

FILE NUMBER:

A-2024-0290

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)

MAKARAND JAHAGIRDAR, ASHWINI JAHAGIRDAR

Address

77 COMMODORE DR BRAMPTON, ON, L6X 0T4

Phone #

416-770-0536

Fax #

Email

MAKARAND.JAHAGIRDAR@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 REQUIRED INTERIOR SIDE YARD

TO PERMIT A BELOW GRADE ENTRANCE IN THE INTERIOR SIDE YARD HAVING A

SET BACK OF 0.05m

-TO PERMIT A DRIVEWAY WIDTH OF 5.28m (17.33 ft.)

4.

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

WHEREAS THE BY-LAW DOES NOT PERMIT A BELOW GRADE ENTRANCE IN THE

REQUIRED INTERIOR SIDE YARD-WHEREAS THE BY-LAW REQUIRES A MINIMUM

INTERIOR SIDE YARD SETBACK OF 1.2m-WHEREAS THE BY-LAW

PERMITS A MAXIMUM DRIVEWAY WIDTH OF 4.9m (16 ft).

5.

Legal Description of the subject land:

Lot Number

165L

Plan Number/Concession Number

M1751

Municipal Address

77 COMMODORE DR BRAMPTON, ON, L6X 0T4

6.

Dimension of subject land (in metric units)

Frontage

8

Depth

27.01

Area

230.58

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

☐

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	3.86
Rear yard setback	7
Side yard setback	1.24
Side yard setback	0

PROPOSED

Front yard setback	NO CHANGE
Rear yard setback	NO CHANGE
Side yard setback	0.05
Side yard setback	NO CHANGE

10. Date of Acquisition of subject land: _____

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: _____

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

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 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, 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 19th DAY OF July, 2024.

Pavneet Kaur
Signature of Applicant or Authorized Agent

[Signature]
A GUNDEEN ARORA
Barrister Solicitor & Notary Public
Commissioner of Oaths in and for Ontario
389-50 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:

R2A-1301

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

Shiza Athar

Zoning Officer

2024/07/19

Date

DATE RECEIVED

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: 77 COMMODORE DRIVE, BRAMPTON

#We, MAKARAND JAHAGIRDAR & ASHWINI JAHAGIRDAR
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 18 day of July, 2024

Makarand

Ashwini

(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: 77 COMMODORE DRIVE, BRAMPTON

By, MAKARAND JAHAGIRDAR & ASHWINI JAHAGIRDAR
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 18 day of July, 2024

Makarand Ashwini

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

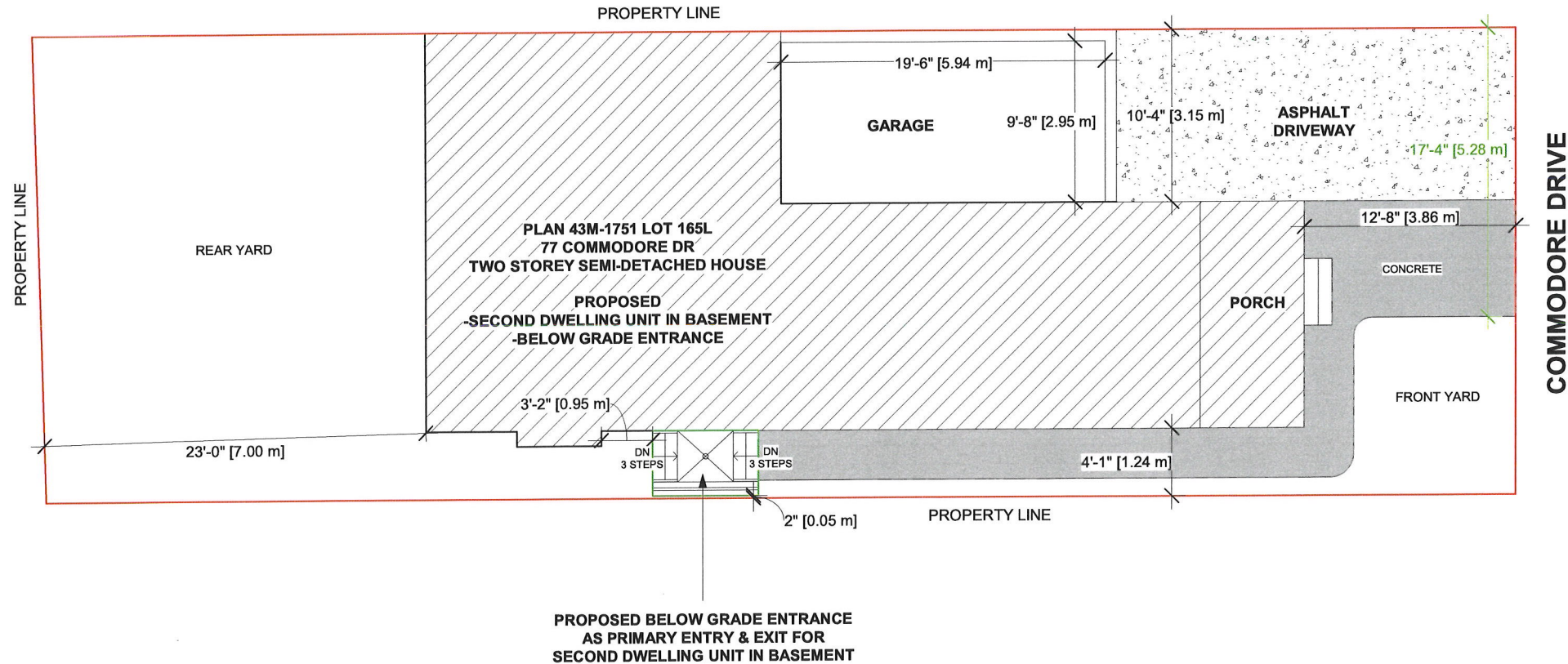
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

