

FILE NUMBER: A-2024-0463

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)** Chandrekant Doulat (Ken) and Surendra Doulat (Kalinie)
Address 1 Riva Ridge Drive, Brampton ON

Phone # 416 272 3232 **Fax #** _____
Email kaliniechand@yahoo.com

2. **Name of Agent** Phill McFadden c/o Build Consulting Services
Address 109 Winston Crescent, Guelph ON

Phone # 519 993 4565 **Fax #** _____
Email phill@buildconsultingservices.com

3. **Nature and extent of relief applied for (variances requested):**
We are seeking relief from (2) parts of the zoning bylaw (86-2015)(156-2022)(69-2023). 10.3(e)(ii) - combined gross floor area of permitted accessory buildings of 20.0 sq.m, with any individual building not exceeding 15 sq.m. We are seeking to build a 28.28 sq.m recreational structure + existing gazebo of 22 sq.m. A total of 50.8 sq.m (546 sf) we are also seeking relief from (86-2015)(156-2022)(69-2023). 10.3(n) - one open-sided structure, gazebo or pergola shall be permitted on a deck, landscaped deck, porch or balcony..maximum gross floor area of 10 sq.m. We are seeking relief from this bylaw to allow the existing 22 sq.m gazebo to stay in the rear yard

4. **Why is it not possible to comply with the provisions of the by-law?**
The increased floor area of the recreational structure is due to the technology requirements from screen to hitting surface. Any smaller and it would not be a viable option for the home owner.
Regarding the existing gazebo, this was an expensive unit purchased by the owner much before the consideration to build the recreational structure. The gazebo will not occupy any space in the exterior side yard, and is not over height.

5. **Legal Description of the subject land:**
Lot Number 243
Plan Number/Concession Number M1630
Municipal Address 1 Riva Ridge Drive, Brampton ON

6. **Dimension of subject land (in metric units)**
Frontage 9.54m
Depth 33.91m
Area 539.54 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:

Primary Dwelling - 220.64 sq.m, 2 story

Open wall gazebo - 22 sq.m, 2 story

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Recreation structure - 28.28 sq.m, 1 story with max. height of 4.49m (14'9")

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 6.08m

Rear yard setback 9.61m

Side yard setback Interior Side Yard - 0.65m

Side yard setback Exterior Side Yard - 1.49m

PROPOSED

Front yard setback 26.21m

Rear yard setback 1.20m

Side yard setback Interior Side Yard 1.20m

Side yard setback Exterior Side Yard 11.58m

10. Date of Acquisition of subject land: 2009

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: 2005

15. Length of time the existing uses of the subject property have been continued: Since Construction

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

Municipal Well

Other (specify) _____

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

Municipal Septic

Other (specify) _____

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

Sewers 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 of an application for minor variance? ever been the subject

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 City _____ OF Guelph _____
THIS 31 DAY OF October, 20 24.

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, Paul Metcalfe, 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
city OF Brampton
IN THE Region OF
Peel THIS 16 DAY OF
December, 2024

A Commissioner etc.

Mercelyn Osayamen Osaze
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires June 20, 2025.

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 December 16, 2024
Mercelyn

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: 1 Riva Ridge Drive, Brampton ON

I/We, Chandrekant Doulat

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

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

Phill McFadden c/o Build Consulting Services

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 31 day of October, 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: 1 Riva Ridge Drive, Brampton ON

I/We, Chandrekant Doulat

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 31 day of October, 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



