

Revised

FILE NUMBER: A-2024-0478

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)** SYED ALI BADSHAH NAQVI and ZAHRA NAQVI
Address 97 ANTIBES DR., BRAMPTON , L6X 5J2

Phone # 905-462-5155 **Fax #** _____
Email ALIABDULLAH677@GMAIL.COM

2. **Name of Agent** HARJINDER SINGH / MEM ENGINEERING INC.
Address UNIT-28, 2355 DERRY ROAD EAST, MISSISSAUGA ON L5S1V6

Phone # 905-673-9100 **Fax #** _____
Email MEM.PENG@OUTLOOK.COM

3. **Nature and extent of relief applied for (variances requested):**
 1. To permit an as built accessory shed in rear yard with GFA of 10.66 sq.m. and height of 3.1 m with setback of 0.12 m from rear lot line and 0.15 m from side lot line

 2. To permit an above grade side door in garage for owner's personal use with setback of 0.67 m from lot line.

4. **Why is it not possible to comply with the provisions of the by-law?**
 1. By law permits a max. of 3.0m height of accessory shed and a minimum of 0.6m of setback from abutting lot lines.

 2. By laws requires a minimum of 1.2 m for proposed above grade side door.

5. **Legal Description of the subject land:**
Lot Number 18
Plan Number/Concession Number M1950
Municipal Address 97 ANTIBES DR., BRAMPTON , L6X 5J2

6. **Dimension of subject land (in metric units)**
Frontage 13.15 M
Depth 30.75 M
Area 396.61 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:

2 STOREY BRICK DWELLING
TWO UNIT DWELLING
LENGTH OF PROPERTY - 19.37 M, WIDTH - 10.21 M, HEIGHT - 9.1 M
GFA - 287.9 SQ.M.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

AS BUILT ACCESSORY SHED IN REAR YARD WITH SIZE 4.37 M X 2.44 M AND HEIGHT - 3.1M
PROPOSED ABOVE GRADE SIDE DOOR IN GARAGE WITH SETBACK OF 0.67 M

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 3.0 M
Rear yard setback 7.17 M
Side yard setback 0.61 M
Side yard setback 1.43 M

PROPOSED

Front yard setback 3.0 M
Rear yard setback 0.12M FROM AS BUILT ACCESSORY SHED
Side yard setback 0.15M
Side yard setback 1.43 M

10. Date of Acquisition of subject land: 2021

11. Existing uses of subject property: TWO UNIT DWELLING

12. Proposed uses of subject property: TWO UNIT DWELLING

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: 10 YEARS

16. (a) What water supply is existing/proposed?

Municipal Well [checked] Other (specify)

(b) What sewage disposal is/will be provided?

Municipal Septic [checked] Other (specify)

(c) What storm drainage system is existing/proposed?

Sewers [checked] Ditches Swales Other (specify)

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 _____ 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, _____, OF THE _____ OF _____

