



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

FILE NUMBER: A-2024-0480

*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)** Ashish Rathore , Raminder pal singh Rathore & Santosh Rathore  
**Address** 107 EASTBROOK WAY  
BRAMPTON ON L6P 0Z9

**Phone #** 647 997 8478 **Fax #** \_\_\_\_\_  
**Email** rathore.m@outlook.com

2. **Name of Agent** KRUTI SHAH **HIREN SHAH**  
**Address** 4 ABACUS RD BRAMPTON L6T 5J6

**Phone #** 647-504-2737 **Fax #** \_\_\_\_\_  
**Email** projects@rjcadolutions.com

3. **Nature and extent of relief applied for (variances requested):**  
1. To permit a proposed below grade separate entrance in interior side yard.

4. **Why is it not possible to comply with the provisions of the by-law?**  
WE ARE PROPOSING BELOW GRADE SEPERATE ENTRANCE FROM INTERIOR SIDE YARD WHICH ,ZONING BY LAW DOESNOT PERMIT.

5. **Legal Description of the subject land:**  
**Lot Number** 56  
**Plan Number/Concession Number** 43M-1712  
**Municipal Address** 107 EASTBROOK WAY BRAMPTON ON L6P 0Z9

6. **Dimension of subject land (in metric units)**  
**Frontage** 4.77 M  
**Depth** 6.56 M  
**Area** 360.80 SQM

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

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input 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.)

GROUND FLOOR AREA - 70.27 SQ. M. , GROSS FLOOR AREA - 171.08 SQ.M.,  
NUMBER OF STOREY - 2

**PROPOSED BUILDINGS/STRUCTURES on the subject land:**

BELOW GRADE ENTRANCE ON INTERIOR SIDE YARD

- 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	4.77 m
Rear yard setback	5.56m
Side yard setback	0.61m
Side yard setback	1.22m

**PROPOSED**

Front yard setback	4.77 m
Rear yard setback	5.56m
Side yard setback	0.61m
Side yard setback	0.30m

- 10. Date of Acquisition of subject land: \_\_\_\_\_

- 11. Existing uses of subject property: SINGLE 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: \_\_\_\_\_

- 15. Length of time the existing uses of the subject property have been continued: \_\_\_\_\_

- 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 \_\_\_\_\_

HIREN SHAH  
~~KRUTI SHAH~~ Digitally signed by KRUTI SHAH  
DN: C=CA, E=kruti@jccadsolutions.com, CN=KRUTI SHAH  
Date: 2024.08.09 15:02:17-04'00'  
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY \_\_\_\_\_ OF BRAMPTON \_\_\_\_\_

THIS 19 DAY OF DEC, 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, ~~KRUTI SHAH, P.ENG~~ HIREN SHAH, OF THE CITY \_\_\_\_\_ OF BRAMPTON \_\_\_\_\_

IN THE PROVINCE \_\_\_\_\_ OF ONTARIO \_\_\_\_\_ 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 ~~Kiran Basra~~ a Commissioner, etc., Province of Ontario, for the Corporation of the City of Brampton. Expires December 6, 2027.

DECLARED BEFORE ME AT THE


CITY \_\_\_\_\_ OF BRAMPTON \_\_\_\_\_

IN THE PROVINCE \_\_\_\_\_ OF

ONTARIO \_\_\_\_\_ THIS 19 DAY OF

DEC, 2024.

  
A Commissioner etc.

  
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

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

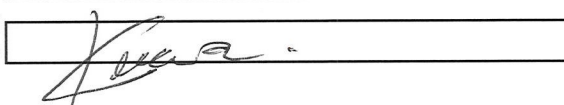
Present Zoning By-law Classification: \_\_\_\_\_

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 Dec 20/2024

Date Application Deemed Complete by the Municipality 

**APPOINTMENT AND AUTHORIZATION OF AGENT**

To The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2  
saa@brampton.ca

LOCATION OF THE SUBJECT LAND \_\_\_\_\_

I/We, ASHISH RATHORE, RAMINDER PAL SINGH RATHORE & SANTOSH RATHORE  
please print/type the full name of the owner(s)

