



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

FILE NUMBER: A-2024-0471

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)** SUMIT KHURANA AND KAJAL KIRAN KHURANA
Address 24 PEAK DR BRAMPTON, ON, L6X5S4

Phone # 647-274-2363 **Fax #** _____
Email khurana.sumit@icloud.com

2. **Name of Agent** PAVNEET KAUR(NOBLE PRIME SOLUTIONS LTD)
Address 19-2131 WILLIAMS PKWY BRAMPTON ON, L6S 5Z4

Phone # 437-888-1800 **Fax #** _____
Email APPLICATIONS@NOBLELTD.CA

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

-TO PERMIT A BELOW GRADE ENTRANCE IN THE INTERIOR SIDE YARD OF A PROPERTY WITH A SETBACK OF 1.11m,

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

WHEREAS ZONING BY LAW REQUIRES A MINIMUM INTERIOR SIDE YARD SETBACK OF 1.2m TO A BELOW GRADE ENTRANCE

5. **Legal Description of the subject land:**
Lot Number 189
Plan Number/Concession Number M2087
Municipal Address 24 PEAK DR BRAMPTON, ON, L6X5S4

6. **Dimension of subject land (in metric units)**
Frontage 11.94
Depth 30.50
Area 397.25

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.)

N/A

PROPOSED BUILDINGS/STRUCTURES on the subject land:

N/A

- 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	6.15
Rear yard setback	8.30
Side yard setback	0.65
Side yard setback	1.20

PROPOSED

Front yard setback	NO CHANGE
Rear yard setback	NO CHANGE
Side yard setback	NO CHANGE
Side yard setback	1.11

10. Date of Acquisition of subject land: 25 JUNE 2024

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: 03/29/2022

15. Length of time the existing uses of the subject property have been continued: 2 YEARS

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 _____

Plou
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton
THIS 13 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, Parnett Kou, 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
Region OF Peel
IN THE Province OF
Ontario THIS 13th DAY OF
Dec, 2024.

Plou
Signature of Applicant or Authorized Agent

[Signature]
A COMMISSIONER
Barrister Solicitor & Notary Public
Commissioner of Oaths in and for Ontario
309 - 50 Sunny Meadow Blvd.,
Brampton Ontario L6R 0Y7

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

Residential R1E-11.6-2483

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

Angelo Barbato
Zoning Officer

December 17, 2024
Date

DATE RECEIVED December 17, 2024
Date Application Deemed Merceyn

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: 24 Peak Drive, Brampton, ON L6X5S4

I/We, Sumit Khurana & Kajal Kiran Khurana
please print/type the full name of the owner(s)

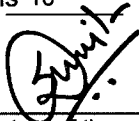
the undersigned, being the registered owner(s) of the subject lands, hereby authorize

Noble Prime Solutions Ltd

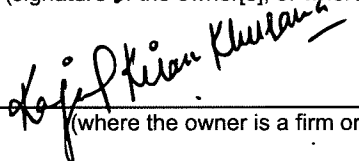
please print/type the full name of the agent(s)

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 November, 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.

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

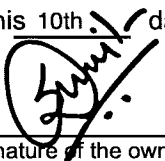
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 24 Peak Drive, Brampton, ON L6X5S4

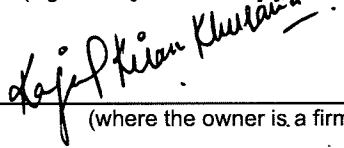
I/We, Sumit Khurana & Kajal Kiran Khurana
please print/type the full name of the owner(s)

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 10th day of November, 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 187, 188, 189, 190 AND
BLOCKS 250 AND 251,
PLAN 43M-2087 AND
BLOCK 248, PLAN 43M-1718
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

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

R-PE 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.

PART 2 (SURVEY REPORT)

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

ASSOCIATION OF ONTARIO
LAND SURVEYORS
 PLAN SUBMISSION FORM
2209320



THIS PLAN IS NOT VALID
 UNLESS IT IS AN EMBOSSED
 ORIGINAL COPY
 ISSUED BY THE SURVEYOR
 In accordance with
 Regulation 1026, Section 29(3).

