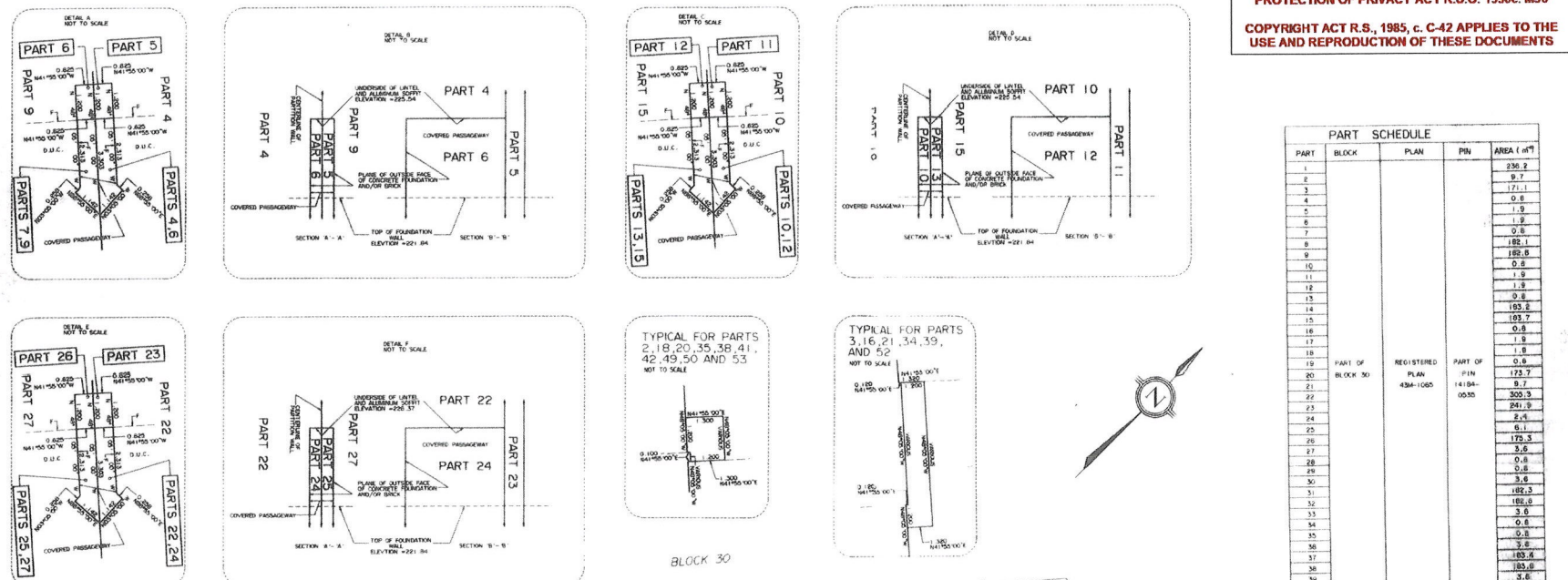
DOCUMENTS RELEASED PURSUANT TO A REQUEST UNDER THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT R.S.O. 1990c. M56
 COPYRIGHT ACT R.S., 1985, c. C-42 APPLIES TO THE USE AND REPRODUCTION OF THESE DOCUMENTS

PLAN 43R-
 RECEIVED AND DEPOSITED

DATE: _____ DATE: _____

A. ROCAFORTE
 ONTARIO LAND SURVEYOR

LAND REGISTRAR FOR THE
 LAND TITLES DIVISION OF
 PEEL (No. 43)



PART SCHEDULE				
PART	BLOCK	PLAN	PIN	AREA (m ²)
1				236.2
2				9.7
3				177.1
4				0.8
5				1.9
6				1.2
7				0.8
8				182.1
9				188.8
10				0.8
11				1.8
12				1.8
13				0.8
14				185.2
15				192.7
16				0.8
17				1.9
18				1.8
19				0.8
20				125.7
21				9.7
22				200.3
23				241.9
24				2.4
25				6.1
26				179.3
27				3.8
28				0.8
29				0.8
30				3.8
31				182.3
32				188.8
33				3.8
34				0.8
35				0.8
36				3.8
37				183.4
38				185.8
39				3.8
40				0.8
41				0.8
42				1.8
43				177.8
44				2.4
45				6.1
46				370.6
47				873.7
48				1.8
49				2.8
50				182.0
51				
52				
53				
54				
55				

