

Flower City



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after application is deemed complete)

FILE NUMBER: A-2024-0369

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)** NINAD NARENDRAKUMAR PANDYA AND AVNI THAKOR
Address 6 WILLERTON CLOSE BRAMPTON ON L6V 4H3

Phone # 902-989-0024 **Fax #** _____
Email ninad.pandya15@gmail.com

2. **Name of Agent** SACHIN TRIVEDI
Address 42 COUNTRY RIDGE COURT BRAMPTON ON L6P 3S3

Phone # 647-907-4139 **Fax #** _____
Email sachintrarch@gmail.com

3. **Nature and extent of relief applied for (variances requested):**
1. To permit a below grade entrance within a required side yard whereas the by-law does not permit below grade entrance within a required side yard
2. To permit an interior side yard setback of 0.29m to a proposed exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum setback of 1.2m

4. **Why is it not possible to comply with the provisions of the by-law?**
The existing grade conditions at side yard and inside finish floor level do not allow for above grade entrance.

5. **Legal Description of the subject land:**
Lot Number LOT 25 PART 3
Plan Number/Concession Number PLAN M524 PT LOT 25 RP 43R11651 PART 3
Municipal Address 6 WILLERTON CLOSE BRAMPTON ON L6V 4H3

6. **Dimension of subject land (in metric units)**
Frontage 9.15m
Depth 30.5m
Area 279.08sqm

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.)

2 storey detached unit
Ground Floor Area : 57.81sm
Second Floor Area : 57.15sm
Gross Floor Area : 114.96sm
Building Dimensions : 6.93m (W) x 16.15m (D) x 7.01m (Approx Height at T/O Roof)

PROPOSED BUILDINGS/STRUCTURES on the subject land:

No proposed building, proposed below grade entrance from side yard for ARU (Additional residential unit).

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 6.07m (At Garage)
Rear yard setback 8.27m (At Rear Wall)
Side yard setback 1.23m (At Garage) 1.45m (At Side Exterior wall)
Side yard setback 2.64m (At Garage) 0.99m (At Side Exterior wall)

PROPOSED

Front yard setback 6.07m (At Garage)
Rear yard setback 8.27m (At Rear Wall)
Side yard setback 1.23m (At Garage) 0.29m (At proposed Exterior Stairs)
Side yard setback 2.64m (At Garage) 0.99m (At Side Exterior wall)

10. Date of Acquisition of subject land: June 1984 (Approx)
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: June 1984 (Approx)
15. Length of time the existing uses of the subject property have been continued: 40 Year (Approx)
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 _____

Sachin Trivedi *W-V*

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY _____ OF BRAMPTON

THIS 16 DAY OF AUG SEP, 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.

~~SACHIN TRIVEDI~~ *Ninad Pandya* 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

CITY OF *BRAMPTON*

IN THE *REGION* OF

PEEL THIS *16* DAY OF

Sept, 20 *24*

[Signature]
A Commissioner etc.

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

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: R2A(2)-283 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

September 11, 2024
Date

DATE RECEIVED Sept 16, 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

LOCATION OF THE SUBJECT LAND: 6 WILLERTON CLOSE BRAMPTON ON L6V 4H3

I/We, Ninad Narendrakumar Pandya and Avni Thakor
please print/type the full name of the owner(s)

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

SACHIN TRIVEDI
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 21 day of AUGUST, 2024

Ninad Pandya

Avni Thakor

(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

LOCATION OF THE SUBJECT LAND: 6 WILLERTON CLOSE BRAMPTON ON L6V 4H3

I/We, Ninad Narendrakumar Pandya and Avni Thakor
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 21 day of AUGUST, 2024.

