

Flower City



brampton.ca

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after application is deemed complete)

FILE NUMBER:

A-2024-0264

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) MRS. NIDHI DUA 2413605 ONTARIO INC.
Address 36 BEVINGTON ROAD, L7A 0R9
BRAMPTON, ON PIN-14364-0136
Phone # (647) 234-5750 Fax # _____
Email nidhi.dua.2020@gmail.com

2. Name of Agent ABHAY VAID
Address 103-120 TRADERS BOULEVARD EAST,
MISSISSAUGA, ON
142 2477
Phone # (416) 432-1419 Fax # _____
Email vaidinc@gmail.com

vaidinc@gmail.com

3. Nature and extent of relief applied for (variances requested):
THE OWNER IS PROPOSING SECOND DWELLING UNIT IN THE BASEMENT; SIDE YARD DISTANCE/CLEARANCE OF 1.2M (4'-0") IS REQUIRED TO ACCESS BELOW GRADE ENTRANCE TO S.D.U.
0.96m (3'-2") IS THE EXISTING SIDE YARD DISTANCE TO THE PROPERTY (WE

4. Why is it not possible to comply with the provisions of the by-law?
PORCH (AS EXISTING) IS 0.96m (3'-2") FROM THE PROPERTY LINE & 1.2m (4'-0") CLEAR DISTANCE FOR SIDE YARD IS REQD. FOR S.D.U. ENTRANCE

5. Legal Description of the subject land:
Lot Number 18
Plan Number/Concession Number PIN 14364-0136
Municipal Address 36 BEVINGTON ROAD, BRAMPTON, ON

6. Dimension of subject land (in metric units)
Frontage 9.21 m
Depth 27.44 m
Area 252.74 sq. m.

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.)

EXISTING BUILDING IS TWO STOREY RESIDENTIAL BLDG. W/ 2,600 to 2,700 SQ. FT. (260-270 SQ. M.) OF BUILTUP GROSS FLOOR AREA (W-7.31, D-17m, HT. 9.14m)

PROPOSED BUILDINGS/STRUCTURES on the subject land:

PROPOSED BELOW GRADE STAIRCASE ENTRANCE (REAR YARD) 0.81m wide & SECOND DWELLING UNIT IN THE BASEMENT

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 3.34m
 Rear yard setback 7.05m
 Side yard setback 1.26m & 0.96m (LHS) on PORCH SIDE
 Side yard setback 0.64m (RHS)

PROPOSED

Front yard setback 3.34m
 Rear yard setback 6.02m
 Side yard setback 1.26m & 0.96m (LHS) on PORCH SIDE
 Side yard setback 0.64m (RHS)

10. Date of Acquisition of subject land: Since built; FEBRUARY 2017
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: 2017
15. Length of time the existing uses of the subject property have been continued: APPX. 6 YEARS

16. (a) What water supply is existing/proposed?
 Municipal
 Well Other (specify) EXISTING
- (b) What sewage disposal is/will be provided?
 Municipal
 Septic Other (specify) EXISTING
- (c) What storm drainage system is existing/proposed?
 Sewers
 Ditches
 Swales Other (specify) EXISTING

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 _____

[Signature] (NIDM DUA)
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF MISSISSAUGA ON BEHALF OF 2413605
THIS 24th DAY OF JUNE, 2024 ONTARIO INC.

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, ABDUL KAD, OF THE CITY OF MISSISSAUGA
IN THE CITY OF MISSISSAUGA 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 18 DAY OF
July, 2024
Clara Vani
A Commissioner etc.

[Signature]
Clara Vani
a Commissioner, etc., Applicant or Authorized Agent
Province of Ontario,
for the Corporation of the
City of Brampton

Expires September 20, 2026

FOR OFFICE USE ONLY

Present Official Plan Designation: _____
Present Zoning By-law Classification: R1D-2014 Residential

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 4, 2024
Zoning Officer Date

DATE RECEIVED July 8, 2024
Date Application Deemed Complete by the Municipality Clara

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: 36, BEVINGTON ROAD, BRAMPTON, ON

I/We, NIDHI DUA 2413605 ONTARIO INC.
please print/type the full name of the owner(s)

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

ABHAY VAID
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 24TH day of JUNE, 2024

[Signature] (NIDHI DUA)
(signature of the owners), 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
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 36 BEVINGTON ROAD, BRAMPTON

NAME, NIDHI DUA 2413605 ONTARIO INC.
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.

