



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

FILE NUMBER: A-2024-0437

*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)** Ali Hote & Shannon Hote  
**Address** 2 Forsyth Crescent, Brampton, ON, L6X5N1  


---

**Phone #** 4168781242 **Fax #** \_\_\_\_\_  
**Email** ali\_hote@yahoo.ca

2. **Name of Agent** Shivang Tarika  
**Address** 106 Morningside Dr, Georgetown, L7G0M2, ON  


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**Phone #** 4168212630 **Fax #** \_\_\_\_\_  
**Email** shivang@relysolution.com

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

A. To Propose an exterior stairway leading to a below grade entrance in the required interior side yard.  
 B. Proposed exterior side Yard Set back is 3.61 m to the below Grade Stairway and the required is 1.5 m

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

The owner of the property wants to build a second dwelling unit to manage his mortgage. However to provide a second dwelling unit the entrance has to be below the grade which is not possible on rear yard and the other side of the property due to insufficient space and privacy reason. So the only space where owner can construct the entrance is the side of the property. The entrance is designed in such a way that it doesn't block the passage to

5. **Legal Description of the subject land:**  
**Lot Number** 101  
**Plan Number/Concession Number** M2009  
**Municipal Address** 2 FORSYTH CRES, BRAMPTON, ON, L6X5N1

6. **Dimension of subject land (in metric units)**  
**Frontage** 19.01 M  
**Depth** 33.71 M  
**Area** 640.82 SQM

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

Provincial Highway	<input checked="" 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 checked="" 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.)

Ground Floor Area: 178.03 SQM  
 Gross Floor Area: 391.03 SQM  
 No. of Levels: 2  
 Width: 10.69 M  
 Length: 17.76 M

**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 4.53 M  
 Rear yard setback 10.6 M  
 Side yard setback 0.65 M  
 Side yard setback 3.17 M

**PROPOSED**

Front yard setback 4.53 M  
 Rear yard setback 10.6 M  
 Side yard setback 0.65 M  
 Side yard setback 3.17 M

10. Date of Acquisition of subject land: 2019
11. Existing uses of subject property: Residential - Single Dwelling Unit
12. Proposed uses of subject property: Residential - Two Dwelling Unit
13. Existing uses of abutting properties: Residential
14. Date of construction of all buildings & structures on subject land: 2016
15. Length of time the existing uses of the subject property have been continued: 3 Yrs

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 _____

*[Handwritten Signature]*

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON  
THIS 22 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, KUNWAR GAMBHIR OF THE CITY OF GEORGETOWN  
IN THE REGION OF HALTON HILLS 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 22 DAY OF  
NOV, 2024

*[Handwritten Signature]*  
A Commissioner etc.

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

*[Handwritten Signature]*

Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

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

Present Zoning By-law Classification: R1E-11.6-2476

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

Nov 05, 2024  
Date

DATE RECEIVED Nov 22, 2024

Date Application Deemed Complete by the Municipality ✓

**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: 2 Forsyth Crescent

I/We, Ali Hote & Shannon Hote

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 17 day of October, 20 24.

Ali Shannon

(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: 2 Forsyth Crescent

I/We, Ali Hote & Shannon Hote  
please print/type the full name of the owner(s)

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

Shivang Tanika  
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 17 day of October, 20 24.

Ali Shannon  
(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.**

**SURVEYOR'S REAL PROPERTY REPORT  
PART 1  
PLAN OF LOTS 100 AND 101  
PLAN 43M-2009  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL**

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

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.

DOCUMENTS RELEASED PURSUANT TO A REQUEST UNDER THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT R.S.O. 1990c. M56  
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**PART 2 (SURVEY REPORT)**

