



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

FILE NUMBER: A-2024-0443

*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)** Tajinder Kaur Phatra  
**Address** 15 Ringway Rd. BRAMPTON, ON, L7A4T4

**Phone #** +1 (416) 272-8568 **Fax #** \_\_\_\_\_  
**Email** Tajinderkaur@gmail.com

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

**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 0.06 m to the below grade Stairway and the required is 1.21m

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** 25  
**Plan Number/Concession Number** PLAN M2022  
**Municipal Address** 15 RINGWAY RD, BRAMPTON, ON, L7A4T4

6. **Dimension of subject land (in metric units)**  
**Frontage** 9.15 M  
**Depth** 27.00 M  
**Area** 247.05 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: 111.36 SQM
No. of Levels: 2
Width: 7.09 M
Length: 15.48 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	2.63 M
Rear yard setback	7.3 M
Side yard setback	0.83 M
Side yard setback	1.22 M

**PROPOSED**

Front yard setback	2.63 M
Rear yard setback	7.3 M
Side yard setback	0.83 M
Side yard setback	0.06 M

10. Date of Acquisition of subject land: 2020
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: 2014
15. Length of time the existing uses of the subject property have been continued: 6 yrs

16. (a) What water supply is existing/proposed?
- |           |                                     |                       |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Well      | <input type="checkbox"/>            |                       |
- (b) What sewage disposal is/will be provided?
- |           |                                     |                       |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Septic    | <input type="checkbox"/>            |                       |
- (c) What storm drainage system is existing/proposed?
- |         |                                     |                       |
|---------|-------------------------------------|-----------------------|
| Sewers  | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Ditches | <input type="checkbox"/>            |                       |
| Swales  | <input type="checkbox"/>            |                       |

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 _____

\_\_\_\_\_  
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON  
THIS 28 DAY OF NOV, 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 HAMBYR, OF THE TOWN OF GEORGETOWN  
IN THE REGION OF NANTONHUS 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 CITY OF  
BRAMPTON THIS 28 DAY OF  
NOV, 2024

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

Ronnie

\_\_\_\_\_  
Signature of Applicant or Authorized Agent

[Signature]  
A Commissioner etc.

**Submit by Email**

**FOR OFFICE USE ONLY**

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

Present Zoning By-law Classification: R1F-9-2452

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

Shiza Athar  
Zoning Officer

2024/10/10  
Date

DATE RECEIVED NOV 28, 2024

Date Application Deemed Complete by the Municipality VL

**PERMISSION TO ENTER**

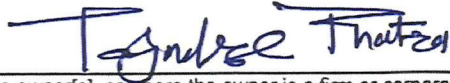
To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 15 Ringway rd

I/We, Tajinder Kaur Phatra  
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 09 day of October, 2024.



(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 19, 20, 21, 22, 23,  
24 AND 25  
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 FOUND
- IB DENOTES IRON BAR
- PB DENOTES PLASTIC 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 FOUNDATIONS.

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

**PART 2 (SURVEY REPORT)**

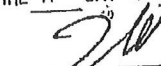
REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: PART OF LOTS 20 TO 25,  
(INCLUSIVE) DESIGNATED AS PARTS 21 TO 26, (INCLUSIVE), PLAN 43R-37475  
ARE SUBJECT TO AN EASEMENT AS SET OUT IN PR3072197  
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

