

FILE NUMBER: A-2024-0418

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)

Dharsheni Ramesh , Sudharsanam Varadharajan

Address

17 Silktop Trail, Brampton, ON, L6R 2K4

Phone #

647 272 0274

Fax #

Email

bharathiram1993@yahoo.com
2.

Name of Agent

Valiuddin Mohammed

Address

6 Ripon Street, Mississauga, ON, L4T 1E2

Phone #

647 786 5940

Fax #

Email

info@mechways.com
3.

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

1. To seek relief from Zoning by law to allow a minimum exterior side yard of 2.03m where as 3m is required.
4.

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

The required exterior side yard width is 3m. However, the current existing below grade entrance is located within the exterior side yard according to ZBL 13.1.2, with an exterior side yard width of 2.03m. We would like to apply for a second dwelling unit for this property using the existing as-built basement entrance.
5.

Legal Description of the subject land:

Lot Number

25

Plan Number/Concession Number

M1300

Municipal Address

17 Silktop Trail, Brampton, ON, L6R 2K4
6.

Dimension of subject land (in metric units)

Frontage

11.70m

Depth

23.50m

Area

274.94 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:

Ground Floor Area: 111.9
sq.m Gross Floor Area: 252.04 sq.m
Number of Storeys: 2
Width: 11.89m
Length: 12.49m
Height: 5.49m

PROPOSED BUILDINGS/STRUCTURES on the subject land:

NO PROPOSED BUILDINGS / STRUCTURES ON THE SUBJECT LAND.

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 4.63m
Rear yard setback 5.38m
Side yard setback 1.24m
Side yard setback 2.03m

PROPOSED

Front yard setback 4.63m
Rear yard setback 5.38m
Side yard setback 1.24m
Side yard setback 2.03m

10. Date of Acquisition of subject land: _____

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: _____

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

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 of an application for minor variance?

Yes No Unknown ☒

If answer is yes, provide details:

File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

Valiuddin
Mohammed

Digitally signed by Valiuddin
Mohammed
DN: cn=Valiuddin Mohammed,
c=CA, o=Mechways Inc.,
email=Mechways@gmail.com
Date: 2024.10.23 16:54:08 -0400

Signature of Applicant(s) or Authorized Agent

DATED AT THE _____ OF _____
THIS _____ DAY OF _____, 20____.

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, VALIUDDIN MOHAMMED, OF THE CITY OF MISSISSAUGA
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 Toronto

IN THE Province OF

Ontario THIS 08th DAY OF

October, 2024.

Rameshbhai Somabhai Patel
Ramesh Patel & Associate Lawyers
Professional Corporation

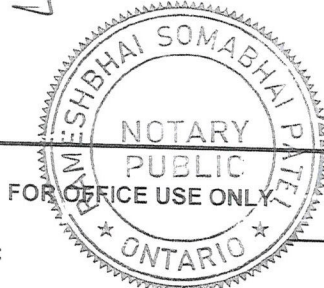
127 Westmore Dr. Unit # 101,
Toronto, ON. M9V 3Y6

Tel: 416-744-7777 Fax: 416-744-3888
mail@rplawoffice.net

Valiuddin
Mohammed

Digitally signed by Valiuddin
Mohammed
DN: cn=Valiuddin Mohammed,
c=CA, o=Mechways Inc., ou=HO,
email=vall@mechways.com
Date: 2024.10.09 13:14:28 -0400

Signature of Applicant or Authorized Agent



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

November 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 17 Silktop Trail, Brampton, ON L6R 2K4

INWe. Dharshem Ramesh & Sudharsanam Varadhanyan
please print/type the full name of the owner(s)

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

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 24th day of October, 2024

Sharon Camph (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.

