

FILE NUMBER: A-2024-0300

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**.

ROHITH AJAY SAMRAJ JOHN, SHARMILA SHERIN RAVINDRA KUMAR, PRINITHA JOSEPH

1. Name of Owner(s) SAMRAJ JOHN ROHITH AJAY, RAVINDRA KUMAR SHARMILA SHERIN, JOSEPH PRINITHA
Address 157 ALBRIGHT RD
BRAMPTON L6X 0J2

Phone # 548-333-6653 Fax # _____
Email guru.tenni@gmail.com

2. Name of Agent ROHAN PATEL
Address 19 WHITEFACE CRES

Phone # 647-227-2421 Fax # _____
Email BLUEPRINTHARMONY@gmail.com

3. Nature and extent of relief applied for (variances requested):
1- TO PERMIT A BELOW GRADE ENTRANCE TO BE LOCATED BETWEEN THE MAIN WALL OF THE BUILDING AND THE FLANKAGE LOT LINE.

4. Why is it not possible to comply with the provisions of the by-law?
SET BACK FROM THE EXISTING BUILDING OF EXTERIOR SIDE YARD IS 4. WE ARE PROPOSING BELOW GRADE SEPARATE ENTRANCE FROM EXTERIOR SIDE YARD WHICH IS 2.9m.

5. Legal Description of the subject land:
Lot Number 30 (PART 13)
Plan Number/Concession Number 43M- 1703
Municipal Address 157 ALBRIGHT RD

6. Dimension of subject land (in metric units)
Frontage 6 M
Depth 32.7 M
Area 322 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:

GROUND FLOOR AREA - 76.5 SQ M
GROSS FLOOR AREA - 177 SQ M.
NUMBER OF STOREY 2

PROPOSED BUILDINGS/STRUCTURES on the subject land:

BELOW GRADE ENTRANCE FROM EXTERIOR SIDE YARD

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	6 M
Rear yard setback	8.7 M
Side yard setback	4 M
Side yard setback	0 M

PROPOSED

Front yard setback	6 M
Rear yard setback	8.7 M
Side yard setback	2.9 M
Side yard setback	0 M

10. Date of Acquisition of subject land: 2006

11. Existing uses of subject property: SINGLE DWELLING UNIT

12. Proposed uses of subject property: TWO DWELLING UNIT(SEPARATE PERMIT)

13. Existing uses of abutting properties: RESIDENTIAL

14. Date of construction of all buildings & structures on subject land: 2006

15. Length of time the existing uses of the subject property have been continued: 18 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 _____



Signature of Applicant(s) or Authorized Agent

DATED AT THE _____ CITY _____ OF _____ BRAMPTON
THIS 02 DAY OF AUGUST, 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, ROHITH AJAY SAMRAJ JOHN, OF THE _____ CITY _____ OF _____ BRAMPTON
IN THE REGION OF PEEL PROVINCE OF ONTARIO 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 PROVINCE OF ONTARIO
THIS 2 DAY OF AUG, 2024

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



Signature of Applicant or Authorized Agent


A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R2A-1222 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
Zoning Officer


July 31, 2024
Date

DATE RECEIVED

AUG 2, 2024
✓

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: 157 ALBRIGHT RD, BRAMPTON L6X 0J2
ROHITH AJAY SAMRAJ JOHN, SHARNILA SHERIN RAVINDRA KUMAR, PRINITHA JOSEPH
#We, SAMRAJ JOHN ROHITH AJAY, RAVINDRA KUMAR, SHARNILA SHERIN, JOSEPH PRINITHA 
please print/type the full name of the owner(s)


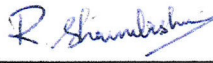

the undersigned, being the registered owner(s) of the subject lands, hereby authorize

ROHAN PATEL

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 16 day of JULY, 20 24

  
(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: 157 ALBRIGHT RD, BRAMPTON L6X 0J2
ROHITH AJAY SAMRAJ JOHN, SHARNILA SHERIN RAVINDRA KUMAR, PRINITHA JOSEPH
#We, SAMRAJ JOHN ROHITH AJAY, RAVINDRA KUMAR SHARNILA SHERIN, JOSEPH PRINITHA
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.

