

Flower City



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after application is deemed complete)

FILE NUMBER: A-2024-0476

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)** Tarun Ahlawat and Manju Kumari  
**Address** 1 Tennant Drive, Brampton, ON, L6R 0E5  
**Phone #** 647-897-0347 **Fax #** \_\_\_\_\_  
**Email** tarun.ahlawat90@gmail.com

2. **Name of Agent** \_\_\_\_\_  
**Address** \_\_\_\_\_  
**Phone #** \_\_\_\_\_ **Fax #** \_\_\_\_\_  
**Email** \_\_\_\_\_

3. **Nature and extent of relief applied for (variances requested):**  
Below grade entrance in the exterior side yard.  
The minimum exterior side yard setback of 3.00m is reduced to 1.73m for a length of 3.61m to accommodate the below grade entrance.

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

5. **Legal Description of the subject land:**  
**Lot Number** 103  
**Plan Number/Concession Number** 438-1691  
**Municipal Address** 1 Tennant Drive, Brampton, ON, L6R 0E5

6. **Dimension of subject land (in metric units)**  
**Frontage** 12.96 ( 7.96m + 5 m)  
**Depth** 26.42 m  
**Area** 330

7. **Access to the subject land is by:**  
Provincial Highway  Seasonal Road   
Municipal Road Maintained All Year  Other Public Road   
Private Right-of-Way  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: List all structures (dwelling, shed, gazebo, etc.)

Single Family Dwelling; 2 storeys and basement  
Ground Floor GFA - 70.14 sq m; Second Floor GFA - 96.25 sq m  
Unfinished Basement - 71.53 sq m  
Length - 13.64 m  
Width - 9.10 m

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Two Unit Dwelling  
Proposed basement apartment, one new window and enlarge one existing window.  
Proposed below grade entrance in the exterior side yard 1.32m x 3.61m  
Basement Apartment GFA - 58.06 sq m  
Part of Primary Residence GFA - 25.27 sq m

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 6.21 m to the garage and 4.91 m to the front wall of the dwelling  
Rear yard setback 7.80 m  
Side yard setback 0.64 m (interior side yard)  
Side yard setback 3.05 m (exterior side yard)

PROPOSED

Front yard setback 6.21 m to the garage and 4.91 m to the front wall of the dwelling  
Rear yard setback 7.06 m to the proposed below grade entrance  
Side yard setback 0.64 m (interior side yard)  
Side yard setback 1.73 m for a length of 3.61 m to accommodate proposed below grade entrance (exterior side yard)

10. Date of Acquisition of subject land: \_\_\_\_\_
11. Existing uses of subject property: Single Family 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: 2007
15. Length of time the existing uses of the subject property have been continued: 17 years

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 \_\_\_\_\_

Tarun Ahlawat Manju Kumari  
Signature of Applicant(s) or Authorized Agent

DATED AT THE RESIDENCE OF BRAMPTON  
THIS 15<sup>th</sup> DAY OF DECEMBER, 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.

TARUN MANJU  
AHLAWAT KUMARI 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 18 DAY OF  
December, 2024

Tarun Ahlawat Manju Kumari  
Signature of Applicant or Authorized Agent

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

|  |                                  |
|--|----------------------------------|
| Present Official Plan Designation:   | _____                            |
| Present Zoning By-law Classification:  | <u>Residential R1D-1257</u>      |
| This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist. |                                  |
| <u>Angelo Barbato</u><br>Zoning Officer  | <u>December 17, 2024</u><br>Date |

DATE RECEIVED December 18, 2024  
Date Application Deemed Complete by the Municipality Mercelyn Revised 2022/02/17

**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: 1 Tennant Drive, Brampton, ON, L6R 0E5

I/We, Tarun Ahlawat and Manju Kumari

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<sup>th</sup> day of DECEMBER, 2024

