



FILE NUMBER: A-2024-0278

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)** HEMANT THAKAR & KALPANA THAKAR
Address 38 PALM TREE RD. BRAMPTON, ON,
L6V 4N9
Phone # 647 381 5400 **Fax #** _____
Email hat1811@gmail.com

2. **Name of Agent** LEKESH VERMA
Address 134 QUEEN ST E. #202 BRAMPTON,
ON L6V1B2
Phone # 437-881-4252 **Fax #** _____
Email design@quintic.ca

3. **Nature and extent of relief applied for (variances requested):**
 LANDING SERVING THE ENTRANCE TO SECOND UNIT IS 0.9652M/3'2" HIGH FROM THE ADJACENT GRADE INSTEAD OF MAXIMUM PERMITTED HEIGHT OF 0.6M/2'0" AS PER CURRENT ZONING BY-LAW.

4. **Why is it not possible to comply with the provisions of the by-law?**
 THE NEW ABOVE GRADE DOOR WILL SERVE AS THE ENTRANCE TO THE SECOND UNIT IN THE BASEMENT AND CAN BE POSITIONED WITHIN 4 7/8" (AS PER OBC) FROM THE TOP OF THE EXISTING LANDING OF THE STAIRCASE THAT PROVIDES ACCESS FROM THE FIRST FLOOR TO THE BASEMENT ALONG THE SIDE EXTERIOR WALL OF THE HOUSE. AFTER INSTALLATION, THE DOOR SILL OF THE ABOVE-GRADE DOOR IN THE SIDE YARD IS LOCATED 3'6" ABOVE THE ADJACENT GRADE. THEREFORE, THE LANDING HEIGHT REQUIRED TO ACCESS THE SIDE DOOR NEEDS TO BE 3'2" ABOVE THE ADJACENT GRADE.

5. **Legal Description of the subject land:**
Lot Number 226L
Plan Number/Concession Number PLAN M1613
Municipal Address 38 PALM TREE RD. BRAMPTON, ON L6V 4N9

6. **Dimension of subject land (in metric units)**
Frontage 6.80M
Depth 33.50M
Area 227.80 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**

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:

DWELLING
WIDTH: 5.87M
LENGTH: 19.67M
GFA: 115.46 SQ.M
GROUND FLOOR AREA: 113 SQ.M
NUMBER OF STOREYS: 2

PROPOSED BUILDINGS/STRUCTURES on the subject land:

NONE

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 5.59M (PORCH)
Rear yard setback 8.2M
Side yard setback 1.22M (BUILDING INTERIOR SIDE YARD)
Side yard setback 0M

PROPOSED

Front yard setback 5.59M (PORCH)
Rear yard setback 8.2M
Side yard setback 11 3/4"
Side yard setback 0M

0. Date of Acquisition of subject land: July, 2007

1. Existing uses of subject property: SINGLE FAMILY DWELLING (SEMI-DETACHED)

2. Proposed uses of subject property: TWO UNIT DWELLING (SEMI-DETACHED)

3. Existing uses of abutting properties: SINGLE FAMILY DWELLING (SEMI-DETACHED)

4. Date of construction of all buildings & structures on subject land: 09/08/2009

5. Length of time the existing uses of the subject property have been continued: 15 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 [checked] 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 _____

Lekesh Verma

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY 134 QUEEN ST E OF BRAMPTON, ON
THIS 05 18th 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, LEKESH VERMA, OF THE CITY 134 QUEEN ST E OF BRAMPTON, ON
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 18 DAY OF JULY, 2024

[Signature]
A Commissioner etc.

Valerie Low
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.

Lekesh Verma
Expires June 21, 2027

Signature of Applicant or Authorized Agent

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 JULY 18, 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
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 38 PALM TREE RD

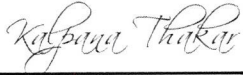
I/We, HEMANT THAKAR & KALPANA THAKAR
please print/type the full name of the owner(s)

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

LEKESH VERMA
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 04 day of JULY, 2024.