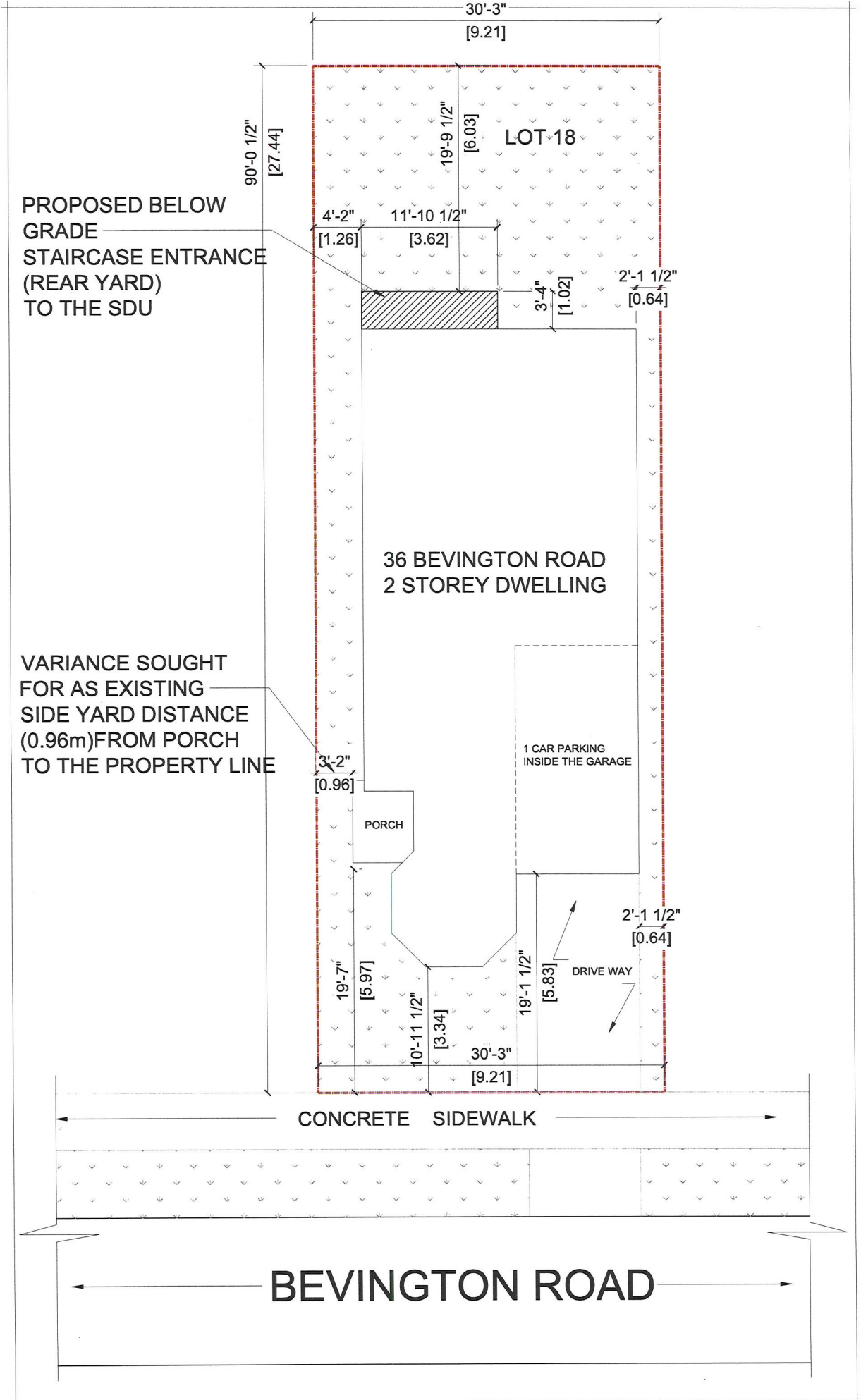
Dated this 24TH day of JUNE, 2024.