Ram Ahlawat

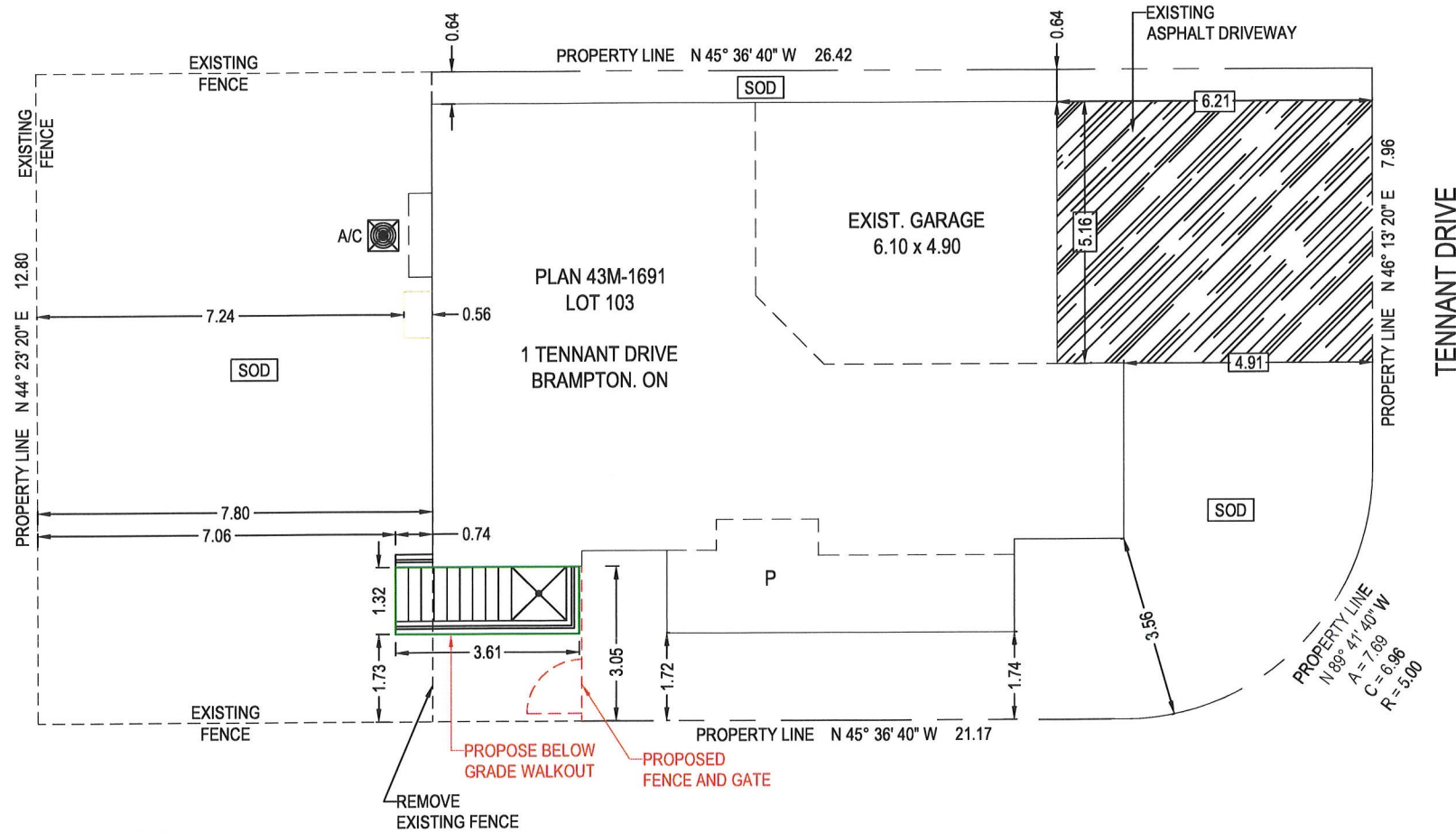
Manju Kumari

(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**



**SITE PLAN**

**SCOPE OF WORK**

- PROPOSED BELOW GRADE WALKOUT AND ENTRANCE DOOR IN EXTERIOR SIDE YARD



|  |  |  |
|--|--|--|
|  |  |  |
|  |  |  |
|  |  |  |

|    |                   |                 |
|----|-------------------|-----------------|
| 0  | ISSUED FOR PERMIT | DEC / 16 / 2024 |
| NO | DESCRIPTION       | DATE            |