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

 Verified by SignNow
07/16/2024 22:35:32 UTC
0707b0aa406d49f08891

 Verified by SignNow
07/04/2024 20:31:35 UTC
033525f30a6b4a8b98f5

(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

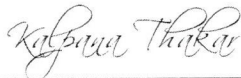
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 38 PALM TREE RD

I/We, HEMANT THAKAR & KALPANA THAKAR
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 04 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.)

 Verified by SignNow
07/16/2024 22:36:34 UTC
0b1b89954f1d43988a24

 Verified by SignNow
07/04/2024 20:34:36 UTC
73cdae2db694f61bd18

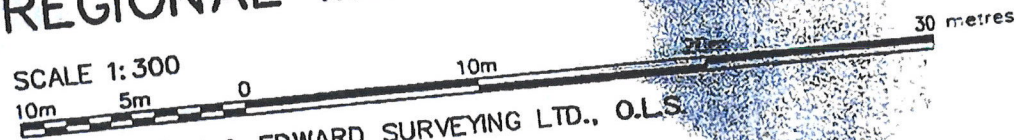
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

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

PLAN OF SURVEY OF
 LOTS 196, 197, 198, 199, 200, 201, 202, 203, 204, 205,
 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216,
 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228,
 294, 295, 296, 297, 298, 299, 300, 301 AND 302
 PLAN 43M-1613
 CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEL

SCALE 1:300



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.

LOT 183

20' W.S.

LOT 228

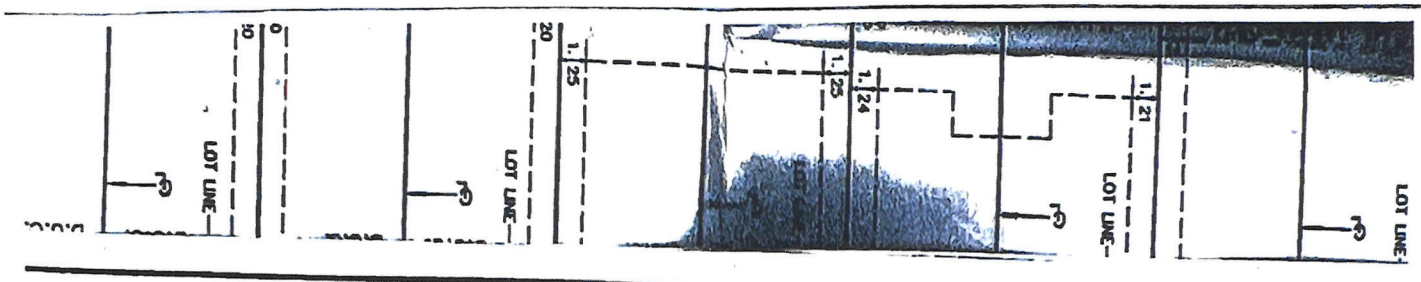
LOT 229
 P.I.N.

