



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

FILE NUMBER: A-2024-0329

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**. HS

1. **Name of Owner(s)** BALRAM BANERJEE NANDINI BANERJEE  
**Address** 7 FALLEN OAK CRT BRAMPTON L6Y 3S1

**Phone #** 416 456 6958 **Fax #** \_\_\_\_\_  
**Email** souravbansal1799@gmail.com

2. **Name of Agent** KRUTI SHAH  
**Address** 4 ABACUS RD BRAMPTON L6T 5J6

**Phone #** 647-504-2737 **Fax #** \_\_\_\_\_  
**Email** projects@rjcadolutions.com

3. **Nature and extent of relief applied for (variances requested):**  
1. To permit a proposed below grade separate entrance in interior side yard.

4. **Why is it not possible to comply with the provisions of the by-law?**  
WE ARE PROPOSING BELOW GRADE SEPERATE ENTRANCE FROM INTERIOR SIDE YARD WHICH ,ZONING BY LAW DOESNOT PERMIT.

5. **Legal Description of the subject land:**  
**Lot Number** 50  
**Plan Number/Concession Number** 43M-740  
**Municipal Address** 7 FALLEN OAK CRT BRAMPTON L6Y 3S1

6. **Dimension of subject land (in metric units)**  
**Frontage** 9.31 M  
**Depth** 35.5 M  
**Area** 324.35 SQM

7. **Access to the subject land is by:**

|                                    |                          |                   |                          |
|------------------------------------|--------------------------|-------------------|--------------------------|
| Provincial Highway                 | <input type="checkbox"/> | Seasonal Road     | <input type="checkbox"/> |
| Municipal Road Maintained All Year | <input type="checkbox"/> | Other Public Road | <input type="checkbox"/> |
| Private Right-of-Way               | <input type="checkbox"/> | Water             | <input type="checkbox"/> |

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.)

GROUND FLOOR AREA - 68.67 SQ. M. , GROSS FLOOR AREA - 137.94 SQ.M.,  
NUMBER OF STOREY - 2

**PROPOSED BUILDINGS/STRUCTURES on the subject land:**

BELOW GRADE ENTRANCE ON INTERIOR 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 6.48m  
Rear yard setback 12.9m  
Side yard setback 1.07m  
Side yard setback 1.22m

**PROPOSED**

Front yard setback 6.48m  
Rear yard setback 12.9m  
Side yard setback 0.25m  
Side yard setback 1.22m

10. Date of Acquisition of subject land: \_\_\_\_\_
11. Existing uses of subject property: SINGLE UNIT DWELLING
12. Proposed uses of subject property: TWO UNIT DWELLING
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  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 \_\_\_\_\_

**KRUTI SHAH**

Digitally signed by KRUTI SHAH  
DN: cn=Kruti, e=kruti@cityofbrampton.com, cn=KRUTI SHAH  
Date: 2024.08.09 15:02:17-04'00'

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY \_\_\_\_\_ OF BRAMPTON \_\_\_\_\_

THIS 09 27 DAY OF AUG \_\_\_\_\_, 20 24 \_\_\_\_\_

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.

HIREN SHAM  
I, KRUTI SHAH, P.ENG, OF THE CITY \_\_\_\_\_ OF BRAMPTON \_\_\_\_\_

IN THE Region PROVINCE OF Peel 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 PROVINCE OF \_\_\_\_\_  
Peel ONTARIO THIS 09 27 DAY OF  
AUG \_\_\_\_\_, 20 24 \_\_\_\_\_

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: R1D 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

August 23, 2024  
Date

DATE RECEIVED AUG 27 2024

Date Application Deemed Complete by the Municipality 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: 7 FALLEN OAK COURT

I/We, BALARAM BANERJEE AND NANDINI BANERJEE  
please print/type the full name of the owner(s)

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

**KRUTI SHAH**

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 12 day of August, 2024.