(Signature)
(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



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V.A. ARCHITECT INC.
 UNIT 103
 150 TRADERS BLVD. E.
 MISSISSAUGA, ON
 L4X 1L7
 Tel: (905) 276-1000
 Email: v.a.architect@gmail.com
 Web: www.vaainc.ca

Drawing Issue:		By:
Date:	Particular:	
May 24 2024	Issued for Client review	.
May 29 2024	Issued for Client Sign-off	.
June 04 2024	Issued for Permit Approval	.
June 23 2024	Issued for C of A M.V Approval	.

Client: **ND/RD**

Project: **BASEMENT APARTMENT**
 36 BEVINGTON ROAD, BRAMPTON Ontario

Sheet Title: **SITE PLAN**

Drawn: **AV** Sheet No: **A100**
 Checked: **AV**
 Approved: **AV**
 Date: **MAY 2024**
 Scale: **1/8"=1'-0"** Project No: **2024-031**

**SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF LOTS 10, 11, 12, 13, 14,
15, 16, 17, 18 AND 19
PLAN 43M-1812
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL**

SCALE 1:300
10m 5m 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**

1799202



**THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29(3).**

NOTES

- DENOTES MONUMENT FOUND
- SS/IB DENOTES SHORT STANDARD IRON BAR
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- P DENOTES PORCH

ALL FOUND MONUMENTS BY RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.

ALL TIES TO CONCRETE FOUNDATIONS.

BEARINGS ARE GRID AND ARE REFERRED TO THE NORTHWEST LIMIT OF BEVINGTON ROAD AS SHOWN ON PLAN 43M-1812 HAVING A BEARING OF N37°30'20"E

PART 2 (SURVEY REPORT)

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: PART OF LOTS 10, 12, 13, 14, 17, 18 & 19 DESIGNATED AS PARTS 8 TO 14, INCLUSIVE, PLAN 43R-33703 ARE SUBJECT TO AN EASEMENT AS SET OUT IN PR1964387. PART OF LOTS 11, 12 & 15 DESIGNATED AS PARTS 3, 4 & 5, PLAN 43R-33503 ARE SUBJECT TO AN EASEMENT AS SET OUT IN PR1933995. THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

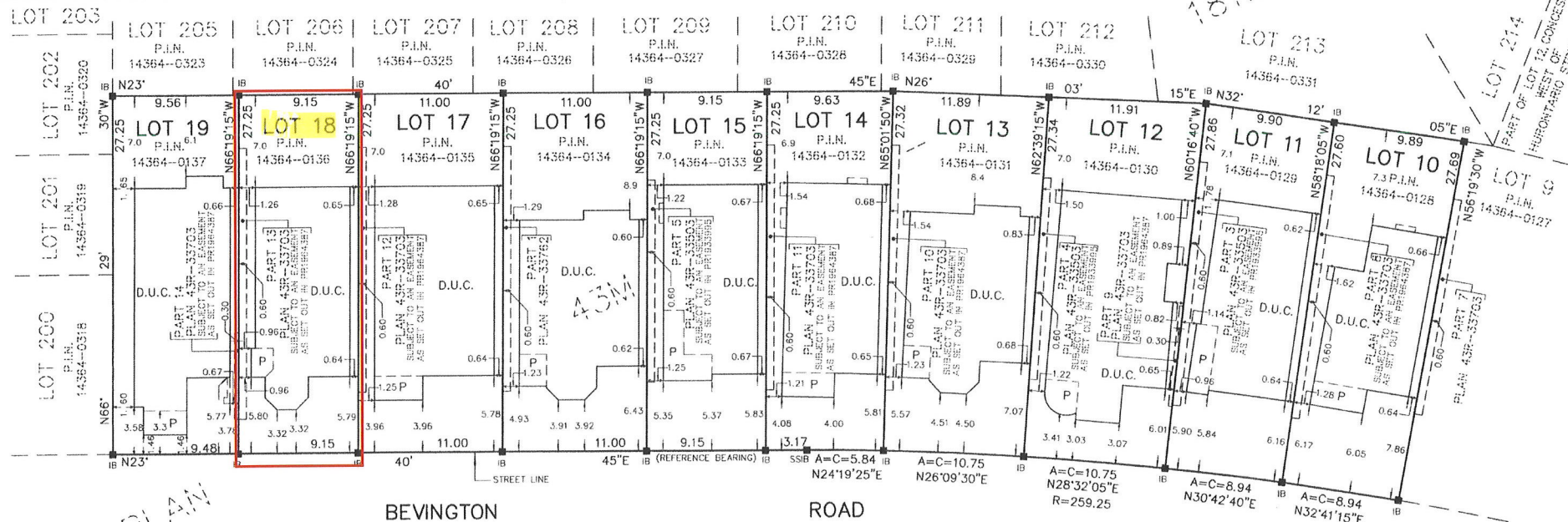
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 9th DAY OF MARCH, 2011

