

Application for Minor VarianceSection 45 of the *Planning Act*, R.S.O. 1990 c.P.13**Please Note:** You are receiving this notice as you are within 60 meters of the subject property.

Application Number: A-2024-0325
Property Address: 38 Eastman Drive
Legal Description: Plan 43M2087, Lot 24, Ward 5
Agent: Noble Prime Solutions Ltd c/o Pavneet Kaur
Owner(s): Abhinav Sharma, Mridula Sharma
Other applications: nil
under the *Planning Act*

Meeting Date and Time: Tuesday, March 25, 2025, at 9:30 am
Meeting Location: Hybrid in-person and virtual meeting – Council Chambers,
4th Floor Brampton City Hall, 2 Wellington Street West

Purpose of the Application:

1. 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 exterior side yard; and
2. To permit an exterior side yard setback of 3.39 metres to a proposed exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum exterior side yard setback of 4.5 metres.

Participate in the Meeting:

- Send an email with your written comments to coa@brampton.ca. Written submissions must include your name and mailing address, the application number or property address you are commenting on, along with authorization to post your correspondence on the agenda and must be received no later than **12:00 pm on Thursday, March 20, 2025**.
- Participate in person by attending the meeting on the date and time noted above. You are encouraged to register for in person attendance by emailing coa@brampton.ca and indicating if you plan to address Committee.
- Participate virtually (computer, tablet or smartphone). To participate virtually via WebEx, you must register in advance, no later than **12:00 pm on Thursday, March 20, 2025**, by emailing coa@brampton.ca, and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

Note: Information provided in your correspondence, virtual or in-person delegation will become part of the public meeting record and will be posted on the City's website. If you do not participate in the public meeting, Committee may make a decision in your absence, and you will not be entitled to any further notice in the proceedings.

Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

Appeal Process: If you wish to be notified of the decision of Committee, you must submit a written request to coa@brampton.ca. This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, municipality, certain public bodies and the Minister can appeal a decision to the OLT. If a decision is appealed, you may request participant status by contacting olt.clo@ontario.ca.

Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. This notice is to be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

Dated this 11th day of March 2025

Secretary Treasurer
Committee of Adjustment, City Clerk's Office
2 Wellington Street West, Brampton, L6Y 4R2
E: coa@brampton.ca

MINOR VARIANCE

-TO PERMIT A BELOW GRADE ENTRANCE IN THE EXTERIOR SIDE YARD
WITH A MINIMUM SETBACK OF 3.33m, WHEREAS ZONING BY LAW
REQUIRES A MINIMUM SETBACK OF 4.5m TO THE BELOW GRADE
ENTRANCE IN THE EXTERIOR SIDE YARD.

Received / Revised

FEB 18 2025

Committee of Adjustment

SITE PLAN

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL
DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE
DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION.
CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS
OF AUTHORITIES HAVING JURISDICTION.

The undersigned has reviewed and taken
responsibility for this design and has
qualifications and meet the requirements
set out in the Ontario Building Code to be a
designer

QUALIFICATION INFORMATION
(Required unless design is exempted under
3.2.5 Division C of OBC)

DESIGNER	BCIN
Tanvir Rai	103482

[Signature]

FIRM	BCIN
Noble Prime Solutions Ltd	118716

JUL 10/24

01 ISSUED FOR PERMIT	JUL 10/24
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ADDRESS:
38 EASTMAN DR,
BRAMPTON, ON

DRAWN BY: KR	CHECKED BY: TR
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PROJECT NUMBER: 24R-29261

NOBLE PRIME
SOLUTIONS LTD.
2131 WILLIAMS PARKWAY
UNIT 19,
BRAMPTON, ON.
info@nobleitd.ca
(437) 888 1800
(647) 207 5470

DATE: JUL 10/24	DWG No:
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SCALE: 1/8" = 1'-0"	A-1
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