

Flower City



brampton.ca

FILE NUMBER:

A-2024-0337

The Personal Information collected on this form is collected pursuant to section 46 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 file 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 46 of the Planning Act, 1990, for relief as described in this application from By-Law 270-2004.

1. Name of Owner(s) SHEKHAR VERMA
Address 249 VALLEYWAY DR, BRAMPTON, ON L6X 0T3

Phone # (416) 670-0974 Fax # _____
Email verma.shekhur@gmail.com

2. Name of Agent SUKHDEEP BHANGU (LINEDEZINE STUDIO LTD)
Address 15 CAMSTON RD, BRAMPTON, ON

Phone # 416-567-3156 Fax # _____
Email LINEDEZINE.LTD@GMAIL.COM

3. Nature and extent of relief applied for (variances requested):
TO PERMIT A BELOW GRADE ENTRANCE IN THE SIDE YARD.

4. Why is it not possible to comply with the provisions of the by-law?
THE CITY BY-LAW DOES NOT PERMIT A BELOW GRADE ENTRANCE IN THE SIDE YARD WITH A SET BACK OF LESS THAN 0.3M.

5. Legal Description of the subject land:
Lot Number 130
Plan Number/Concession Number 43M - 1751
Municipal Address 249 VALLEYWAY DR, BRAMPTON, ON

6. Dimension of subject land (in metric units)
Frontage 12.45 M
Depth 27.10 M
Area 315 SQM

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:

TWO STOREY DETACHED HOUSE
GROUND FLOOR AREA = 100 SQM
GROSS FLOOR AREA = 262 SQM
NUMBER OF STOREYS = 2
HEIGHT = 7.4 M

PROPOSED BUILDINGS/STRUCTURES on the subject land:

BELOW GRADE ENTRANCE IN THE 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 3.23 M
Rear yard setback 7.01 M
Side yard setback 1.04 M
Side yard setback 1.60 M

PROPOSED

Front yard setback 3.23 M
Rear yard setback 7.01 M
Side yard setback 1.04 M
Side yard setback 0.10 M

10. Date of Acquisition of subject land: FEBRUARY 2021

11. Existing uses of subject property: SINGLE UNIT DWELLING

12. Proposed uses of subject property: SINGLE UNIT DWELLING

13. Existing uses of abutting properties: RESIDENTIAL

14. Date of construction of all buildings & structures on subject land: 2008

15. Length of time the existing uses of the subject property have been continued: SINCE DATE OF CONSTRUCTION

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 of an application for minor variance? _____ ever been the subject

Yes _____ No Unknown _____

If answer is yes, provide details:

File # _____ Decision _____ Relief _____
File # _____ Decision _____ Relief _____
File # _____ Decision _____ Relief _____

Shekhar Verma
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY _____ OF BRAMPTON
THIS 10 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, SHEKHAR VERMA, 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 Province OF
ON THIS 17th DAY OF
August, 2024

Sweta Bajaj
A Commissioner etc.

Shekhar Verma
Signature of Applicant or Authorized Agent



SWETA BAJAJ
Paralegal & Notary Public
647 - 684 - 8559 LS0 # P14073
notaryonthego27@gmail.com

FOR OFFICE USE ONLY
Present Official Plan Designation: R1D-1300 Residential
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.
Angelo Barbato _____ August 23, 2024
Zoning Officer Date

DATE RECEIVED Sept 5, 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

LOCATION OF THE SUBJECT LAND: 249 VALLEYWAY DR, BRAMPTON, ON

I/We, SHEKHAR VERMA

please print/type the full name of the owner(s)

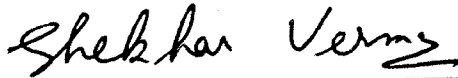
the undersigned, being the registered owner(s) of the subject lands, hereby authorize

SUKHDEEP BHANGU (LINEDEZINE STUDIO 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 10 day of AUGUST, 2024.



(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

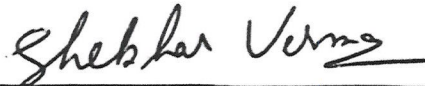
LOCATION OF THE SUBJECT LAND: 249 VALLEYWAY DR, BRAMPTON, ON

I/We, SHEKHAR VERMA

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 10 day of AUGUST, 2024.



(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.)