DATE April 7, 2011

R. Denbroeder
R. DENBROEDER
ONTARIO LAND SURVEYOR



PLAN

BEVINGTON

ROAD

(BY PLAN 43M-1812)
P.I.N. 14364-0474



RADY-PENTEK & EDWARD 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. 1812-10

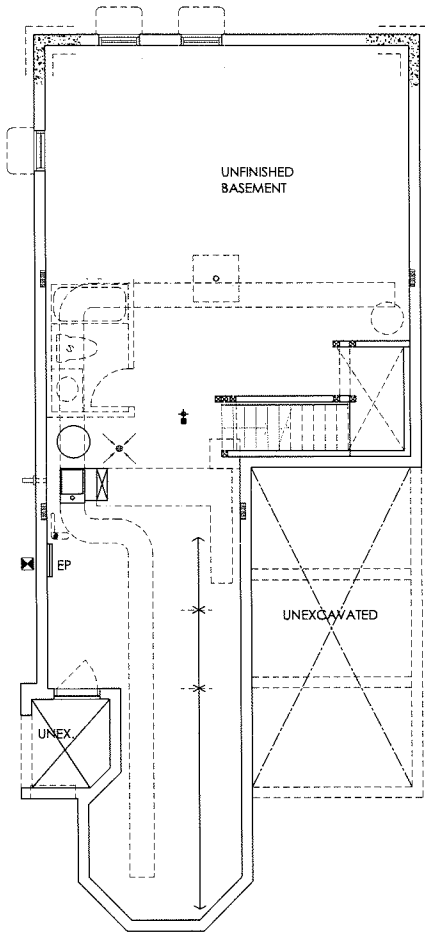
CHECKED: R.D.
JOB No. 10-076

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

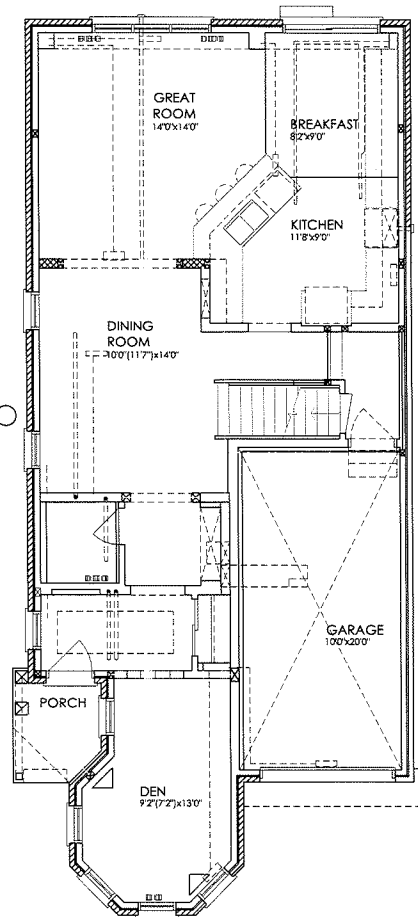
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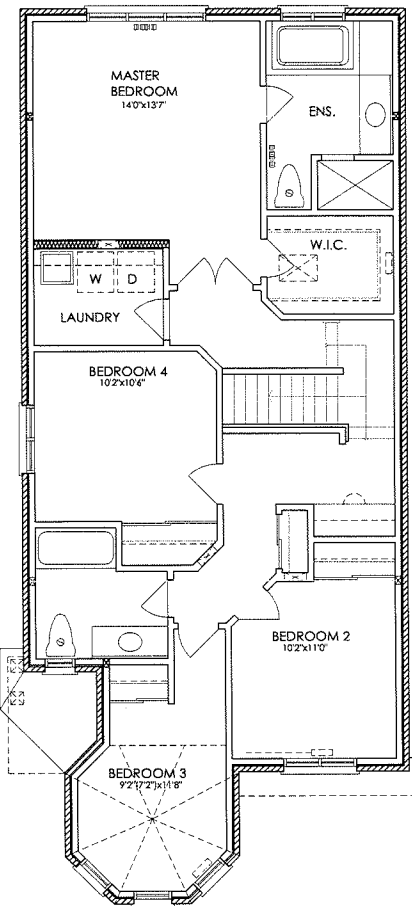
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BASEMENT PLAN AS EXISTING



