



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

FILE NUMBER: A-2024-0372

*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)** Neelima Malhotra & Ratnesh Malhotra  
**Address** 106 Clockwork Drive, Brampton, ON L7A 0C3

**Phone #** 437 971 5186 **Fax #** \_\_\_\_\_  
**Email** ratneshmalhotra@yahoo.com

2. **Name of Agent** ANJU BHUTANI  
**Address** 18 SPARROW COURT, BRAMPTON, ON L6Y 3P2

**Phone #** 647 654 8500 **Fax #** \_\_\_\_\_  
**Email** abhutani@cheerful.com

3. **Nature and extent of relief applied for (variances requested):**  
TO PERMIT AN BELOW GRADE ENTRANCE IN THE EXTERIOR SIDE YARD WITH 2.41 M SETBACK IS THERE.

4. **Why is it not possible to comply with the provisions of the by-law?**  
THE BY-LAWS DOES NOT ALLOW UNENCLOSED BELOW GRADE ENTRANCE IN THE EXTERIOR SIDE YARD.

5. **Legal Description of the subject land:**  
**Lot Number** BLK 176/395  
**Plan Number/Concession Number** M2099/M2058  
**Municipal Address** 106 CLOCKWORK DRIVE

6. **Dimension of subject land (in metric units)**  
**Frontage** 6.82 M  
**Depth** 27.50 M  
**Area** 377.36 SQ..M.

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

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" 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.)

2 STOREY DETACHED HOUSE

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

UNENCLOSED BELOW GRADE ENTRANCE IN EXTERIOR 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 6.82 M  
Rear yard setback 13.86 M  
Side yard setback 0.63 M  
Side yard setback 3.32 M

**PROPOSED**

Front yard setback 6.82 M  
Rear yard setback 13.86 M  
Side yard setback 0.63 M  
Side yard setback 2.41 M

10. Date of Acquisition of subject land: MAY, 2024

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: 2021

15. Length of time the existing uses of the subject property have been continued: 3 months

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 _____

*Anju Bhutani*

Signature of Applicant(s) or Authorized Agent

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

THIS ~~29th~~ <sup>18th</sup> DAY OF ~~Aug~~ <sup>Sept</sup>, 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, ANJU BHUTANI, 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 18 DAY OF  
Sept, 2024

Valerie Low  
 a Commissioner, etc.,  
 Province of Ontario,  
 for the Corporation of the  
 City of Brampton.  
 Expires June 21, 2027.

*Anju Bhutani*

Signature of Applicant or Authorized Agent

*[Signature]*  
A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: R1F-9-2256

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

JOHN C. CABRAL  
Zoning Officer

2024-09-12  
Date

DATE RECEIVED SEPT 18, 2024

Date Application Deemed Complete by the Municipality 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: 106 CLOCKWORK DRIVE, BRAMPTON

I/We. NEELIMA MALHOTRA, RATNESH MALHOTRA  
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 29th day of AUG, 2024.

Neelima

R Malhotra

(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: 106 CLOCKWORK DRIVE

I/We, NEELIMA MALHOTRA, RATNESH MALHOTRA  
please print/type the full name of the owner(s)

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

Anju Bhutani

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 29th day of AUG, 2024.