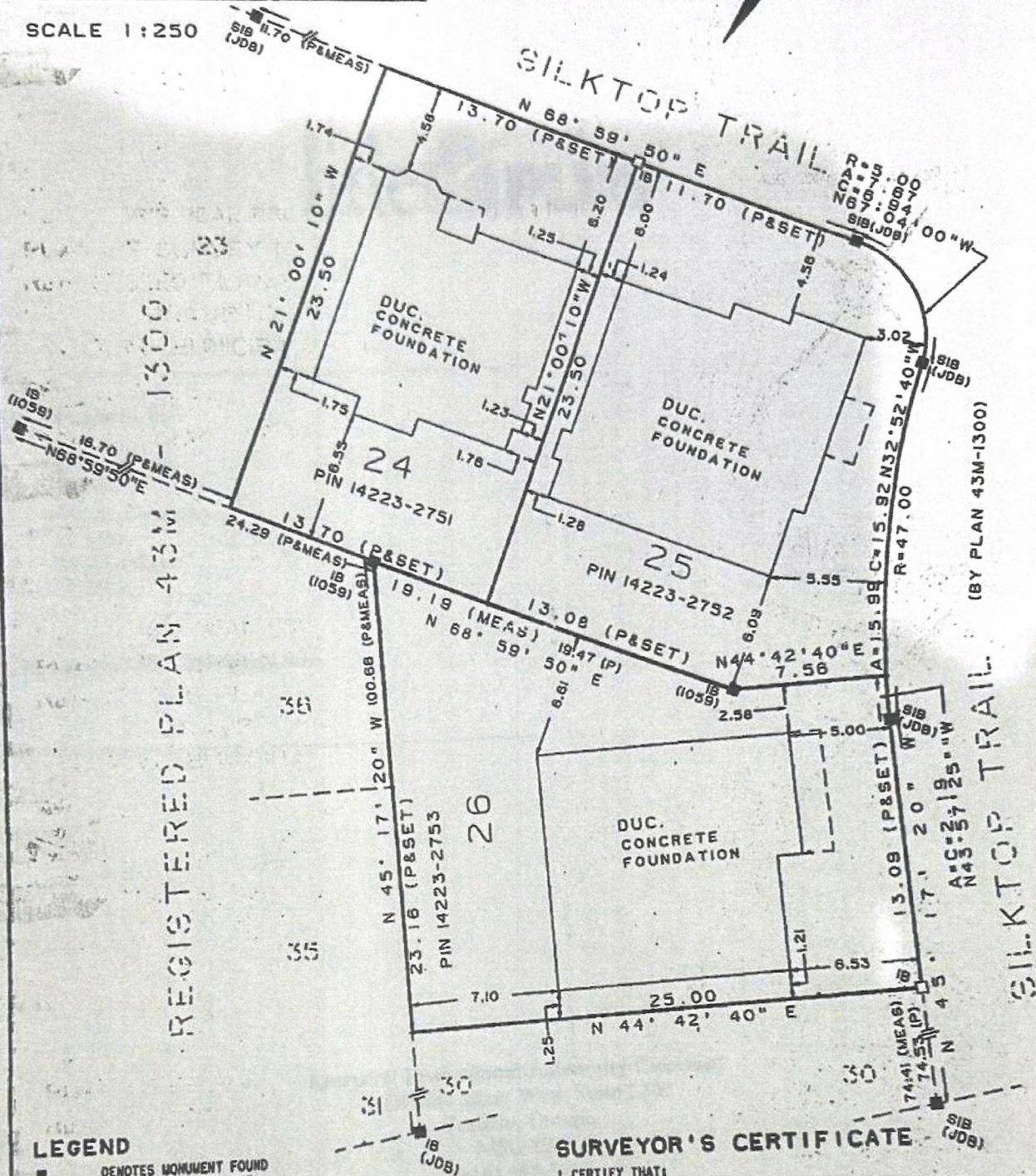
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1

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18:45 REMAX REALTY SERVICES INC 905 456 1924 P.02/02
SURVEYOR'S REAL PROPERTY REPORT (PART I)
PLAN OF SURVEY OF LOTS 24, 25 AND 26
REGISTERED PLAN 43M - 1300
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

0M 5 10 15 20 METRES

SCALE 1:250



LEGEND

- DEMOTES MONUMENT FOUND
- DEMOTES MONUMENT SET
- SIB DEMOTES STANDARD IRON BAR
- IB DEMOTES IRON BAR
- DUC. DEMOTES DWELLING UNDER CONSTRUCTION
- P DEMOTES REGISTERED PLAN 43M - 1300
- JDB DEMOTES J.D. BARNES LIMITED
- 1059 DEMOTES W.M.FENTON, O.L.S.