IN THE _____ OF _____ 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

_____ OF _____

IN THE _____ OF _____

_____ THIS _____ DAY OF _____

_____, 20____.

Signature of Applicant or Authorized Agent

A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

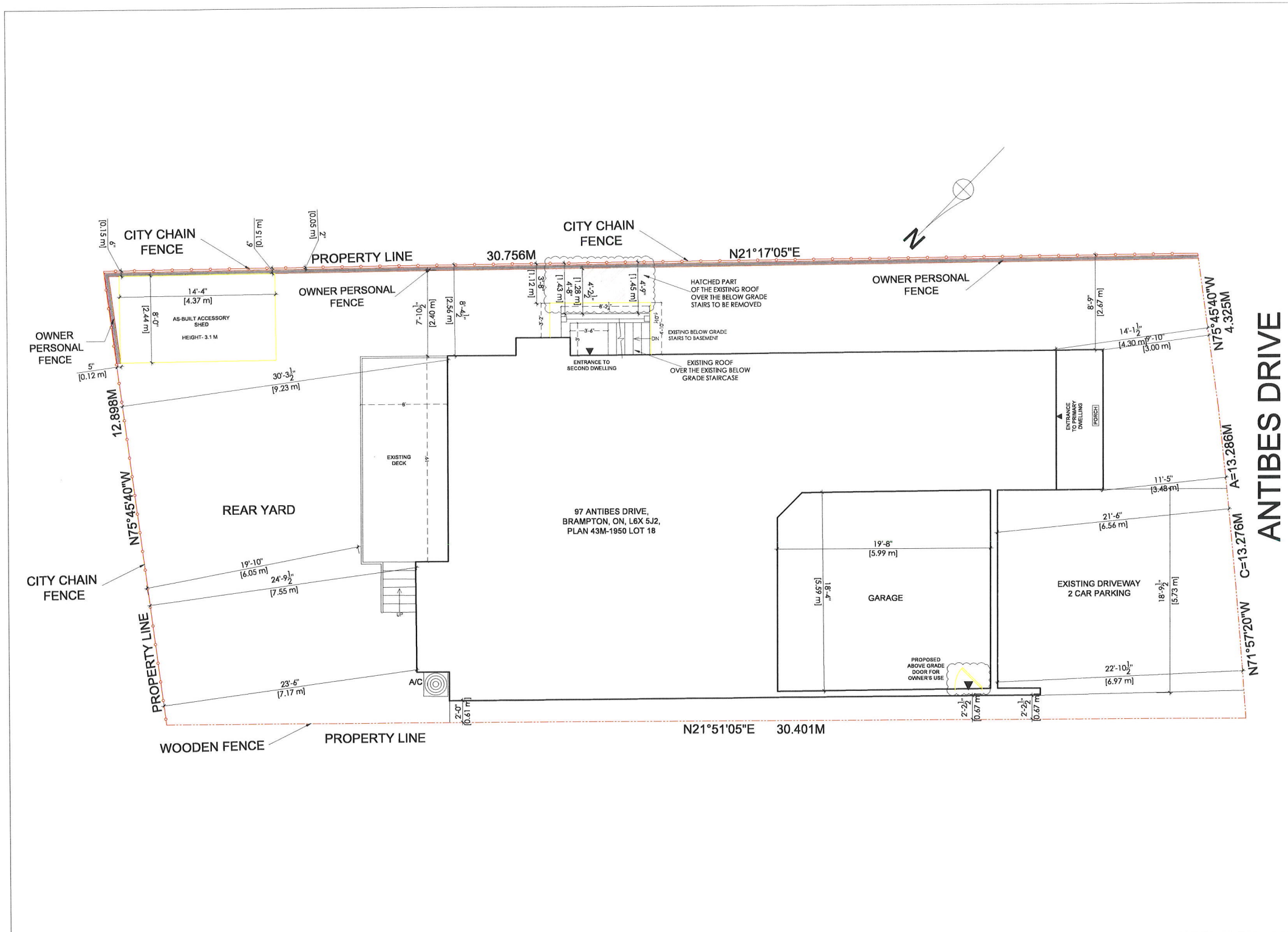
Present Zoning By-law Classification: _____

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 _____



General Notes

- 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:-

REVISION NO.	DATE	DESCRIPTION	BY

Firm Name and Address
MEM ENGINEERING INC
 2355 DERRY ROAD EAST
 MISSISSAUGA, ON, L5S 1V6
 416-558-6755
 Email: harry@memengineering.ca

PROJECT TITLE:
 97 ANTIBES DRIVE,
 BRAMPTON, ON, L6X 5J2

SHEET TITLE:
 SITE PLAN

CLIENT EMAIL:

SCALE: 1/8"=1'-0"	DRAWING NO.: A099
PLOT DATE: 10-11-2024	
DRAWN BY: GG	
CHECKED BY: HS	



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14. Date of construction of all buildings & structures on subject land: 2014

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16. (a) What water supply is existing/proposed?

Municipal [checked]
Well []
Other (specify)

(b) What sewage disposal is/will be provided?

Municipal [checked]
Septic []
Other (specify)

(c) What storm drainage system is existing/proposed?

Sewers [checked]
Ditches []
Swales []
Other (specify)

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 _____

Raman Kumar

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton
THIS 19 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, Raman Kumar, 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 City OF Brampton THIS 19 DAY OF December, 2024

Raman Kumar

Signature of Applicant or Authorized Agent

Clara Vani
a Commissioner, etc.,
Province of Ontario,
A Commissioner for the Corporation of the
City of Brampton

Expires September 20, 2026

FOR OFFICE USE ONLY

Present Official Plan Designation: _____
R1E-11.6-2250
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.

Philip Gaspar Nov 28, 2024
Zoning Officer Date

DATE RECEIVED Clara
Dec 19, 2024

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: 97 ANTIBES DR., BRAMPTON

I/We, SYED ALI BADSHAH NAQVI / ZAHRA NAQVI
please print/type the full name of the owner(s)

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

HARJINDER SINGH / MEM 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 25 day of OCTOBER, 2024.

Ali Badshah / Zahra

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

SYED ALI BADSHAH NAQVI / ZAHRA NAQVI

(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.

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: 97 ANTIBES DR., BRAMPTON

I/We, SYEDALI BADSHAH NAGVI / ZAHRA NAGVI
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.