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 A BELOW GRADE ENTRANCE IN THE REQUIRED INTERIOR SIDE YARD, WHEREAS THE BY-LAW DOES NOT PERMIT A BELOW GRADE ENTRANCE IN THE REQUIRED INTERIOR SIDE YARD;
- TO PERMIT A BELOW GRADE ENTRANCE IN THE INTERIOR SIDE YARD HAVING A SET BACK OF 0.05m WHEREAS THE BY-LAW REQUIRES A MINIMUM INTERIOR SIDE YARD SETBACK OF 1.2m;
- TO PERMIT A DRIVEWAY WIDTH OF 5.28m (17.33 ft.) WHEREAS THE BY-LAW PERMITS A MAXIMUM DRIVEWAY WIDTH OF 4.9m (16 ft).



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.

SITE PLAN

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
(Required unless design is exempted under 3.2.5 Division C of OBC)

DESIGNER	BCIN
Tanvir Rai	103482

[Signature]

FIRM	BCIN
Noble Prime Solutions Ltd	118716

JUL 17/24

01	ISSUED FOR PERMIT	JUL 17/24
----	-------------------	-----------

ADDRESS:
77 COMMODORE DR,
BRAMPTON, ON.

DRAWN BY:	KR	CHECKED BY:	TR
PROJECT NUMBER:	24R-30290		

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

DATE:	JUL 17/24	DWG No:	A-1
SCALE:	1 : 84		

PLAN OF SURVEY OF
LOTS 161, 162, 163, 164 AND 165
PLAN 43M-1751
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:300
10m 5m 0 10m 20m 30 metres

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.

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

DATE SEPT. 16, 2008

JOSEPH RADY-PENTEK O.L.S.

