



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

FILE NUMBER: A-2024 0469

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)** YOGANG PANDYA AND CHARMY KANTAWALA
Address 5 Dunn Pl. Brampton, ON, L6T1S2

Phone # 289 892 6952 **Fax #** _____
Email cynityapandya@gmail.com

2. **Name of Agent** VIDHI PATEL
Address 30 A KENNEDY ROAD SOUTH # 212, BRAMPTON, L6W 3E2

Phone # 437-559-8781 **Fax #** _____
Email projects@polygonengineering.ca

3. **Nature and extent of relief applied for (variances requested):**
 I am applying for a Minor variance for 5 Dunn Pl. Brampton, ON, L6T1S2. It is a very old single-story, brick-detached bungalow dwelling. As per zoning by-law "any steps or landings for such side entrance shall have a minimum setback 0.90m to an interior side lot line or the required interior side yard setback, whichever is less". This is not possible in this builder provided above-grade side door with a wooden stair deck. Therefore, I am requesting a relief to allow a setback of 0.33m (1'-1") for the wooden stair deck for this existing above-grade side door.

4. **Why is it not possible to comply with the provisions of the by-law?**
 This is an old house built in the sixties. There is an existing builder- provided 32" x 80" above-grade side door in the right side yard of the house with an outside sill of 42". The homeowner or the City of Brampton don't have any drawings or documents establishing this door and the stair deck to be a builder-provided. Current by-laws require 0.90 setback for a stair deck which is not possible in this case.

5. **Legal Description of the subject land:**
Lot Number 179
Plan Number/Concession Number RP-742
Municipal Address 5 Dunn Pl. Brampton, ON, L6T1S2

6. **Dimension of subject land (in metric units)**
Frontage 13.05
Depth 36.58
Area 477.36 sq.m

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

Provincial Highway	<input 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 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.)

SINGLE-STORY, BRICK-DETACHED BUNGALOW DWELLING.
FLOOR AREA: 148.55 SQ.M

PROPOSED BUILDINGS/STRUCTURES on the subject land:

TWO DWELLING UNIT

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	7.91	_____
Rear yard setback	13.28	_____
Side yard setback	1.24	_____
Side yard setback	1.36	_____

PROPOSED

Front yard setback	7.91	_____
Rear yard setback	13.28	_____
Side yard setback	1.24	_____
Side yard setback	1.36	_____

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: AROUND 1960
15. Length of time the existing uses of the subject property have been continued: APP. 64 YEARS

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 _____

Vidhi Patel

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY _____ OF BRAMPTON _____

THIS 9TH DAY OF DECEMBER, 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, VIDHI PATEL, 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 17 DAY OF
December, 2024

[Signature]
A Commissioner etc.

Mercelyn Osayamen Osaze
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires June 20, 2025.

Vidhi Patel

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: R1B(1) & Mature Neighbourhood

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

Dec 10, 2024
Date

DATE RECEIVED December 17, 2024

Date Application Deemed Complete by the Municipality Mercelyn

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

LOCATION OF THE SUBJECT LAND: 5 Dunn Pl. Brampton, ON, L6T1S2


I/We, YOGANG PANDYA AND CHARMY KANTAWALA
please print/type the full name of the owner(s)


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

VIDHI PATEL (POLYGON 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 09 day of DECEMBER, 2024.


Yogang Pandya (Dec 9, 2024 17:22 EST)
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)


Charmy Kantawala (Dec 9, 2024 17:24 EST)
(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

LOCATION OF THE SUBJECT LAND: 5 Dunn Pl. Brampton, ON, L6T1S2


I/We, YOGANG PANDYA AND CHARMY KANTAWALA
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 DECEMBER, 2024.


Yogang Pandya (Dec 9, 2024 17:22 EST)

(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)


Charmy Kantawala (Dec 9, 2024 17:24 EST)

(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











Fillable Application Form (Minor Variance)_pdf

Final Audit Report

2024-12-09

Created:	2024-12-09
By:	Kishor Panjabi (info@polygonengineering.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAAIQPzheyiE8rD6nr6anvGK0BMXwgEVx2v