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

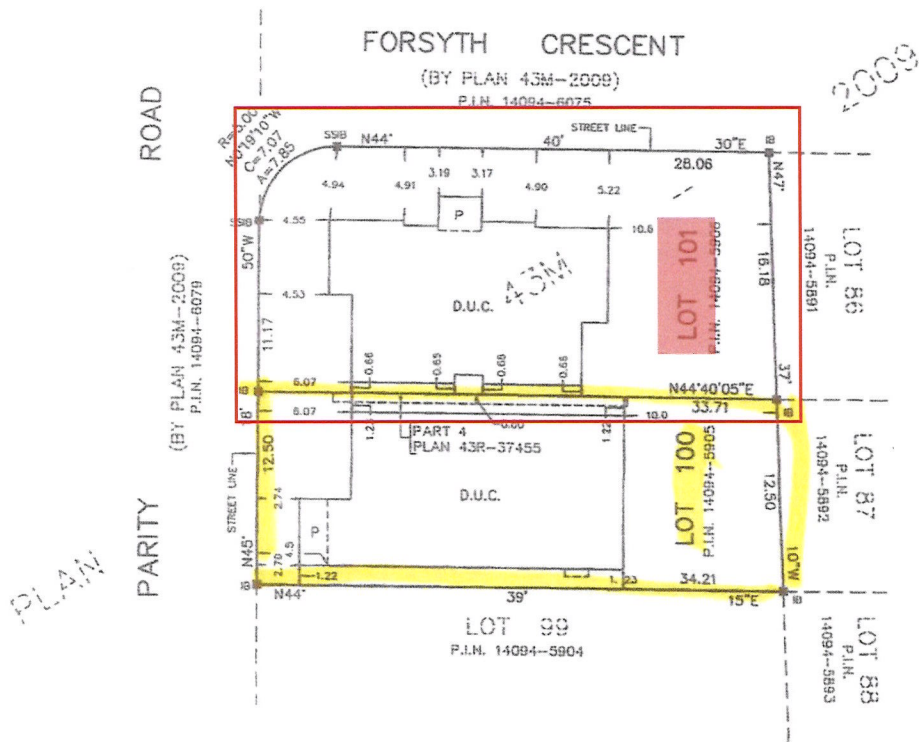
**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

1. 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.
2. THE SURVEY WAS COMPLETED ON THE 31<sup>ST</sup> DAY OF MARCH, 2017

DATE May 20, 2017

T. SINGH  
ONTARIO LAND SURVEYOR



**NOTES**

- DENOTES MONUMENT FOUND
- IB DENOTES IRON BAR
- SSIB DENOTES SHORT STANDARD IRON 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 FOUNDATION.

BEARINGS ARE GRID AND ARE REFERRED TO THE NORTHEAST LIMIT OF PARITY ROAD AS SHOWN ON PLAN 43M-2009 HAVING A BEARING OF N45°18'50"W.

THIS REPORT WAS PREPARED FOR LINDVEST PROPERTIES LTD. AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES

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ASSOCIATION OF ONTARIO LAND SURVEYORS  
PLAN SUBMISSION FORM  
2025918