PLAN 43R-32469

RECEIVED AND DEPOSITED

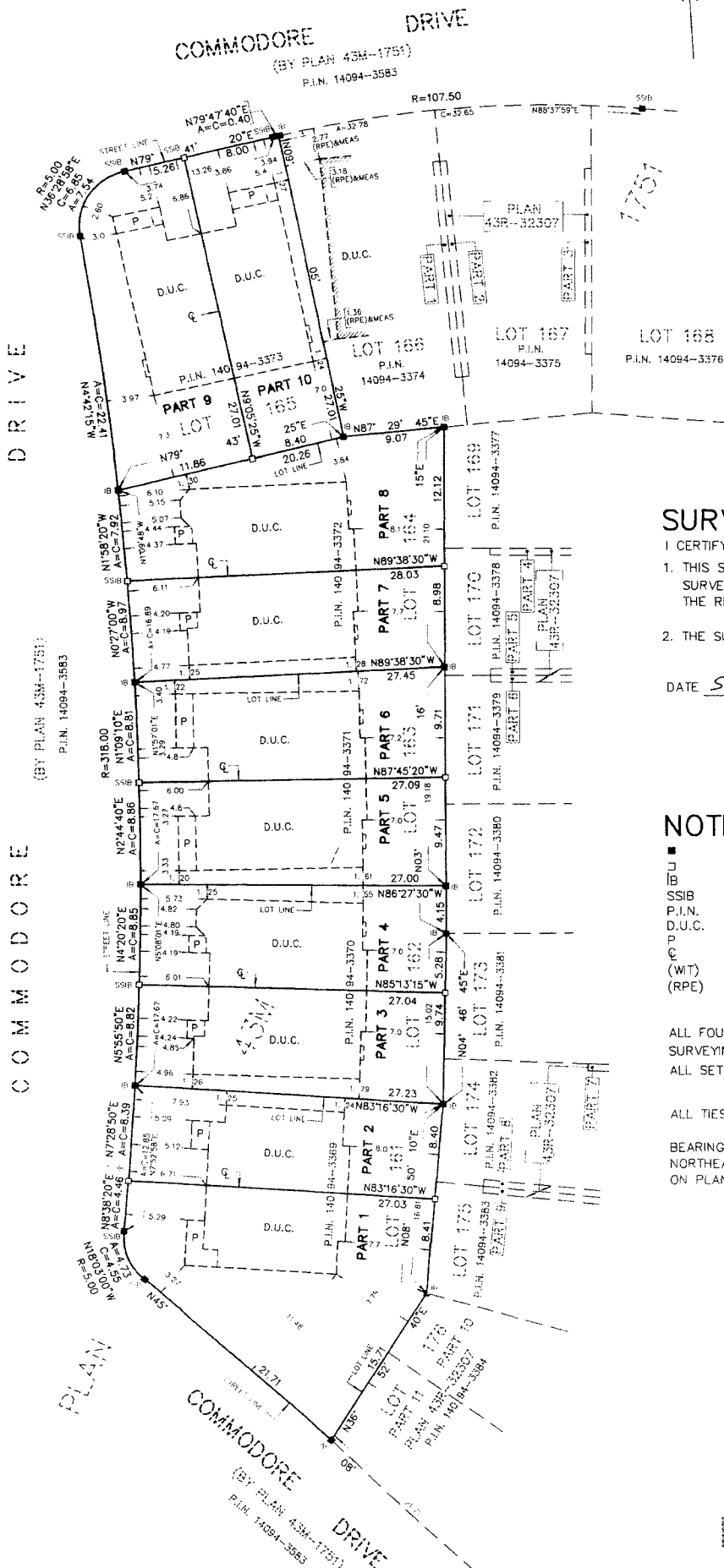
DATE September 29, 2008

J. West

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

SCHEDULE

PART	ALL OF LOT	PLAN	ALL OF P.I.N.
1 & 2	161		14094-3359
3 & 4	162		14094-3370
5 & 6	163	43M-1751	14094-3371
7 & 8	164		14094-3372
9 & 10	165		14094-3373



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 28TH DAY OF July, 2008

DATE SEPT. 16, 2008

JOSEPH RADY-PENTEK
ONTARIO LAND SURVEYOR

NOTES

- DENOTES MONUMENT FOUND
- U DENOTES MONUMENT SET
- IB DENOTES IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P DENOTES PORCH
- C DENOTES CENTRELINE OF WALL
- (WT) DENOTES WITNESS
- (RPE) DENOTES RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.

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

ALL SET MONUMENTS ARE IRON BARS UNLESS NOTED OTHERWISE

ALL TIES TO CONCRETE FOUNDATION

BEARINGS ARE GRID AND ARE REFERRED TO THE
NORTHEASTERLY LIMIT OF COMMODORE DRIVE AS SHOWN
ON PLAN 43M-1751 HAVING A BEARING OF N45°08'25"W.



RADY-PENTEK & EDWARD SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 CHRISLEA ROAD, SUITE 7, WOODBRIDGE, ONTARIO
Tel.(416)635-5000 Fax (416)635-5001
Tel.(905)264-0881 Fax (905)264-2099
Website: www.r-pe.ca
DRAWN: V.H. CHECKED: J.R.-P
CAD FILE No.06-230R08C JOB No. 06-230

Zoning Non-compliance Checklist

File No.
A-2024-0290

Applicant: Pavneet Kaur
Address: 77 Commodore Dr
Zoning: R2A-1301
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			
BELOW GRADE ENTRANCE	To permit a proposed exterior stairway leading to a below grade entrance in a required side yard,	whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard.	10.23.1
BELOW GRADE ENTRANCE	To permit an interior side yard setback of 0.05m to a proposed exterior stairway leading to a below grade entrance,	whereas the by-law requires a minimum interior side yard setback of 1.2m.	1301.2(7)
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
RESIDENTIAL DRIVEWAY	To permit a driveway width of 5.28m,	whereas the by-law permits a maximum driveway width of 4.9m.	10.9.1
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