NOTES

- DENOTES MONUMENT SET
- 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
- PL DENOTES PLAN 43M-2087
- PL1 DENOTES PLAN 43M-1718
- P DENOTES PORCH
- (RPE) DENOTES R-PE SURVEYING LTD., O.L.S.
- TOW DENOTES TOP OF WALL ELEVATION

ALL FOUND MONUMENTS BY J. D. BARNES LIMITED, O.L.S. UNLESS NOTED OTHERWISE.

ALL TIES TO CONCRETE FOUNDATION.

BEARINGS ARE GRID AND ARE REFERRED TO THE WEST LIMIT OF PEAK DRIVE AS SHOWN ON PLAN 43M-2087 HAVING A BEARING OF N16°25'15"W.

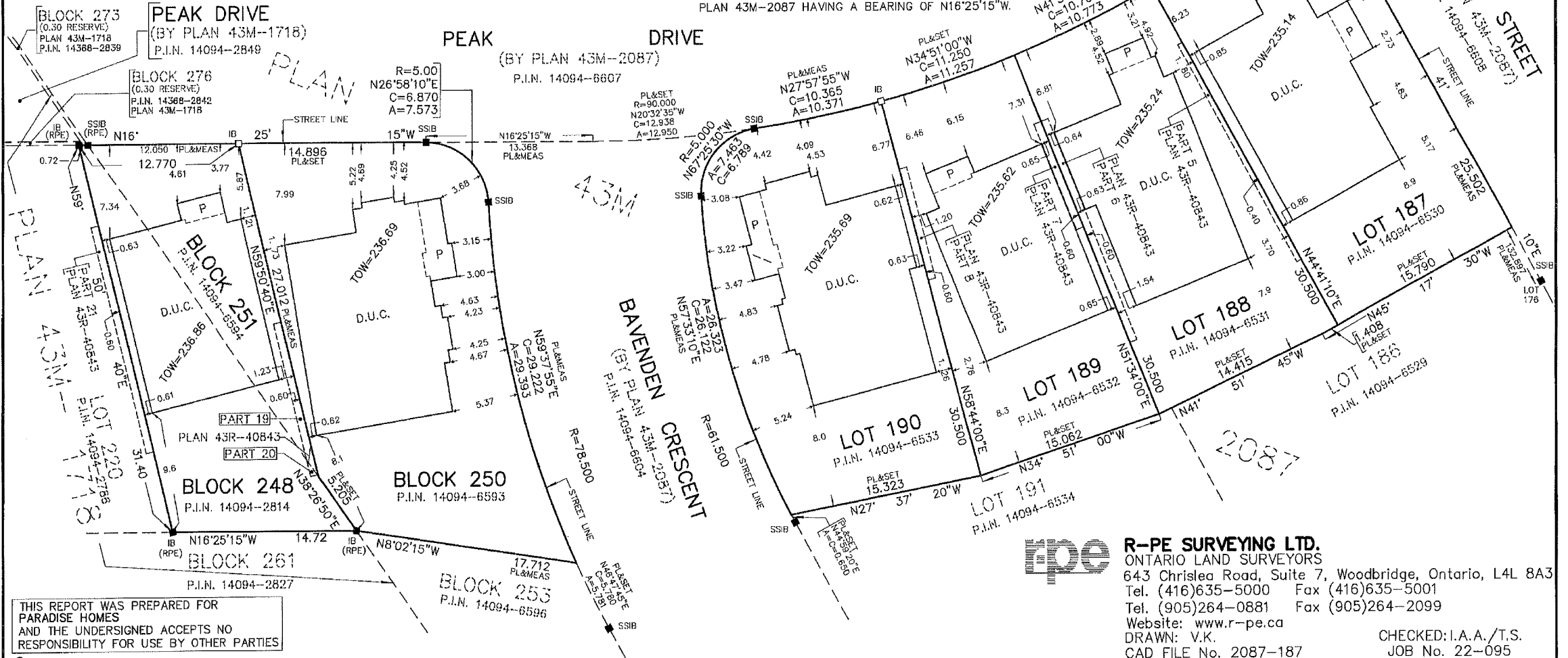
SURVEYOR'S CERTIFICATE

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 22 DAY OF DECEMBER, 2022.