Neelima R Malhotra  
(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.**

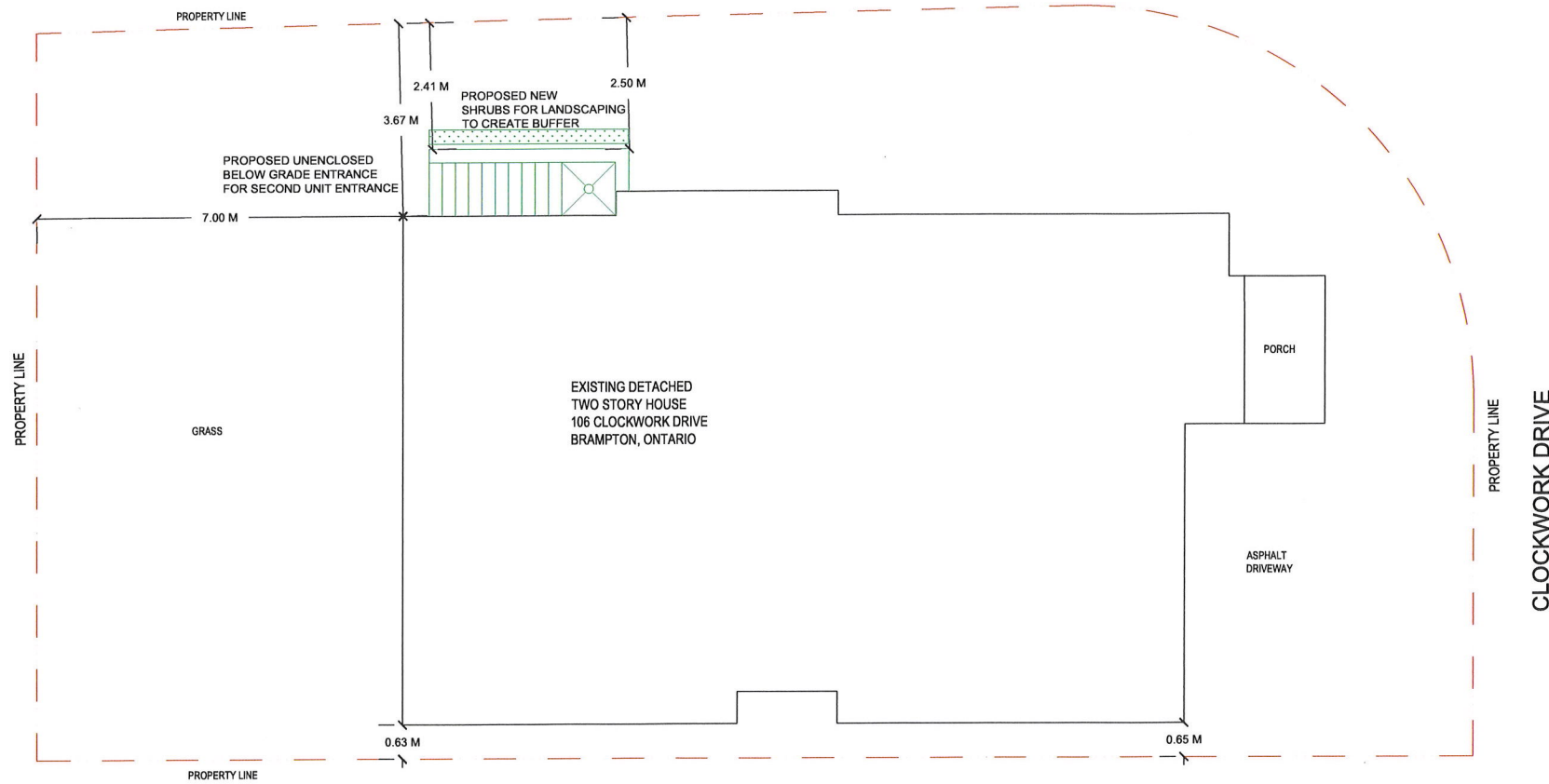




Notes:



BRISDALE DRIVE



PROPOSED BELOW GRADE ENTRANCE IN EXTERIOR SIDE YARD

**HERITAGE SOLUTIONS**  
1-647-654-8500

PROJECT ADDRESS:  
106 CLOCKWORK DRIVE  
BRAMPTON  
ONTARIO

PROJECT DESCRIPTION:  
BELOW GRADE ENTRANCE IN  
EXTERIOR SIDE YARD

DRAWING DESCRIPTION:  
SITE PLAN

SCALE:  
1:100

DATE:  
AUG 22, 2024

DRAWING NO:  
**A0**

REVISION:  
0

# Zoning Non-compliance Checklist

File No. A-2024-0372
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Applicant: Neelima Malhotra & Ratnesh Malhotra  
 Address: 106 Clockwork Dr, Brampton, ON L7A 0C3  
 Zoning: R1F-9-2556  
 By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BELOW GRADE ENTRANCE	To permit a proposed 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
SETBACKS	To permit a minimum setback of 2.41m to a below grade entrance in a required exterior side yard	Whereas the by-law requires a minimum exterior side yard setback of 3.0m.	Special Section 2256.2(5)a)
BUILDING HEIGHT			
OUTSIDE STORAGE			
LOT COVERAGE			
DRIVEWAY			
FENCE HEIGHT			
ACCESSORY STRUCTURE HEIGHT			
ACCESSORY STRUCTURE SETBACK			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
GARAGE DOOR HEIGHT			

\_\_\_\_\_  
 John C. Cabral  
 Reviewed by Zoning

\_\_\_\_\_  
 2024-09-12  
 Date