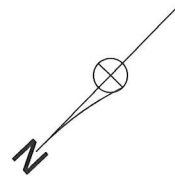
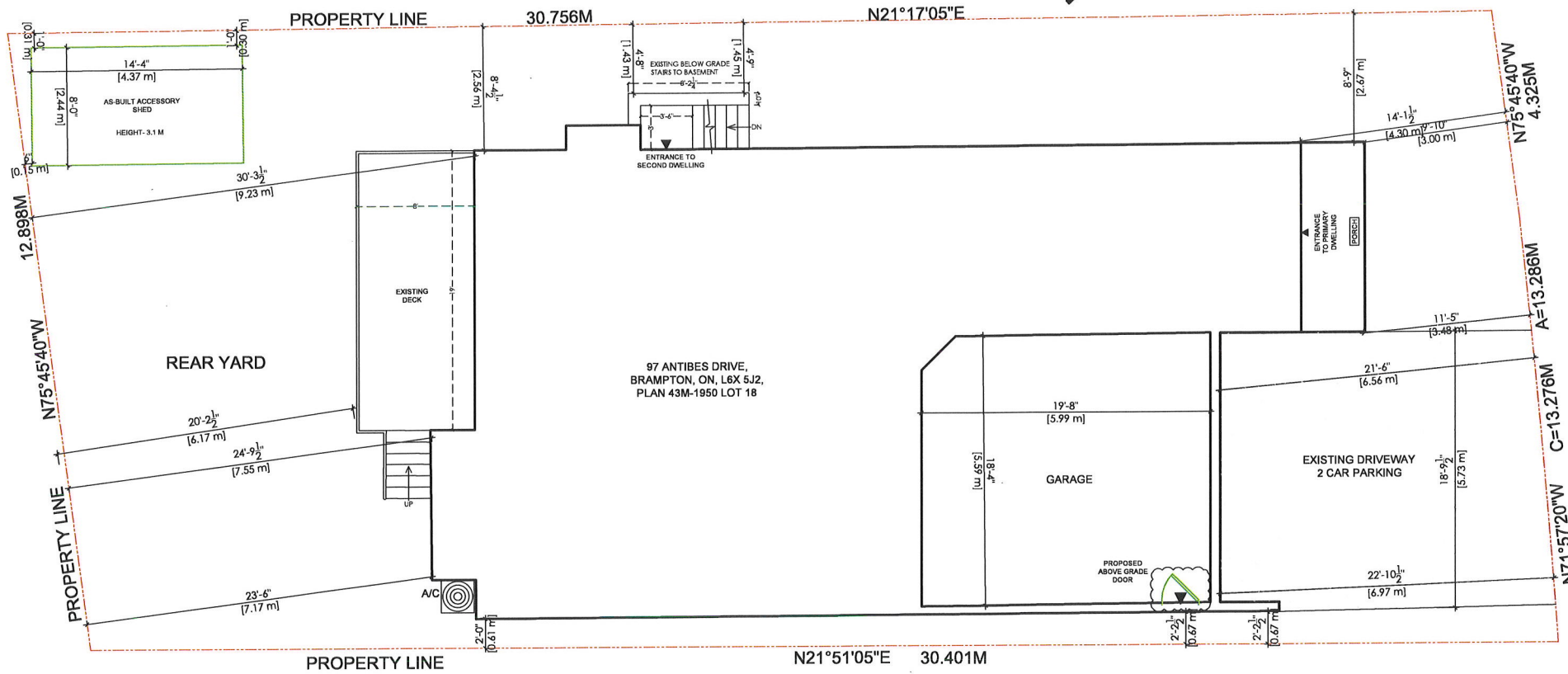
Dated this 25 day of OCTOBER, 2024.

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

SYED ALI BADSHAH NAGVI / ZAHRA NAGVI
(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



General Notes

- * CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING.
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LEGENDS:-

REVISION		
NO.	DATE	DESCRIPTION

Firm Name and Address
MEM ENGINEERING INC
 2355 DERRY ROAD EAST
 MISSISSAUGA, ON, L5S 1V6
 416-558-6755
 Email: harry@memengineering.ca

PROJECT TITLE:
 97 ANTIBES DRIVE,
 BRAMPTON, ON, L6X 5J2

SHEET TITLE:
SITE PLAN

CLIENT EMAIL:

SCALE: 1/8"=1'-0"	DRAWING NO.: A099
PLOT DATE: 10-11-2024	
DRAWN BY: GG	
CHECKED BY: HS	

SURVEYOR'S REAL PROPERTY REPORT
PART 1 PLAN OF
LOTS 18 TO 21 INCLUSIVE
PLAN 43M-1950
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:300



