



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) Peter Esambi Sone
Address 20 Bucksaw St Brampton

Phone # (647) 575-8923 Fax # _____
Email Peter.sone@yahoo.com

2. Name of Agent PANKAJ BHATIA
Address 45 Elbern Markell Dr Brampton L6X2X6

Phone # 2899460997 Fax # _____
Email WeDoBuildingPermits@yahoo.ca

3. Nature and extent of relief applied for (variances requested):
MEETING SETBACK FOR BELOW GRADE ENTRANCE IN SIDE YARD

4. Why is it not possible to comply with the provisions of the by-law?
Side yard setback is currently 4' and below grade entrance width is 46"
so unable to meet required 1.2M setback on side

5. Legal Description of the subject land:
Lot Number PLAN M1993 LOT 70
Plan Number/Concession Number PLAN M1993 LOT 70
Municipal Address 20 Bucksaw St Brampton

6. Dimension of subject land (in metric units)
Frontage _____
Depth _____
Area _____

7. Access to the subject land is by:
Provincial Highway NO Seasonal Road NO
Municipal Road Maintained All Year YES Other Public Road NO
Private Right-of-Way NO Water NO

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:

Existing Two Storey Dwelling Unit

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Below Grade Entrance on side yard for 2nd dwelling unit entrance

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 _____
Rear yard setback _____
Side yard setback _____
Side yard setback _____

PROPOSED

Front yard setback _____ No change
Rear yard setback _____ No change
Side yard setback _____ No change
Side yard setback _____ No change

10. Date of Acquisition of subject land: _____

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: 02/05/2016 _____

15. Length of time the existing uses of the subject property have been continued: 8 yrs _____

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

Municipal [X] Other (specify) _____
Well []

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

Municipal [X] Other (specify) _____
Septic []

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

Sewers [X] 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 BRAMPTON OF Canada

THIS 20th 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, Pankaj Bhatia OF THE Region Peel OF Brampton

IN THE City OF Brampton 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 20 2024
Kiran Basra
Commissioner, etc.,
Province of Ontario,

for the Corporation of the
City of Brampton.

Expires December 6, 2027.

x

[Handwritten Signature]

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Residential R1F-9-2452

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.

Angelo Barbato
Zoning Officer

December 17, 2024
Date

DATE RECEIVED Dec 20 / 2024

[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: 20 BUCKSAW ST, BRAMPTON


I/We, PETER ESAMBI SONE
please print/type the full name of the owner(s)

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

PANKAJ BHATIA
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 28th 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.

PERMISSION TO ENTER

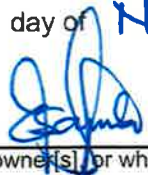
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 20 BUCKSAW ST. BRAMPTON

I/We, PETER ESAMBI SONE
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 28th day of NOVEMBER, 2024