GROUND FLOOR PLAN AS EXISTING



SECOND FLOOR PLAN AS EXISTING

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 MISSISSAUGA, ON.
 Tel: (905) 509-9900
 Email: v.a.arch@gmail.com
 Web: www.vaaip.ca

Drawing Issue:	Date:	Particular:	By:
	May 24 2024	Issued for Client review	
	May 29 2024	Issued for Client Sign-off	
	June 04 2024	Issued for Permit Approval	
	June 23 2024	Issued for C of A. M/V Approval	

Client: NDRD

Project: BASEMENT APARTMENT
 26 BRYNGTON ROAD, BRAMPTON, Ontario

Sheet Title: EXISTING FLOOR PLANS

Drawn: AV

Checked: AV

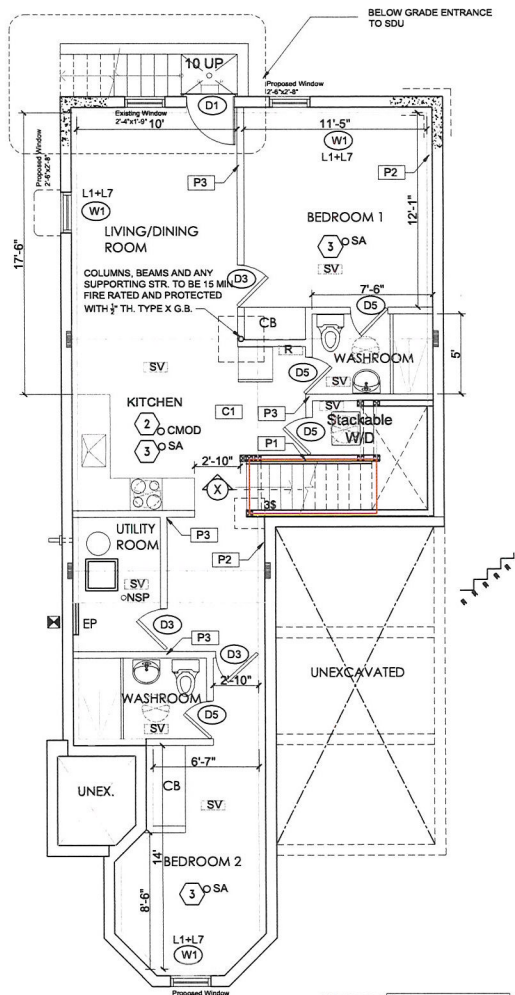
Approved:

Date: MAY 2024

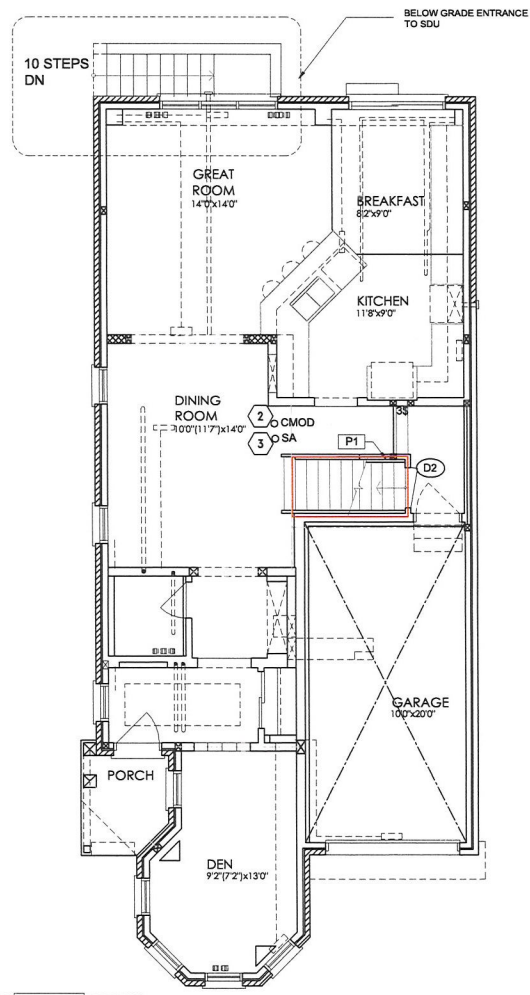
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Project No: 2024-031