KRCMAR SURVEYORS LTD. 2014

PART 2 SURVEY REPORT

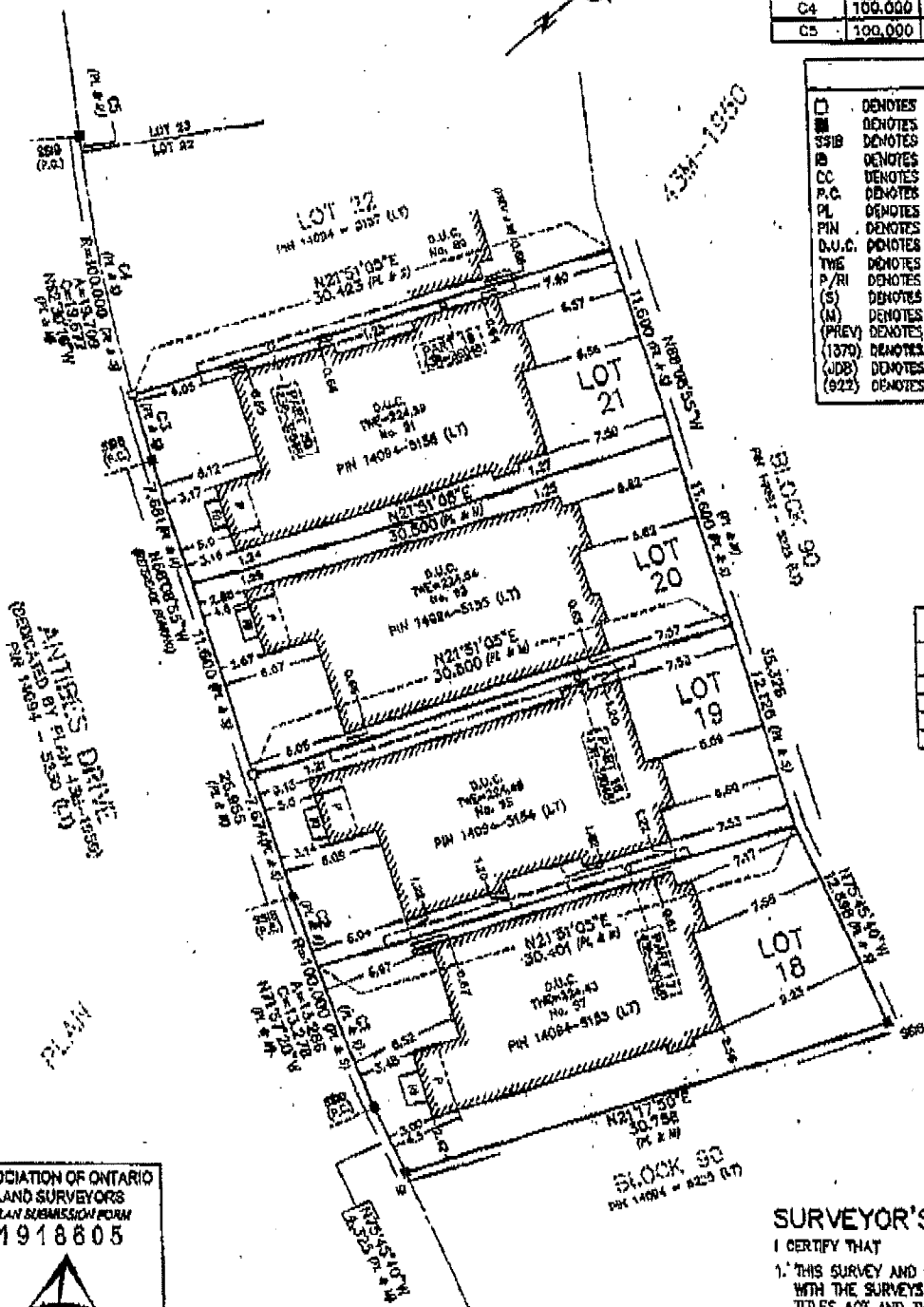
1. NO EASEMENTS OR RIGHTS-OF-WAY ARE REGISTERED ON TITLE.
2. COMPLIANCE WITH MUNICIPAL ZONING REQUIREMENTS IS NOT CERTIFIED BY THIS REPORT.

THIS REPORT WAS PREPARED FOR WYNDMORE ESTATES INC. AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

CURVE DATA				
CURVE	RADIUS	ARC	CHORD	BEARING
C1	100.000	8.832	8.829	N73°13'50"W
C2	100.000	4.454	4.483	N69°25'30"W
C3	100.000	3.919	3.919	N67°01'36"W
C4	100.000	14.858	14.844	N81°38'56"W
C5	100.000	0.852	0.852	N67°07'24"W

LEGEND	
□	DENOTES SURVEY MONUMENT PLANTED
■	DENOTES SURVEY MONUMENT FOUND
▣	DENOTES SHORT STANDARD IRON BAR
⊖	DENOTES IRON BAR
⊕	DENOTES CUT CROSS
P.C.	DENOTES POINT OF CURVATURE
PL	DENOTES PLAN 43M-1950
PH	DENOTES PROPERTY IDENTIFIER NUMBER
D.U.C.	DENOTES DWELING UNDER CONSTRUCTION
T.M.E.	DENOTES TOP OF FOUNDATION WALL ELEVATION
P/R/I	DENOTES PORCH / RISERS
(S)	DENOTES SET
(M)	DENOTES MEASURED
(PREV)	DENOTES PREVIOUS MEASUREMENTS (14-005)
(1379)	DENOTES KRCMAR SURVEYORS LTD., O.L.S.
(JDB)	DENOTES J.D. BARNER LIMITED
(922)	DENOTES SCHAEFFER OZALDOY BENNETT LTD., O.L.S.