NOTES

BEARINGS HEREON ARE ASTRONOMIC, DERIVED FROM THE SOUTHEAST LIMIT OF SILKTOP TRAIL SHOWN ON REGISTERED PLAN 43M - 1300 AS N88° 59' 50" E

THIS REPORT HAS BEEN PREPARED FOR NATIONAL HOMES

METRIC

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
 THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND
 THE REGULATIONS MADE UNDER THEM.

THE SURVEY WAS COMPLETED ON THE 15TH DAY OF JULY, 1999.

DATE SEPTEMBER 8, 1999.

DATE

W.M. FENTON

ONTARIO LAND SURVEYOR

"NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF W.M.FENTON O.L.S."

W.M. FENTON LIMITED, SURVEYORS
 CADASTRAL, GEODETIC AND ENGINEERING SURVEYS

25 FISHERMAN DRIVE, UNIT No 17
 BRAMPTON, ONTARIO
 L7A 1C8

TELEPHONE (905) 840-2100

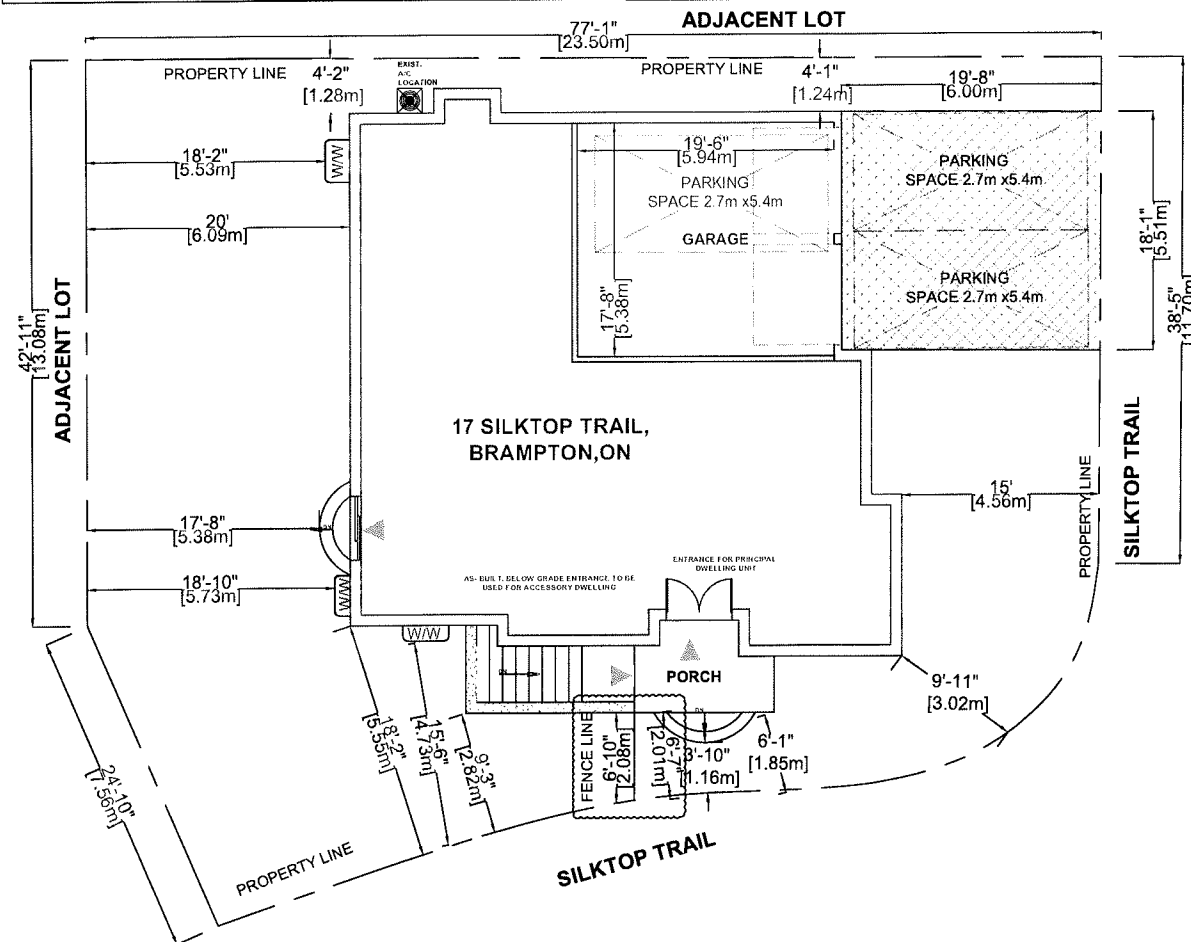
TOTAL P.02

GROSS FLOOR AREA CALCULATIONS

A. PRINCIPAL RESIDENCE	
BASEMENT G.F.A	= 119.85 m ²
GROUND FLOOR LEVEL G.F.A	= 119.85 m ²
SECOND FLOOR G.F.A	= 140.14 m ²
TOTAL	= 379.84 m²
B. BASEMENT	
BASEMENT APARTMENT G.F.A	= 119.85 m ²
PERCENTAGE OF ACCESSORY UNIT	= 31.55 %

SCOPE OF WORK

- A. LEGALIZATION OF AS-BUILT BASEMENT AS AN ACCESSORY DWELLING UNIT.
- B. LEGALIZATION OF AS-BUILT BELOW GRADE ENTRANCE.
- C. ENLARGEMENT OF TWO WINDOWS
- D. PROP. ONE NEW WINDOW



DRAWINGS ARE TO BE READ NOT
SCALED.
THE DESIGNER MUST VERIFY ALL
DIMENSIONS AND BE RESPONSIBLE
FOR THE SAME.