**SURVEYOR'S CERTIFICATE**

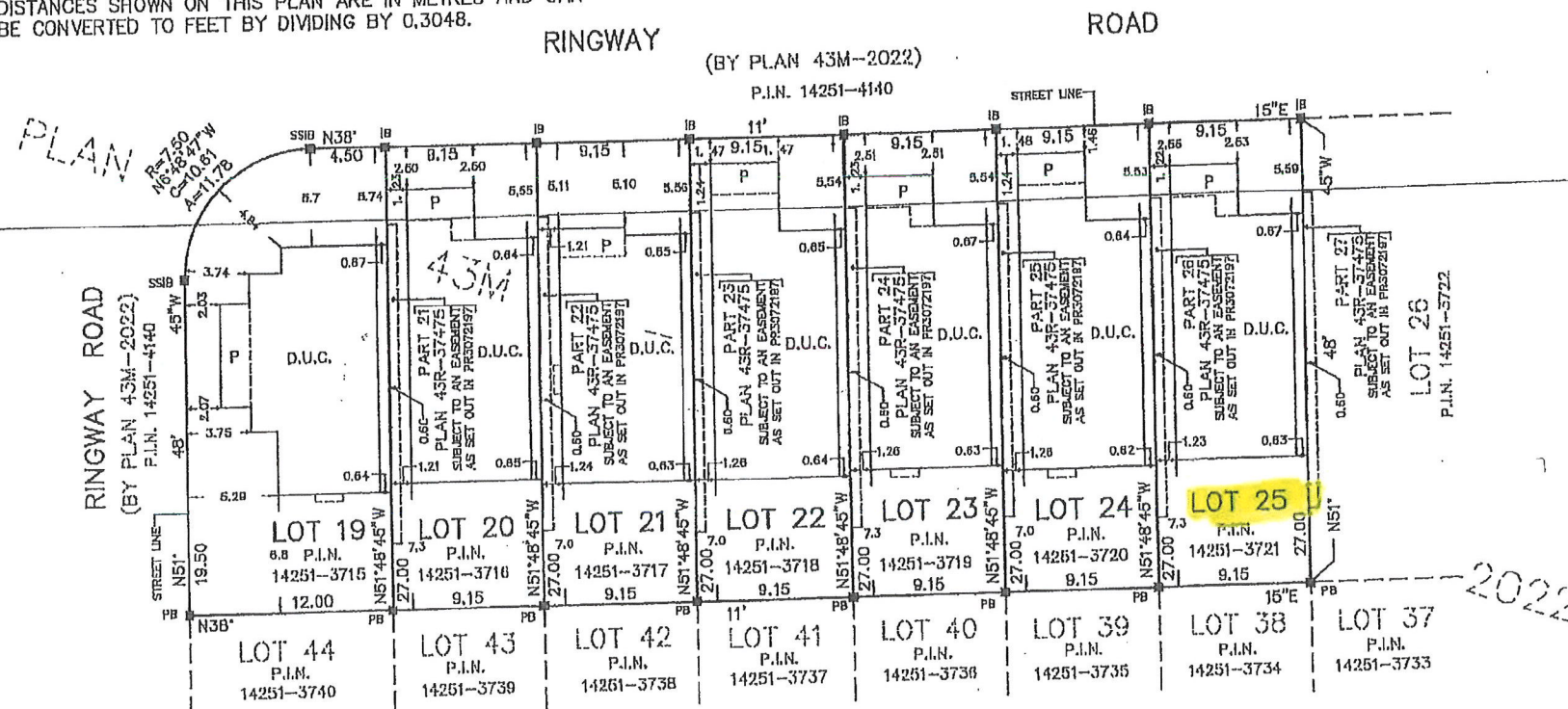
I CERTIFY THAT:

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 11<sup>th</sup> DAY OF SEPTEMBER, 2017.

DATE: Nov. 1<sup>st</sup>, 2017.



T. SINGH  
ONTARIO LAND SURVEYOR



ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
2035617



THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR  
In accordance with  
Regulation 1028, Section 20(3).