MUNICIPAL ADDRESSES		
LOT	No.	STREET NAME
18	87	ANTISEE DRIVE
19	85	ANTISEE DRIVE
20	83	ANTISEE DRIVE
21	81	ANTISEE DRIVE



ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 1918805

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 1018, SECTION 2(3).

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 18th DAY OF OCTOBER 2014.

OCTOBER 23, 2014
 DATE

MICHAEL MCKECHNIE
 ONTARIO LAND SURVEYOR

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING

BEARINGS SHOWN HEREON ARE GRID AND ARE REFERRED TO THE NORTHERLY LIMIT OF ANTISEE DRIVE AS SHOWN ON REGISTERED PLAN 43M-1950, AND HAVING A BEARING OF N 68°08'55" W.

GRID BEARINGS ARE 5° UTM ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE, NAD83 (CGRS-1987.0).
 REFERENCE PUBLISHED CO-ORDINATE VALUES:
 SCP 9429101.20 N: 4 850 356.96 E: 667 433.77
 SCP 942800023 N: 4 834 360.75 E: 597 300.86

NOTES

ALL FOUND SURVEY MONUMENTS ARE BY SCHAEFFER OZALDOY BENNETT LTD., O.L.S. UNLESS OTHERWISE NOTED.

BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION WALLS UNLESS OTHERWISE NOTED.

ALL PLANTED SURVEY MONUMENTS ARE IRON BARS UNLESS OTHERWISE NOTED.

MUNICIPAL NUMBERS SHOWN HEREON ARE AS PROVIDED BY THE DEVELOPER AT THE TIME OF SURVEY.

THERE WERE NO FENCES AS OF THE DATE OF THE FIELD SURVEY.

PLAN 43M-36048: ALL BOUNDARY INFORMATION SHOWN HEREON HAS BEEN SET OR MEASURED IN ACCORDANCE WITH PLAN 43M-36048 UNLESS OTHERWISE NOTED.

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 Unauthorized reproduction, distribution, alteration or use of this plan, in whole or in part, is strictly prohibited.

FIELD:	SWM	DRAWN:	S.JAN/J.M.	CHECKED:	M.J.M.
DWG NAME:	14-005R18	PLOT INFO:	08/27 23/OCT/2014		
JOB NO:	14-005	WORK ORDER NO:	15884		

1137 Centre Street Thornhill ON L4J 3M8 905.738.0023 F 905.738.8221 www.krcmar.ca

KRCMAR

**SURVEYOR'S REAL PROPERTY REPORT
PART 1 PLAN OF
LOTS 18 TO 21 INCLUSIVE
PLAN 43M-1950
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL**

SCALE 1:300



KRCMAR SURVEYORS LTD. 2014

PART 2 SURVEY REPORT

1. NO EASEMENTS OR RIGHTS-OF-WAY ARE REGISTERED ON TITLE.
2. COMPLIANCE WITH MUNICIPAL ZONING REQUIREMENTS IS NOT CERTIFIED BY THIS REPORT.