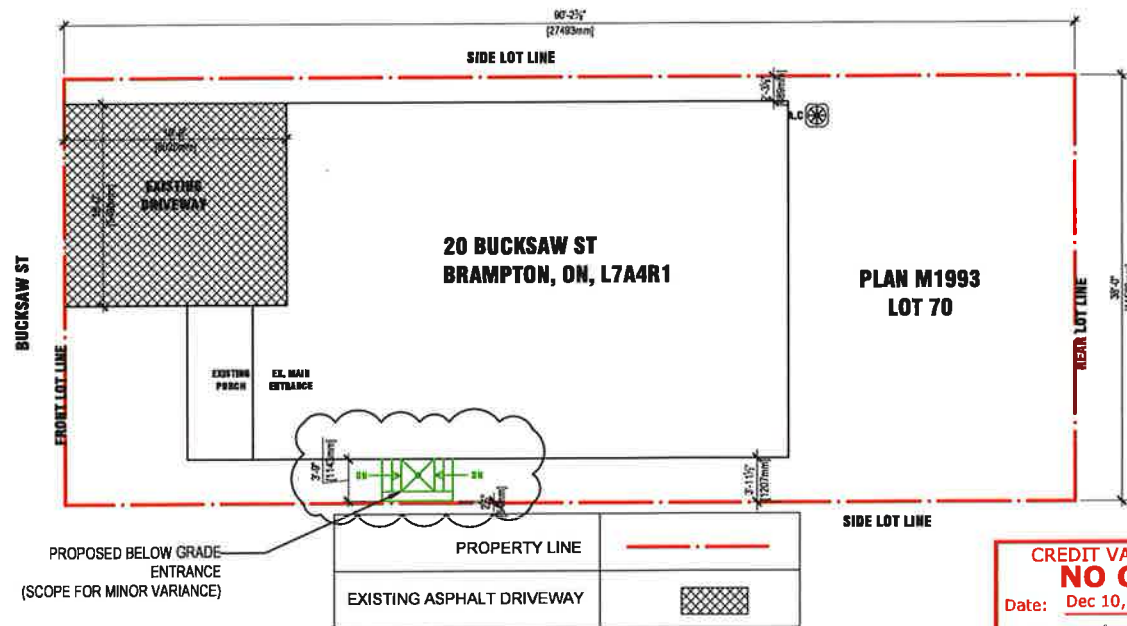


(signature of the owner(s) or where the owner is a firm or corporation, the signature of an officer of the owner.)

(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



PROPOSED BELOW GRADE
ENTRANCE
(SCOPE FOR MINOR VARIANCE)



**CREDIT VALLEY CONSERVATION
NO OBJECTION**

Date: Dec 10, 2024

Signature: *Pankaj Bhatia*

CVC File #: SP24/Sone

This clearance has been provided because:

- The nature of the proposed works on the stamped plans does not require a permit from CVC.
- The location of the proposed works are outside of the area subject to Ontario Regulation 41/24.
- The subject property has been determined not to be subject to Ontario Regulation 41/24, based on currently available information.
- THE PROPERTY IS SUBJECT TO ONTARIO REGULATION 41/24 AND FUTURE WORKS/ REVISIONS MAY REQUIRE CVC APPROVAL.

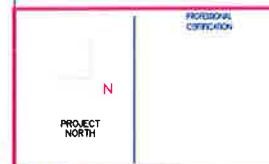
[Http://WeDoBuildingPermits.ca](http://WeDoBuildingPermits.ca)
289-946-0997

ISSUE	BY	DESCRIPTION	DATE YYMMDD

GENERAL NOTES:
DO NOT SCALE DRAWINGS. VERIFY CONFIGURATIONS & DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

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 DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS.

QUALIFICATION INFORMATION	
NAME PANKAJ BHATA	REG. NO. 101562
REGISTRATION INFORMATION	
FIRM NAME SATEM CONSULTING INC.	REG. NO. 110355



PROJECT
**20 BUCKSAW ST
BRAMPTON, ON, L7A4R1**

DRAWING TITLE
SITE PLAN

DATE	REVISION
2024	BUILDING PERMIT
DRAWN BY SM	CHECKED BY PB
PROJECT NO.	SHEET NO. A-0
SCALE AS NOTED	

ISSUE	BY	DESCRIPTION	DATE YY-MM-DD

GENERAL NOTES:
DO NOT SCALE DRAWINGS. VERIFY CONFIGURATIONS & DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

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QUALIFICATION INFORMATION
 NAME: PANKAJ BHATA
 SIGNATURE: *Pankaj Bhatta*
 BCIN: 101562
REGISTRATION INFORMATION
 FIRM NAME: SAI/IFPM CONSULTING INC.
 BCIN: 110355