Balaram Banerjee  
(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  
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 7 FALLEN OAK COURT

I/We, BALARAM BANERJEE AND NANDINI BANERJEE  
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 12 day of August, 2024

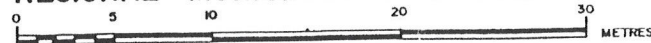
Balaram Banerjee  
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

\_\_\_\_\_  
(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**

BUILDING LOCATION SURVEY OF  
 LOTS 53 AND 54  
 PLAN 43M-740  
 CITY OF BRAMPTON  
 REGIONAL MUNICIPALITY OF PEEL



SCALE 1 : 300  
 ANTON KIKAS LIMITED  
 ONTARIO LAND SURVEYORS, 1987

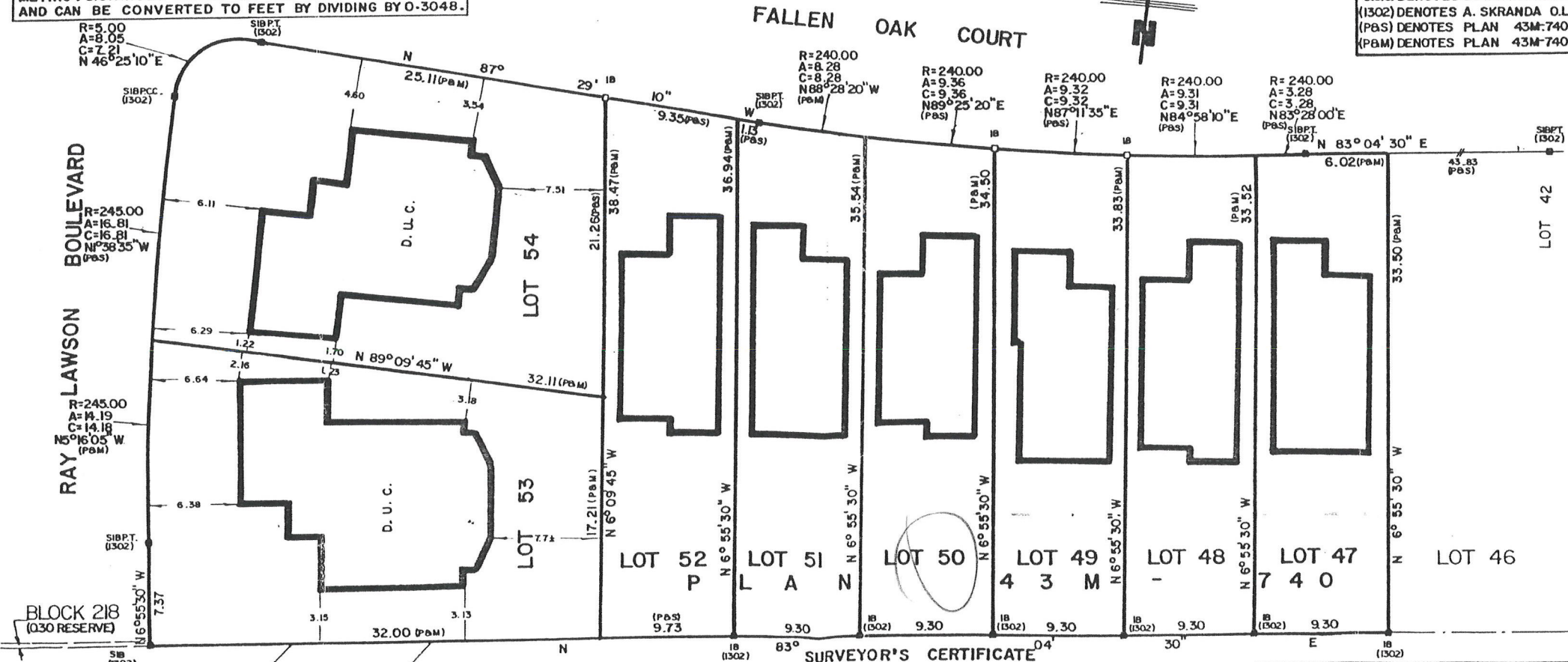
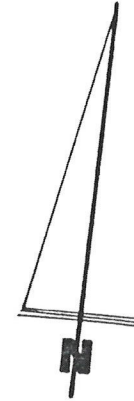
METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES  
 AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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