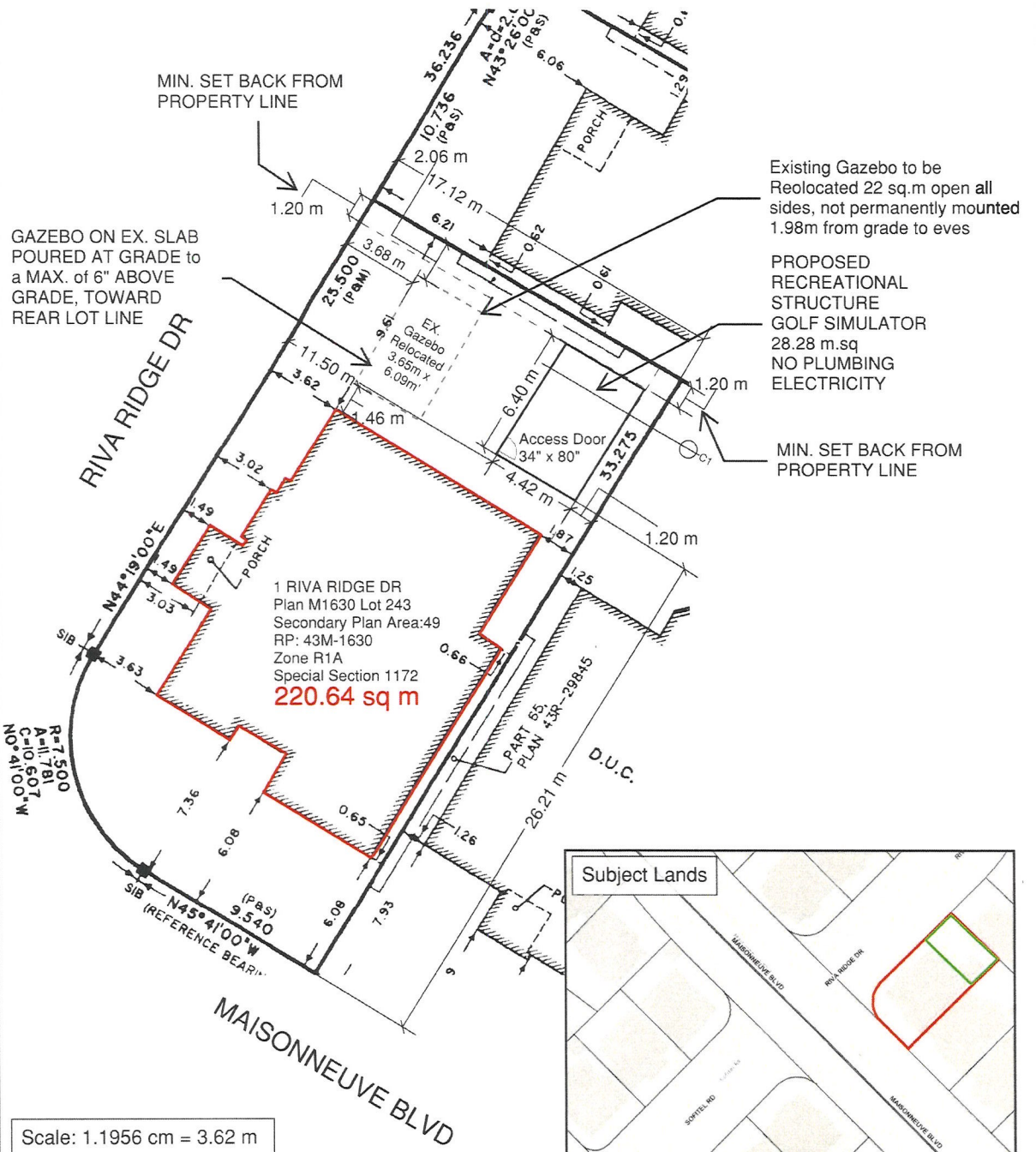
BUILD CONSULTING SERVICES
PLAN IT. BUILD IT.

Date: Dec 3, 2024

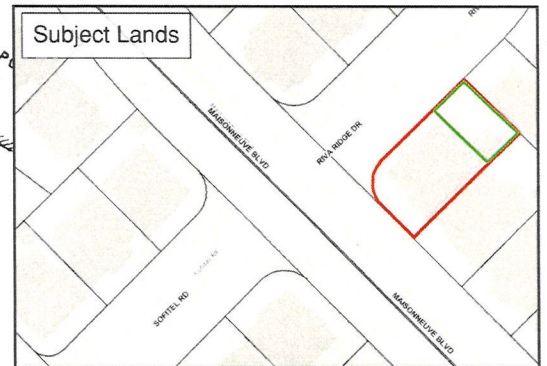
Draft: 0002
Page: 1 of 3

Minor Variance Application

1 RIVA RIDGE DR
Plan M1630 Lot 243
Secondary Plan Area:49
RP: 43M-1630
Zone R1A
Special Section 1172

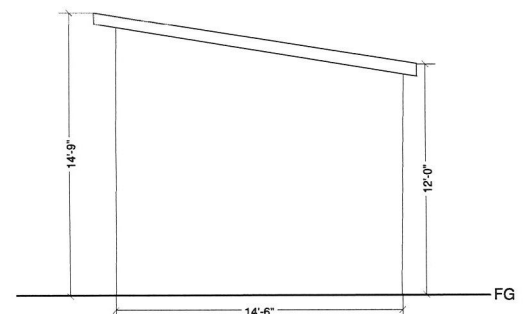


Surveyor Information



Rear Yard Area 169.91 sq.m
 Max Structure Size - 20 m.sq (max single structure of 15 m.sq)
 Seeking relief from:
 10.3(e)(ii) - Proposed structure 28.28 sq.m
 10.3(n) total gross floor area of 10 sq.m
 - existing gazebo on concrete deck

Total Lot area - 539.54 Sq.M
 Rear Lot area - 164.52 Sq.M
 Accessory Structure - 28.28 Sq.M
 Proposed Con. = 16% of rear yard coverage