PROFESSIONAL CERTIFICATION

N

PROJECT NORTH

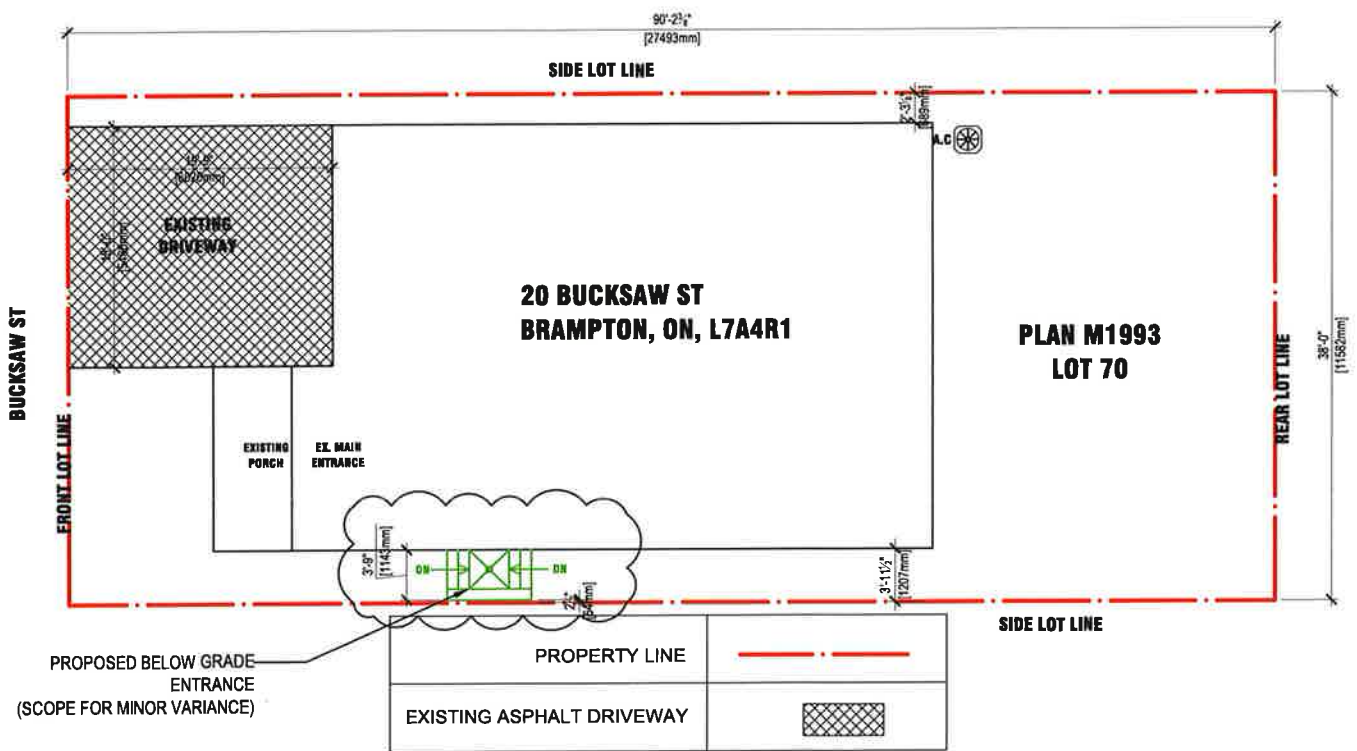
PROJECT

**20 BUCKSAW ST
BRAMPTON, ON, L7A4R1**

DRAWING TITLE

SITE PLAN

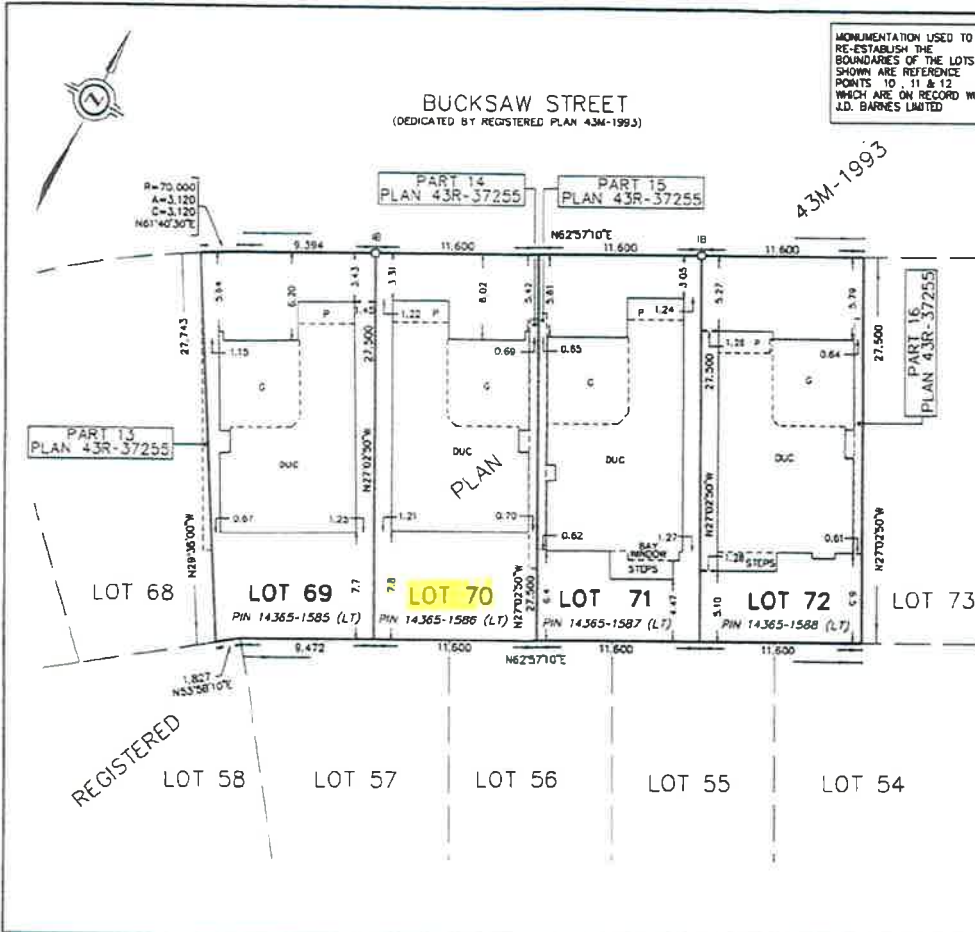
DATE	ISSUED FOR
2024	BUILDING PERMIT
DRAWN BY	CHECKED BY
SM	PB
PROJECT No.	SHEET NO.
SCALE	A-0
AS NOTED	



1 SITE PLAN
A-0 SCALE- 3/32" = 1'-0"

DOCUMENTS RELEASED PURSUANT TO A REQUEST UNDER THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT R.S.O. 1990c. M56

COPYRIGHT ACT R.S., 1985, c. C-42 APPLIES TO THE USE AND REPRODUCTION OF THESE DOCUMENTS



SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN SHOWING
LOTS 69, 70, 71 AND 72
REGISTERED PLAN 43M-1993
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL
SCALE 1 : 250

J.D. BARNES LIMITED
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METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.30

PART 2 - SURVEY REPORT

- DESCRIPTION
LOTS 69, 70, 71 AND 72 - REGISTERED PLAN 43M-1993
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
NONE REGISTERED
- ADDITIONAL REMARKS
PLAN PREPARED FOR LIV COMMUNITIES

NOTES

