

AUG 09 2024

Committee of Adjustment

For Office Use Only  
(to be inserted by the Secretary-Treasurer  
after application is deemed complete)

FILE NUMBER: A-2024-0305

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)** SUDIP BASU, MAMTA BASU, CHANDANA ADHIKARY  
**Address** 18 BACHELOR ST BRAMPTON, ON, L7A 5A9

**Phone #** 416-709-0013 **Fax #** \_\_\_\_\_  
**Email** sudip.nbasu@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 DRIVEWAY WIDTH OF 10.37m (34.00 ft.)  
-TO PERMIT A GARDEN SUITE MEASURING 74.32 sqm IN REAR YARD OF A PROPERTY,

4. **Why is it not possible to comply with the provisions of the by-law?**  
1.WHEREAS THE BY-LAW PERMITS A MAXIMUM DRIVEWAY WIDTH OF 7.00m (23 ft);  
2. WHEREAS ZONING BY LAW ONLY PERMITS A GARDEN SUITE NO BIGGER THAN 35 sqm IN ANY PROPERTY.

5. **Legal Description of the subject land:**  
**Lot Number** 188  
**Plan Number/Concession Number** M2058  
**Municipal Address** 18 BACHELOR ST BRAMPTON, ON, L7A 5A9

6. **Dimension of subject land (in metric units)**  
**Frontage** 15.32  
**Depth** 32.50  
**Area** 753.07

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.)

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	1.69
Rear yard setback	9.78
Side yard setback	1.34
Side yard setback	1.20

**PROPOSED**

Front yard setback	NO CHANGE
Rear yard setback	2.50
Side yard setback	NO CHANGE
Side yard setback	NO CHANGE

10. Date of Acquisition of subject land: Dec 10, 2020
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: 02/26/2019
15. Length of time the existing uses of the subject property have been continued: 5 YEARS

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

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 01 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, 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 1st DAY OF  
August, 2024.

Pavneet Kaur  
Signature of Applicant or Authorized Agent

A Commissioner  
Barrister Solicitor & Notary Public  
Commissioner of Oaths in and for Ontario  
309-50 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:

R1F-9-2556

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

Philip Gaspar  
Zoning Officer

Aug 09, 2024  
Date

DATE RECEIVED Aug 9, 2024  
Date Application Deemed VL

**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: 18 Bachelor Street, Brampton, L7A 5A9

I/We, SUDIP BASU, NAMTA BASU, CHANDANA ADHIKARY  
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 19 day of July, 2024.

Sudip Basu, Namta Basu, Chandana  
(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**

**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: 18 Bachelor Street, Brampton, L7A5A9

I/We, SUDIP BASU, CHANDANA ADHIKARY, MANITA BASU  
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 19 day of July, 2024  
Sudip Basu Chandana Manita Basu

