



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

FILE NUMBER: A-2024-0402

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) Ameet Manohar  
(Manohar Ameet) Sangeeta Ameet

Address 27 Troyer Street, Brampton, L7A 4T3, ON

Phone # 416 797 3588

Fax # \_\_\_\_\_

Email abhay\_jesrani26@hotmail.com

2. Name of Agent Maulik Patel

Address 107 Jacob Fisher Drive, Scarborough, M1B 4L9, ON

Phone # 647 524 0756

Fax # \_\_\_\_\_

Email homnextincwork@gmail.com

3. Nature and extent of relief applied for (variances requested):

Proposing second unit in basement with side door entry (with below grade Stairs)

4. Why is it not possible to comply with the provisions of the by-law?

The below grade stairs do not meet the minimum interior side yard setback requirement of 1.20m

5. Legal Description of the subject land:

Lot Number 58

Plan Number/Concession Number 43M-2022

Municipal Address 27 Troyer Street, Brampton, ON

6. Dimension of subject land (in metric units)

Frontage 9.15

Depth 27.0

Area 247.05

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: List all structures (dwelling, shed, gazebo, etc.)

Ground floor area = 94.01  
2 Story building  
width 7.21, length 15.03, height 9.93

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Proposing second unit in basement with side door entry (with below grade Stairs)

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	2.45
Rear yard setback	7.3
Side yard setback	0.67
Side yard setback	1.20

PROPOSED

Front yard setback	2.45
Rear yard setback	7.3
Side yard setback	0.67
Side yard setback	0.15

10. Date of Acquisition of subject land: no

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: 2018

15. Length of time the existing uses of the subject property have been continued: 6

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 _____

AMEET MANOHAR  
Maulik Patel

Signature of Applicant(s) or Authorized Agent

DATED AT THE City \_\_\_\_\_ OF Brampton \_\_\_\_\_

THIS 20 18 DAY OF September October, 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, Manohar Amet AMEET MANOHAR 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 20 18 DAY OF

OCT September, 2024.

[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]  
Maulik Patel

Signature of Applicant or Authorized Agent

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.

L. Barbuto

Zoning Officer

October 9, 2024

Date

DATE RECEIVED

Oct 18, 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](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 27 Troyer Street, Brampton, ON

I/We, *Ameet Manohar* *RV*  
Manohar Ameet Sangeeta Ameet  
please print/type the full name of the owner(s)

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

Maulik Patel  
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 20 day of September, **20**24.

*Manohar Ameet Sangeeta Ameet*  
(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](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 27 Troyer Street, Brampton, ON

I/We, *Amreet Manohar*  
Manohar Amreet Sangeeta Amreet  
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 20 day of September, 2024.

*Manohar Amreet Sangeeta Amreet*  
(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**

SURVEYOR'S REAL PROPERTY REPORT  
PART 1  
PLAN OF LOTS 55, 56, 57, 58, 59,  
60, 61, 62 AND 63  
PLAN 43M-2022  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:300  
10m 5m 0 10m 20metres

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

METRIC

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

NOTES

□ DENOTES MONUMENT SET  
■ DENOTES MONUMENT FOUND  
PB DENOTES PLASTIC BAR  
D.U.C. DENOTES DWELLING UNDER CONSTRUCTION  
P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER  
P DENOTES PORCH

ALL FOUND MONUMENTS BY RADY-PENTEK & EDWARD  
SURVEYING LTD., O.L.S.

ALL TIES TO CONCRETE FOUNDATIONS.

BEARINGS ARE GRID AND ARE REFERRED TO THE  
SOUTHEAST LIMIT OF TROYER STREET AS SHOWN ON  
PLAN 43M-2022 HAVING A BEARING OF N38°11'15"E.

PART 2 (SURVEY REPORT)

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

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- 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.
- THE SURVEY WAS COMPLETED ON THE 11<sup>th</sup> DAY OF JANUARY, 2017.

DATE: Feb. 9, 2017.

