



*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)** NITIN BALYAN AND SALONI SHARMA  
**Address** 52 COMMODORE DR.  
BRAMPTON, ON L6X 0S6  
**Phone #** 437-980-1738 **Fax #** \_\_\_\_\_  
**Email** nitin.balyan2017@gmail.com

2. **Name of Agent** RAVINDER SIGNH  
**Address** 7040 GILLESPIE LN.  
MISSISSAUGA, ON L5W 1E8  
**Phone #** 647-896-9785 **Fax #** \_\_\_\_\_  
**Email** ravinder@aemdesigns.ca

3. **Nature and extent of relief applied for (variances requested):**  
1. To permit Existing Below Grade Entrance to Basement Second Unit from side yard  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

4. **Why is it not possible to comply with the provisions of the by-law?**  
1. As per Zoning By-Law minimum 1.2 m setback required on side yard  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

5. **Legal Description of the subject land:**  
**Lot Number** 234R  
**Plan Number/Concession Number** M1751  
**Municipal Address** 52 COMMODORE DR.

6. **Dimension of subject land (in metric units)**  
**Frontage** 8.4 M  
**Depth** 27 M  
**Area** 226.8 SQM

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:

GROSS FLOOR AREA - 204.14

NO. OF STORIES - 2

**PROPOSED BUILDINGS/STRUCTURES** on the subject land:

GROSS FLOOR AREA - 204.14

NO. OF STORIES - 2

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 4.22 M

Rear yard setback 7.40 M

Side yard setback 1.23 M

Side yard setback

**PROPOSED**

Front yard setback 4.22 M

Rear yard setback 1.22 M

Side yard setback 0.09 M

Side yard setback

10. Date of Acquisition of subject land: MAY 06, 2022

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: 2009

15. Length of time the existing uses of the subject property have been continued: 15 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 \_\_\_\_\_

[Signature]  
Signature of Applicant(s) or Authorized Agent

DATED AT THE \_\_\_\_\_ CITY \_\_\_\_\_ OF \_\_\_\_\_ MISSISSAUGA \_\_\_\_\_  
THIS 20 DAY OF NOVEMBER 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, RAVINDER SINGH, OF THE CITY OF MISSISSAUGA  
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 20 DAY OF  
Dec 2024.  
Kiran Basra  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton.  
Expires December 6, 2027.

[Signature]  
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY	
Present Official Plan Designation:	
Present Zoning By-law Classification:	R2A-1301
This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.	
JOHN C. CABRAL Zoning Officer	2024-12-19 Date

DATE RECEIVED Dec 20 2025

**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: 52 COMMODORE DR.

I/We, NITIN BALYAN AND SALONI SHARMA  
please print/type the full name of the owner(s)

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

RAVINDER SINGH  
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 20 day of NOVEMBER, 20\_24.

*Nitin BALYAN*

---

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

*Saloni Sharma*

---

(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: 52 COMMODORE DR.

I/We, NITIN BALYAN AND SALONI SHARMA  
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 20 day of NOVEMBER, 2024.

