



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

FILE NUMBER: A-2024-0483

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)** Harjot Singh and Nitika Kalia
Address 81 DRAKE BLVD, BRAMPTON, ON, L6T 3L2

Phone # 1 (443) 262-1963 **Fax #** _____
Email Harjotmaan762@gmail.com

2. **Name of Agent** Shivang Tarika KUNWAR GAMBHIR
Address 106 Morningside Dr, Georgetown, L7G0M2, ON

Phone # 1 (443) 262-1963 **Fax #** _____
Email shivang@relysolution.com

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

A. To Propose an exterior stairway leading to a below grade entrance in the required interior side yard.
B. Proposed exterior side Yard Set back is 2.06 m to the below Grade Stairway and the required is 3.53m

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

The owner of the property wants to build a second dwelling unit to manage his mortgage. However to provide a second dwelling unit the entrance has to be below the grade which is not possible on rear yard and the other side of the property due to insufficient space and privacy reason. So the only space where owner can construct the entrance is the side of the property. The entrance is designed in such a way that it doesn't block the passage to

5. **Legal Description of the subject land:**
Lot Number 167R
Plan Number/Concession Number 809
Municipal Address 81 DRAKE BLVD, BRAMPTON, ON, L6T 3L2

6. **Dimension of subject land (in metric units)**
Frontage 10.67 M
Depth 33.53 M
Area 357.76 SQM

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

Provincial Highway <input checked="" 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 checked="" 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: 60.07 SQM
 Gross Floor Area: 171.77 SQM
 No. of Levels: 2
 Width: 6.72 M
 Length: 8.02 M

PROPOSED BUILDINGS/STRUCTURES on the subject land:

- 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 10.69 M
 Rear yard setback 14.4 M
 Side yard setback 3.53 M
 Side yard setback 0.00 M

PROPOSED

Front yard setback 10.69 M
 Rear yard setback 14.4 M
 Side yard setback 2.06 M
 Side yard setback 0.00 M

10. Date of Acquisition of subject land: 2018

11. Existing uses of subject property: Residential - Single Dwelling Unit

12. Proposed uses of subject property: Residential - Two Dwelling Unit

13. Existing uses of abutting properties: Residential

14. Date of construction of all buildings & structures on subject land: 1996

15. Length of time the existing uses of the subject property have been continued: 22 yrs

- 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 _____

[Handwritten Signature]

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON
THIS 20 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, KUNWAR NAMBIIR OF THE Town OF GEORGETOWN
IN THE Region OF HACTON HILLS 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 20 DAY OF
December

[Handwritten Signature]

Signature of Applicant or Authorized Agent

[Signature]
Kiran Basra
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires December 6, 2027.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: R2A(1)-100

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

Shiza Athar
Zoning Officer

2024/12/11
Date

DATE RECEIVED Dec 20/2024

Date Application Deemed Complete by the Municipality

[Handwritten Signature]

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: 81 Drake Blvd, Brampton, ON

I/We, Harjot Singh and Nitika Kalia

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

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

Shivang Tanika

KUNWAR GAMBHIR

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 15 day of August, 2024.

HARJOT

Nitika

(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: 81 Drake Blvd, Brampton, ON

I/We, Harjot Singh and Nitika Kalia
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 15 day of August, 2024.

Harjot Nitika
(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

PLAN OF SURVEY OF LOTS 166 TO 169 PLAN 809 PEEL TOWNSHIP OF CHINGUACOUSY

SCALE - 1" = 30'