DATE APRIL 24, 2023.


 I. A. ABRAHAM
 ONTARIO LAND SURVEYOR



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

R-PE 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.
 CAD FILE No. 2087-187

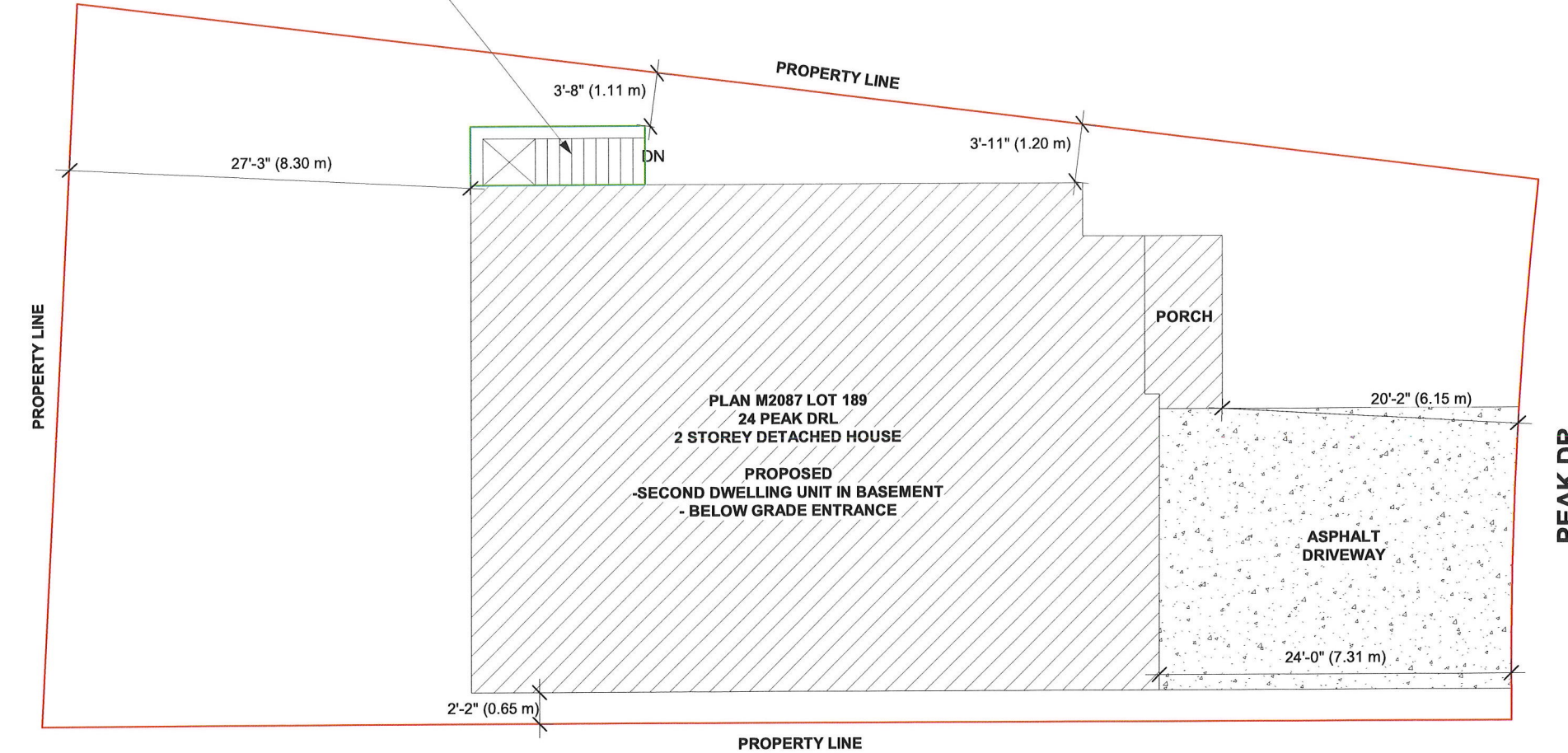
CHECKED: I.A.A./T.S.
 JOB No. 22-095



MINOR VARIANCE

-TO PERMIT A BELOW GRADE ENTRANCE IN THE INTERIOR SIDE YARD OF A PROPERTY WITH A SETBACK OF 1.11m, WHEREAS ZONING BY LAW REQUIRES A MINIMUM INTERIOR SIDE YARD SETBACK OF 1.2m TO A BELOW GRADE ENTRANCE .