*Nitin BALYAN*

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

*Saloni Sharma*

\_\_\_\_\_  
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

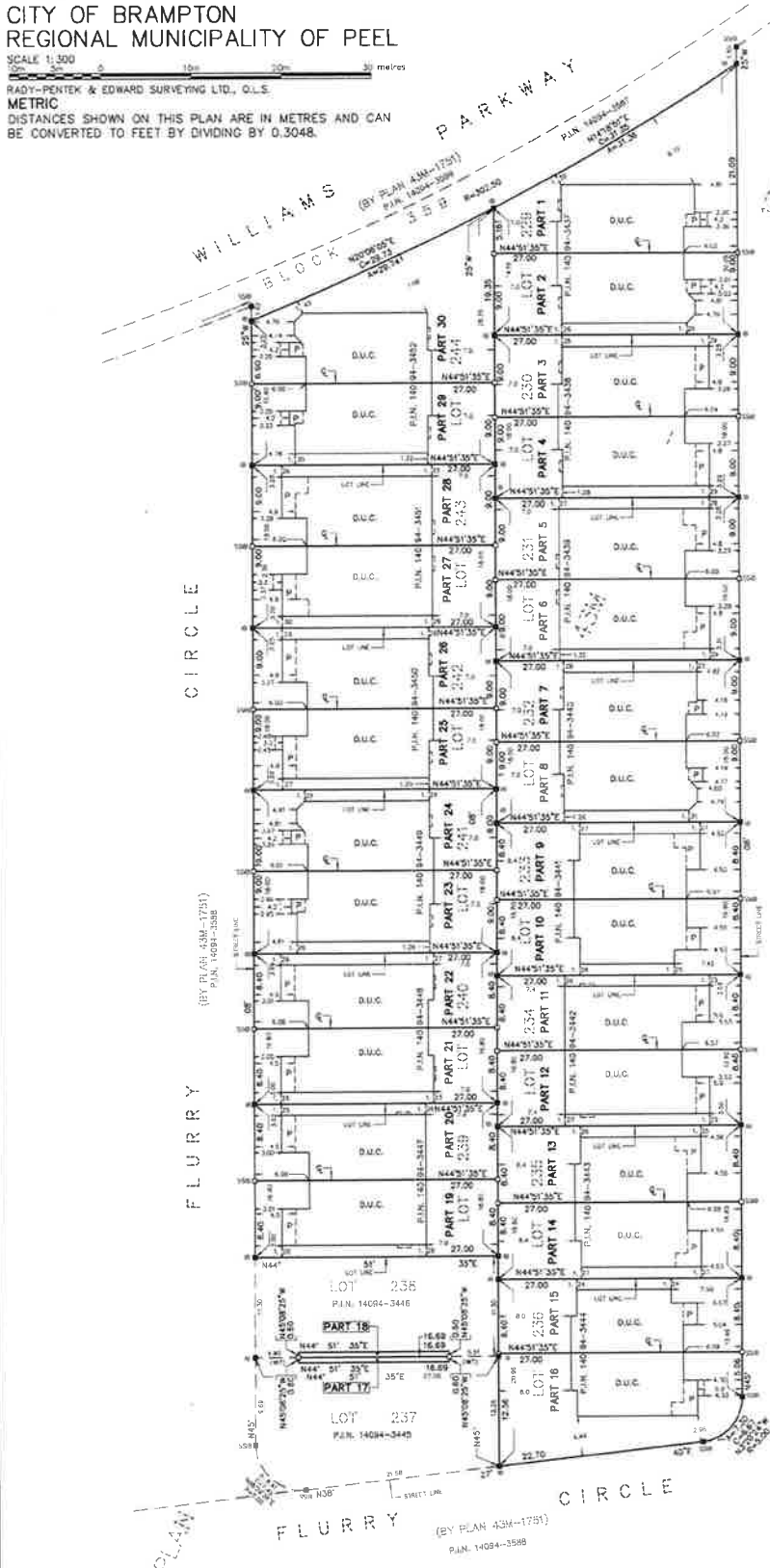
**NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.**

**NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION**

PLAN OF SURVEY OF  
 LOTS 229, 230, 231, 232, 233, 234, 235, 236,  
 239, 240, 241, 242, 243 AND 244 AND  
 PART OF LOTS 237 AND 238  
 PLAN 43M-1751

CITY OF BRAMPTON  
 REGIONAL MUNICIPALITY OF PEEL

SCALE 1:500  
 0 5 10 20 metres  
 RADY-PENTEX & 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.



I REQUIRE THIS PLAN TO BE DEPOSITED  
 UNDER THE LAND TITLES ACT.  
 DATE June 11, 2008  
 RECEIVED AND DEPOSITED  
 DATE June 24, 2008  
 Diane Dean  
 ASSISTANT DEPUTY LAND REGISTRAR FOR THE  
 LAND TITLES DIVISION OF PEEL (No.43)

PART	ALL OF LOT	PART OF LOT	PLAN	ALL OF P.I.N.	PART OF P.I.N.
1 & 2	229			14094-3437	
3 & 4	230			14094-3438	
5 & 6	231			14094-3439	
7 & 8	232			14094-3440	
9 & 10	233			14094-3441	
11 & 12	234			14094-3442	
13 & 14	235		43M-1751	14094-3443	
15 & 16	236			14094-3444	
17		237			14094-3445
18		238			14094-3446
19 & 20	239			14094-3447	
21 & 22	240			14094-3448	
23 & 24	241			14094-3449	
25 & 26	242			14094-3450	
27 & 28	243			14094-3451	
29 & 30	244			14094-3452	