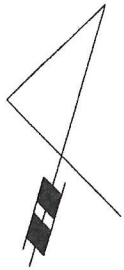
Dated this 16 day of JULY, 2024

S.J. Samraj John Rohith Ajay R. Sharnila Sherin J.H. Ravindra Kumar
(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



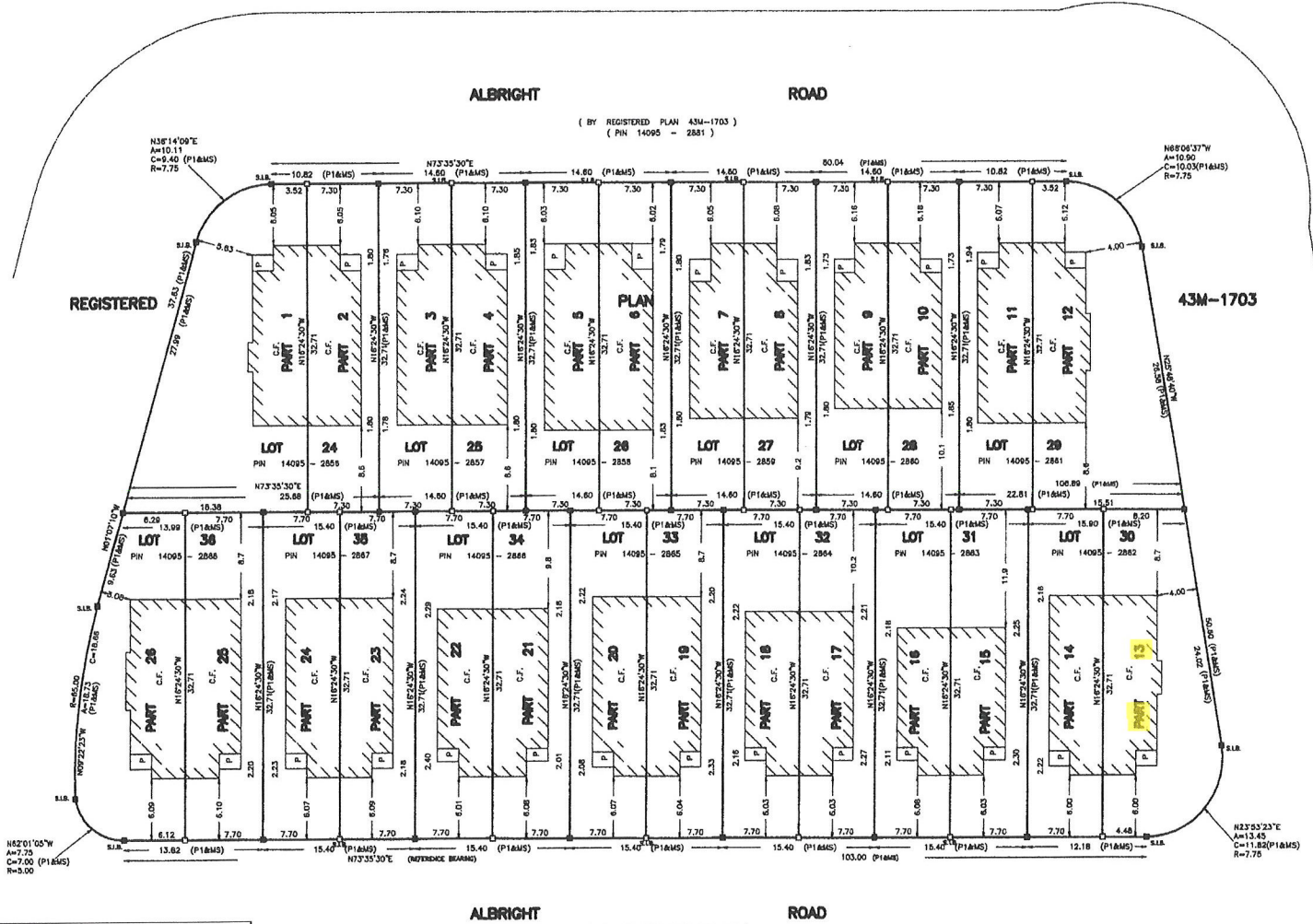
SCHEDULE					
PART	LOT / PLAN	PIN	PART	LOT / PLAN	PIN
1	ALL OF	ALL OF PIN	15	ALL OF PIN	ALL OF PIN
2	LOT 24, 43M-1703	14095 - 2856(LT)	16	LOT 31, 43M-1703	14095 - 2863(LT)
3	ALL OF	ALL OF PIN	17	ALL OF PIN	ALL OF PIN
4	LOT 25, 43M-1703	14095 - 2857(LT)	18	LOT 32, 43M-1703	14095 - 2864(LT)
5	ALL OF	ALL OF PIN	19	ALL OF PIN	ALL OF PIN
6	LOT 26, 43M-1703	14095 - 2858(LT)	20	LOT 33, 43M-1703	14095 - 2865(LT)
7	ALL OF	ALL OF PIN	21	ALL OF PIN	ALL OF PIN
8	LOT 27, 43M-1703	14095 - 2859(LT)	22	LOT 34, 43M-1703	14095 - 2866(LT)
9	ALL OF	ALL OF PIN	23	ALL OF PIN	ALL OF PIN
10	LOT 28, 43M-1703	14095 - 2860(LT)	24	LOT 35, 43M-1703	14095 - 2867(LT)
11	ALL OF	ALL OF PIN	25	ALL OF PIN	ALL OF PIN
12	LOT 29, 43M-1703	14095 - 2861(LT)	26	LOT 36, 43M-1703	14095 - 2868(LT)
13	ALL OF	ALL OF PIN			
14	LOT 30, 43M-1703	14095 - 2862(LT)			