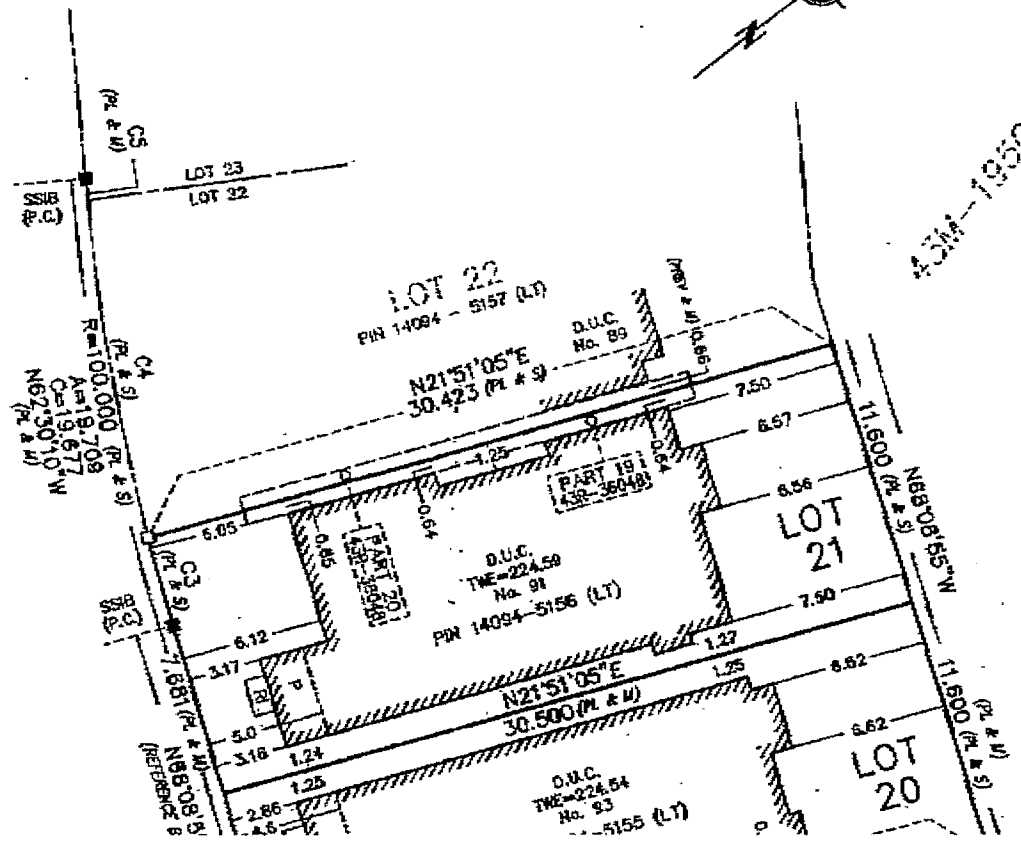
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C4	100.000	14.856	14.844	N61°38'50"W
C5	100.000	0.932	0.932	N57°07'25"W

LEGEND

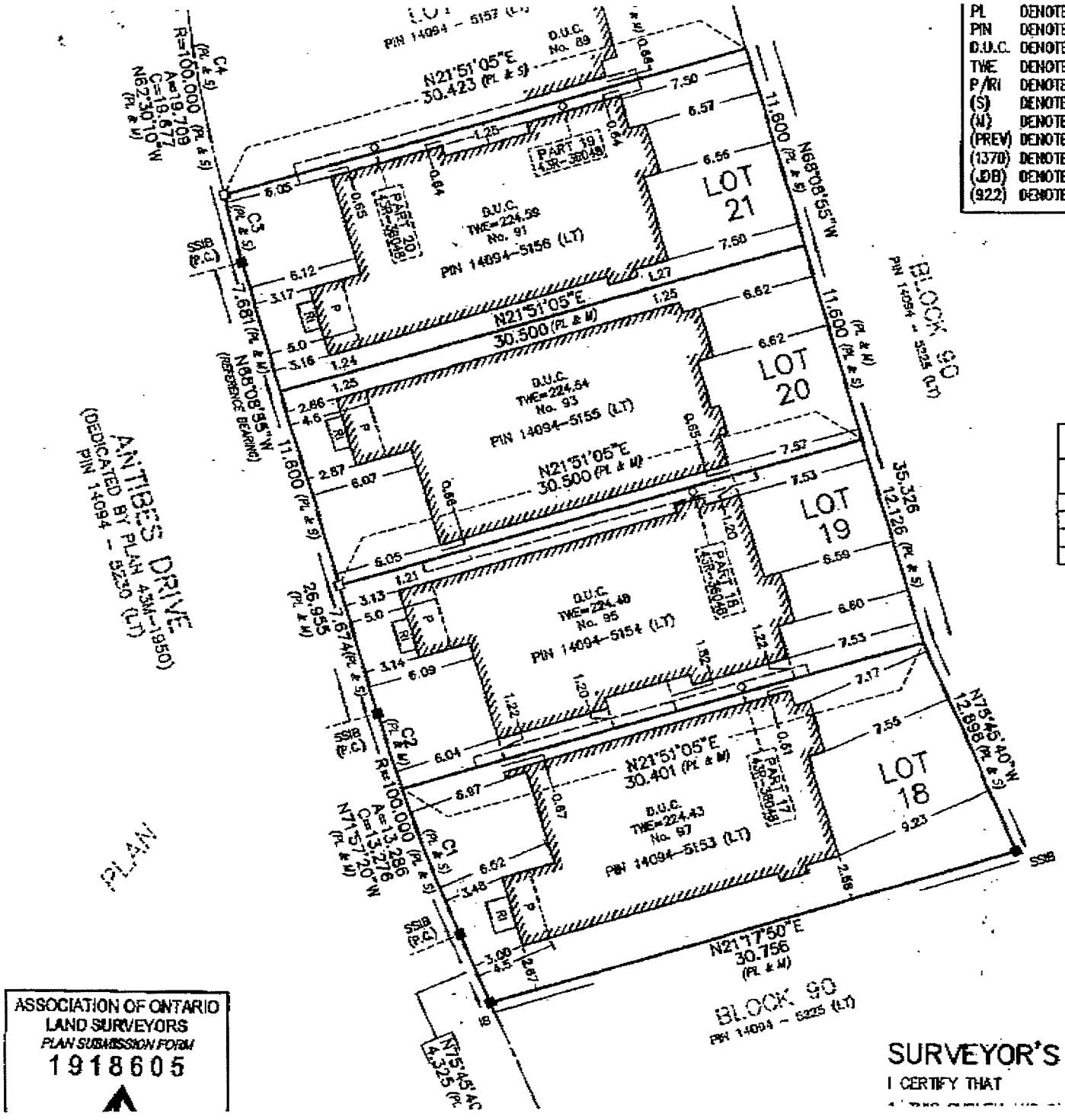
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- PL DENOTES PLAN 43M-1950
- PIN DENOTES PROPERTY IDENTIFIER NUMBER
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- TWE DENOTES TOP OF FOUNDATION WALL ELEVATION
- P/R DENOTES PORCH / RISERS
- (S) DENOTES SET
- (N) DENOTES MEASURED
- (PREV) DENOTES PREVIOUS MEASUREMENTS (14-005)
- (1370) DENOTES KRCMAR SURVEYORS LTD., O.L.S.
- (JOB) DENOTES J.D. BARNES LIMITED
- (922) DENOTES SCHAEFFER DZALDOY BENNETT LTD, O.L.S.