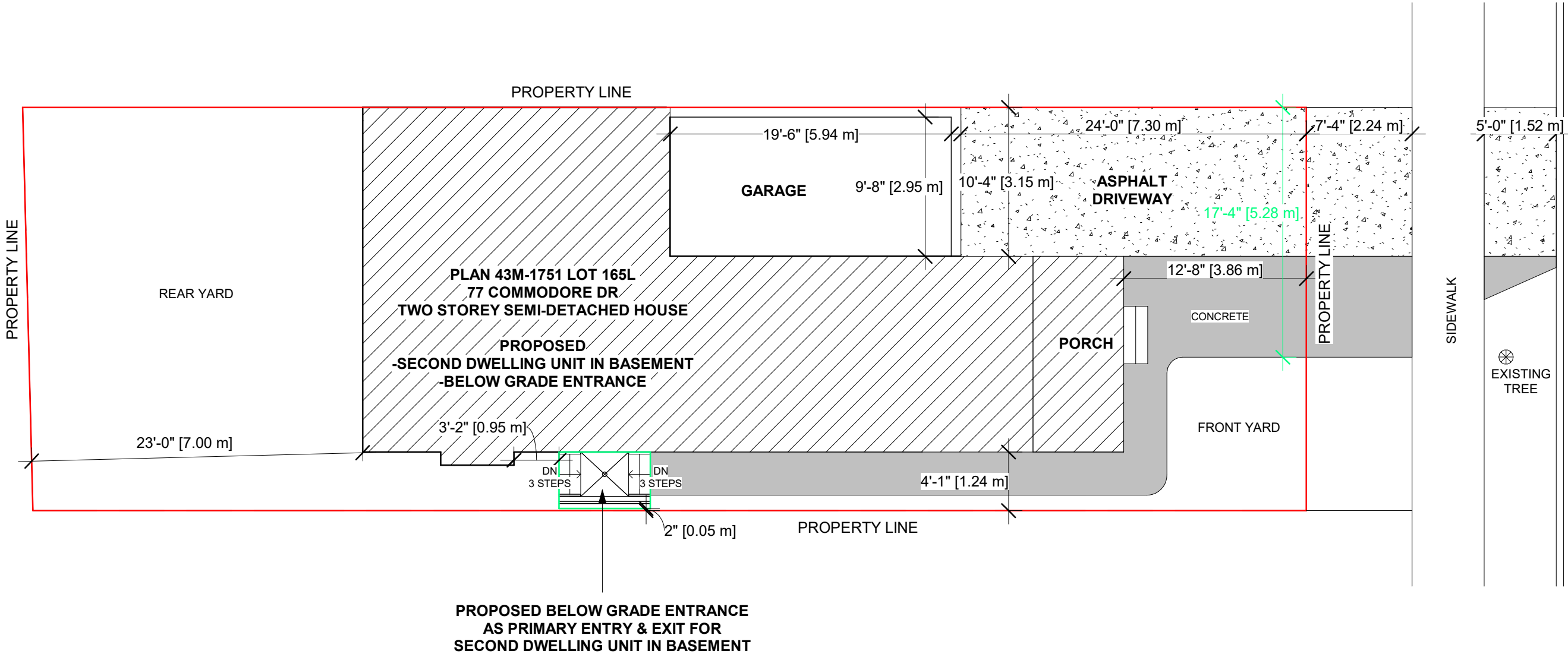
Reviewed by Zoning

2024/07/19

Date

MINOR VARIANCE

- TO PERMIT A BELOW GRADE ENTRANCE IN THE REQUIRED INTERIOR SIDE YARD, WHEREAS THE BY-LAW DOES NOT PERMIT A BELOW GRADE ENTRANCE IN THE REQUIRED INTERIOR SIDE YARD;
- TO PERMIT A BELOW GRADE ENTRANCE IN THE INTERIOR SIDE YARD HAVING A SET BACK OF 0.05m WHEREAS THE BY-LAW REQUIRES A MINIMUM INTERIOR SIDE YARD SETBACK OF 1.2m;
- TO PERMIT A DRIVEWAY WIDTH OF 5.28m (17.33 ft.) WHEREAS THE BY-LAW PERMITS A MAXIMUM DRIVEWAY WIDTH OF 4.9m (16 ft).



COMMODORE DRIVE

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
(Required unless design is exempted under 3.2.5 Division C of OBC)

DESIGNER	BCIN
Tanvir Rai	103482

FIRM	BCIN
Noble Prime Solutions Ltd	118716

JUL 17/24	
01	ISSUED FOR PERMIT
JUL 17/24	

ADDRESS:
77 COMMODORE DR,
BRAMPTON, ON.

DRAWN BY:	KR	CHECKED BY:	TR
PROJECT NUMBER:		24R-30290	

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

DATE:	JUL 17/24	DWG No:	A-1
SCALE:	1 : 95		

SITE PLAN