Do Not Scale - C1 Proposed building height

DEC 12 2024

CITY CLERK'S OFFICE

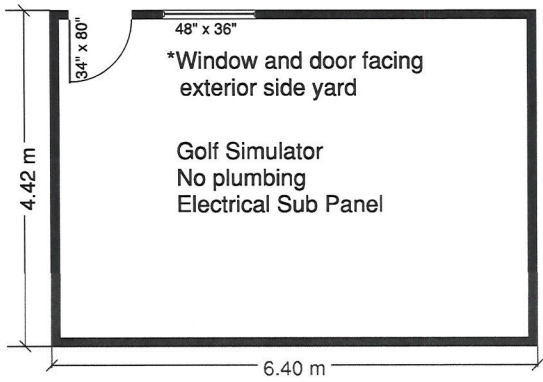


BUILD CONSULTING SERVICES
PLAN IT. BUILD IT.

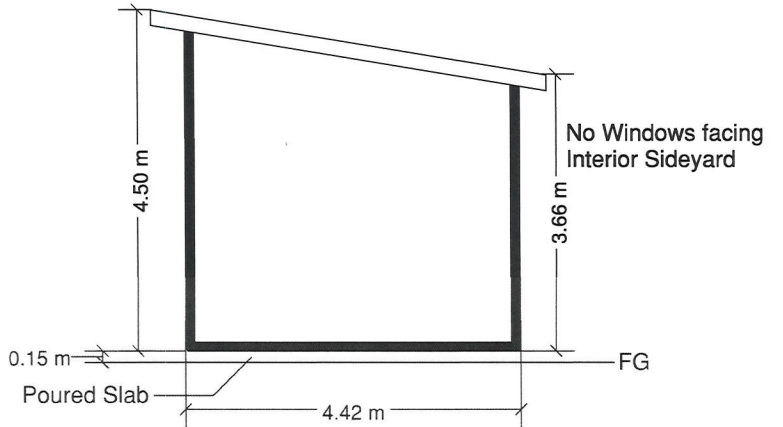
Date: Dec 3, 2024

Draft: 0002
Page: 2 of 3

Recreational Structure
Golf Simulator

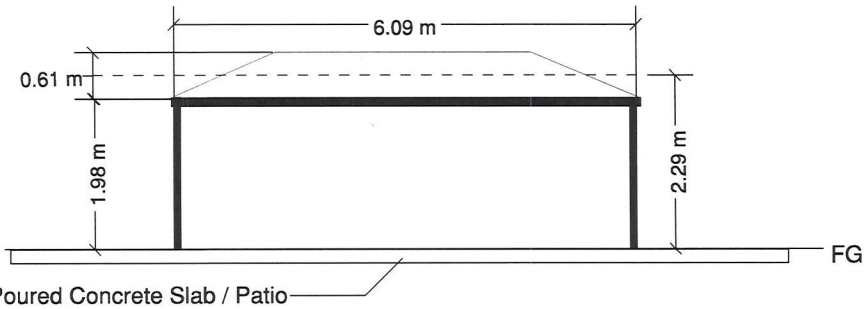


Top View - Floor Plan is Not Complete
Scale 1/4" = 1'



South Elev. - Floor Plan is Not Complete
Scale 1/4" = 1'

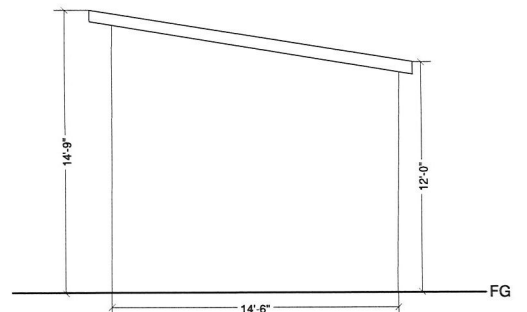
Existing
Gazebo Dimension



East Elevation (Side View) - Existing Gazebo
Scale 1/4" = 1'