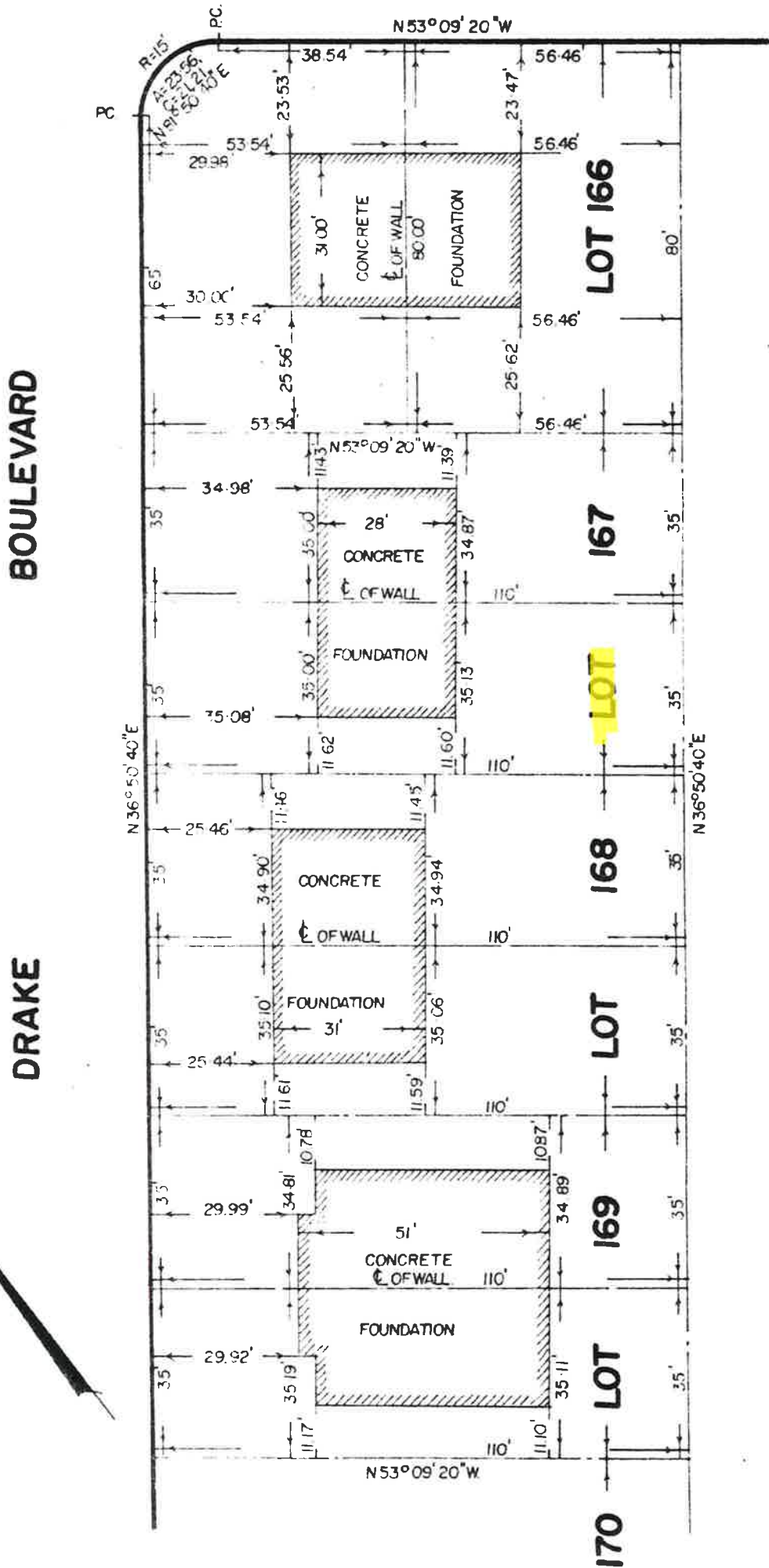
BRAMALEA CONST. LTD.
70 BRAMALEA ROAD
BRAMALEA, ONT.

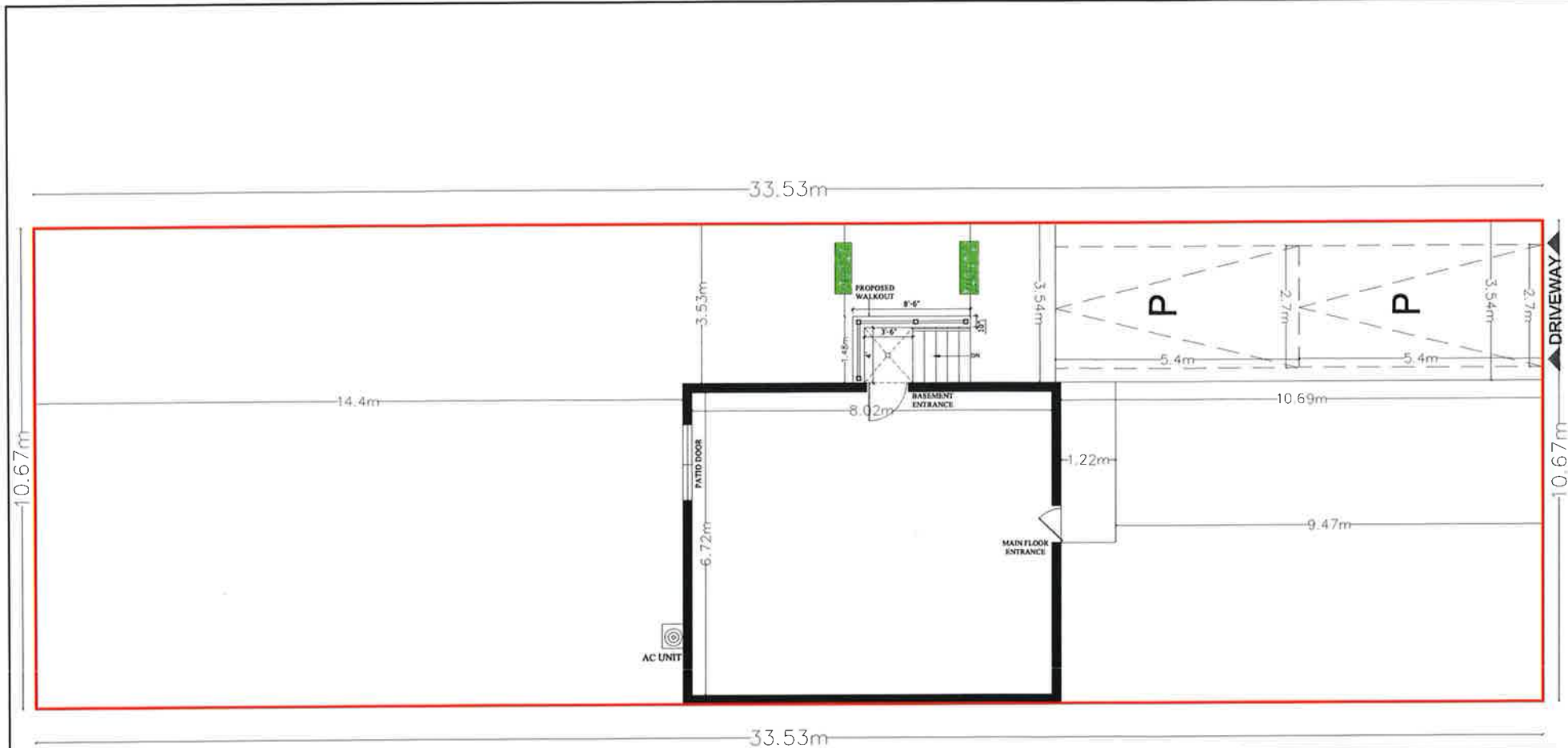
JUNE 14, 1968. JOHN McSKIMMING. ONT. LAND SURVEYOR.
1703 VICTORIA PARK AVE. TORONTO, ONT. 757-5454.