Ninad Pandya

Avni Thakor

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

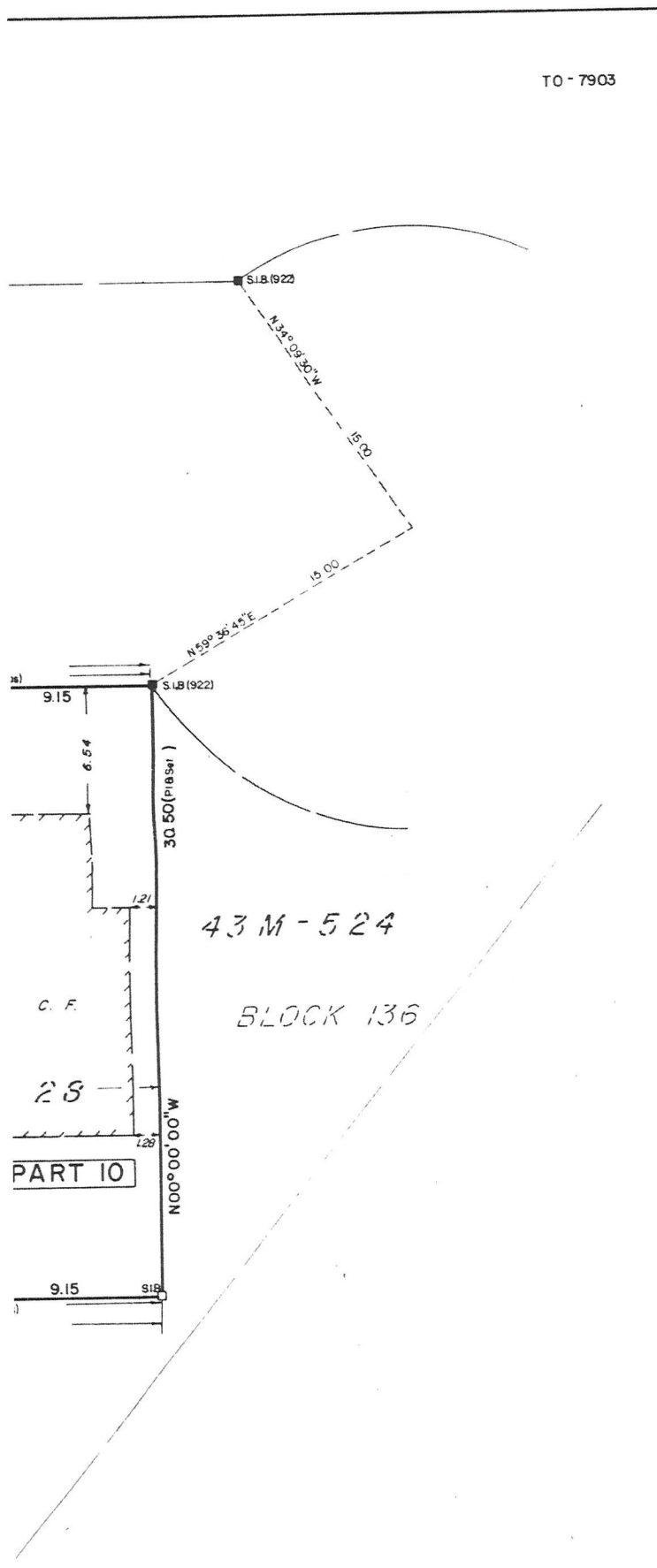
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

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

**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**



TO - 7903

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE May 31st, 1984
Duncan Ashworth
DUNCAN ASHWORTH O.L.S.

PLAN 43R-11651

RECEIVED AND DEPOSITED
DATE 5 JUNE 1984

APPROVED JUNE 1, 1984
H.C. N. A. J. Stone
ASSISTANT EXAMINER OF SURVEYS

Al Savage
Deputy
LAND REGISTRAR
FOR THE LAND TITLES DIVISION
OF PEEL (N^o 43)
AT 9:30 A.M.

"CAUTION" THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

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

PARTS 1 TO 10 (BOTH INCLUSIVE) ARE PART OF PARCEL PLAN-1, SECTION 43M-524
PLAN OF SURVEY OF
LOTS 24, 25, 26, 27 AND 28
REGISTERED PLAN 43M-524
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1 : 250
0m 1 2 3 4 5m 10m 15m 20m
DUNCAN ASHWORTH SURVEYING LTD. - 1984

NOTES

BEARINGS SHOWN HEREON ARE ASSUMED ASTRONOMIC, REFERRED TO THE SOUTHERLY LIMIT OF WILLERTON CLOSE AND SHOWN ON REGISTERED PLAN 43M-524 AS N90°00'00"E.

- S.I.B. DENOTES STANDARD IRON BAR.
- I.B. DENOTES IRON BAR.
- DENOTES SURVEY MONUMENT PLANTED.
- DENOTES SURVEY MONUMENT FOUND.
- (P1) DENOTES REGISTERED PLAN M-524.
- (922) DENOTES SCHAEFFER & REINTHALER, O.L.S.
- (1509) DENOTES D. ASHWORTH, O.L.S.
- C.F. DENOTES CONCRETE FOUNDATION

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE 16th DAY OF MAY, 1984.