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
 1. 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.  
 2. THE SURVEY WAS COMPLETED ON THE 3<sup>RD</sup> DAY OF June, 2008  
 DATE June 11, 2008

*Joseph Rady-Pentex*  
 JOSEPH RADY-PENTEX  
 ONTARIO LAND SURVEYOR

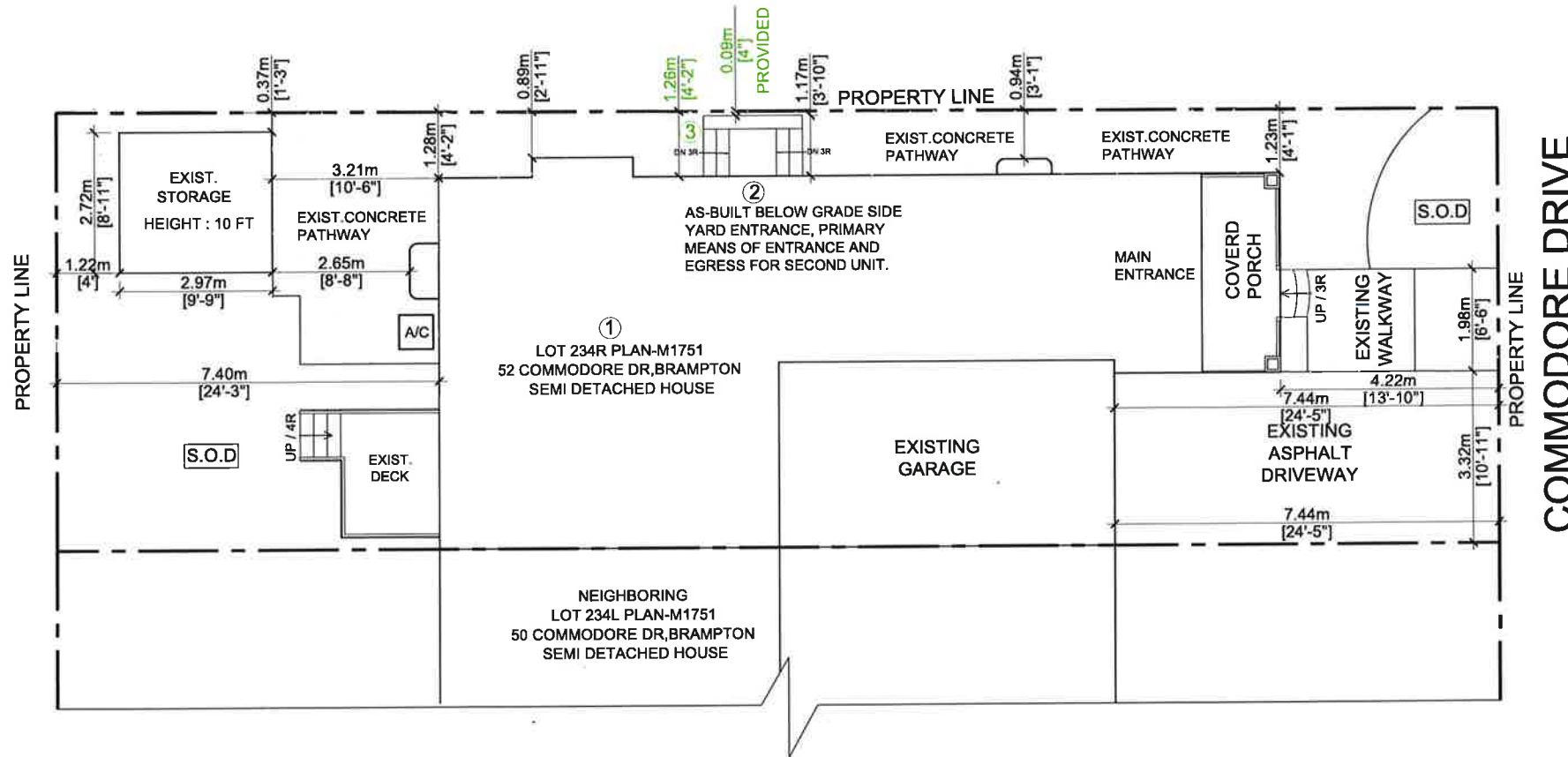
**NOTES**

- DENOTES MONUMENT FOUND
- DENOTES MONUMENT SET
- IB DENOTES IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P DENOTES PORCH
- WT DENOTES CENTRELINE OF WALL
- (WT) DENOTES WITNESS