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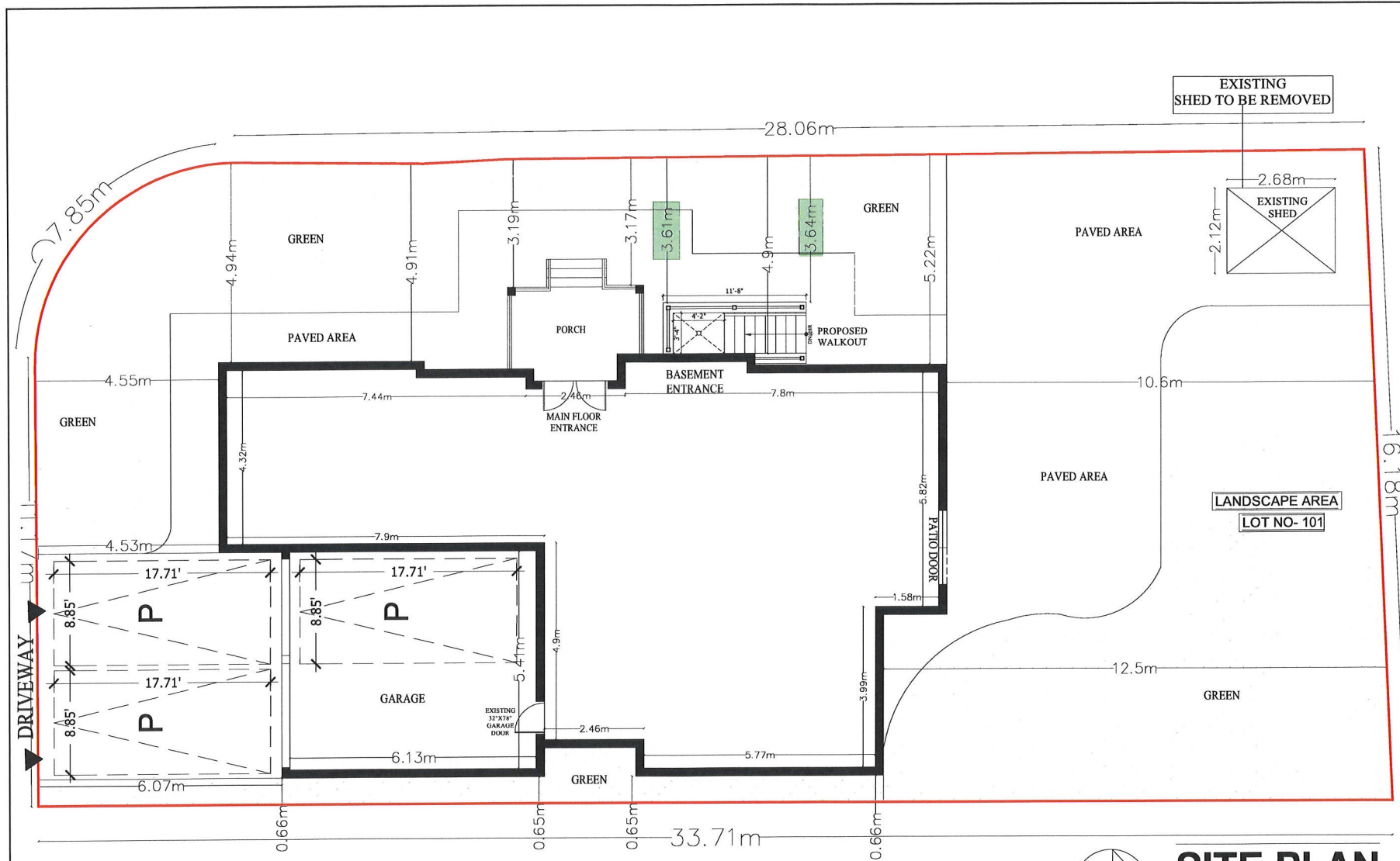


**RADY-PENTEK & EDWARD SURVEYING LTD.**  
ONTARIO LAND SURVEYORS  
643 Chrislea Road, Suite 7  
Woodbridge, Ontario, L4L 8A3  
Tel. (416) 635-5000 Fax (416) 635-5001  
Tel. (905) 264-0881 Fax (905) 264-2099  
Website: www.r-pe.ca  
DRAWN: V.K. CHECKED: G.Y./ T.S.  
CAD FILE No. 2009-100 JOB No. 16-077

\*16-077\* \*43M-2009 L100+101\*



Received / Revised  
JAN 06 2025  
Committee of Adjustment



2 FORSYTH CRES

**SITE PLAN**  
**SCALE 1:100**

Received / Revised

JAN 06 2025

Committee of Adjustment

GENERAL NOTES

DO NOT SCALE DRAWINGS  
PROPERTY RIGHTS RETAINED BY:  
BG CONSTRUCTION DESIGN  
ANY REPRODUCTION IN WHOLE OR IN PART  
UNDER THE RULES AND BY-LAWS OF THE  
CORPORATION IS STRICTLY FORBIDDEN.  
ANY REPRODUCTIONS MUST BE  
AUTHORIZED BY  
ALL DRAWINGS ARE IN METRIC SCALE

SCOPE OF WORK

PROPOSAL TO CONSTRUCT  
SECONDARY UNIT

THE UNDERSIGNED HAS REVIEWED AND  
TAKES RESPONSIBILITY FOR THIS DESIGN,  
AND HAS THE QUALIFICATIONS AND  
MEETS THE REQUIREMENTS SET OUT  
IN THE ONTARIO BUILDING CODE  
TO BE A DESIGNER.