LOT 230
 P.I.N.
 0590

2003/005

ART 1
 05/14/2007

05/14/2007 NON 10143 FAX 905 455 7123 REMAX REALTY SPECIALISTS




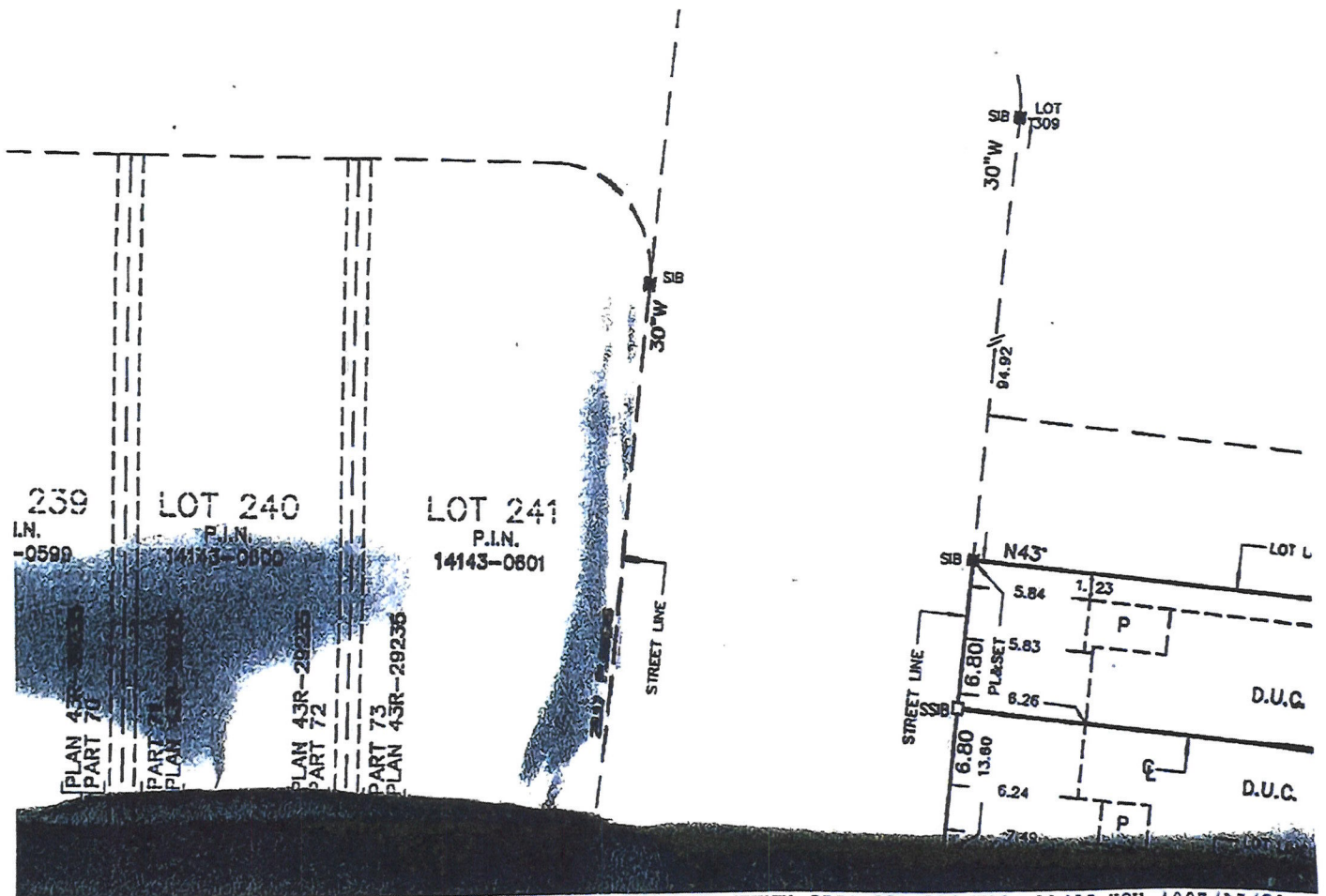
SURVEYOR'S CERTIFICATE

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 15th DAY OF Sept . , 2004.