BEARINGS ARE GRID AND ARC REFERRED TO THE SOUTHERN LIMIT OF BUCKSAW STREET AS SHOWN ON REGISTERED PLAN 43M-1993, HAVING A BEARING OF N62°57'10"E

- D DENOTES SURVEY MONUMENT SET
 - RB DENOTES IRON BAR
 - DUC DENOTES DWELLING UNDER CONSTRUCTION
 - G DENOTES GARAGE
 - P DENOTES PORCH
 - STEPS DENOTES CONCRETE STEPS
- ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 24th DAY OF AUGUST, 2016.

DATE Sept. 26, 16

THOMAS J. SALS
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONT. LAND SURVEYORS
PLAN SUBMISSION FORM
1991940

THIS PLAN IS NOT VALID UNLESS IT IS AN UNCORRECTED ORIGINAL COPY ISSUED BY THE SURVEYOR IN accordance with Regulation 1225, Section 2

J.D. BARNES LIMITED
LAND INFORMATION SPECIALISTS
40 WINDSOR GARDEN PALM BEACH, FLORIDA 33411
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15-30-864-0

CE
AS
SEPT. 1

Zoning Non-compliance Checklist

File No.

A-2024-0485

Applicant: Pankaj Bhatia

Address: 20 Bucksaw St.

Zoning: Residential R1F-9-2452

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 0.064m 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>2452.2.7.b</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