DATE May 23, 1984

Duncan Ashworth
DUNCAN ASHWORTH
ONTARIO LAND SURVEYOR

DUNCAN ASHWORTH SURVEYING LTD.
37 GEORGE ST. N BRAMPTON, ONTARIO L6X 1R5 (416) 453-1770

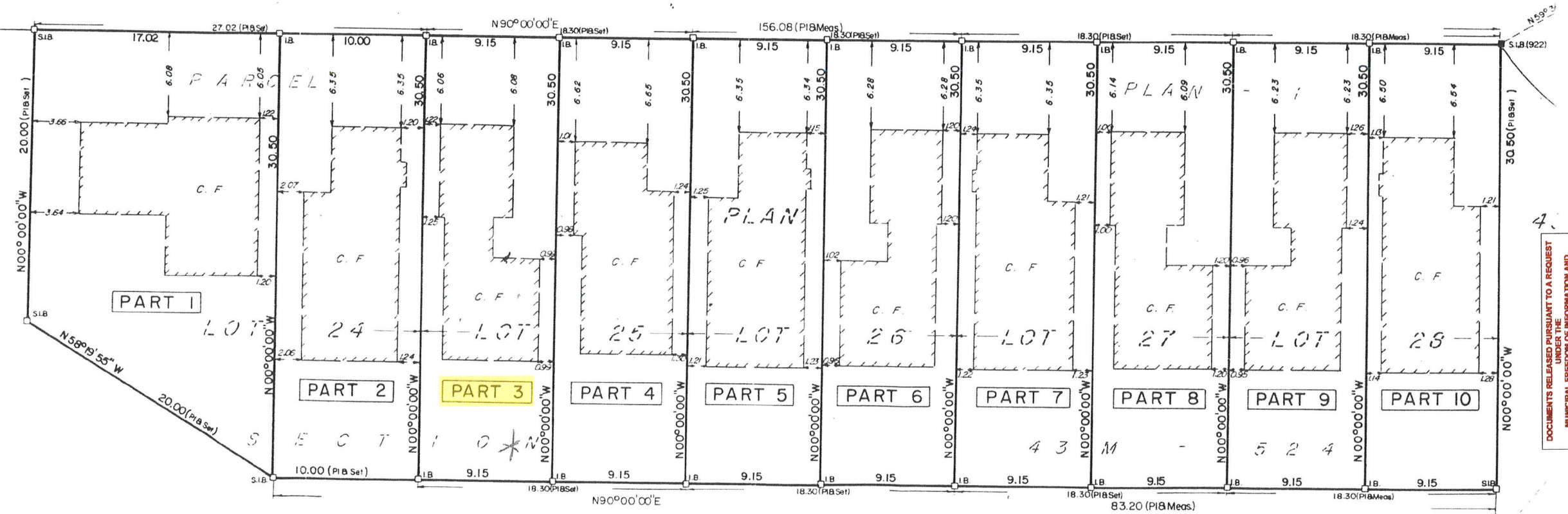
DRAWN BY: A.D.S.	CHECKED BY: D.A.	SCALE 1 : 250	REFERENCE N ^o : 177-84-3
CLIENT: DARCEL CONSTRUCTION.			

WILLERTON

CLOSE

N90°00'00"E

160.60 (PIB Meas)



