



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.

SPECIAL PERMISSION 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)** Sunny Nagah and Ishani Gandhar
Address 21 Bramfield Street, Brampton L7A 2V9

Phone # 6473233861 **Fax #** _____
Email sunnynagah@gmail.com

2. **Name of Agent** Not applicable
Address _____

Phone # _____ **Fax #** _____
Email _____

3. **Nature and extent of relief applied for (variances requested):**
Relief for driveway depth for driveway extension. Approval for Extension of driveway from 2.76m to 5.55m. Approval for parking depth of 5.4m as per by law between building and lot line whereas available depth is 3.03m. Subject property is a 2 unit dwelling, need parking space for basement apartment.

4. **Why is it not possible to comply with the provisions of the by-law?**
Existing 9.15m width of lot permits for driveway extension. However, the depth of 3.03m is short of 2.37m from zoning bylaw of 5.4m. 3.03m easily fits one car without impacting any utilities in the vicinity.

5. **Legal Description of the subject land:**
Lot Number 112
Plan Number/Concession Number 43R-26091
Municipal Address 21 Bramfield Street

6. **Dimension of subject land (in metric units)**
Frontage 9.15m
Depth 26m
Area 237.9 sq. m

7. **Access to the subject land is by:**
 Municipal Road Maintained All Year Seasonal Road
 Provincial Highway 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:

2 Storey
Width of the House: 7.14m
Length of the house: 15.54m
Gross Floor Area: 197.7 sq.m

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Existing Dwelling to remain as is, no extension to building.

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 3.03m
Rear yard setback 6.5m
Side yard setback 1.25m
Side yard setback 0.65m

PROPOSED

Front yard setback 3.03m
Rear yard setback 6.5m
Side yard setback 1.25m
Side yard setback 0.65m

10. Date of Acquisition of subject land: OCTOBER 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: OCTOBER 2002

15. Length of time the existing uses of the subject property have been continued: 22 YEARS

16. (a) What water supply is existing/proposed?

Municipal Well [X] Other (specify)

(b) What sewage disposal is/will be provided?

Municipal Septic [X] Other (specify)

(c) What storm drainage system is existing/proposed?

Sewers [X] 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 _____

Sunny / Ishani
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY _____ OF BRAMPTON
THIS 7th DAY OF Oct, 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.

I, SUNNY NAGAH & ISHANI GANDHAR OF THE City OF Brampton

IN THE 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 Province OF
Ontario THIS 7th DAY OF
Oct, 20 24

Sunny / Ishani
Signature of Applicant or Authorized Agent
SUNNY NAGAH ISHANI GANDHAR

[Signature]
A Commissioner etc.

Taneja Law Professional Corporation
Sandeep Taneja
Barrister, Solicitor & Notary Public
1 Bartley Bull Parkway, Suite 11
Brampton, ON L6W 3T7
Tel:905-796-9900 | Fax:905-796-9906

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

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.

Zoning Officer Date

DATE RECEIVED Oct 10, 2024
Aara

PERMISSION TO ENTER

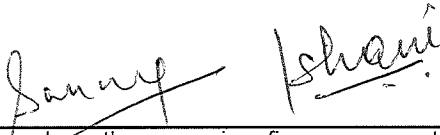
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 21 Bramfield Street, Brampton, ON L7A 2V9

I/We, Sunny Nagah and Ishani Gandhar
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 10th day of October, 2024.