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

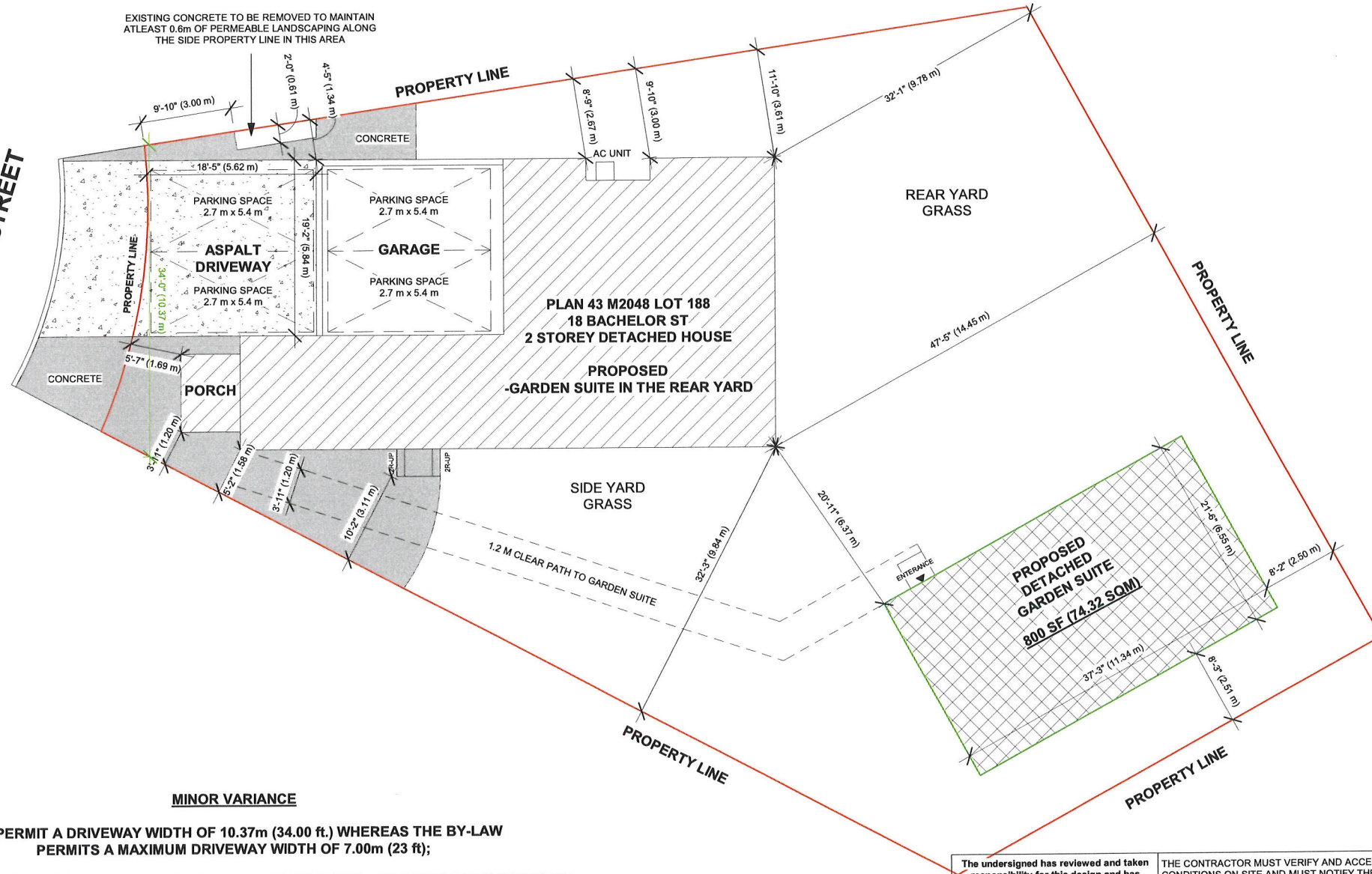
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

**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.**



BACHELOR STREET



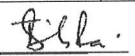
**MINOR VARIANCE**

-TO PERMIT A DRIVEWAY WIDTH OF 10.37m (34.00 ft.) WHEREAS THE BY-LAW PERMITS A MAXIMUM DRIVEWAY WIDTH OF 7.00m (23 ft);

-TO PERMIT A GARDEN SUITE MEASURING 74.32 sqm IN REAR YARD OF A PROPERTY, WHEREAS ZONING BY LAW ONLY PERMITS A GARDEN SUITE NO BIGGER THAN 35 sqm IN ANY PROPERTY.

**SITE PLAN/  
GRADING PLAN**

DRAWN BY: SHK  
CHECKED BY: JB  
PROJECT NUMBER: 24R-30507

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 31/24	

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.	
ADDRESS: 18 BACHELOR ST, BRAMPTON, ON	
NOBLE PRIME SOLUTIONS LTD 2131 WILLIAMS PARKWAY UNIT 19, BRAMPTON, ON. info@nobleltd.ca (437) 888 1800	
01	ISSUED FOR APPROVAL
DATE: JUL 31/24 SCALE: 1 : 140	
A-1	

# Zoning Non-compliance Checklist

File No.  
A-2024-0305

Owner: SUDIP BASU, MAMTA BASU, CHANDANA ADHIKARY  
Address: 18 BACHELOR ST  
Zoning: R1F-9-2556  
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	To permit a detached Garden Suite having a gross floor area of 74.32 sq. m (799.97 sq. ft.)	whereas the by-law permits a maximum gross floor area of 35 sq.m	10.16.2 (c)ii
TOWER SEPARATION			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH	To permit a driveway width of 10.37m	whereas the by-law permits a maximum driveway width of 7.00 m	10.9.1 (B) (1) (c)
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

Philip Gaspar

Reviewed by Zoning

Aug 09, 2024

Date