BLOCK 56
PIN 14084 - 5155 (LT)

PL DENOTES PLAN 43M-1950
 PIN DENOTES PROPERTY IDENTIFIER NUMBER
 D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
 TWE DENOTES TOP OF FOUNDATION WALL ELEVATION
 P/R/I DENOTES PORCH / RISERS
 (S) DENOTES SET
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 (J.B.B) DENOTES J.B. BARNES LIMITED
 (922) DENOTES SCHAEFFER DZALDOV BENNETT LTD., O.L.S.

MUNICIPAL ADDRESSES		
LOT	No.	STREET NAME
18	97	ANTIBES DRIVE
19	95	ANTIBES DRIVE
20	93	ANTIBES DRIVE
21	91	ANTIBES DRIVE



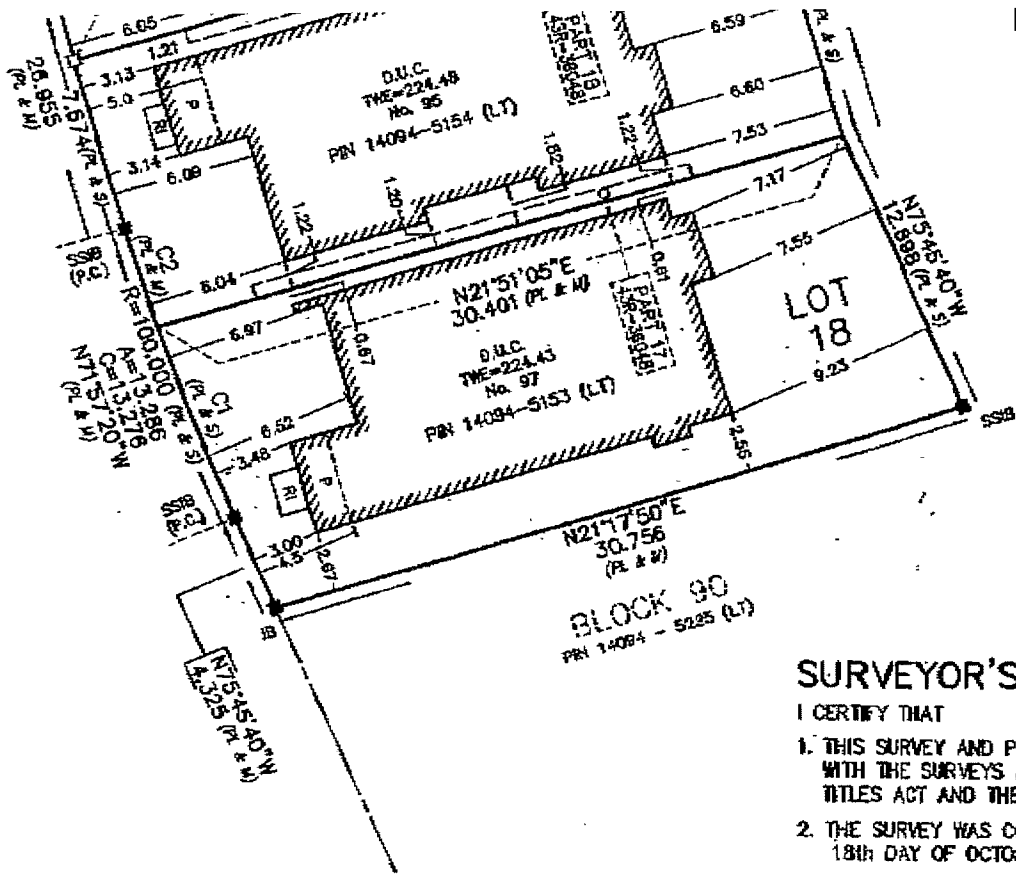
DEDICATED BY PLAN 43M-1950
 ANTIBES DRIVE
 PIN 14094 - 5225 (LT)