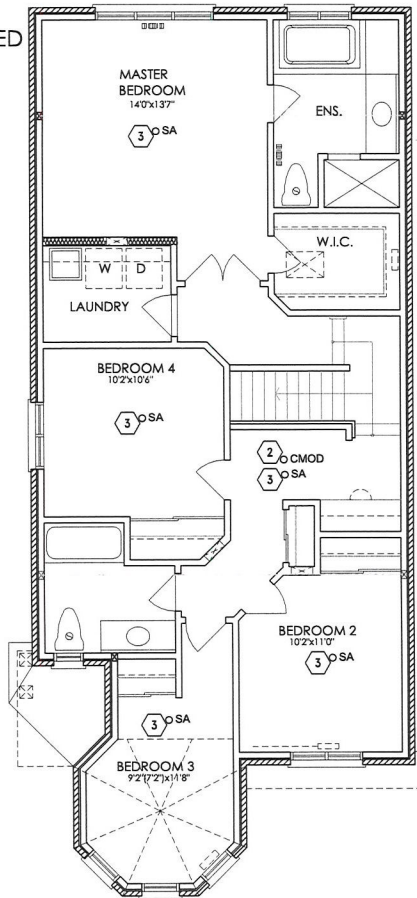




BASEMENT PLAN AS PROPOSED



GROUND FLOOR PLAN AS PROPOSED



SECOND FLOOR PLAN AS PROPOSED

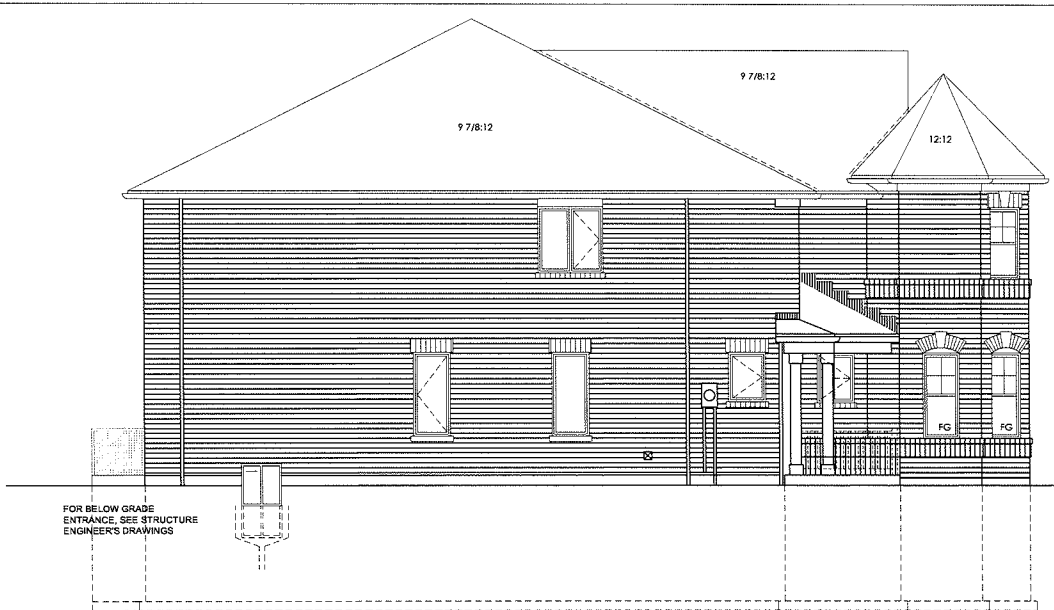
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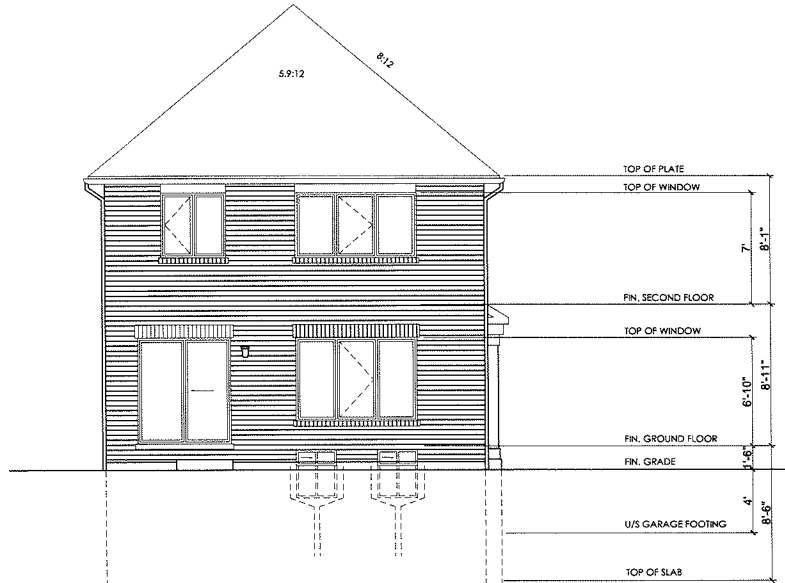
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Client: NDIRD
 Project: BASEMENT APARTMENT
 36 BEVINGTON ROAD, BRAMPTON Ontario
 Sheet Title: PROPOSED FLOOR PLANS