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

\_\_\_\_\_  
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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Ashish Rathore, Raminder Pal Singh Rathore, Santosh Rathore  
(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  
coa@brampton.ca

LOCATION OF THE SUBJECT LAND \_\_\_\_\_

I/We, ASHISH RATHORE, RAMINDER PAI SINGH RATHORE, SANTOSH RATHORE  
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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Ashish Rathore Raminder Singh Santosh Rathore  
(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**

# PART 2: SURVEY REPORT

- DESCRIPTION OF LAND:  
LOT 56, REGISTERED PLAN 43M-1712
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY  
NONE
- BOUNDARY FEATURES  
FENCES AND OVERHEAD HYDRO WIRE AND THEIR RELATIONSHIP TO THE PROPERTY LIMITS ARE SHOWN ON THE FACE OF THE PLAN
- COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:  
PLAN DOES NOT CERTIFY ZONING COMPLIANCE

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

- NOTES**
- 1) BEARINGS ARE ASTRONOMIC, AND ARE REFERRED TO THE SOUT EASTERLY LIMIT OF LOT 56, HAVING A BEARING OF N59°52'05"E AS SHOWN ON REGISTERED PLAN 43M-1712
  - 2) TIES ARE TAKEN TO FOUNDATION UNLESS OTHERWISE NOTED.

SURVEYOR'S REAL PROPERTY REPORT  
PART 1  
PLAN OF SURVEY OF  
ALL OF **LOT 56**  
**REGISTERED PLAN No. 43M-1712**  
**CITY OF BRAMPTON**

REGIONAL MUNICIPALITY OF PEEL  
SCALE 1:200  
0 1 2 3 4 5 10 15 metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 463mm IN WIDTH BY 300mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200

© COPYRIGHT 2024, AK&M SURVEYING LTD.

## LEGEND

- DENOTES FOUND MONUMENT
- DENOTES PLANTED MONUMENT
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- OU DENOTES ORIGIN UNKNOWN
- YYE DENOTES YOUNG AND YOUNG SURVEYING LTD., O.L.S.
- CALC DENOTES CALCULATED
- MEAS DENOTES MEASURED
- WIT DENOTES WITNESS
- PROD DENOTES PRODUCTION
- P1 DENOTES REGISTERED PLAN 43M-1712
- BF DENOTES BOARD FENCE
- CF DENOTES CHAIN LINK FENCE

## 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 2<sup>ND</sup> DAY OF OCTOBER, 2024

OCTOBER 6<sup>TH</sup>, 2024  
DATE

*K. Athiththan*  
ATHITHTHAN KANAGANAYAGAM  
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
V-88981