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 1918605

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT

DRIVE
AN 43M-1950
5250 (LT)

PLAN



21 91 ANTIDES DRIVE

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1918605



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
in accordance with
Regulation 1025, Section 29(3).

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Michael McRechinie
MICHAEL McRECHINIE
ONTARIO LAND SURVEYOR

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DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING

BEARINGS SHOWN HEREON ARE GRID AND ARE REFERRED TO THE NORTHERLY LIMIT OF ANTIDES DRIVE AS SHOWN ON REGISTERED PLAN 43M-1950, AND HAVING A BEARING OF N 68°08'55" W.

GRID BEARINGS ARE 8° UTM ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE, NAD83 (GSRs-1997.0).
REFERENCE PUBLISHED CO-ORDINATE VALUES:
SCP 042510120 N: 4 836 356.95 E: 597 433.77
SCP 042900023 N: 4 834 360.75 E: 597 300.68

NOTES

ALL FOUND SURVEY MONUMENTS ARE BY SCHAEFFER DZALDOV BENNETI LTD., O.L.S. UNLESS OTHERWISE NOTED.

BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION WALLS UNLESS OTHERWISE NOTED.

ALL PLANTED SURVEY MONUMENTS ARE IRON BARS UNLESS OTHERWISE NOTED.

MUNICIPAL NUMBERS SHOWN HEREON ARE AS PROVIDED BY THE DEVELOPER AT THE TIME OF SURVEY.

THERE WERE NO FENCES AS OF THE DATE OF THE FIELD SURVEY.

PLAN 43R-36048: ALL BOUNDARY INFORMATION SHOWN HEREON HAS BEEN SET OR MEASURED IN ACCORDANCE WITH PLAN 43R-36048 UNLESS OTHERWISE NOTED.

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FIELD:	S.W.M.	DRAWN:	S.J.N./M.J.M.	CHECKED:	M.J.M.
DWG NAME:	14-005SR18	PLOT INFO:	09:37 23/OCT/2014		
JOB NO:	14-005	WORK ORDER NO:	15584		
1137 Centre Street Thornhill ON L4J 3M6 905.738.0053 F 905.738.9221 www.ironmar.ca					

KRCMAR

2024-11-10

COVERING LETTER

To

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

Subject: Minor Variance application 97 Antibes Dr., Brampton, ON L6X 5J2

Sir/ Madam,

We hope this letter finds you well. Please accept our minor variance application for our client 97 Antibes Dr., Brampton, ON L6X 5J2.

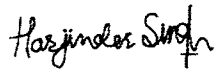
We have a proposal as follow:

1. To permit an as built accessory shed in rear yard with setback of 0.15 m and 0.30m from rear and side lot lines respectively with height 3.1m.
2. To permit an above grade side door in garage with setback of 0.67 m from side lot line.

So, we request you to kindly consider our application for minor variance.

We appreciate your cooperation in this matter.

Thank You,



Harjinder Singh
P Eng. PMP, CET, RCJI

Zoning Non-compliance Checklist

File No.
A-2024-0478

Owner: SYED ALI BADSHAH NAQVI and ZAHRA NAQVI

Address: 97 ANTIBES DR

Zoning: R1E-11.6-2250

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 proposed above grade entrance in a side yard having a minimum width of 0.61m extending from the front wall of the dwelling up to the door,	whereas the by-law permits an above grade entrance when the side yard within which the door is located has a minimum width of 1.2m (3.94 ft.) extending from the front wall of the dwelling up to and including the door	10.24.1
ACCESSORY STRUCTURE SIZE / SETBACKS	To permit an accessory structure (existing shed) having a setback of 0.15m to the rear lot line, To permit an accessory structure (existing shed) having a setback of 0.30m to the side lot line,	whereas the by-law requires a minimum 0.6m to the nearest lot line. whereas the by-law requires a minimum 0.6m to the nearest lot line.	10.3 (f) ii 10.3 (f) ii
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

Philip Gaspar
Reviewed by Zoning

Nov 28, 2024
Date