

Application for Minor VarianceSection 45 of the *Planning Act*, R.S.O. 1990 c.P.13**Please Note:** You are receiving this notice as you are within 60 meters of the subject property.

Application Number: A-2024-0481
Property Address: 52 Commodore Drive
Legal Description: Plan 43M1751, Part Lot 234, Rp 43R32309, Part(s) 11, Ward 5
Agent: Ravinder Singh
Owner(s): Nitin Balyan, Saloni Sharma
Other applications: nil
under the *Planning Act*
Meeting Date and Time: Tuesday, February 25, 2025, at 9:30 am
Meeting Location: Hybrid in-person and virtual meeting – Council Chambers, 4th Floor Brampton City Hall, 2 Wellington Street West

Purpose of the Application:

1. To permit an existing exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard; and
2. To permit an interior side yard setback of 0.09 metres to an existing exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum interior side yard setback 1.2 metres.

Participate in the Meeting:

- Send an email with your written comments to coa@brampton.ca. Written submissions must include your name and mailing address, the application number or property address you are commenting on, along with authorization to post your correspondence on the agenda and must be received no later than **12:00 pm on Thursday, February 20, 2025**.
- Participate in person by attending the meeting on the date and time noted above. You are encouraged to register for in person attendance by emailing coa@brampton.ca and indicating if you plan to address Committee.
- Participate virtually (computer, tablet or smartphone). To participate virtually via WebEx, you must register in advance, no later than **12:00 pm on Thursday, February 20, 2025**, by emailing coa@brampton.ca, and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

Note: Information provided in your correspondence, virtual or in-person delegation will become part of the public meeting record and will be posted on the City's website. If you do not participate in the public meeting, Committee may make a decision in your absence, and you will not be entitled to any further notice in the proceedings.

Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

Appeal Process: If you wish to be notified of the decision of Committee, you must submit a written request to coa@brampton.ca. This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, municipality, certain public bodies and the Minister can appeal a decision to the OLT. If a decision is appealed, you may request participant status by contacting olt.clo@ontario.ca.

Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. This notice is to be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