PLAN 43R-31040
RECEIVED AND DEPOSITED

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE September 25, 2006
P.J. Thorpe
P.J. THORPE
ONTARIO LAND SURVEYOR

DATE September 27, 2006
Bukola Saheed
Bukola Saheed
ASST. DEP. LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PEEL (No. 43)

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



PLAN OF SURVEY OF
LOTS 24 TO 36 (BOTH INCLUSIVE)
REGISTERED PLAN 43M-1703
IN THE
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCALE = 1 : 400
0 1 2 3 4 5 10 20m

P.J. THORPE SURVEYING LTD.

NOTES
BEARINGS SHOWN HEREON ARE GRID AND ARE REFERRED TO THE LIMIT OF ALBRIGHT ROAD (IN FRONT OF LOTS 30 - 36, BOTH INCLUSIVE), AS SHOWN REGISTERED PLAN 43M-1703, HAVING A BEARING OF N 73° 35' 30" E.

S.I.B. DENOTES STANDARD IRON BAR
MS DENOTES MEASURED
MS DENOTES SURVEY MONUMENT FOUND
D DENOTES SURVEY MONUMENT PLANTED
C.F. DENOTES CONCRETE FOUNDATION OF DWELLING UNDER CONSTRUCTION
P1 DENOTES REGISTERED PLAN 43M-1703
PIN DENOTES PROPERTY IDENTIFIER NUMBER
P DENOTES PORCH

ALL BARS FOUND OR PLANTED ARE IRON BARS, UNLESS OTHERWISE NOTED.
ALL FOUND SURVEY MONUMENTS ARE BY BENNETT YOUNG LTD., O.L.S., UNLESS NOTED OTHERWISE.
THE LIMITS OF PARTS THROUGH CONCRETE FOUNDATIONS ARE ALONG THE CENTRE OF THE DIVIDING WALLS.

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, AND
2. THE SURVEY WAS COMPLETED ON THE 15th DAY OF SEPTEMBER, 2006.

DATE September 19, 2006
P.J. Thorpe
P.J. THORPE
ONTARIO LAND SURVEYOR

P. J. THORPE SURVEYING LTD.
8 PINEVIEW ROAD, ORANGEVILLE, ONTARIO L9W 4A1
(519) 841-7552 FAX (519) 840-8828
email: pthorpe@rogers.com

DRAWN BY: ACAD CHECKED BY: P.T. SCALE = 1:400 REF. No. 06-880 (24 - 36)

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

Date: 2024/07/15
Committee of Adjustment
City of Brampton 2
Wellington Street West,
Brampton ON L3Z 2A9

RE: Minor Variance application for 157 Albright Rd., Brampton

Dear member of the Committee of Adjustment and Secretary-Treasurer,
I am writing this cover letter for the property of 157 Albright Rd. Brampton, ON,
To grant the permit to build a below-grade Separate entrance on an exterior side yard. As per
the property survey, the setback between the dwelling and side lot line is 2.9m.

Reasons for Separate Entrance from side yard:

- The homeowner wants to keep privacy in the backyard since he has a side yard.
- The existing minimum setback of the side yard from the property line is 4 m, we are proposing a below-grade separate entrance with a setback 2.9m.
- To support the basement layout(separate second unit permit to be applied)

My kind request is to consider this application and grant a permit for the above
matter.

Zoning Non-compliance Checklist

File No.
A - 2024 - 0300

Applicant: ROHAN PATEL
Address: 157 Albright Rd.
Zoning: R2A-1222 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 <i>proposed</i> 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 side yard.	10.23.1
	To permit a <i>proposed</i> exterior side yard setback of 2.9m to a stairway leading to a below grade entrance	whereas the by-law requires a minimum exterior side yard setback of 3.0m.	1222.2.5
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

Angelo Barbato
Reviewed by Zoning

July 31.2024
Date