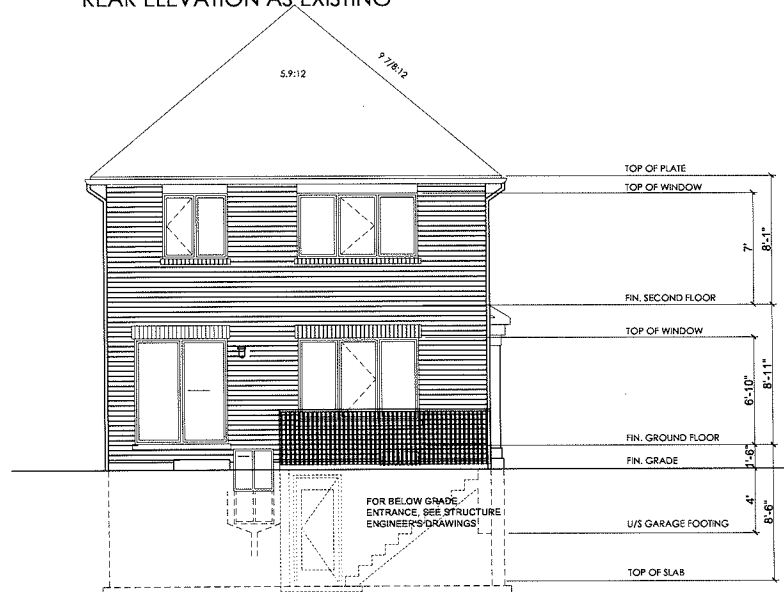
Drawn: AV
 Checked: AV
 Approved: -
 Date: MAY 2024
 Scale: 1/8"=1'-0"
 Project No: 2024-031



LEFT SIDE ELEVATION AS PROPOSED



REAR ELEVATION AS EXISTING



REAR ELEVATION AS PROPOSED

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V.A. ARCHITECT INC.
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 Tel: (905) 276-1999
 Email: v.a.arch@gmail.com
 Web: www.vaarch.com

Drawing Issues:		By:
Date:	Particular:	
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June 23 2024	Issued for C. of A. Mv Approval	-

Client: NDIRD
 Project: BASEMENT APARTMENT
 36 BEVINGTON ROAD, BRAMPTON, Ontario
 Sheet Title: ELEVATIONS

Drawn: AV
 Checked: AV
 Approved: -
 Date: MAY 2024
 Scale: 1/8"=1'-0"
 Project No: 2024-031

Sheet No: A103

Zoning Non-compliance Checklist

File No.
A-2024-0264

Applicant: Abhay Vaid
 Address: 36 Bevington Rd.
 Zoning: R1D-2014 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 0.96m wide pedestrian path of travel leading to the principal entrance of a additional residential unit	whereas the by-law requires an unobstructed pedestrian path of travel having a minimum width of 1.2m leading to the principal entrance of an additional residential unit.	10.16.1.a
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

 Angelo Barbato
 Reviewed by Zoning

 July 4, 2024
 Date