NOTES:  
 BEARINGS ARE ASTRONOMIC AND ARE  
 REFERRED TO THE SOUTHERLY LIMIT  
 OF FALLEN OAK COURT AS SHOWN  
 ON PLAN 43M-740 HAVING A  
 BEARING OF N 87° 29' 10" W.  
 BUILDING TIES SHOWN HEREON ARE TO  
 CONCRETE FOUNDATION UNLESS NOTED  
 OTHERWISE.

LEGEND  
 ■ DENOTES SURVEY MONUMENT FOUND  
 □ DENOTES SURVEY MONUMENT PLANTED  
 S.I.B. DENOTES STANDARD IRON BAR  
 I.B. DENOTES IRON BAR  
 D.U.C. DENOTES DWELLING UNDER CONSTRUCTION  
 (I302) DENOTES A. SKRANDA O.L.S.  
 (P&S) DENOTES PLAN 43M-740 & SET  
 (P&M) DENOTES PLAN 43M-740 & MEASURED



BLOCK 218  
 (0.30 RESERVE)

LOT 14,

PART 3  
 PLAN 43M-740

CONCESSION 2, W.H.S.

SURVEYOR'S CERTIFICATE  
 I CERTIFY THAT:  
 THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS  
 COMPLETED ON THE 2<sup>ND</sup> DAY OF July, 1987  
 DATE July 7, 1987  
 W. JOHN BURG  
 ONTARIO LAND SURVEYOR

**AK Anton Kikas Limited**  
 Consulting Engineers  
 Ontario Land Surveyors - Planners  
 108 Bridgeland Avenue Toronto M5A 1Z4 Tel. 787-0303

DRAWN BY : J.J.  
 CHECKED BY : T.M./J.B.

JOB N<sup>o</sup> 86-188-22



# Zoning Non-compliance Checklist

File No.  
A-2024-0329

Applicant: Kruti Shah

Address: 7 Fallen Oak Court

Zoning: R1D Residential

By-law 270-2004, as amended

| Category                                 | Proposal   | By-law Requirement   | Section #                       |
|--|--|--|---------------------------------|
| USE                                      |  |  |                                 |
| LOT DIMENSIONS<br>AREA / DEPTH / WIDTH   |  |  |                                 |
| BUILDING SETBACKS<br>FRONT / SIDE / REAR |  |  |                                 |
| BUILDING SIZE                            |  |  |                                 |
| BUILDING HEIGHT                          |  |  |                                 |
| GFA                                      |  |  |                                 |
| TOWER SEPARATION                         |  |  |                                 |
| BELOW GRADE<br>ENTRANCE                  | <p>To permit an interior side yard setback of 1.03m to an existing exterior stairway leading to a below grade entrance</p> <p>To permit an interior side yard setback of 0.23m to an <i>existing</i> exterior stairway leading to a below grade entrance</p> | <p>whereas the by-law requires a minimum interior side yard setback of 1.2m.</p> <p>whereas the by-law requires a minimum setback of 0.3m to an exterior stairway leading to a below grade entrance in the interior side yard provided that a continuous side yard width of no less than 1.2m (3.94 ft.) is provided on the opposite side of the dwelling.</p> | <p>10.16.1.a</p> <p>10.23.2</p> |
| ACCESSORY STRUCTURE<br>SIZE / HEIGHT     |  |  |                                 |
| MULTIPLE ACCESSORY<br>STRUCTURES         |  |  |                                 |
| DRIVEWAY WIDTH                           |  |  |                                 |
| LANDSCAPED OPEN<br>SPACE                 |  |  |                                 |
| ENCROACHMENTS                            |  |  |                                 |
| PARKING                                  |  |  |                                 |
| SCHEDULE "C"                             |  |  |                                 |

Angelo Barbato  
Reviewed by Zoning

August 23, 2024  
Date