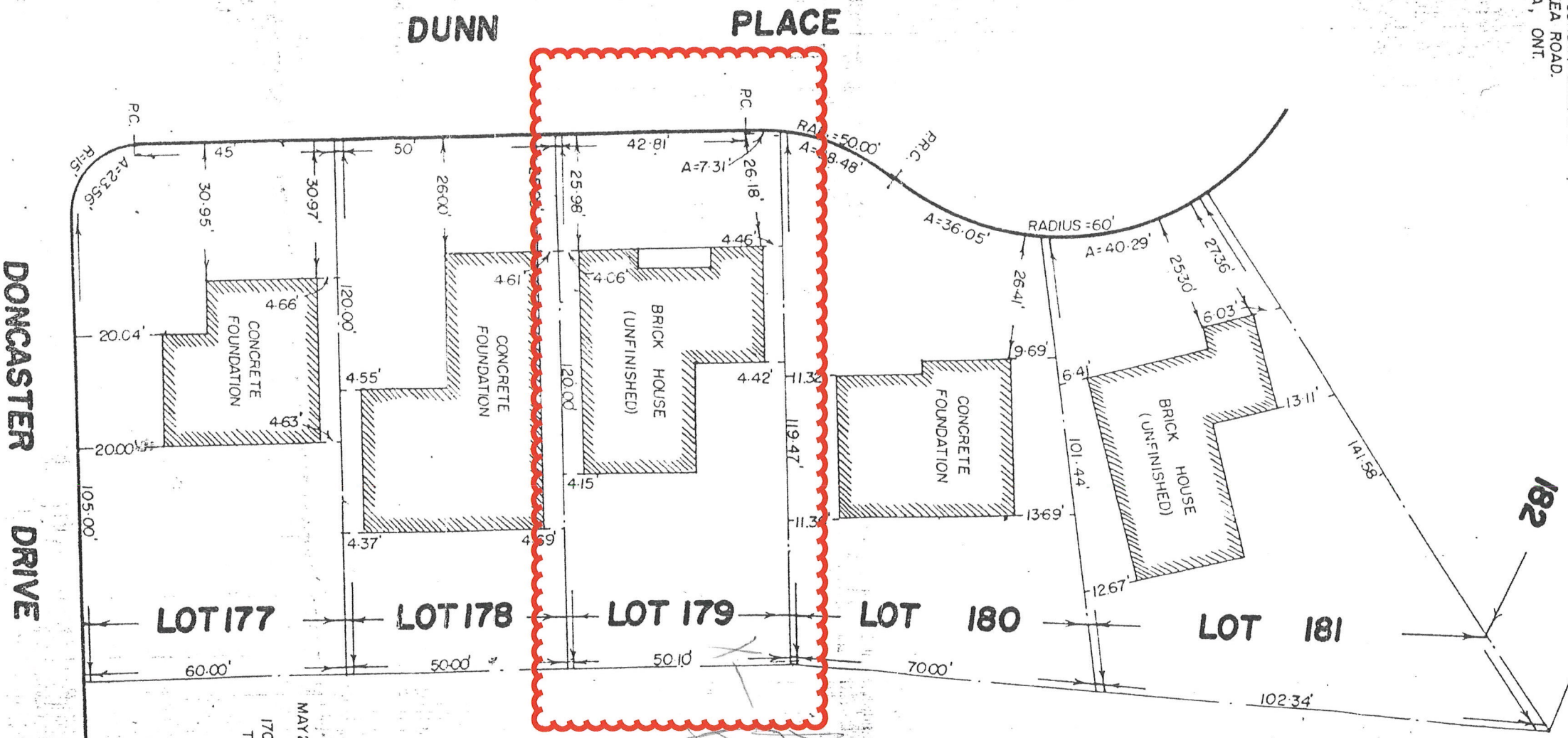
"Fillable Application Form (Minor Variance)_pdf" History

-  Document created by Kishor Panjabi (info@polygonengineering.ca)
2024-12-09 - 10:04:39 PM GMT
-  Document emailed to yogangpandya22@gmail.com for signature
2024-12-09 - 10:06:45 PM GMT
-  Email viewed by yogangpandya22@gmail.com
2024-12-09 - 10:15:46 PM GMT
-  Signer yogangpandya22@gmail.com entered name at signing as Yogang Pandya
2024-12-09 - 10:22:31 PM GMT
-  Document e-signed by Yogang Pandya (yogangpandya22@gmail.com)
Signature Date: 2024-12-09 - 10:22:33 PM GMT - Time Source: server
-  Document emailed to cynityapandya@gmail.com for signature
2024-12-09 - 10:22:36 PM GMT
-  Email viewed by cynityapandya@gmail.com
2024-12-09 - 10:23:04 PM GMT
-  Signer cynityapandya@gmail.com entered name at signing as Charmy Kantawala
2024-12-09 - 10:23:59 PM GMT
-  Document e-signed by Charmy Kantawala (cynityapandya@gmail.com)
Signature Date: 2024-12-09 - 10:24:01 PM GMT - Time Source: server
-  Agreement completed.
2024-12-09 - 10:24:01 PM GMT

**PLAN OF SURVEY OF
LOTS 177 TO 181 PLAN 742 PEEL
TOWNSHIP OF CHINGUACOUSY**

SCALE - 1" = 30'

BRAMALEA CONST. (PEEL) LTD.
70 BRAMALEA ROAD,
BRAMALEA, ONT.