PER. *John Fenton* O.L.S.

DRAKE BOULEVARD

DOCUMENTS RELEASED PURSUANT TO A REQUEST
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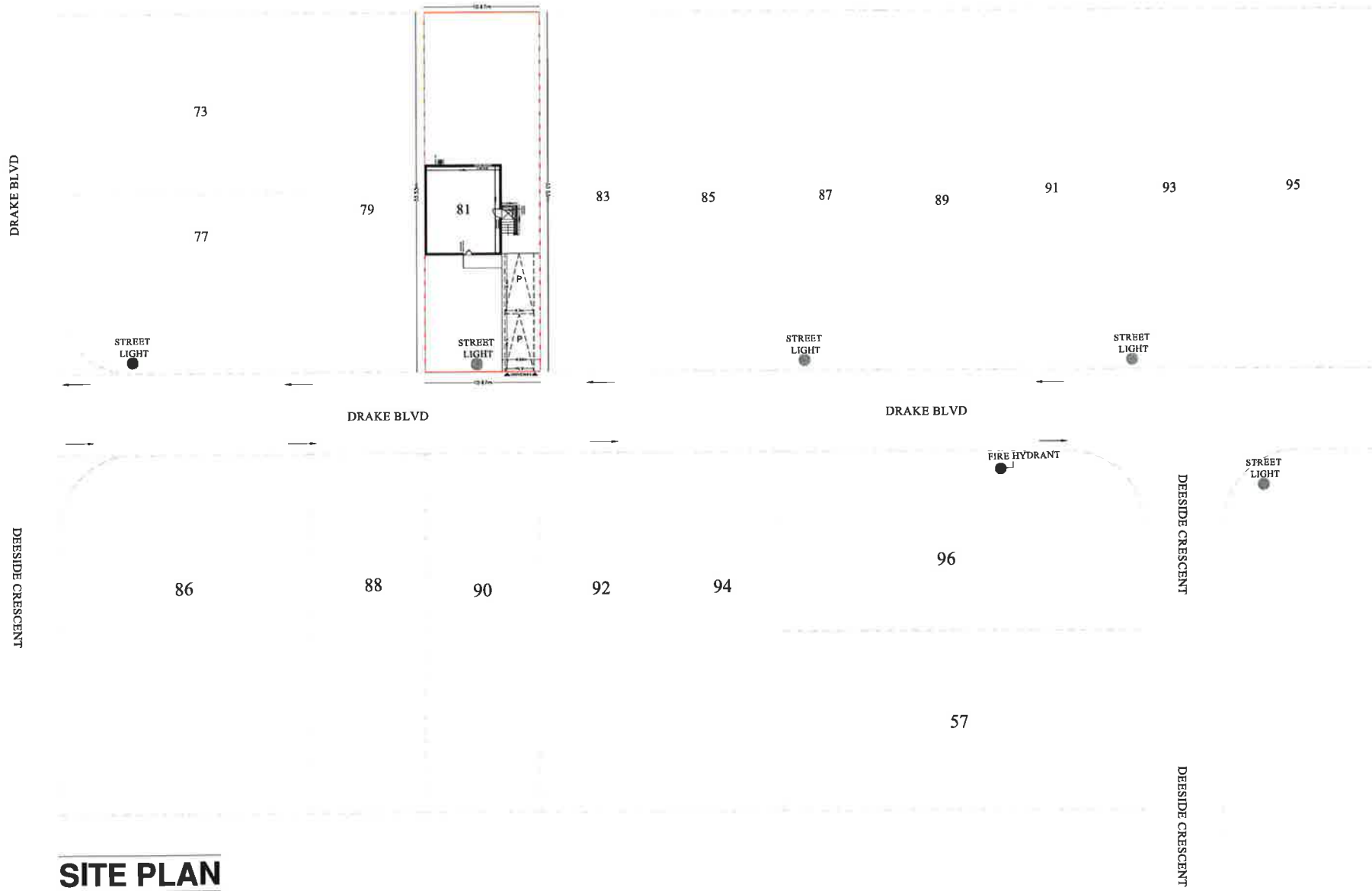
SITE PLAN
SCALE 1:100