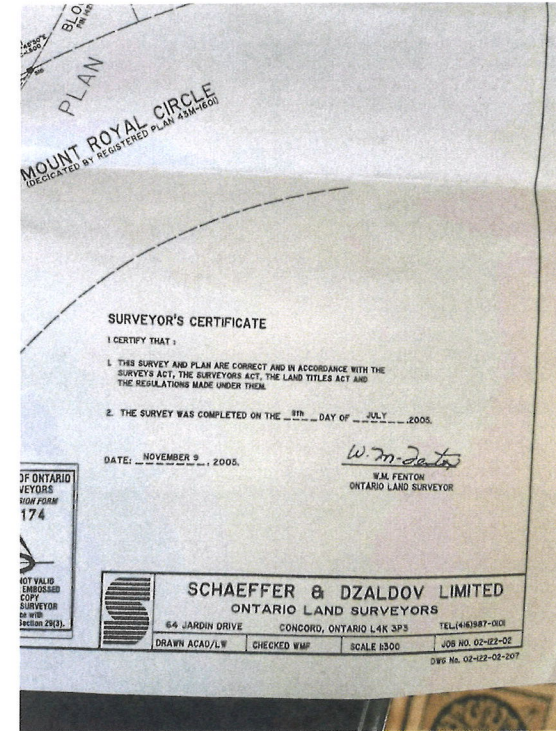
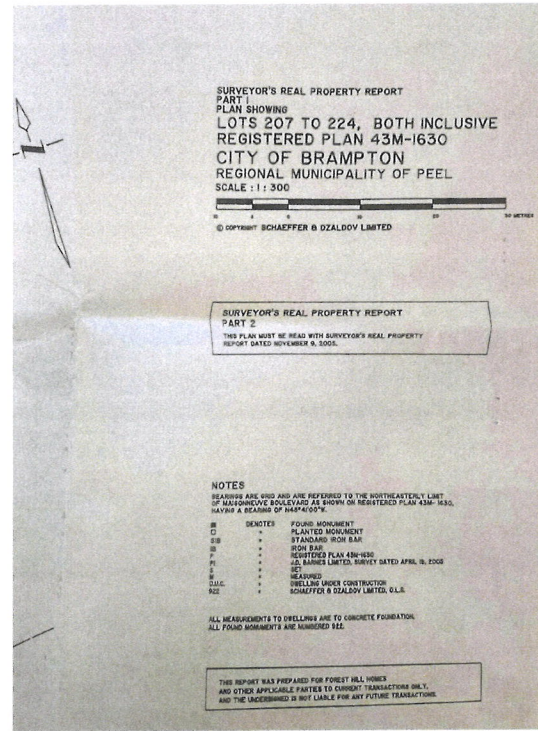
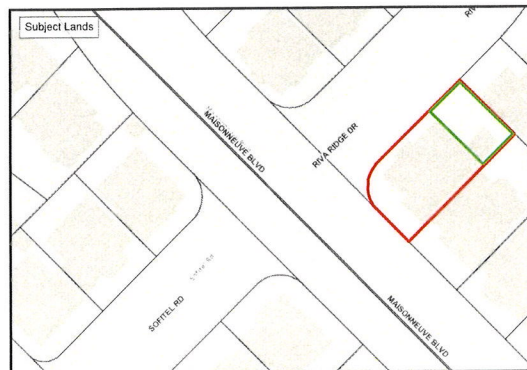
Rear Yard Area 169.91 sq.m
Max Structure Size - 20 m.sq (max single structure of 15 m.sq)
Seeking relief from:
10.3(e)(ii) - Proposed structure 28.28 sq.m
10.3(n) total gross floor area of 10 sq.m
- existing gazebo on concrete deck

Total Lot area - 539.54 Sq.M
Rear Lot area - 164.52 Sq.M
Accessory Structure - 28.28 Sq.M
Proposed Con. = 16% of rear yard coverage



Do Not Scale - C1 Proposed building height

SURVEY : SITE PLAN



CITY CLERKS OFFICE

DEC 12 2024

RECEIVED

Zoning Non-compliance Checklist

File No.

A-2024-0463

Applicant: Ken Doulat and Kaline Doulat (Shiwlochan)

Address: 1 Riva Ridge Dr, Brampton, ON L6P 1Y6

Zoning: R1A-1772

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
ACCESSORY STRUCTURE	To permit a combined gross floor area of 50.52m ² (543.79) for two (2) accessory structures	Whereas the by-law permits a maximum combined gross floor area of 20 sq.m (215.27ft ²) for two (2) accessory structures	10.3(e)(ii)
	To permit an accessory structure (existing gazebo, relocated) having a gross floor area of 22.23m ² (239.28ft ²)	Whereas the by-law permits a maximum gross floor area of 15m ² (161.45ft ²) for an individual accessory structure	10.3(e)(ii)
	To permit an accessory structure (proposed golf simulator) having a gross floor area of 28.29m ² (304.51ft ²)	Whereas the by-law permits a maximum gross floor area of 15m ² (161.45ft ²) for an individual accessory structure	10.3(e)(ii)
	To permit an accessory structure (proposed golf simulator) having a height of 4.5m (14'-9")	Whereas the by-law permits an accessory structure having a maximum height of 3.0m in all other residential zones.	10.3(h)
SETBACKS			
BUILDING HEIGHT			
OUTSIDE STORAGE			
LOT COVERAGE			
DRIVEWAY			
FENCE HEIGHT			
ACCESSORY STRUCTURE HEIGHT			
ACCESSORY STRUCTURE SETBACK			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
GARAGE DOOR HEIGHT			

John C. Cabral

Reviewed by Zoning

2024-12-05

Date