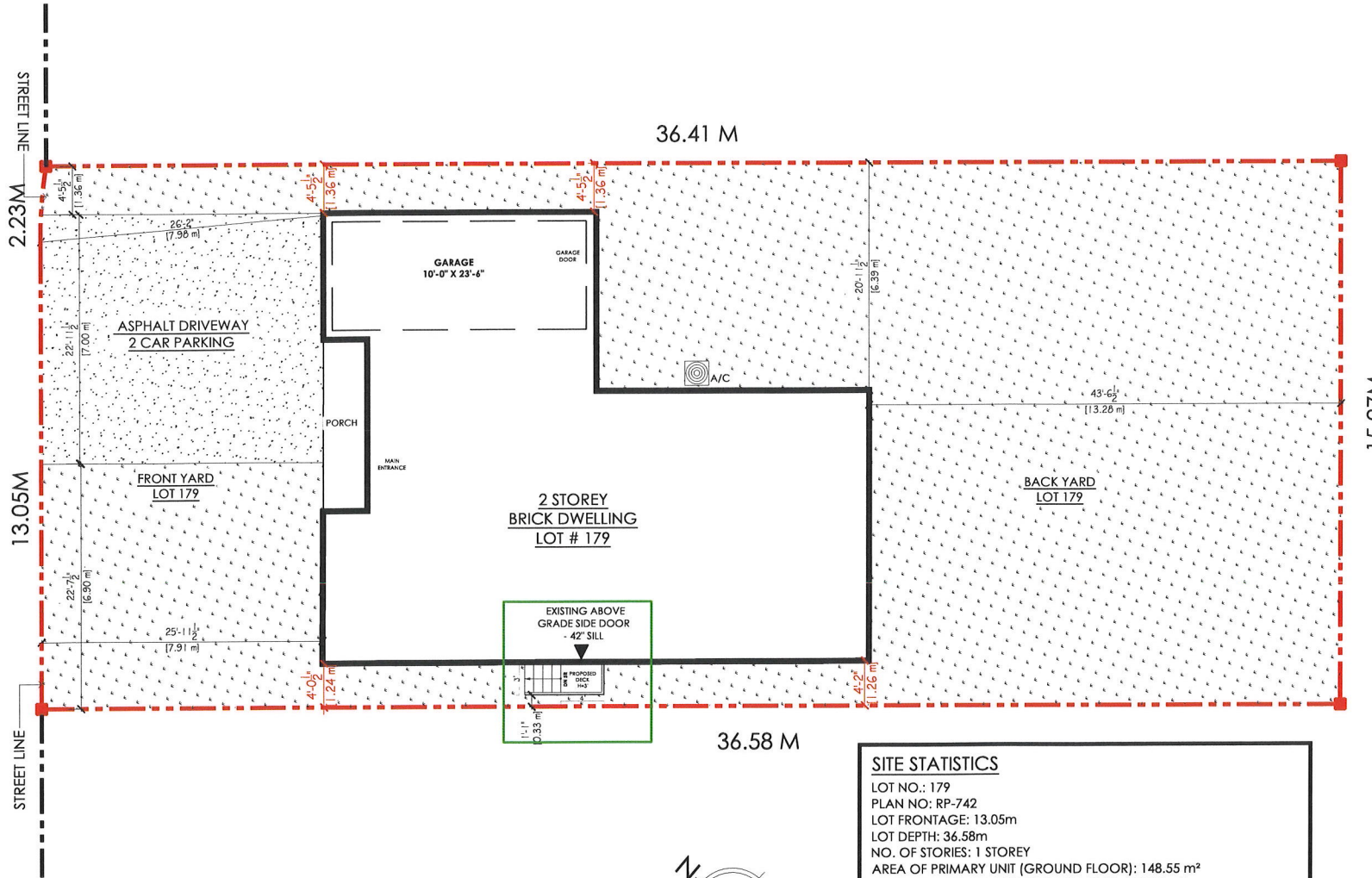


*Plot 179
Plan 742*

MAY 20, 1966
1703 VICTORIA PARK AVE. PL-7-54
TORONTO, ONT.