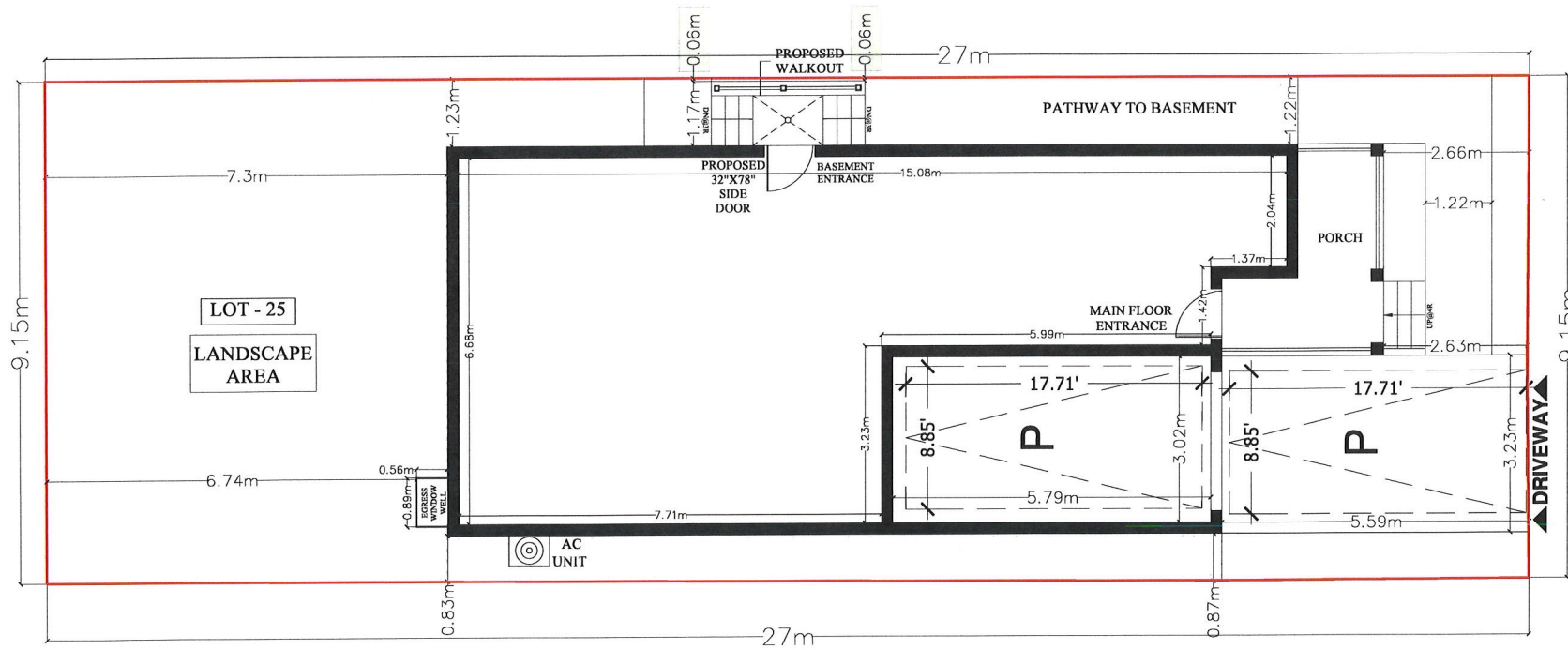
THIS REPORT WAS PREPARED FOR  
MATTAMY HOMES  
AND THE UNDERSIGNED ACCEPTS NO  
RESPONSIBILITY FOR USE BY OTHER PARTIES.

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

**RADY-PENTEK & EDWARD SURVEYING LTD.**  
ONTARIO LAND SURVEYORS  
643 Chrslea 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. 2022-19 JOB No. 16-202

\*16-202\* \*43M-2022 L19-25\*





**SITE PLAN**  
**SCALE 1/8"=1'-0"**



**15 RINGWAY ROAD**

**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**

**BELOW GRADE ENTRANCE  
 FROM SIDE YARD**

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-3.25.1 OF THE BUILDING CODE