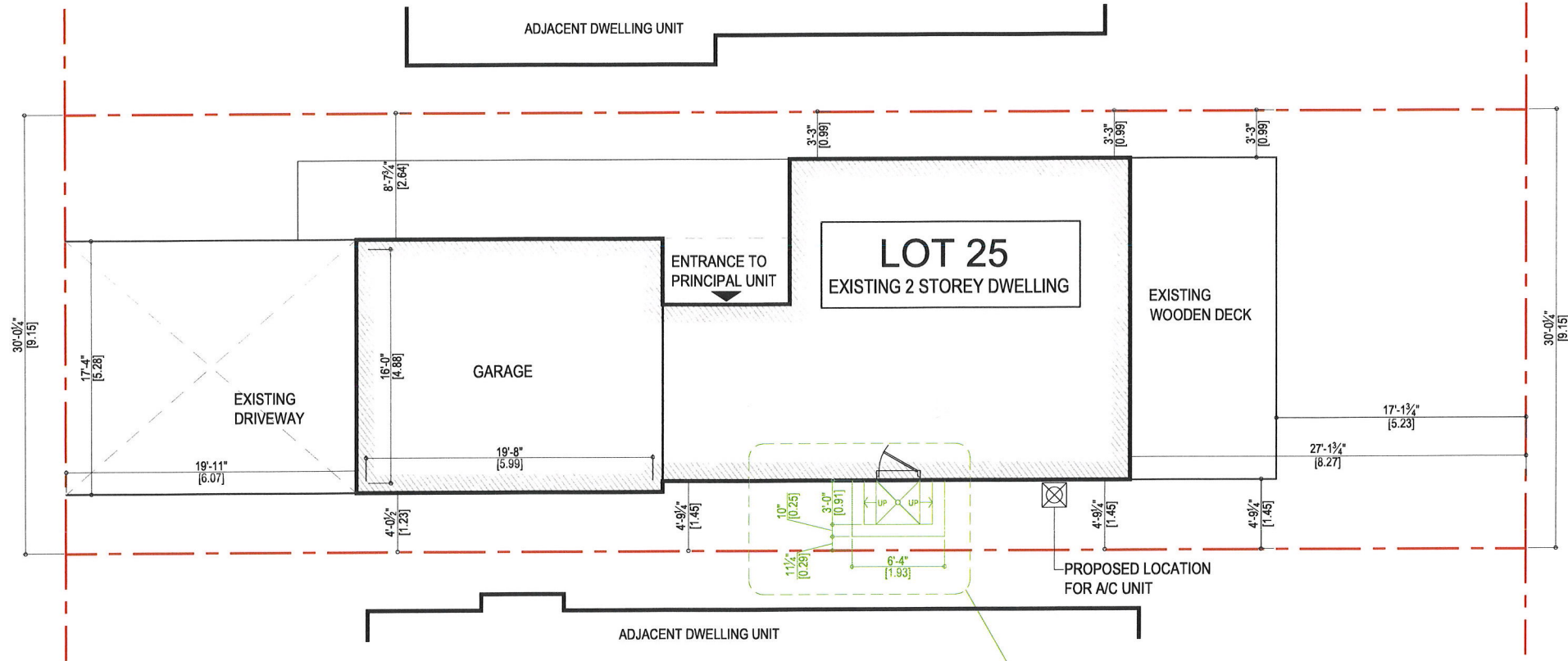
4

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 COPYRIGHT ACT R.S. 1985, c. 42 APPLIES TO THE
 USE AND REPRODUCTION OF THESE DOCUMENTS

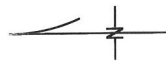
BLOCK

136

WILLERTON CLOSE



MINOR VARIANCE APPLICATION SCOPE OF WORK
 PROPOSED NEW BELOW GRADE STAIRS AND
 ENTRANCE DOOR
 (TO ACCESS PROPOSED BASEMENT APARTMENT)



PROJECT:

PROPOSED BELOW GRADE ENTRANCE FROM SIDEYARD
 6 WILLERTON CLOSE BRAMPTON ON L6V 4H3



DESIGN CONSULTANTS
 SACHIN TRIVEDI
 SACHINTRARCH@GMAIL.COM
 647.907.4139
 ENGINEERING CONSULTANTS
 VIN ENGINEERING INC.



DRAWN BY :	ST	DATE :	AUG 22, 2024
CHECKED BY :	ST	SCALE :	1/8" = 1'-0"
No	Date	Revisions	
1	AUG 22, 2024	ISSUED FOR MINOR VARIANCE	

DRAWING TITLE :

SITE PLAN

A-11

Sachin Trivedi

42 Country Ridge Court
Brampton, ON L6P 3S3
(647) 907-4139
sachintrarch@gmail.com

August 23, 2024

Committee of Adjustment

City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

RE: Minor Variance application for 6 Willerton Close Brampton ON L6V 4H3

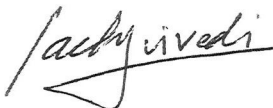
Dear Secretary - Treasurer and members of Committee of Adjustment,

I am an authorized agent on behalf of the owners of the property at 6 Willerton Close Brampton ON L6V 4H3. They live there with their family.

It's a detached house with an as built finished basement. The owners want to renovate the basement as ARU (Additional Residential unit). Access to this unit can be provided from the side yard by adding a door to the stair landing. But the grade outside is little above the stair landing finish floor level. So it will need 2 steps down and will be below grade stairs. Per the zoning laws, a below grade stair can not be built on the side yard. Also there will not be a required 0.3m setback between the proposed below grade stair and the property line.

It is our kind request to consider this application for allowing a below grade stair from the side yard.

Sincerely,



Sachin Trivedi

Zoning Non-compliance Checklist

File No.

A-2024-0369

Applicant: Sachin Trivedi
 Address: 6 Willerton Close
 Zoning: R2A(2)-283 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 interior side yard.	10.23.1
	To permit an interior side yard setback of 0.29m 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

 September 11, 2024
 Date