SEAL:

PROJECT:  
**PROPOSED  
 SECOND DWELLING UNIT  
 AT 1 TENNANT DRIVE  
 BRAMPTON, ON**

TITLE:  
**SITE PLAN**

|                       |             |
|-----------------------|-------------|
| CHECKED: SJ           | DRAWING:    |
| DRAWN: AB/ MN         | <b>A0.1</b> |
| SCALE: 1:100          |             |
| DATE: SEP / 07 / 2024 |             |

**PART 1  
PLAN OF LOTS 103 AND 106  
PLAN 43M-1691  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL**

SCALE 1:300  
10m 5m 0 10m 20metres

RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.

**METRIC**

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

- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- PL DENOTES PLAN 43M-1691
- P DENOTES PO/CH
- (RPE) DENOTES RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.

ALL FOUND MONUMENTS BY DAVID B. SEARLES SURVEYING LTD., O.L.S.  
ALL TIES TO CONCRETE FOUNDATIONS.

BEARINGS ARE GRID AND ARE REFERRED TO THE NORTHWEST LIMIT OF VANDERBRINK DRIVE AS SHOWN ON PLAN 43M-1691 HAVING A BEARING OF N46°13'20"E

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: PART OF LOT 103, DESIGNATED AS PART 77, PLAN 43R-30834 SUBJECT TO AN EASEMENT AS SET OUT IN PR1238383  
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

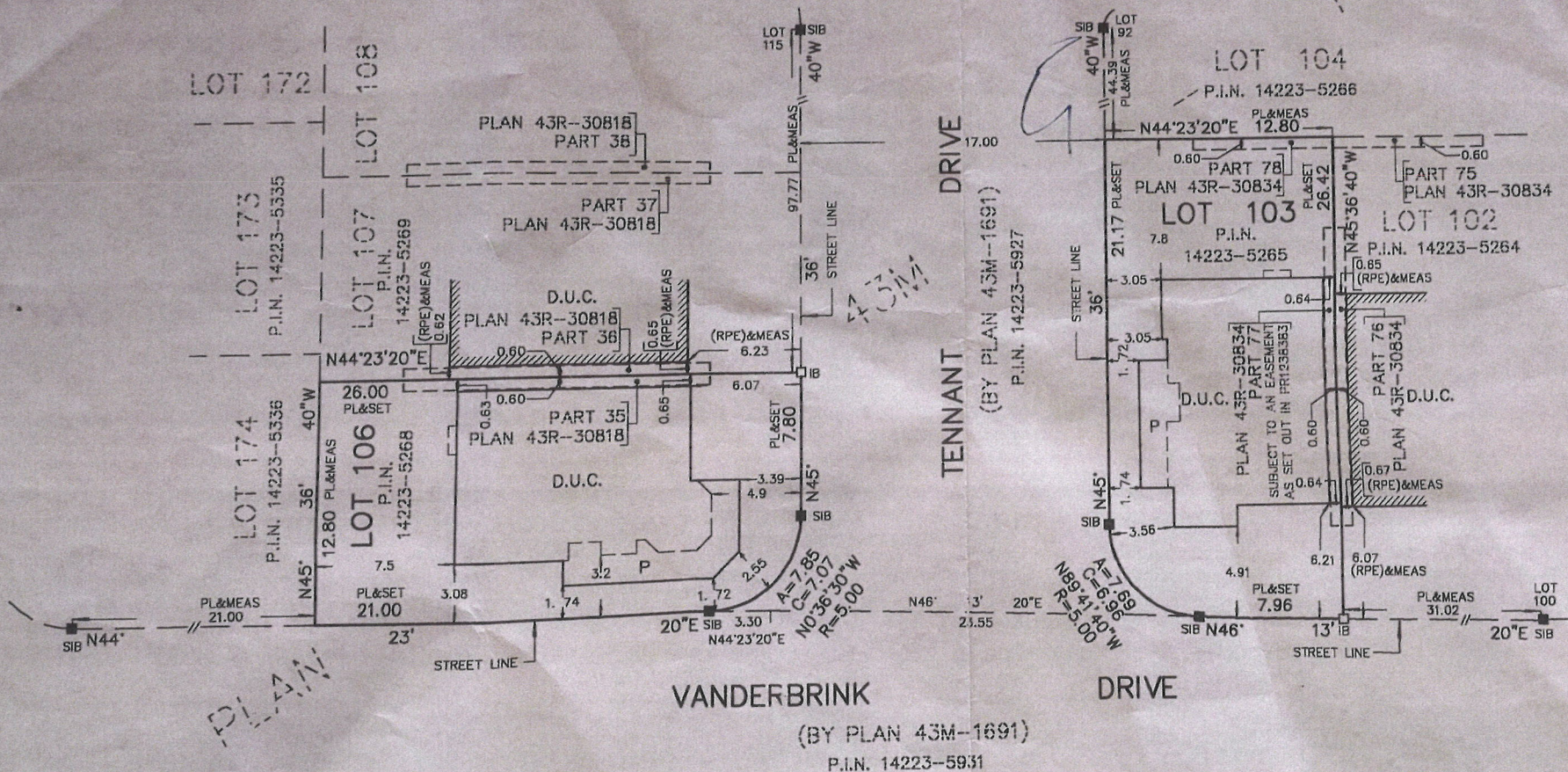
**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- 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.
- THE SURVEY WAS COMPLETED ON THE 28<sup>th</sup> DAY OF MARCH, 2007