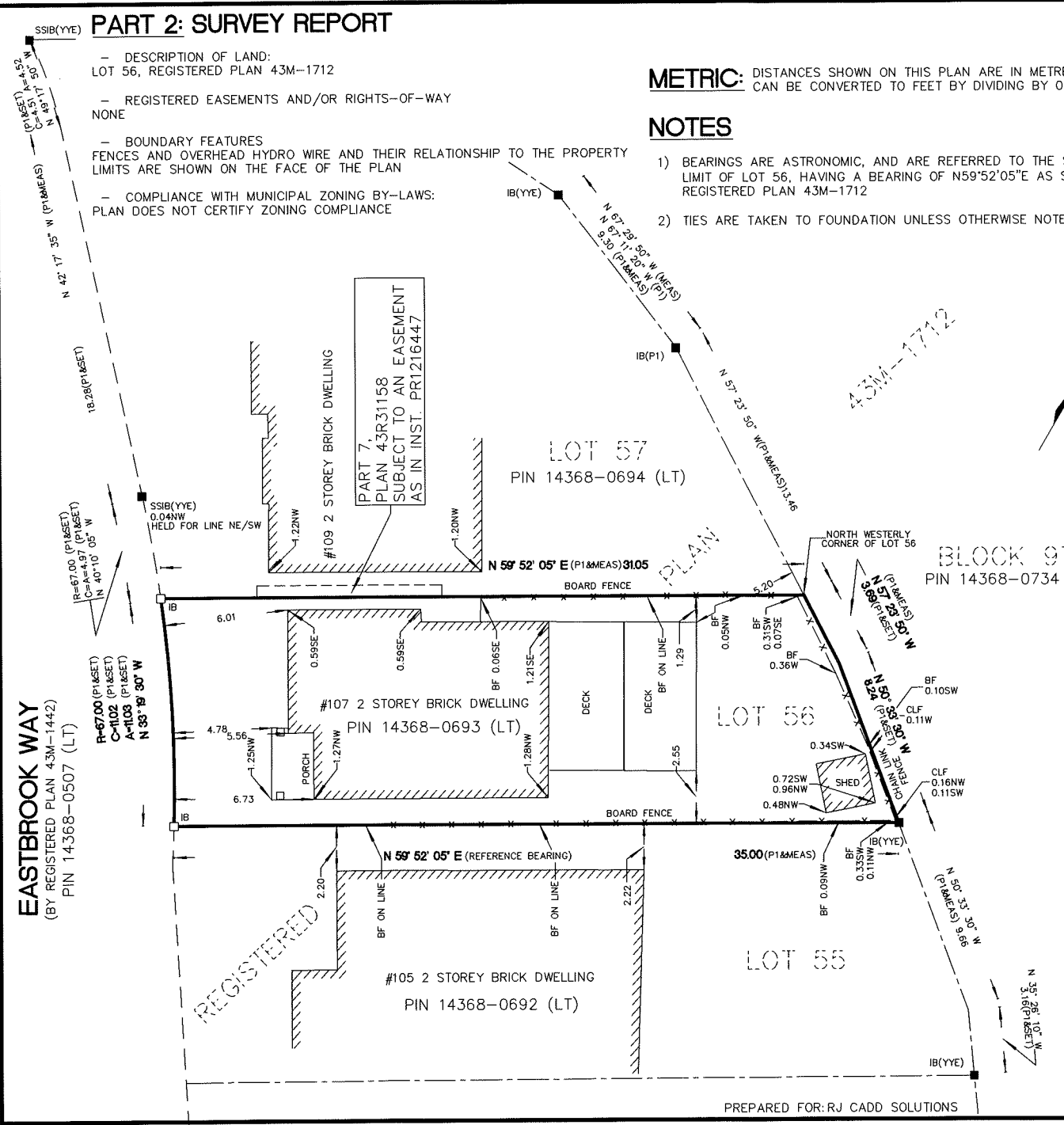


THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY ISSUED BY  
THE SURVEYOR  
In accordance with Regulation  
1026, Section 29(3)

15 Great Plains Street  
Brampton, Ontario  
L6R-1Z5  
Phone: (647) 914-3361  
www.akmsurvey.com  
Email: info@akmsurvey.com



DATE: October 7, 2024	CHECKED BY: AK	DRAWN BY: BFV	PROJECT No.: 2024-149
FILE LOCATION: G:\Shared drives\AK&M Survey Ltd. Job Folders\Brampton\2024\2024-149\Drawing\SRPR\2024-149-SRPR.dwg			