ALL DIMENSIONAL DISCREPANCIES TO THE
DESIGNER BEFORE COMMENCING THE
WORK. THE DRAWINGS AND
SCHEDULES ARE PROVIDED FOR THE
OWNER'S REVIEW AND APPROVAL.
THE DESIGNER SHALL BE RESPONSIBLE
FOR THE DESIGN AND CONSTRUCTION
OF THE PROJECT AND SHALL BE
RESPONSIBLE FOR THE DESIGNER.
ALL DESIGN AND CONSTRUCTION
SHALL BE IN ACCORDANCE WITH
THE DESIGNER'S DESIGN. IF ANY
DISCREPANCIES ARE DISCOVERED
WHILE WITHIN THE DESIGNER SHALL
BE NOTIFIED.

1	ISSUED FOR BUILDING PERMIT	OCT 01, 2024
NO.	DESCRIPTION	DATE



Mechways Inc.

ADDRESSEE : C. FRANK BRYANT
TEL. : 1-513-241-1111
CITY : ST. LOUIS, MO.
COUNTRY : U.S.A.

PROJECT:
ACCESSORY
APARTMENT AT
17 SILKTOP TRAIL,
BRAMPTON, ON.

SHEET TITLE:
SITE PLAN

CHECKED: MSS
DRAWN: TH
SCALE: 1:130
DATE: OCT/01/2024

DRAWING:



A B C

Zoning Non-compliance Checklist

File No.
A-2024-0418

Owner: Dharsheni Ramesh, Sudharsanam Varadharajan
Address: 17 SILKTOP TRAIL
Zoning: R2B-1221
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 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 exterior side yard.	10.23.1
	To permit an exterior side yard setback of 2.01m to a proposed exterior stairway leading to a below grade entrance,	whereas the by-law requires a minimum exterior side yard setback of 3.00m.	13.1.2 (f)
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

Philip Gaspar
Reviewed by Zoning

Nov 05, 2024
Date