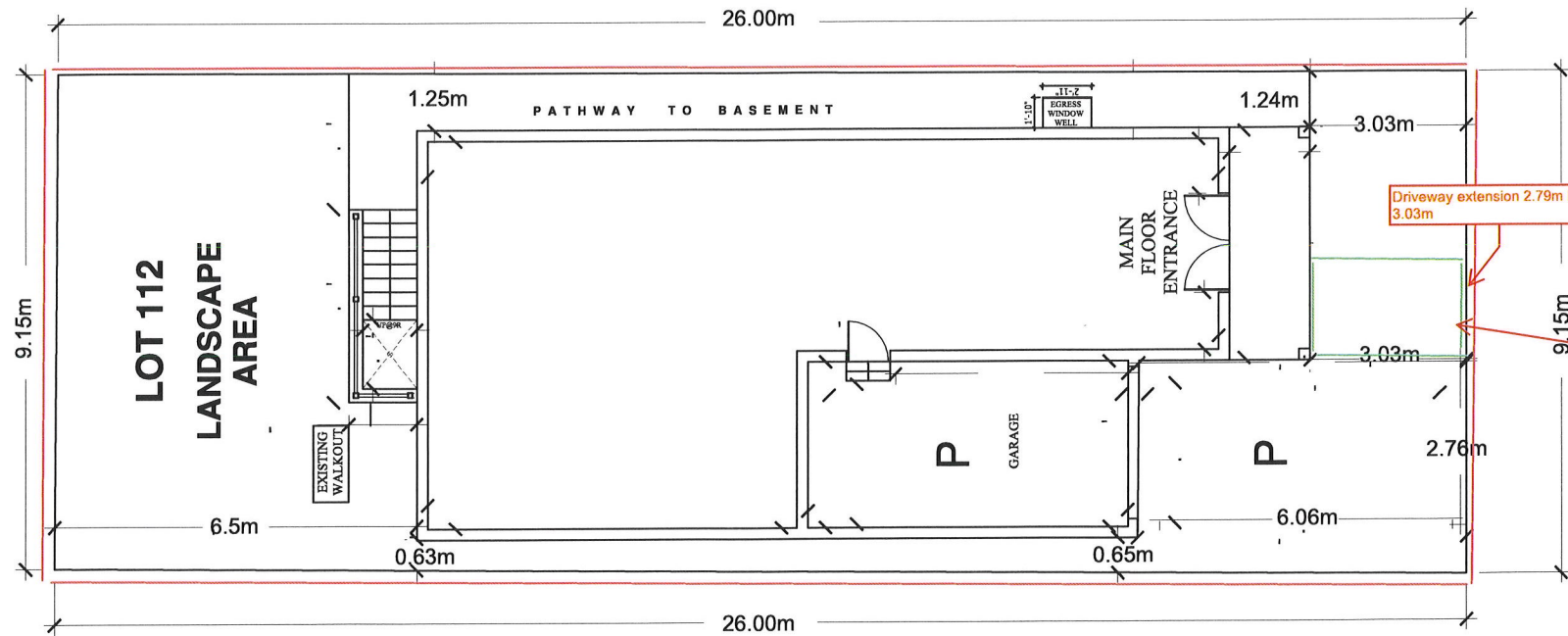


(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

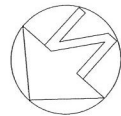
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

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



SITE PLAN



21 BRAMFIELD STREET

GENERAL NOTES

DO NOT SCALE DRAWINGS
 PROPERTY RIGHTS RETAINED BY:
 BG CONSTRUCTION DESIGN
 ANY REPRODUCTION IN WHOLE OR IN PART
 UNDER THE RULES AND BY-LAWS OF THE
 CORPORATION IS STRICTLY FORBIDDEN.
 ANY REPRODUCTIONS MUST BE
 AUTHORIZED BY
 ALL DRAWINGS ARE IN METRIC SCALE

SCOPE OF WORK

THE UNDERSIGNED HAS REVIEWED AND
 TAKES RESPONSIBILITY FOR THIS DESIGN,
 AND HAS THE QUALIFICATIONS AND
 MEETS THE REQUIREMENTS SET OUT
 IN THE ONTARIO BUILDING CODE
 TO BE A DESIGNER.

QUALIFICATION INFORMATION
 REQUIRED UNLESS DESIGN IS EXEMPT
 UNDER DIV. C.3.2.5.1 OF THE BUILDING CODE

Driveway extension 2.79m by
 3.03m

As Built Concrete

NO	REVISION / ISSUE	DATE

SITE PLAN

CITY : BRAMPTON

21 BRAMFIELD STREET

EXISTING DWELLING

PROJECT SHEET

A1

SCALE 3/32"=1'-0"

SURVEYOR'S REAL PROPERTY REPORT

PART 1
PLAN OF LOTS 107, 108, 109, 110,
111 AND 112
PLAN 43M-1504
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

PART 2 (SURVEY REPORT)

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: NONE
 THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