DOCUMENTS RELEASED PURSUANT TO A REQUEST UNDER THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT (R.S.O. 1990, c. 231) AND THE ACCESS TO INFORMATION ACT (R.S.C. 1985, c. 42) APPLIES TO THE USE AND REPRODUCTION OF THESE DOCUMENTS

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REQUESTING RELIEF IN THE ZONING REGULATIONS
 1) ALLOW A SETBACK OF 0.33M (1'-1") FOR THE WOODEN STAIR DECK FOR THIS EXISTING ABOVE-GRADE SIDE DOOR.

SET BACK PLAN

SITE STATISTICS

LOT NO.: 179
 PLAN NO: RP-742
 LOT FRONTAGE: 13.05m
 LOT DEPTH: 36.58m
 NO. OF STORIES: 1 STOREY
 AREA OF PRIMARY UNIT (GROUND FLOOR): 148.55 m²
 AREA OF SECONDARY UNIT (BASEMENT): 122.35 m²

SETBACKS (MINIMUM)

PROPERTY SETBACKS
 FRONT YARD (DUNN PLACE): 7.91m
 INTERIOR SIDE YARD: 1.24m
 INTERIOR SIDE YARD: 1.36m
 REAR YARD: 13.28m

15.27M

General Notes

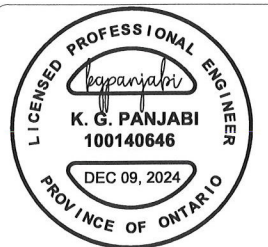
- RELEASED FOR BUILDING PERMIT
- * CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING.
 - * ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK.
 - * THIS DRAWING IS NOT TO BE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

LEGENDS:-

- AIR REGISTER
- EXHAUST FAN
- SMOKE ALARM
- CARBON MONOXIDE DETECTOR
- ABOVE FINISHED FLOOR
- THREE WAY SWITCH
- DUPLEX OUTLET
- SINGLE POLE SWITCH
- LIGHT FIXTURE (WALL MOUNTED)
- EMERGENCY LIGHT FIXTURE
- SPRINKLER
- DUCT SMOKE DETECTOR
- RETURN AIR GRILL

NO.	REVISION/ISSUE	DATE

POLYGON ENGINEERING INC.
 30-A KENNEDY ROAD S #212
 BRAMPTON, ON, L6W 3E2
 projects@polygonengineering.ca
 www.polygonengineering.ca



PROJECT NAME AND ADDRESS:

**5 Dunn Pl.
 Brampton,
 ON, L6T1S2**

PROJECT ID: **BR/1252**

SHEET TITLE:
SET BACK PLAN

CLIENT EMAIL:

CHECKED CONTACT:

SCALE: 1:125
 DATE: 12/09/2024
 DRAWN BY: VP
 CHECKED BY: KP

SHEET NO.:
A 100

Explanatory Letter

Address: 5 Dunn Pl. Brampton, ON, L6T1S2

Homeowner: Charmy Kantawala and Yogang Pandya

Phone number: (647 718 2382). Email: cynityapandya@gmail.com

I want to apply for a Minor variance for a residential house, "5 Dunn Pl. Brampton, ON, L6T1S2". It is a single-story, brick-detached bungalow dwelling. This is an old house built in the sixties. The left and right-side setbacks from the property line are 1.36m (4'-5") and 1.24m (4'-1") respectively. There is an existing builder provided 32" x 80" above-grade side door in the right side yard of the house with an outside sill of 42" with a wooden stair deck. This door serves as a second egress for this bungalow dwelling. The homeowner or the City of Brampton don't have any drawings or documents establishing this door and the stair deck to be a builder provided.

As per zoning by law, "any steps or landings for a side entrance door shall have a minimum setback 0.90m to an interior side lot line or the required interior side yard setback, whichever is less". The existing setback of this as-built stair deck is 0.33m.

I am requesting a relief to

(1) Allow a setback of 0.33m (1'-1") for the wooden stair deck for this existing above-grade side door.

Regards,
Vidhi Patel
Architectural Designer
Polygon Engineering Inc.
Brampton.

Zoning Non-compliance Checklist

File No.
A-2024-0469

Owner: YOGANG PANDYA AND CHARMY KANTAWALA
 Address: 5 DUNN PL
 Zoning: R1B(1) & Mature Neighbourhood
 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			
ABOVE GRADE ENTRANCE	To permit an interior side yard setback of 0.33m to the steps & landing for an above grade side entrance,	whereas the by-law requires a minimum setback of 0.9m (2.95 ft.) to any steps (or landing) in the interior side yard.	10.24.2
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

Philip Gaspar
Reviewed by Zoning

Dec 10, 2024
Date