

FEB 20 2025

Committee of Adjustment

Flower City



brampton.ca

For Office Use Only
(to be inserted by the Secretary-Treasurer
after application is deemed complete)

FILE NUMBER: A 2024-0407

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)** ALPANA HETALKUMAR PATEL AND HETALKUMAR SATISHCHANDRA PATEL
Address 16 DEGREY DRIVE, BRAMPTON, ON, L6P 3T6

Phone # 647 376 3164 **Fax #** _____
Email Alpana1972@yahoo.co.in

2. **Name of Agent** AMITHA D
Address POLYGON ENGINEERING INC. 30 A, KENNEDY ROAD SOUTH BRAMPTON, L6W 3E2

Phone # 647 862 6550 **Fax #** _____
Email projects@polygonengineering.ca

3. **Nature and extent of relief applied for (variances requested):**
TO PERMIT AN EXISTING 2.86 M (9'-5") WIDE CONCRETE WALKWAY IN FRONT OF THE MAIN ENTRANCE PORCH OF THE HOUSE ADJOINING THE DRIVEWAY. THE TOTAL WIDTH OF DRIVEWAY INCLUDING THIS WALKWAY IS 9.17 m (30'-1") WHEREAS THE ZONING BY- LAW PERMITS A WIDTH OF 6.71 M (22'-0")

4. **Why is it not possible to comply with the provisions of the by-law?**
THE FRONT LOT WIDTH OF THIS "16 DEGREY DRIVE. BRAMPTON, ON, L6P3T6" HOUSE IS 14.60 M (47'-10"). THERE IS A 2.86 M (9'-1") WIDE EXISTING CONCRETE WALKWAY IN FRONT OF THE MAIN ENTRANCE PORCH OF THE HOUSE ADJOINING THE EXISTING DRIVEWAY. AS PER THE ZONING BYLAW, THE "RESIDENTIAL DRIVEWAY" INCLUDES ANY HARD SURFACE IN THE OVERALL WIDTH OF THE DRIVEWAY. THIS IS THE OVERALL WIDTH OF THE EXISTING DRIVEWAY INCLUDING

5. **Legal Description of the subject land:**
Lot Number 30
Plan Number/Concession Number 43M - 1863
Municipal Address 16 DEGREY DRIVE, BRAMPTON, ON, L6P 3T6

6. **Dimension of subject land (in metric units)**
Frontage 14.60
Depth 35.0 AND 37.92
Area 569.75 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: List all structures (dwelling, shed, gazebo, etc.)

TWO STORY BRICK SINGLE FAMILY DWELLING UNIT

PROPOSED BUILDINGS/STRUCTURES on the subject land:

TWO STORY BRICK SINGLE FAMILY DWELLING UNIT

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 4.60 (MINIMUM)
Rear yard setback 11.10 (MINIMUM)
Side yard setback 1.25 (MINIMUM)
Side yard setback 1.68 (MINIMUM)

PROPOSED

Front yard setback 4.60 (MINIMUM)
Rear yard setback 11.10 (MINIMUM)
Side yard setback 1.25 (MINIMUM)
Side yard setback 1.68 (MINIMUM)

10. Date of Acquisition of subject land:

11. Existing uses of subject property: SINGLE FAMILY DWELLING UNIT

12. Proposed uses of subject property: SINGLE FAMILY DWELLING UNIT

13. Existing uses of abutting properties: RESIDENTIAL

14. Date of construction of all buildings & structures on subject land: 2011

15. Length of time the existing uses of the subject property have been continued: 13 YEAR

- 16. (a) What water supply is existing/proposed?
Municipal [checked]
Well []
Other (specify)
(b) What sewage disposal is/will be provided?
Municipal [checked]
Septic []
Other (specify)
(c) What storm drainage system is existing/proposed?
Sewers [checked]
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 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 of Applicant(s) or Authorized Agent

DATED AT THE CITY _____ OF BRAMPTON _____

THIS 12 DAY OF FEBRUARY, 2025.

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, AMITHA D _____, 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

_____ OF _____

IN THE _____ OF _____

THIS _____ DAY OF _____, 20____.

Signature of Applicant or Authorized Agent

A Commissioner etc.

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 _____

Date Application Deemed Complete by the Municipality _____

APPOINTMENT AND AUTHORIZATION OF AGENT

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: 16 DEGREY DRIVE, BRAMPTON, ON, L6P 3T6

I/We, ALPANA HETALKUMAR PATEL AND HETALKUMAR SATISHCHANDRA PATEL
please print/type the full name of the owner(s)

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

AMITHA D (POLYGON NGINEERING INC)
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 13 day of FEBRUARY, 2025.