QUALIFICATION INFORMATION  
REQUIRED UNLESS DESIGN IS EXEMPT  
UNDER DIV. C.32.5.1 OF THE BUILDING CODE

SHIVANG TARIKA 10640  
NAME SIGNATURE BCIN

*SHIVANG TARIKA*

NO	REVISION / ISSUE	DATE

SITE PLAN

CITY : BRAMPTON

2 FORSYTH CRES

EXISTING DWELLING

PROJECT	SHEET
AUG 2024	A1
SCALE 1:100	



**SITE PLAN**  
**SCALE 1:400**

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SHIVANG TARIKA 10640  
NAME SIGNATURE BCIN

*SHIVANG TARIKA*

NO	REVISION / ISSUE	DATE

SITE PLAN

CITY : BRAMPTON

2 FORSYTH CRES

EXISTING DWELLING

PROJECT	SHEET
AUG 2024	<b>A1-1</b>
SCALE 1:400	

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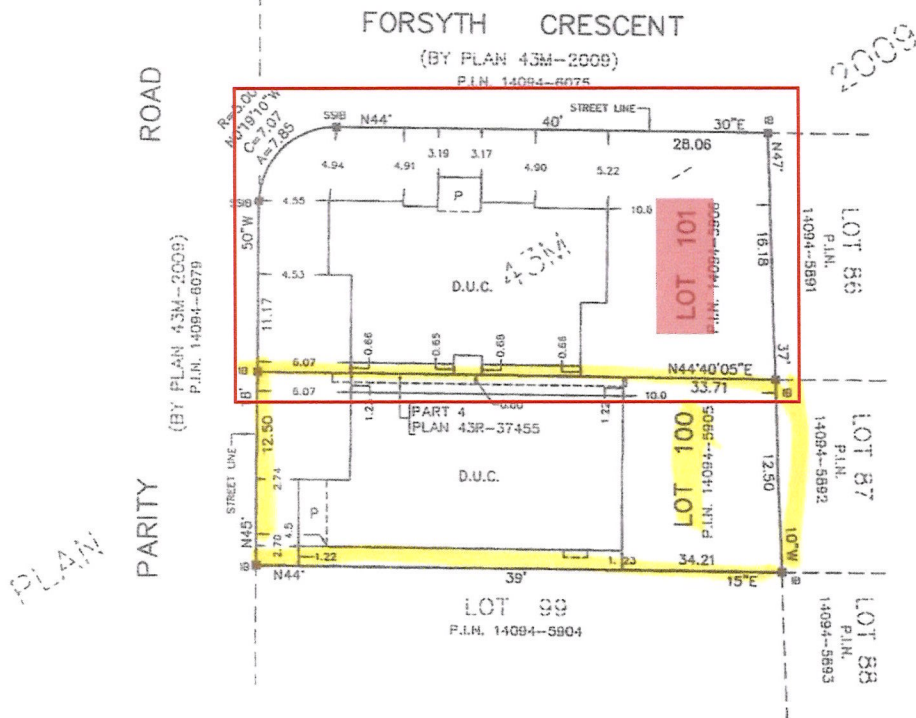
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2. THE SURVEY WAS COMPLETED ON THE 31<sup>ST</sup> DAY OF MARCH ,2017