**SHIVANG TARIKA** 106440  
 NAME SIGNATURE BCIN

*SHIVANG TARIKA*

NO	REVISION / ISSUE	DATE

**SITE PLAN**

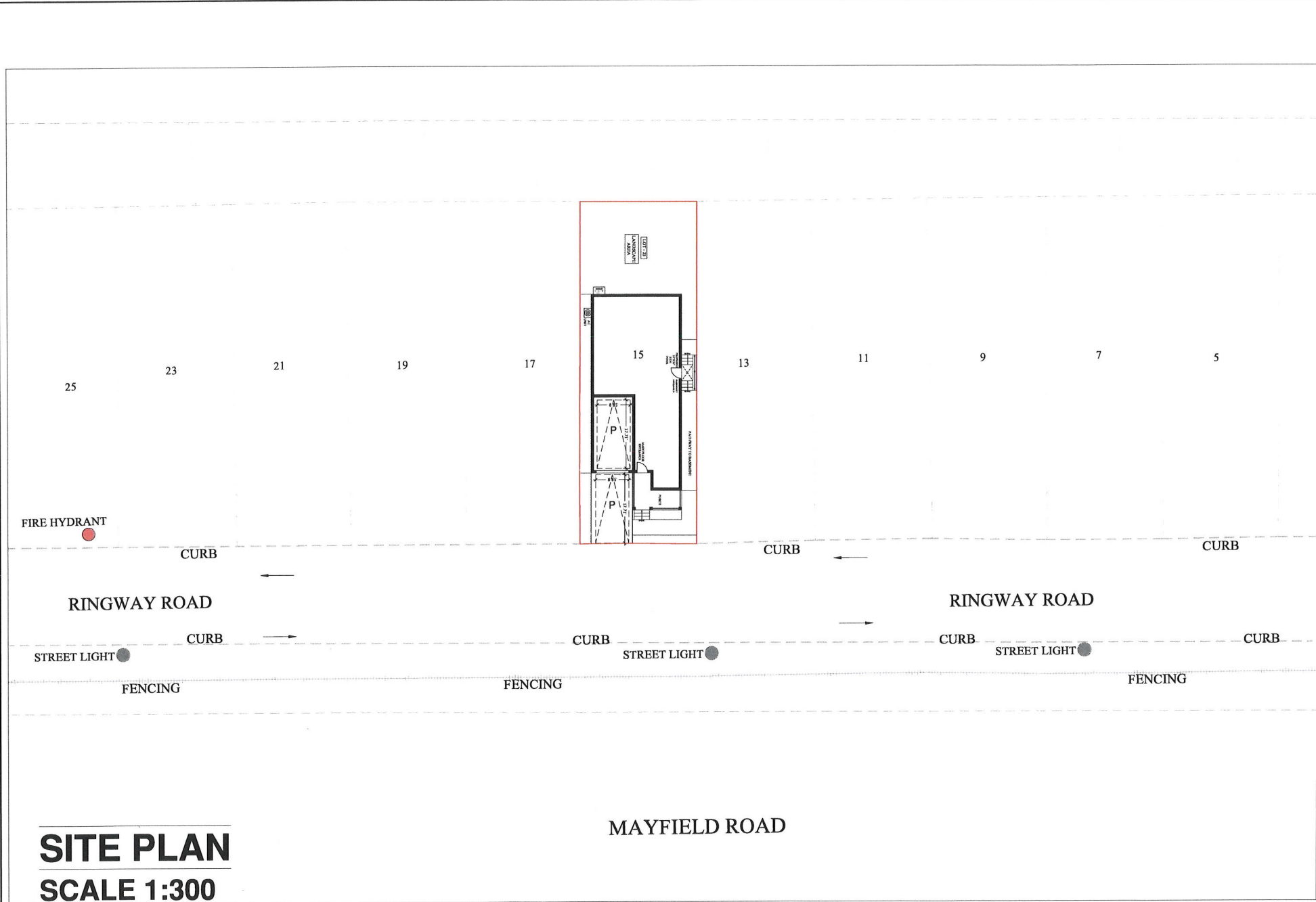
**CITY : BRAMPTON**

**15 RINGWAY ROAD**

**EXISTING DWELLING**

<b>PROJECT</b>	<b>SHEET</b>
SEP 2024	<b>A1</b>
SCALE 1/8"=1'-0"	





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 IN THE ONTARIO BUILDING CODE  
 TO BE A DESIGNER.

QUALIFICATION INFORMATION  
 REQUIRED UNLESS DESIGN IS EXEMPT  
 UNDER DIV. C-3.2.5.1 OF THE BUILDING CODE

SHIVANG TARIKA 106440  
 NAME SIGNATURE BCIN

*SHIVANG TARIKA*

NO	REVISION / ISSUE	DATE

SITE PLAN

CITY : BRAMPTON

15 RINGWAY ROAD

EXISTING DWELLING

PROJECT  
 SEP 2024  
 SCALE 1:300

SHEET  
**A1-1**



# Zoning Non-compliance Checklist

File No.

Applicant: Shivang Tarika  
 Address: 15 Ringway Rd  
 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			
BUILDING HEIGHT			
COVERAGE			
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 a 0.06m side yard setback to a proposed exterior stairway leading to below grade entrance in the required interior side yard, resulting in a combined side yard width of 0.89m,</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 side yard setback of 0.6m provided that the combined total for both side yards on an interior lot is 1.8m.</p>	<p>10.23.1</p> <p>2452.2 (7)</p>
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
GARAGE WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

2024/10/10

Date