T. SINGH  
ONTARIO LAND SURVEYOR

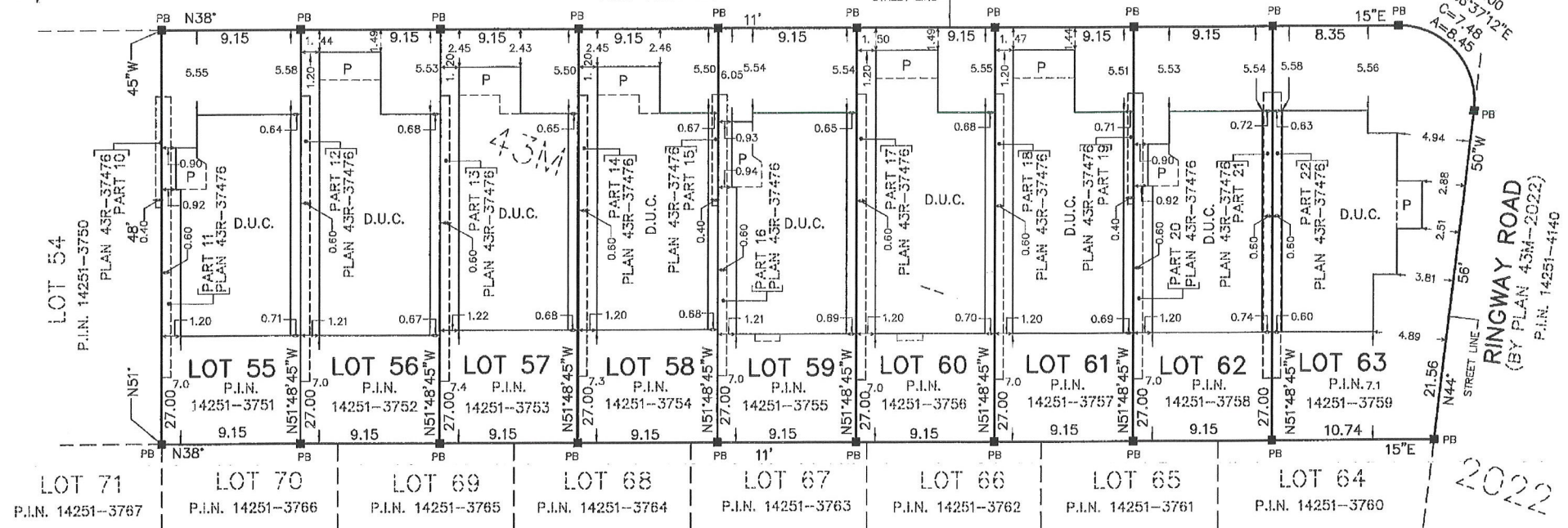
PLAN

TROYER

STREET

(BY PLAN 43M-2022)

P.I.N. 14251-4141



THIS REPORT WAS PREPARED FOR  
MATTAMY HOMES  
AND THE UNDERSIGNED ACCEPTS NO  
RESPONSIBILITY FOR USE BY OTHER PARTIES.

©RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S., 2017.