PLAN OF SURVEY OF
 PART OF BLOCK 30
 REGISTERED PLAN 43M-1065
 CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEL

SCALE 1 : 250



J. D. BARNES LIMITED

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

NOTES:
 BEARINGS HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTH
 EAST LIMIT OF BLOCK 30 REGISTERED PLAN 43M-1065 HAVING
 A BEARING OF N 41°50'00" E

- D DENOTES SURVEY MARKERS PLANTED
- # DENOTES SURVEY MARKERS FOUND
- S/B DENOTES STANDARD IRON BAR
- SS/B DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- PC DENOTES POINT OF CURVATURE
- NT DENOTES NON-FUNDAMENTAL
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- F DENOTES FACE OF CONCRETE FOUNDATION WALL

ALL FOUND SURVEY BARS ARE BY J.D. BARNES LIMITED
 UNLESS NOTED OTHERWISE

ALL PLANTED SURVEY BARS ARE IRON BARS UNLESS NOTED
 OTHERWISE

ELEVATION NOTES:
 ELEVATIONS HEREON ARE DERIVED FROM THE CITY OF BRAMPTON BENCH
 MARK NO. 196, A PLAZA 0.64 METRES ABOVE GRADE ON THE SOUTH
 FACE OF PROGRESSORS LAKE RECREATION CENTRE.
 ELEVATION = 226.330 METRES

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THE STRUCTURES SHOWN ON THIS PLAN ARE IN EXISTENCE
- THE DIMENSIONS SHOWN ON THIS PLAN HAVE BEEN VERIFIED BY ACTUAL MEASUREMENTS.

DATE: _____
 A. ROCAFORTE
 ONTARIO LAND SURVEYOR

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- 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.
- THE SURVEY WAS COMPLETED ON THE _____ DAY OF _____, 1996.

DATE: _____
 A. ROCAFORTE
 ONTARIO LAND SURVEYOR

J.D. BARNES LIMITED

SURVEYING MAPPING
 LAND INFORMATION SERVICE
 OFFICE OF ORIGIN

450 BRITANNIA ROAD EAST, SUITE 4008
 BRAMPTON, ONTARIO L6Y 4L5
 TEL: (905) 874-2977
 FAX: (905) 874-8877

DRAWN BY: E. MAHARAJA CHECKED BY: _____ REFERENCE NO.: 96-18-233-00-D

2024-07-12

COVERING LETTER

To

The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

Subject: Minor Variance application 23 Provincial Pl, Brampton, ON L6S 6C5

Sir/ Madam,

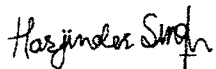
We hope this letter finds you well. Please accept our minor variance application for our client 23 Provincial Pl., Brampton, ON L6S 6C5.

We have a proposal to permit a proposed below grade stairwell in exterior side yard with reduced setback of 2.03m and to permit a existing driveway width of 5.82 m.

So, we request you to kindly consider our application for minor variance.

We appreciate your cooperation in this matter.

Thank You



Harjinder Singh
P Eng. PMP, CET, RCJI

Zoning Non-compliance Checklist

File No. A-2024-0281

Applicant: Raman Kumar
 Address: 23 Provincial Place
 Zoning: R3B-725 Residential
 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 below grade entrance with an exterior side yard setback of 2.03m	whereas the by-law requires a minimum exterior side yard setback of 3.0m	16.6.2.f.
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH	To permit a driveway width of 5.82m	whereas the by-law permits a maximum driveway width of 5.5m	10.9.1.B.1. b.
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

____Angelo Barbato____
 Reviewed by Zoning

____July 18, 2024____
 Date