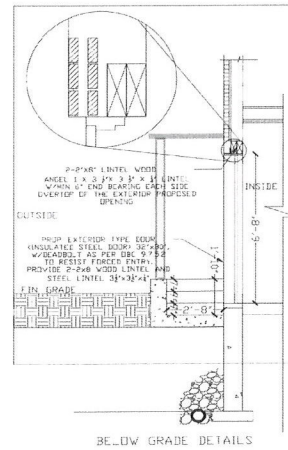
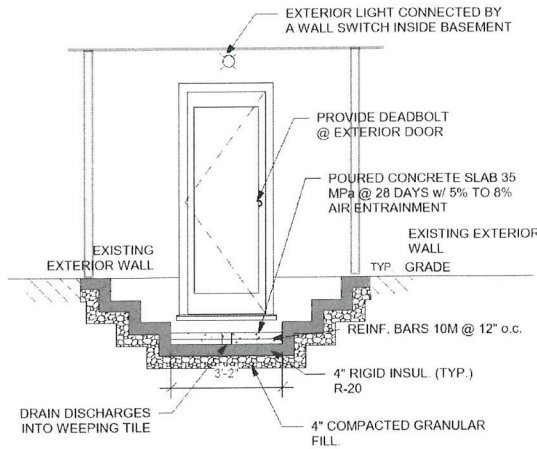
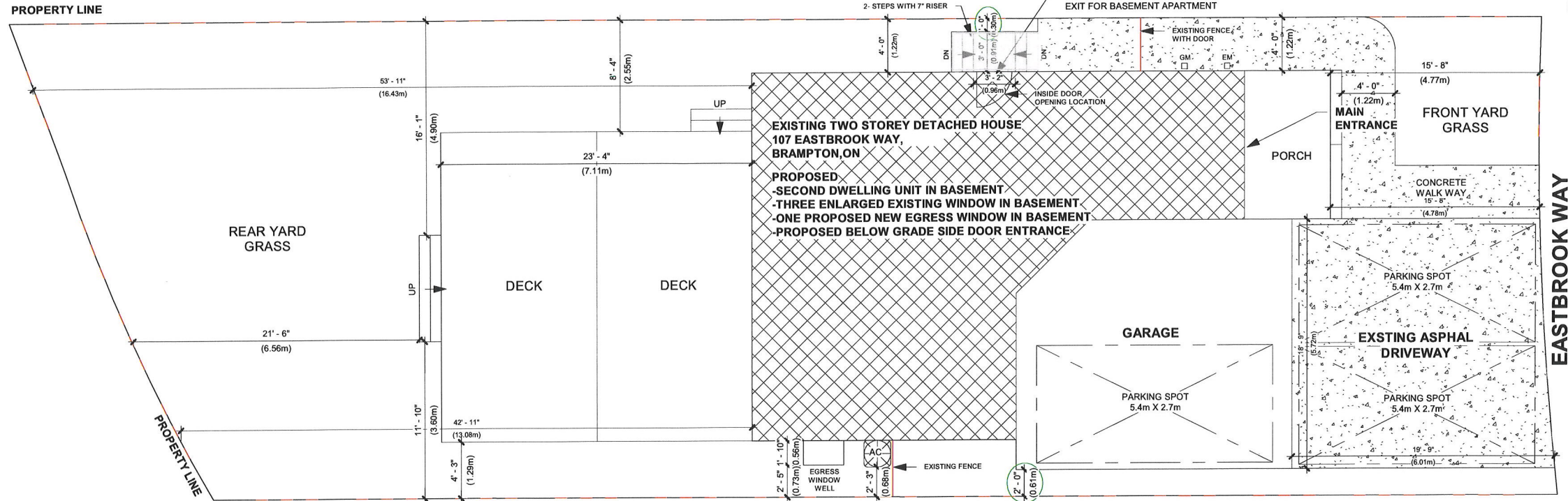


**EASTBROOK WAY**  
(BY REGISTERED PLAN 43M-1442)  
PIN 14368-0507 (LT)

REGISTERED

PREPARED FOR: RJ CADD SOLUTIONS

**EGRESS OPTION: DIRECT EXCLUSIVE EXIT**



No.	REVISION	DATE
2.		
1.	ISSUED FOR PERMIT	2024-10-15



107 EASTBROOK WAY,  
BRAMPTON, ON

SITE PLAN

RJ CAD SOLUTIONS

Date	2024-10-15	Scale	1 : 90
Drawn By	YP	Checked By	KS
Project Number	0001		
SHEET NUMBER	A1		

# Zoning Non-compliance Checklist

File No. A-2024- 0480
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Applicant: Ashish Rathore  
 Address: 107 Eastbrook Way  
 Zoning: R1D section 1812  
 By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
PATH OF TRAVEL			
BELOW GRADE	<p>To permit a proposed exterior stairway leading to a below grade entrance in a required side yard.</p> <p>To permit a 0.3 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 0.91m.</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 not less than 1.8m</p>	<p>10.23</p> <p>1812.2</p>
COVERAGE			
PARKING			
DRIVEWAY			
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'			
FENCE HEIGHT			

Rose Bruno  
 Reviewed by Zoning

December 19, 2024  
 Date