ALL FOUND MONUMENTS BY RADY-PENTEX & EDWARD SURVEYING LTD., O.L.S.  
 ALL SET MONUMENTS ARE IRON BARS.  
 ALL TIES TO CONCRETE FOUNDATION.

BEARINGS ARE GRID AND ARE REFERRED TO THE NORTHEAST LIMIT OF FLURRY CIRCLE AS SHOWN ON PLAN 43M-1751 HAVING A BEARING OF N45°08'25"W.


**rpe RADY-PENTEX & EDWARD SURVEYING LTD.**  
 ONTARIO LAND SURVEYORS  
 643 Christie Road, Suite 7  
 Woodbridge, Ontario L4L 8A3  
 Tel: (416) 635-5000 Fax: (416) 635-5001  
 Tel: (905) 264-0881 Fax: (905) 264-2099  
 Website: www.rpe.ca  
 DRAWN: V.K. CHECKED: JR-P  
 CAD FILE No. 06-230R07A JOB No. 06-230



EXISTING MAIN FLOOR AREA: 79.30 m<sup>2</sup>  
 EXISTING GARAGE AREA: 23.29 m<sup>2</sup>  
 EXISTING PORCH AREA: 6.0 m<sup>2</sup>  
 EXISTING SECOND FLOOR AREA: 124.84 m<sup>2</sup>  
 PROPOSED BASEMENT APARTMENT AREA: 59.0m<sup>2</sup>  
 FURNACE AND UTILITY AREA: 7.95 m<sup>2</sup>  
 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

	
2980 Drew Rd. Suite 225, Mississauga, ON L4T 0A7 647-896 9785 ravinder@aemdesigns.ca www.aemdesigns.ca	
SEAL:	
Project Title: <b>BASEMENT SECOND UNIT          AND PROPOSED BELOW          GRADE ENTRANCE</b>	
Project Address: <b>52 COMMODORE          DR, BRAMPTON</b>	
Drawing Title: <b>SITE PLAN:</b>	
Scale: 1/8"=1'	Date: NOV. 11.2024
Designed: R. S.	Revision 0
Project No. 24-497	Sheet No. A0.01

# Zoning Non-compliance Checklist

File No.  
A-2024-0481

Applicant: NITIN BALYAN AND SALONI SHARMA

Address: 52 Commodore Dr, Brampton, ON L6X 0S6

Zoning: R2A-1301

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BELOW GRADE ENTRANCE	To permit a proposed 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.	10.23.1
SETBACKS	To permit an interior side yard setback of 0.09m to a proposed exterior stairway leading to a below grade entrance	Whereas the by-law requires a minimum interior side yard setback 1.2 metres, except along the common wall lot line where the setback may be zero metres.	Special Section 1301.1(7)
BUILDING HEIGHT			
OUTSIDE STORAGE			
LOT COVERAGE			
DRIVEWAY	To permit 0m of permeable landscaping abutting the side lot line.	Whereas the by-law requires a minimum 0.6m of permeable landscaping abutting the side lot line.	10.9.1.B.4) a)
FENCE HEIGHT			
ACCESSORY STRUCTURE	To permit an accessory structure (existing shed) having a setback of 0.37m to the side lot line	Whereas the by-law requires a minimum 0.6m to the nearest lot line.	10.3(f)(ii)
	To permit an accessory structure (existing shed) having a height of 3.04m.	Whereas the by-law permits an accessory structure having a maximum building height of 3.0m in all other residential zones.	10.3(h)
ACCESSORY STRUCTURE SETBACK			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
GARAGE DOOR HEIGHT			

John C. Cabral  
Reviewed by Zoning

2024-12-19  
Date