PROPOSED BELOW GRADE ENTRANCE AS PRIMARY ENTRY & EXIT FOR SECOND DWELLING UNIT IN BASEMENT



THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

SITE PLAN

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION (Required unless design is exempted under 3.2.5 Division C of OBC)

DESIGNER	BCIN
Tanvir Rai	103482

Silva

FIRM	BCIN
Noble Prime Solutions Ltd	118716

AUG 20/24

01	ISSUED FOR PERMIT	AUG 20/24
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ADDRESS:
24 PEAK DR,
BRAMPTON, ON

DRAWN BY: NK	CHECKED BY: TR
PROJECT NUMBER: 24R-30608	

NOBLE PRIME SOLUTIONS LTD.
2131 WILLIAMS PARKWAY
UNIT 19,
BRAMPTON, ON.
info@nobleltd.ca
(437) 888 1800
(647) 207 5470

DATE: AUG 20/24	DWG No:
SCALE: 1/8" = 1'-0"	A-1

In the matter of the required sign(s) to be posted on the property subject of application(s) to the Committee of Adjustment to meet the notice requirements of Ontario Regulation 197/96 amended by Ontario Regulation 505/98 and Ontario Regulation 200/96 amended by Ontario Regulation 508/98

AFFIDAVIT

I, Pavneet Kaur of the City of Brampton
(your name) (Name of city, town, village)

being the Applicant Authorized agent Agent's rep having made application(s) to the
(check appropriate box)

Committee of Adjustment of the Corporation of the City of Brampton, for the property located at: 24 Peak Dr

Make oath and say as follows:

1. I hereby declare that I will post the required sign(s) along each street frontage of the property, approximately 1.0m – 1.5m in height, either on the property line or not more than 1.0m back from the property line, in a location clearly visible from the street and include on the face of the sign the following information:
 - a. Application number(s);
 - b. Date, time and location of the hearing;
 - c. The purpose and effect of the consent application and/or the minor variance(s).
2. I hereby declare that I will provide a photo of the posted sign via email to the Secretary Treasurer of the Committee of Adjustment at coa@brampton.ca no later than the date the sign is erected, and I will remove the sign no later than the day after the meeting.

Sworn before me at the City of Brampton in the Regional Municipality of Peel, this

13th day of Dec 2024

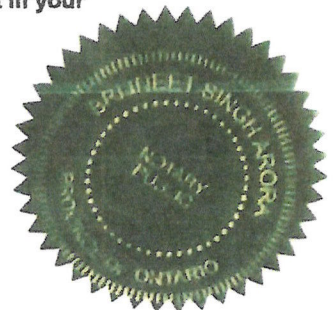

A Commissioner, etc.

BRIJEET SINGH ARORA
Barrister Solicitor & Notary Public

Note: Minor Variance Signs must be posted ten (10) calendar days prior to the meeting date, and Consent Signs must be posted no later than twenty (20) calendar days prior to the meeting date.

305, 50 Sunny Meadows Blvd
Brampton Ontario L6R 0Y1
Ph# 905-791-2500; Fax # 905-790-7737

Failure to comply with the above noted posting requirements will result in your application being deferred to a future meeting date.



Zoning Non-compliance Checklist

File No.

A-2024-0471

Applicant: Pavneet Kaur

Address: 24 Peak Drive

Zoning: Residential R1E-11.6-2483

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 <i>proposed</i> exterior stairway leading to a below grade entrance in a required side yard</p> <p>To permit an interior side yard setback of 1.11m to a <i>proposed</i> 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 1.2m.</p>	<p>10.23.1</p> <p>13.4.2.f.2</p>
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

Angelo Barbato
Reviewed by Zoning

December 17, 2024
Date