

FILE NUMBER: A-2025-0008

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)

Address

Phone #

Email

Fax #

EMMANUEL JUDE AGBONIFO AND UGIOMO AGBONIFO

21 BANTING CRES. BRAMPTON, ON L6Y 2M1

416-996-6952

Augiomo@yahoo.com
2.

Name of Agent

Address

Phone #

Email

Fax #

SUKHDEEP BHANGU (LINEDEZINE STUDIO LTD)

15 CAMSTON RD, BRAMPTON, ON

416-567-3156

LINEDEZINELTD@GMAIL.COM
3.

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

TO PERMIT A CLEAR PATH TO THE REAR YARD FROM THE SIDE OF THE

HOUSE FOR PROPOSED BELOW GRADE ENTRANCE TO SECOND UNIT

DWELLING IN THE REAR YARD.
4.

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

THE CITY BY-LAW (ZONING) REQUIRES 1.2M CLEAR PATH IN THE SIDE YARD

TO THE BELOW GRADE ENTRANCE IN THE REAR YARD, BUT CHIMNEY IN THE

SIDE YARD RESTRICTS PATH TO 1.03M.
5.

Legal Description of the subject land:

Lot Number

Plan Number/Concession Number

Municipal Address

247 part 5

M295

21 BANTING CRES. BRAMPTON, ON L6Y 2M1
6.

Dimension of subject land (in metric units)

Frontage

Depth

Area

9.13

30.48

278.41
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:

TWO STOREY DETACHED HOUSE	
GROUND FLOOR AREA =89.7 SQM	
GROSS FLOOR AREA = 193.51SQM	
NUMBER OF STOREYS = 2	
HEIGHT = 8M	

PROPOSED BUILDINGS/STRUCTURES on the subject land:

N/A	

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	5.4 & 5.42M
Rear yard setback	6.08 M
Side yard setback	0.98 M
Side yard setback	1.03M and 1.2 M

PROPOSED

Front yard setback	
Rear yard setback	
Side yard setback	
Side yard setback	

10. Date of Acquisition of subject land: 2009

11. Existing uses of subject property: RESIDENTIAL

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: 1980

15. Length of time the existing uses of the subject property have been continued: TILL DATE

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

Municipal	<input checked="" type="checkbox"/>	Other (specify)	
Well	<input type="checkbox"/>		

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

Municipal	<input checked="" type="checkbox"/>	Other (specify)	
Septic	<input type="checkbox"/>		

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

Sewers	<input checked="" type="checkbox"/>	Other (specify)	
Ditches	<input type="checkbox"/>		
Swales	<input type="checkbox"/>		

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]

Signature of Applicant(s) or Authorized Agent

DATED AT THE _____ CITY _____ OF _____ BRAMPTON
THIS 20 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.

I, Ugionmo Agbonifo, 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 9th DAY OF

January, 2025

[Signature]

Signature of Applicant or Authorized Agent

Clara Vani
a Commissioner, etc.,
Province of Ontario,
A Commissioner etc. for the Corporation of the
City of Brampton

Expires September 20, 2026

FOR OFFICE USE ONLY

Present Official Plan Designation:

R1D-3144

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.

JOHN C. CABRAL

Zoning Officer

2025-01-07

Date

DATE RECEIVED

Clara
Jan 9, 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: 21 BANTING CRES, BRAMPTON, ON



I/We, EMMANUEL JUDE AGBONIFO AND UGIOMO AGBONIFO
please print/type the full name of the owner(s)

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

SUKHDEEP BHANGU (LINEDEZINE STUDIO LTD)
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 DECEMBER, 20 24.

 
(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

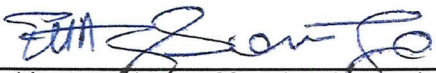
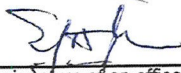
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 21 BANTING CRES, BRAMPTON, ON

I/We, EMMANUEL JUDE AGBONIFO AND UGIOMO AGBONIFO
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 DECEMBER, 2024.

 and 
(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

[illegible]