81 DRAKE BLVD

GROSS FLOOR AREA = 1848.91 SFT / 171.77 SM
 GROUND FLOOR AREA = 646.69 SFT / 60.07 SM
 LOT AREA = 3850.00 SFT / 357.67 SM

GENERAL NOTES								
<p>DO NOT SCALE DRAWINGS PROPERTY RIGHTS RETAINED BY: BG CONSTRUCTION DESIGN ANY REPRODUCTION IN WHOLE OR IN PART UNDER THE RULES AND BY-LAWS OF THE CORPORATION IS STRICTLY FORBIDDEN ANY REPRODUCTIONS MUST BE AUTHORIZED BY ALL DRAWINGS ARE IN METRIC SCALE</p>								
SCOPE OF WORK								
<p>PROPOSAL TO CONSTRUCT SECONDARY UNIT</p>								
<p>THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.</p>								
<p>QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIV. C.325.1 OF THE BUILDING CODE</p>								
SHIVANG TARIKA		10640						
NAME	SIGNATURE	BCIN						
<i>SHIVANG TARIKA</i>								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">NO</th> <th style="width: 70%;">REVISION / ISSUE</th> <th style="width: 20%;">DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			NO	REVISION / ISSUE	DATE			
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SITE PLAN								
CITY : BRAMPTON								
81 DRAKE BOULEVARD								
EXISTING DWELLING								
PROJECT	SHEET							
AUG 2024	A1							
SCALE 1:100								



SITE PLAN
SCALE 1:400

GENERAL NOTES

DO NOT SCALE DRAWINGS
 PROPERTY RIGHTS RETAINED BY:
 BG CONSTRUCTION DESIGN
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 UNDER THE RULES AND BY-LAWS OF THE
 CORPORATION IS STRICTLY FORBIDDEN
 ANY REPRODUCTIONS MUST BE
 AUTHORIZED BY
 ALL DRAWINGS ARE IN METRIC SCALE

SCOPE OF WORK

**PROPOSAL TO CONSTRUCT
 SECONDARY UNIT**

THE UNDERSIGNED HAS REVIEWED AND
 TAKES RESPONSIBILITY FOR THIS DESIGN,
 AND HAS THE QUALIFICATIONS AND
 MEETS THE REQUIREMENTS SET OUT
 IN THE ONTARIO BUILDING CODE
 TO BE A DESIGNER.

QUALIFICATION INFORMATION
 REQUIRED UNLESS DESIGN IS EXEMPT
 UNDER DIV. C.3.2.5.1 OF THE BUILDING CODE

SHIVANG TARIKA 106440
 NAME SIGNATURE BCIN

SHIVANG TARIKA

NO	REVISION / ISSUE	DATE

SITE PLAN

CITY : BRAMPTON

81 DRAKE BOULEVARD

EXISTING DWELLING

PROJECT	A1
AUG 2024	
SCALE 1:400	

Zoning Non-compliance Checklist

File No. A-2024-0483

Applicant: Shivang Tarika
 Address: 81 Drake Blvd
 Zoning: R2A(1)-100
 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			
COVERAGE			
BELOW GRADE ENTRANCE	<p>-To permit a proposed exterior stairway leading to a below grade entrance in a required side yard,</p> <p>- To permit a proposed exterior side yard setback of 2.06m to a 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 exterior side yard.</p> <p>-whereas the by-law requires a minimum exterior side yard setback of 3.0m.</p>	<p>10.23.1</p> <p>100.2(c)</p>
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
GARAGE WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

2024/12/11

Date