DATE JUNE 11<sup>th</sup>, 2007

*T. Singh*  
T. SINGH  
ONTARIO LAND SURVEYOR



**ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
1653213**

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

THIS REPORT WAS PREPARED FOR ARISTA HOMES AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

**rpe RADY-PENTEK & EDWARD SURVEYING LTD.**  
ONTARIO LAND SURVEYORS  
643 CHRISLEA ROAD, SUITE 7, WOODBRIDGE, ONTARIO  
Tel. (416)635-5000 Fax (416)635-5001  
Website: www.r-pe.ca  
DRAWN: V.K.  
CAD FILE No.1691-103

CHECKED: G.P./T.S.  
JOB No. 06-066

# Zoning Non-compliance Checklist

File No.  
A-2024-0476

Applicant: Tarun Ahlawat & Manju Kumari  
 Address: 1 Tennant Drive  
 Zoning: Residential R1D-1257  
 By-law 270-2004, as amended

| Category                                 | Proposal  | By-law Requirement  | Section #                      |
|--|---|---|--------------------------------|
| USE                                      |   |   |                                |
| LOT DIMENSIONS<br>AREA / DEPTH / WIDTH   |   |   |                                |
| BUILDING SETBACKS<br>FRONT / SIDE / REAR |   |   |                                |
| BUILDING SIZE                            |   |   |                                |
| BUILDING HEIGHT                          |   |   |                                |
| GFA                                      |   |   |                                |
| TOWER SEPARATION                         |   |   |                                |
| BELOW GRADE<br>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 a <i>proposed</i> exterior side yard setback of 1.73m 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 interior 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>1257.2.e</p> |
| ACCESSORY STRUCTURE<br>SIZE / HEIGHT     |   |   |                                |
| MULTIPLE ACCESSORY<br>STRUCTURES         |   |   |                                |
| DRIVEWAY WIDTH                           |   |   |                                |
| LANDSCAPED OPEN<br>SPACE                 |   |   |                                |
| ENCROACHMENTS                            |   |   |                                |
| PARKING                                  |   |   |                                |
| SCHEDULE "C"                             |   |   |                                |

\_\_\_\_\_  
 Angelo Barbato  
 Reviewed by Zoning

\_\_\_\_\_  
 December 17, 2024  
 Date