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

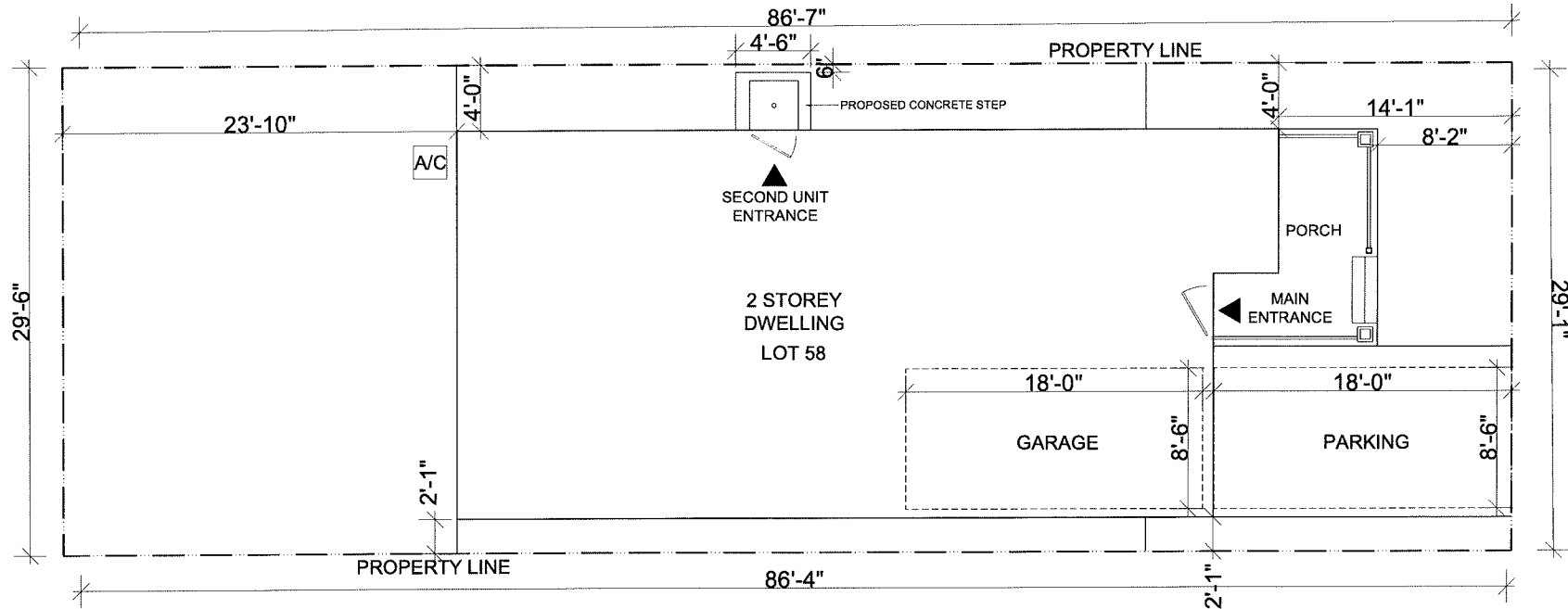


RADY-PENTEK & EDWARD SURVEYING LTD.  
ONTARIO LAND SURVEYORS  
643 Christea Road, Suite 7  
Woodbridge, Ontario L4L 8A3  
Tel. (416) 635-5000 Fax (416) 635-5001  
Tel. (905) 264-0881 Fax (905) 264-2099  
Website: www.r-pe.ca

DRAWN: V.K. CHECKED: G.Y./T.S.  
CAD FILE No. 2022-55 JOB No. 16-202

\*16-202\* \*43M-2022 L55-63\*





**SITE STATISTICS**  
LOT NO: 58  
PLAN NO:  
AREA OF GROUND FLOOR = 1012 SQ.FT (94.01 SQ.M)  
AREA OF SECOND FLOOR = 1030.24 SQ.FT (95.71 SQ.M)  
AREA OF BASEMENT = 803.52 SQ.FT (74.64 SQ.M)

**SITE LAYOUT**

- GENERAL NOTE:**
- CONTRACTOR SHALL CHECK ALL DIMENSION ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING.
  - ALL DRAWING AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK.
  - THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE CONSULTANT.
  - DRAWINGS ARE NOT TO BE SCALED.



NO	REVISION	DATE

**PROJECT NAME AND ADDRESS**  
27 TROYER STREET,  
BRAMPTON, ON

**SHEET TITLE:**  
SITE PLAN

DATE	08/20/2024	SHEET
SCALE	1/8" = 1'-0"	A02

# Zoning Non-compliance Checklist

File No.  
A-2024- 0402

Applicant: Manohar Ameet & Sangeeta Ameet  
Address: 2 Troyer  
Zoning: R1F – 9 - 2452  
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			
SIDE DOOR	<ul style="list-style-type: none"><li>To permit a proposed exterior stairway leading to a below grade entrance in a required side yard,</li><li>To permit an interior side yard setback of 0.15m to a proposed exterior stairway leading to a below grade entrance,</li></ul>	<p>whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard.</p> <p>whereas the by-law requires a minimum interior side yard setback of 1.2m.</p>	10.23 & 2452.2.7)
COVERAGE			
PARKING			
DRIVEWAY			
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'			
FENCE HEIGHT			
OUTSIDE STORAGE			

Lesley Barbuto  
Reviewed by Zoning

October 9, 2024  
Date