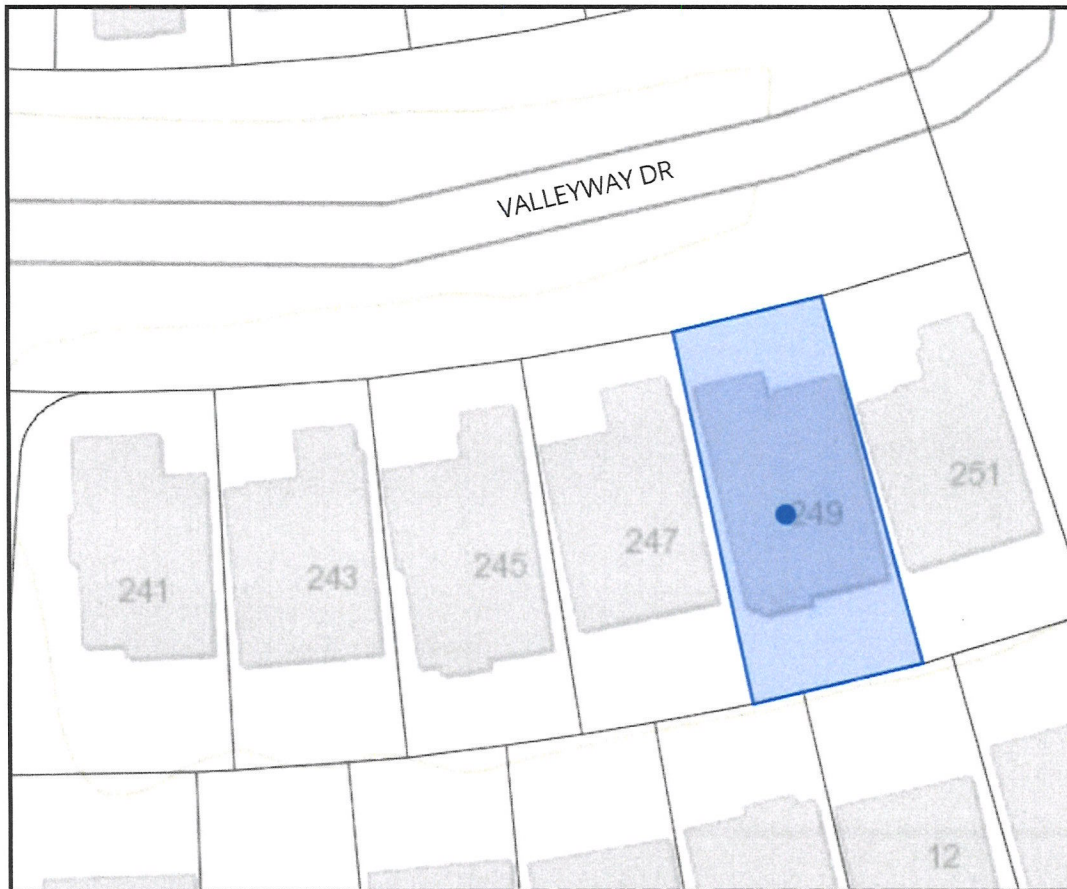
NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION

Building Address and Property Report

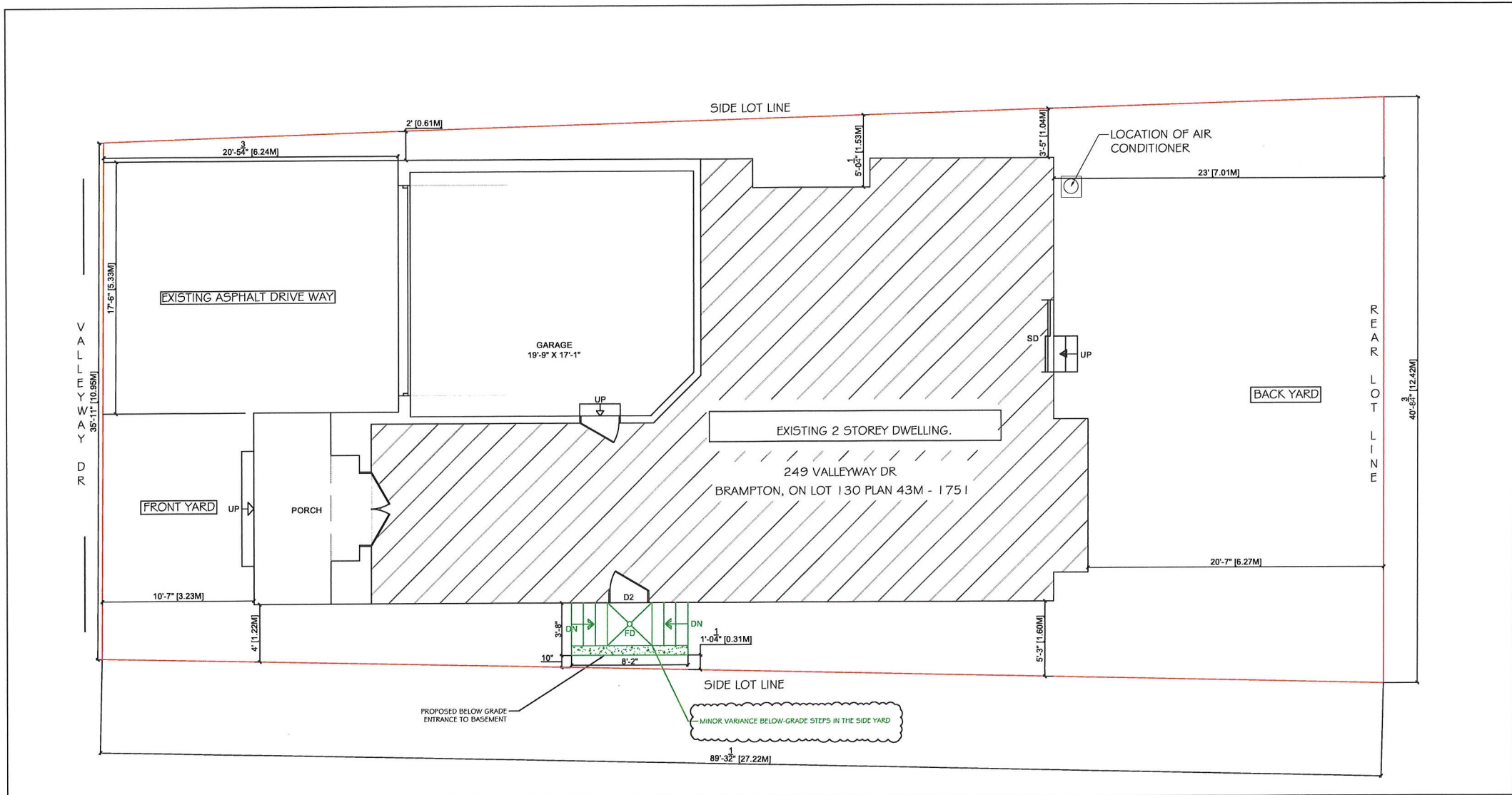
For 249 VALLEYWAY DR
BRAMPTON, ON, L6X 0T3

Roll Number: 10-08-0-011-02030-0000
Ward: 5
Property Description: PLAN M1751 LOT 130



Zoning

Zone Code:	R1D-1300
Category:	<u>RESIDENTIAL</u>
Type:	<u>R1D</u>
Special Section:	<u>1300</u>
Split Zoned:	<u>NO</u>



GENERAL NOTE:
DO NOT SCALE DRAWINGS. VERIFY CONFIGURATIONS & DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY DESIGNER/ENGINEER IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

SCOPE OF WORK
TO CREATE A BELOW GRADE ENTRANCE IN THE SIDE YARD.

NOTE:
GREEN COLOR - BELOW GRADE STEPS IN THE SIDE YARD (MINOR VARIANCE)
AREA OF MINOR VARIANCE - 29.9 SQFT
RED COLOR - PROPERTY LINE

PROJECT:
**249 VALLEYWAY DR,
BRAMPTON, ON
CANADA L6X 0T3**

DRAWN BY: SB	CHECKED BY: SS
SHEET #: L-101	ISSUED FOR: BUILDING PERMIT
SCALE: 1 = 85	

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

SIGNATURE:

SUKHDEEP SINGH BHANGU
BCIN # 110272
FIRM BCIN # 117813
DATE: AUG 10, 2024

REGISTRATION INFORMATION
DESIGNER FIRM
LINEDEZINE STUDIO LTD

DRAWING TITLE:
MINOR VARIANCE SITE PLAN



Zoning Non-compliance Checklist

File No.

A-2024-0337

Applicant: Sukhdeep Bhangu
 Address: 249 Valleyway Dr.
 Zoning: R1D-1300 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 an interior side yard setback of 0.31m to a <i>proposed</i> exterior stairway leading to a below grade entrance	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.	10.23.2
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

Angelo Barbato
 Reviewed by Zoning

August 23, 2024
 Date