DATE May 20 ,2017

*T. Singh*  
T. SINGH  
ONTARIO LAND SURVEYOR



**NOTES**

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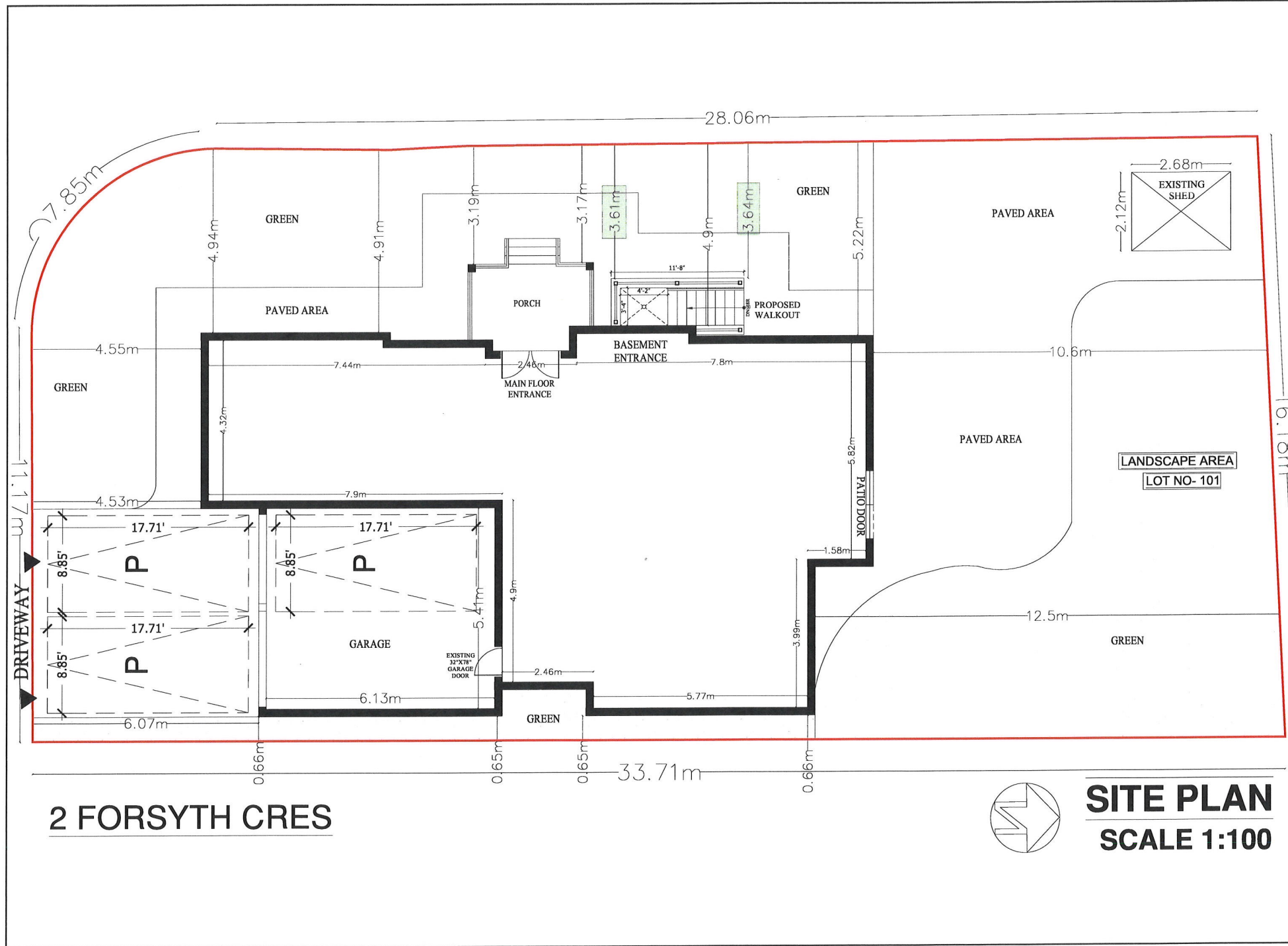
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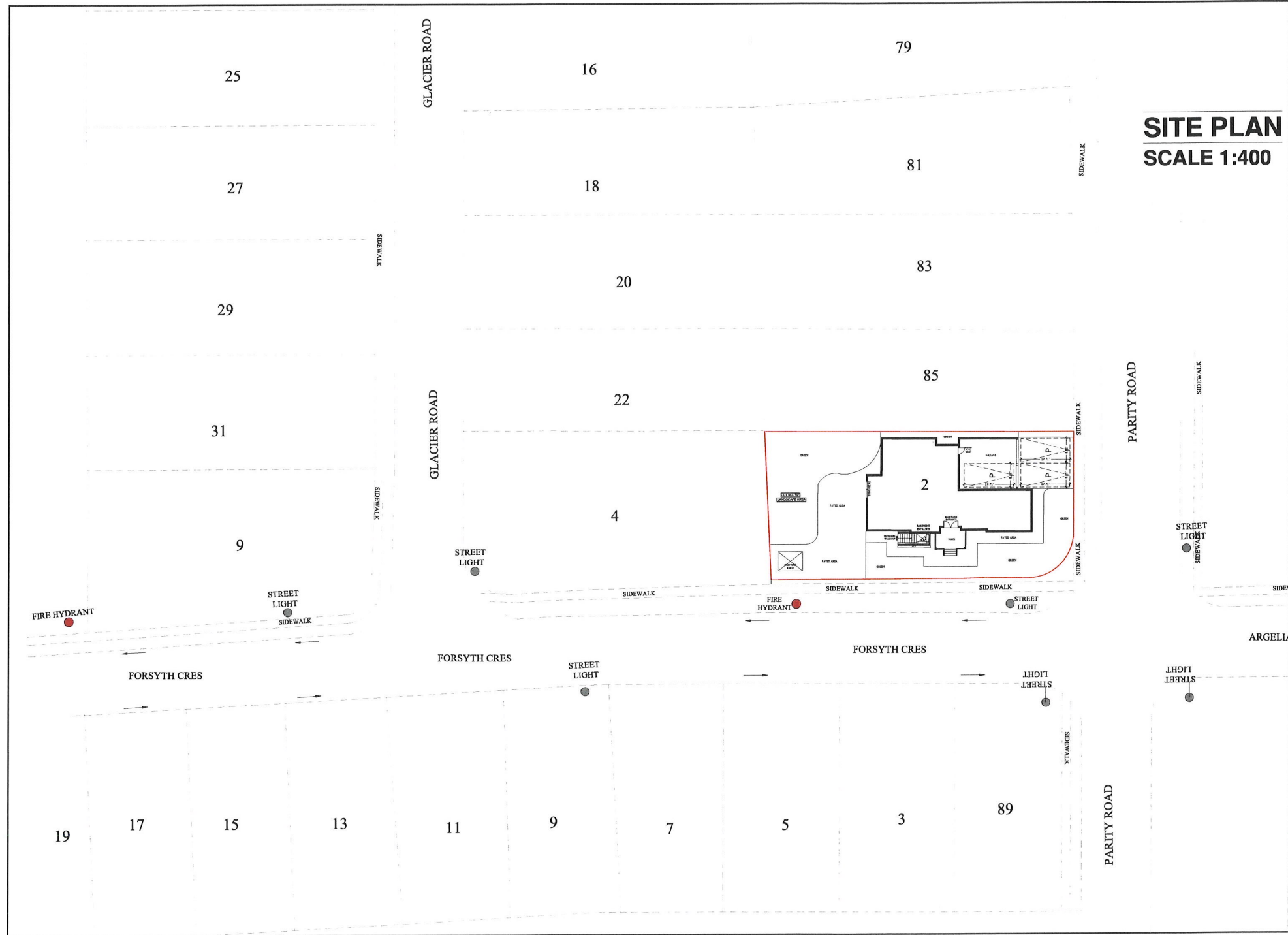
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2025918**