SCALE 1:300
 0 10m 20m 30 metres

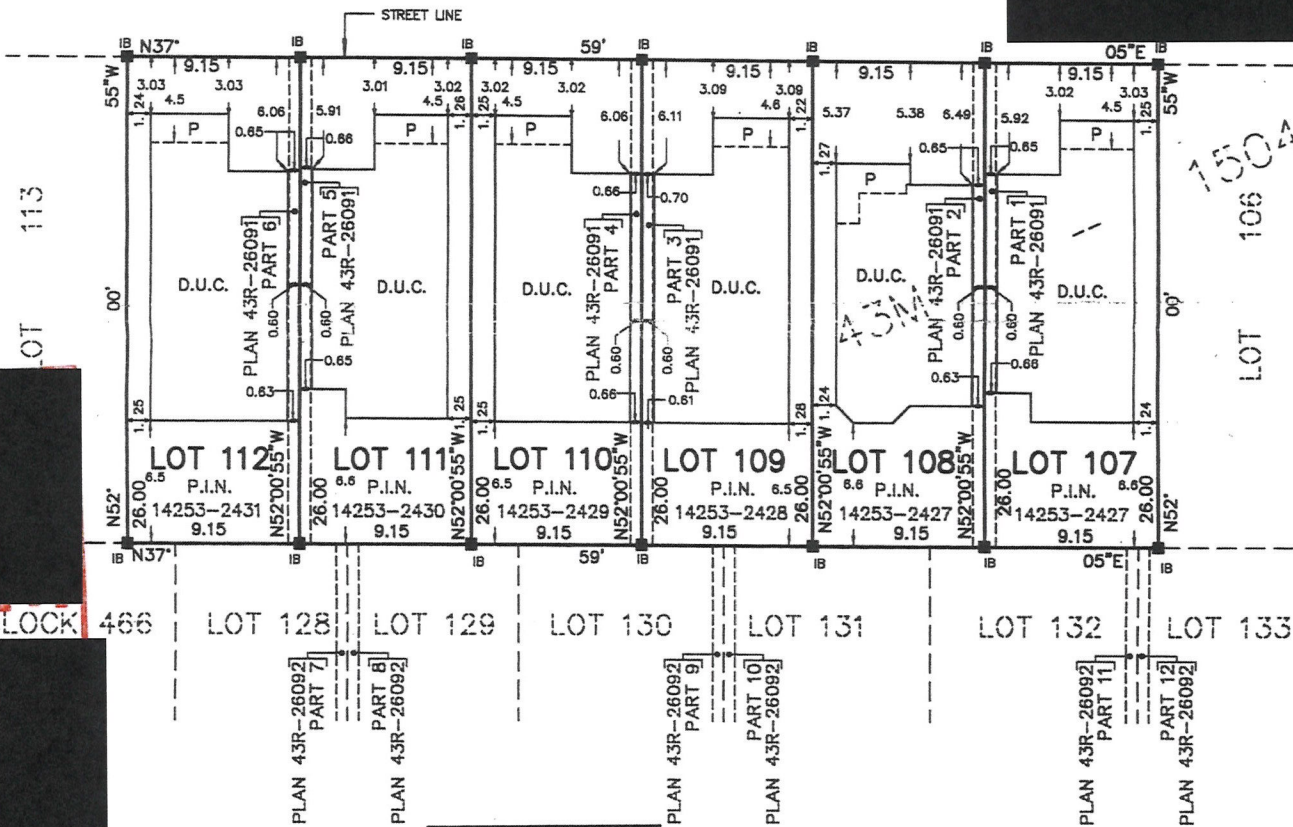
RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.

METRIC

DIMENSIONS 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

BRAMFIELD STREET
 (BY PLAN 43M-1504)



ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
1424631

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29(3).

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 12th DAY OF Aug., 2002

DATE Sept. 12th, 2002.

[Signature]
 T. SINGH
 ONTARIO LAND SURVEYOR



RADY-PENTEK & EDWARD SURVEYING LTD.
 ONTARIO LAND SURVEYORS
 465 WILSON AVENUE, DOWNSVIEW, ONTARIO
 Tel. (416) 635-5000 Fax (416) 635-5001
 E Mail rpesurvey@rogers.com
 DRAWN: V.K. CHECKED: T.S.
 CAD FILE No. 1504-107 JOB No. 01-128

THIS REPORT WAS PREPARED FOR
 WOODHOMES
 THE UNDERSIGNED ACCEPTS NO
 RESPONSIBILITY FOR USE BY OTHER PARTIES.

RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S. 2002

Zoning Non-compliance Checklist

File No. A-2024-0395

Applicant: Sunny Nagah and Ishani Gandhar
 Address: 21 Bramfield Street
 Zoning: R2A-1009 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			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH	To permit a parking space depth of 3.03m	whereas the by-law requires a minimum parking space depth of 5.4m	6.17.1.a
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

 Angelo Barbato
 Reviewed by Zoning

 October 8, 2024
 Date