

FILE NUMBER: A-2024-0421

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.

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)MANICKA KRISHNAKUMAR and KOMANI KRISHNAKUMAR

Address76 Redfinch Way, Brampton, ON L7A 2B1

Phone #647-892-6025

Fax #

Emailkummar73@hotmail.com

2. Name of AgentHARJINDER SINGH / MEM ENGINEERING INC.

AddressUNIT-28, 2355 DERRY ROAD EAST, MISSISSAUGA ON L5S1V6

Phone #905-673-9100

Fax #

EmailMEM.PENG@OUTLOOK.COM

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

TO PERMIT A PROPOSED BELOW GRADE STEPS IN REQUIRED SIDE YARD WITH REDUCED SETBACK OF 0.36 M.

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

BY LAW DOES REQUIRES A MINIMUM OF 1.2 M FROM BELOW GRADE STEPS TO LOT LINE IN REQUIRED SIDE YARD.

5. Legal Description of the subject land:

Lot NumberBLK 235

Plan Number/Concession NumberM1439

Municipal Address76 Redfinch Way, Brampton, ON L7A 2B1

6. Dimension of subject land (in metric units)

Frontage9.02 M

Depth40.66 M

Area362.14 SQ.M.

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 SEMI DETACHED BRICK DWELLING
SINGLE FAMILY DWELLING
GFA - 182.82 SQ.M.
LENGTH OF PROPERTY - 15.76 M, WIDTH - 7.49 M AND HEIGHT - 9.0 M

PROPOSED BUILDINGS/STRUCTURES on the subject land:

TWO UNIT DWELLING
PROPOSED BELOW GRADE STEPS IN REQUIRED SIDE YARD WITH REDUCED SETBACK OF 0.36 M

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	5.56 M
Rear yard setback	18.40 M
Side yard setback	1.53 M
Side yard setback	1.54 M

PROPOSED

Front yard setback	5.56 M
Rear yard setback	18.40 M
Side yard setback	1.53 M
Side yard setback	REDUCED TO 0.36M FROM BELOW GRADE STEPS IN REQUIRED SIDE YARD

10. Date of Acquisition of subject land: 2014

11. Existing uses of subject property: SINGLE FAMILY DWELLING

12. Proposed uses of subject property: TWO UNIT DWELLING

13. Existing uses of abutting properties: RESIDENTIAL

14. Date of construction of all buildings & structures on subject land: 2009

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

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

Municipal

☒

Well

☐

Other (specify)

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

Municipal

☒

Septic

☐

Other (specify)

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

Sewers

☒

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 _____

Raman Kumar

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton
THIS 06 DAY OF November, 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, Raman Kumar, 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 6 DAY OF November, 2024

Raman Kumar

Signature of Applicant or Authorized Agent

A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation:

R3B-1011

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.

Philip Gaspar

Zoning Officer

October 10, 2024

Date

DATE RECEIVED

Nov 6, 2024
Clara

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: 76 Redfinch Way, Brampton, ON L7A 2B1

I/We, Manicka Krishnakumar and Komani Krishnakumar
please print/type the full name of the owner(s)

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

HARJINDER SINGH / MEM ENGINEERING INC.
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 October, 2024.

M.R. [Signature] Komani.K
(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: 76 Redfinch Way, Brampton, ON L7A 2B1

I/We, Manicka Krishnakumar and Komani Krishnakumar
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 October, 2024.

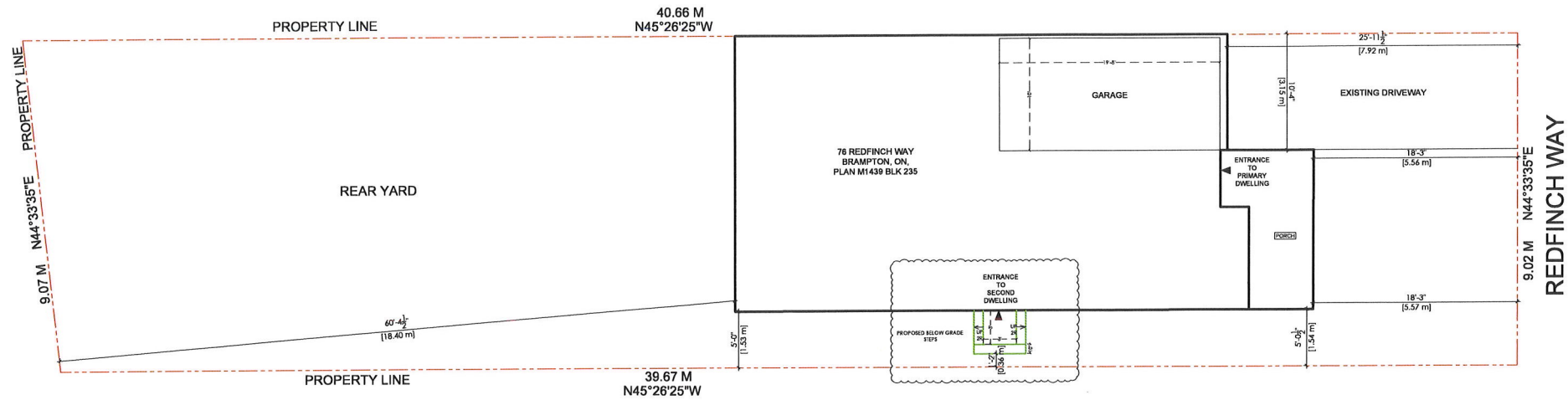
M.R. [Signature] Komani.K
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(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



General Notes

- CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING.
- ALL DRAWINGS 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.

LEGENDS:-

REVISION			
NO.	DATE	DESCRIPTION	BY

Firm Name and Address
MEM ENGINEERING INC
2355 DERRY ROAD EAST
MISSISSAUGA, ON, L5S 1V6
905-673-9100
Email:harry@memengineering.ca

PROJECT TITLE:

76 REDFINCH WAY, BRAMPTON, ON
L7A 2B1

SHEET TITLE:

SITE PLAN

CLIENT EMAIL:

CLIENT CONTACT:

SCALE: 1/8"-1'-0"	DRAWING NO.: A100
PLOT DATE: 2024-09-26	
DRAWN BY: SB	
CHECKED BY: HS	

Zoning Non-compliance Checklist

File No.
A-2024-0421

Owner: KRISHNA KUMAR and MANICKA RAMAMOORTHY
Address: 76 REDFINCH WAY
Zoning: R3B-1011
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	<div>To permit a proposed exterior stairway leading to a below grade entrance in a required side yard,</div> <div>To permit an interior side yard setback of 0.36m to a proposed exterior stairway leading to a below grade entrance,</div>	<div>whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard.</div> <div>whereas the by-law requires a minimum interior side yard setback of 1.20m.</div>	<div>10.23.1</div> <div>1011.2 (8)</div>
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

Philip Gaspar

Reviewed by Zoning

Oct 10, 2024

Date