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In accordance with  
Regulation 1926, Section 29(3).

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Woodbridge, Ontario, L4L 8A3  
Tel. (416) 635-5000 Fax (416) 635-5001  
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Website: www.r-pe.ca  
DRAWN: V.K. CHECKED: G.Y./ T.S.  
CAD FILE No. 2009-100 JOB No. 16-077



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<b>SCOPE OF WORK</b>											
<b>PROPOSAL TO CONSTRUCT SECONDARY UNIT</b>											
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.											
<b>QUALIFICATION INFORMATION</b> REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIV. C.3.2.5.1 OF THE BUILDING CODE											
<b>SHIVANG TARIKA</b> NAME	 SIGNATURE	<b>106440</b> BCN									
<table border="1"> <thead> <tr> <th>NO</th> <th>REVISION / ISSUE</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			NO	REVISION / ISSUE	DATE						
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CITY : BRAMPTON											
2 FORSYTH CRES											
EXISTING DWELLING											
PROJECT AUG 2024 SCALE 1:100	SHEET <b>A1</b>										



**SITE PLAN**  
**SCALE 1:400**

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**SHIVANG TARIKA** 106440  
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*SHIVANG TARIKA*

NO	REVISION / ISSUE	DATE

**SITE PLAN**

**CITY : BRAMPTON**

**2 FORSYTH CRES**

**EXISTING DWELLING**

<b>PROJECT</b>	<b>SHEET</b>
AUG 2024	<b>A1-1</b>
SCALE 1:400	



# Zoning Non-compliance Checklist

File No.

A-2024-0437

Owner: Ali Hote & Shannon Hote  
 Address: 2 FORSYTH CRES  
 Zoning: R1E-11.6-2476  
 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	<p>To permit a proposed exterior stairway leading to a below grade entrance in a required side yard,</p> <p>To permit an exterior side yard setback of 3.61m to a proposed exterior stairway leading to a below grade entrance,</p>	<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 4.5m.</p>	<p>10.23.1</p> <p>13.4.2 (f)</p>
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