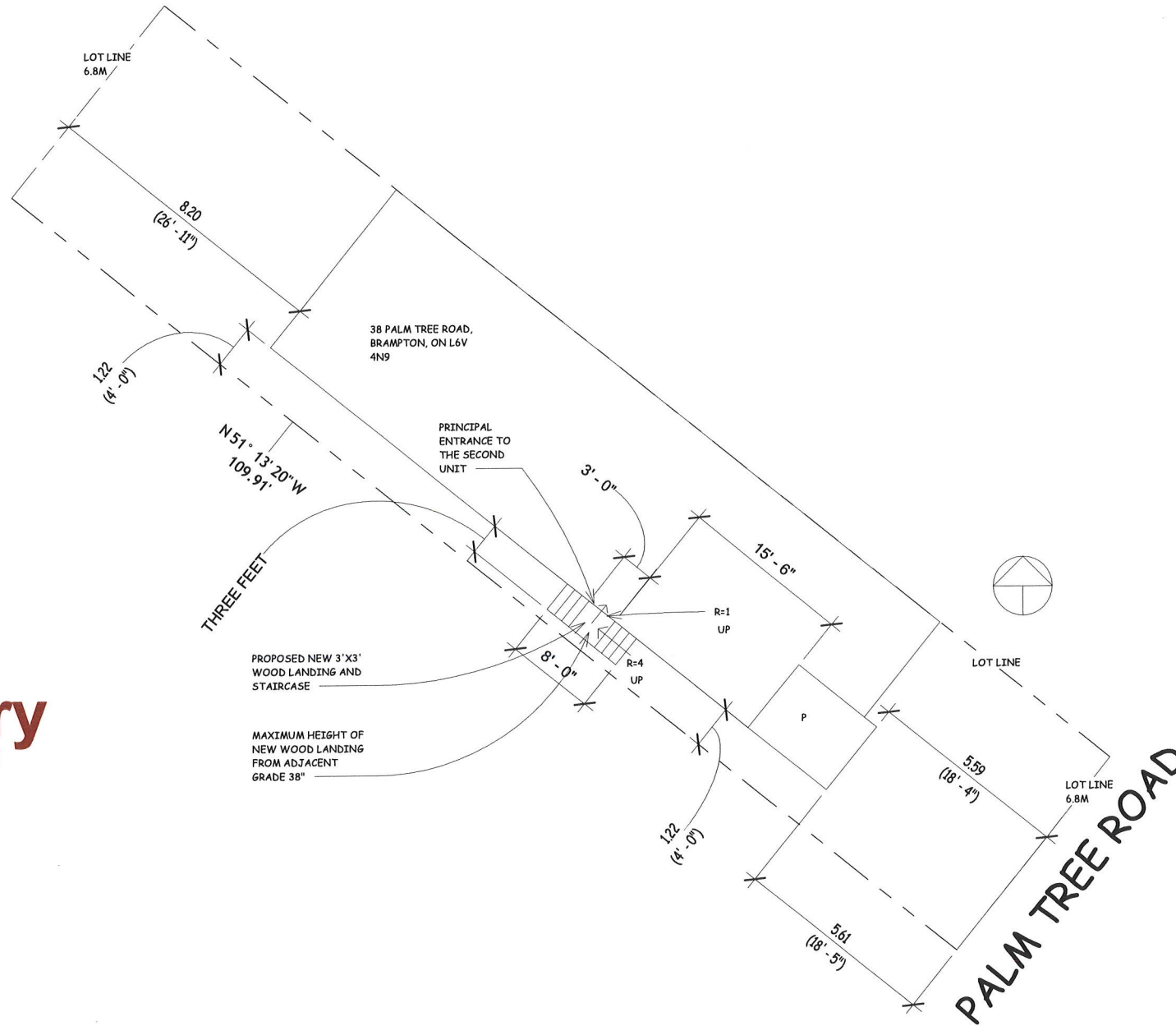
DATE Sept. 17th , 2004.


 T. SINGH
 ONTARIO LAND SURVEYOR



Preliminary

2024-06-26 12:43:24 PM



1 Site Plan
3/32" = 1'-0"

PROJECT TITLE:
38 PALM TREE ROAD
BRAMPTON, ON



Quintic Engineering Inc.
64 Durango Dr.
Brampton, ON L6X 5G9
Phone: 437-881-4252
Email: design@quintic.ca

No.	Description	Date

Site Plan		
Project number	2023-QUINTIC-19	A5
Date	2024-06-26	
Drawn by	Jasmine Bakshi	
Checked by	Lekesh Verma	
		Scale 3/32" = 1'-0"

Zoning Non-compliance Checklist

File No.
A-2024-0278

Applicant: Lekesh Verma
 Address: 38 Palm Tree Rd.
 Zoning: R2B-1189 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			
ABOVE GRADE ENTRANCE	To permit a landing used to access an additional residential unit having a height of 0.96m above ground level To permit 0.31m setback to the steps and <i>landing</i> for an above grade side entrance	whereas the by-law permits a landing having a maximum height of 0.6m above ground level whereas the by-law requires a minimum setback of 0.9m (2.95 ft.) to any steps (or landing) in the interior side yard.	10.16.1.b 10.24.2
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

 Angelo Barbato
 Reviewed by Zoning

 July 8, 2024
 Date