Dated this 10th day of February 2025

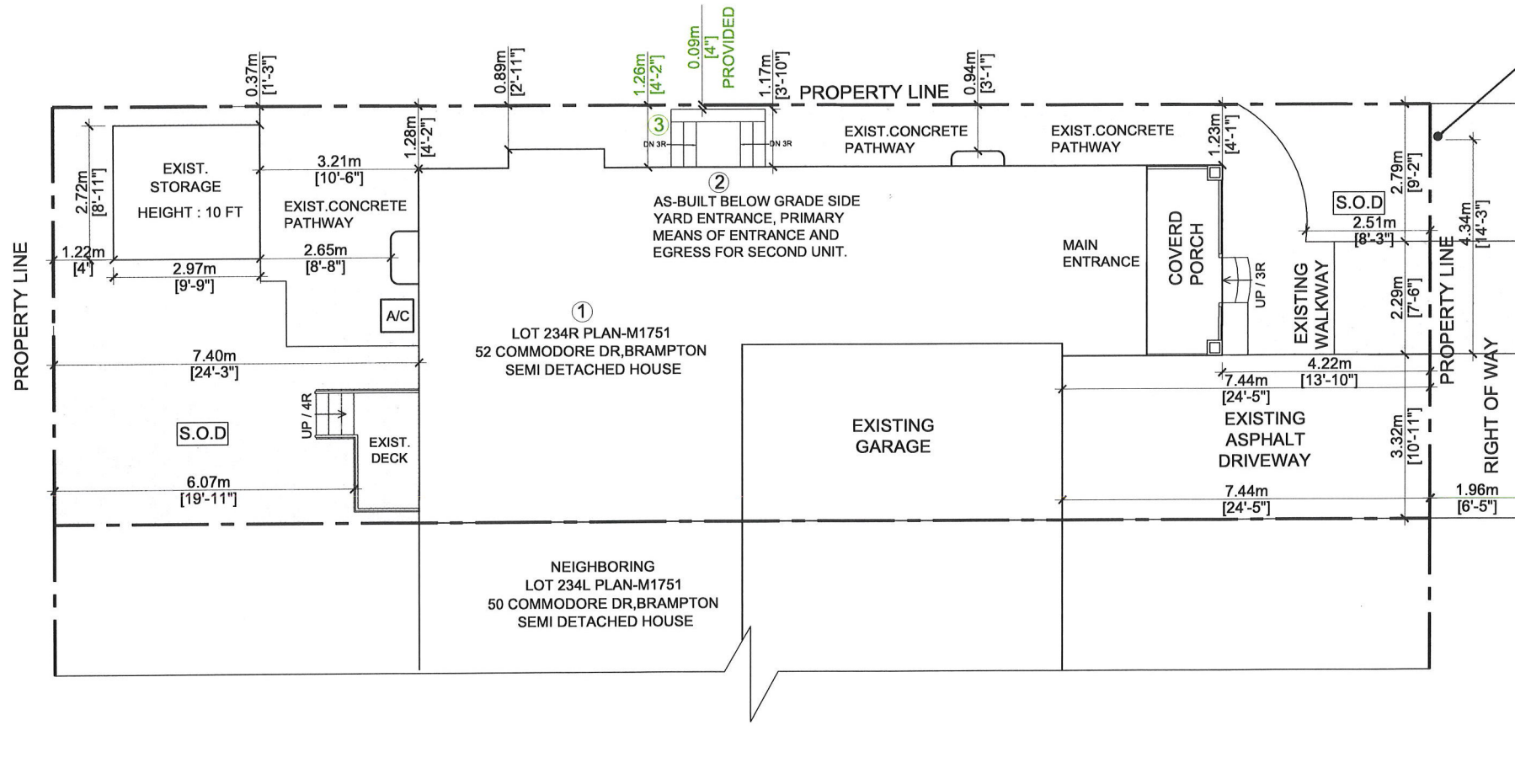
Secretary Treasurer
Committee of Adjustment, City Clerk's Office
2 Wellington Street West, Brampton, L6Y 4R2
E: coa@brampton.ca



Received / Revised

FEB 07 2025

Committee of Adjustment



EXISTING TREE
DIA 5"

COMMODORE DRIVE



2980 Drew Rd, Suite 225,
Mississauga, ON L4T 0A7
647- 896 9785
ravinder@aemdesigns.ca
www.aemdesigns.ca

SEAL:

Project Title:
BASEMENT SECOND UNIT
AND AS-BUILT BELOW
GRADE ENTRANCE

Project Address:
52 COMMODORE DR,
BRAMPTON

Drawing Title:
SITE PLAN:

Scale: 1/8" = 1' Date: NOV 11, 2024

Designed: R.S. Revision: 0

Project No. 24-497 Sheet No. A0.01

EXISTING MAIN FLOOR AREA: 79.30 m²
 EXISTING GARAGE AREA: 23.29 m²
 EXISTING PORCH AREA: 6.0 m²
 EXISTING SECOND FLOOR AREA: 124.84 m²
 PROPOSED BASEMENT APARTMENT AREA: 59.0m²
 FURNACE AND UTILITY AREA: 7.95 m²
 PARKING SPACES REQUIRED: 2 SPACES
 PARKING SPACES PROVIDED / AVAILABLE: 1 SPACE INSIDE GARAGE
 1 SPACE ON DRIVEWAY

SCOPE OF WORK

- ① BASEMENT APARTMENT
- ② AS-BUILT BELOW GRADE SIDE YARD ENTRANCE, PRIMARY MEANS OF ENTRANCE AND EGRESS FOR SECOND UNIT.
- ③ MINOR VARIANCE