Alpana Hetalkumar Patel (Feb 13, 2025 17:33 EST)
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)


Hetal patel (Feb 13, 2025 17:54 EST)
(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.

NOTE: Unit owners within a Peel Standard Condominium Corporation are to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to submission of an application. Signatures from all Members of the Board of Directors are required.

PERMISSION TO ENTER

Received / Revised

FEB 20 2025

Committee of Adjustment

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: 16 DEGREY DRIVE, BRAMPTON, ON, L6P 3T6

I/We, ALPANA HETALKUMAR PATEL AND HETALKUMAR SATISHCHANDRA PATEL
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 13 day of February, 2025.

A.H. Patel
Alpana Hetalkumar Patel (Feb 13, 2025 17:33 EST)

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

H.S.P. Patel
Hetal patel (Feb 13, 2025 17:54 EST)

(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

FEB 20 2025

Committee of Adjustment

Application Form (Minor Variance)_16 Degrey DR

Final Audit Report

2025-02-13

Created:	2025-02-13
By:	Kishor Panjabi (info@polygonengineering.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABA AW7pd0N2hH35pP-TTz-oOon5FWXYxgliW

"Application Form (Minor Variance)_16 Degrey DR" History

-  Document created by Kishor Panjabi (info@polygonengineering.ca)
2025-02-13 - 10:17:49 PM GMT
-  Document emailed to alpana1972@yahoo.co.in for signature
2025-02-13 - 10:19:25 PM GMT
-  Email viewed by alpana1972@yahoo.co.in
2025-02-13 - 10:27:45 PM GMT
-  Signer alpana1972@yahoo.co.in entered name at signing as Alpana Hetalkumar Patel
2025-02-13 - 10:33:03 PM GMT
-  Document e-signed by Alpana Hetalkumar Patel (alpana1972@yahoo.co.in)
Signature Date: 2025-02-13 - 10:33:05 PM GMT - Time Source: server
-  Document emailed to hetalp72@yahoo.ca for signature
2025-02-13 - 10:33:10 PM GMT
-  Email viewed by hetalp72@yahoo.ca
2025-02-13 - 10:53:04 PM GMT
-  Signer hetalp72@yahoo.ca entered name at signing as Hetal patel
2025-02-13 - 10:54:41 PM GMT
-  Document e-signed by Hetal patel (hetalp72@yahoo.ca)
Signature Date: 2025-02-13 - 10:54:43 PM GMT - Time Source: server
-  Agreement completed.
2025-02-13 - 10:54:43 PM GMT

Received / Revised

FEB 20 2025

Committee of Adjustment

REQUESTING RELIEF IN THE ZONING REGULATIONS
1) TO PERMIT AN EXISTING 2.86 M (9'-5") WIDE CONCRETE WALKWAY IN FRONT OF THE MAIN ENTRANCE PORCH OF THE HOUSE ADJOINING THE DRIVEWAY. THE TOTAL WIDTH OF DRIVEWAY INCLUDING THIS WALKWAY IS 9.17 M (30'-1") WHEREAS THE ZONING BY-LAW PERMITS A WIDTH OF 6.71 M (22'-0")

General Notes

- RELEASED FOR BUILDING PERMIT
- CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING.
- ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK.
- THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE CONSULTANT.
- DRAWINGS ARE NOT TO BE SCALED.

LEGENDS:-

- AIR REGISTER
- EXHAUST FAN
- SMOKE ALARM
- CARBON MONOXIDE DETECTOR
- ABOVE FINISHED FLOOR
- THREE WAY SWITCH
- DUPLEX OUTLET
- SINGLE POLE SWITCH
- LIGHT FIXTURE (WALL MOUNTED)
- EMERGENCY LIGHT FIXTURE
- SPRINKLER
- DUCT SMOKE DETECTOR
- RETURN AIR GRILL

NO.	REVISION/ISSUE	DATE

POLYGON ENGINEERING INC.
 30-A KENNEDY ROAD S #212
 BRAMPTON, ON, L6W 3E2
 projects@polygonengineering.ca
 www.polygonengineering.ca



PROJECT NAME AND ADDRESS:

**16 DEGREY DR.
 BRAMPTON,
 ON, L6P3T6**

PROJECT ID: **BR/1295**

SHEET TITLE:
PROPOSED SET BACK PLAN

CLIENT EMAIL:

CHECKED CONTACT:

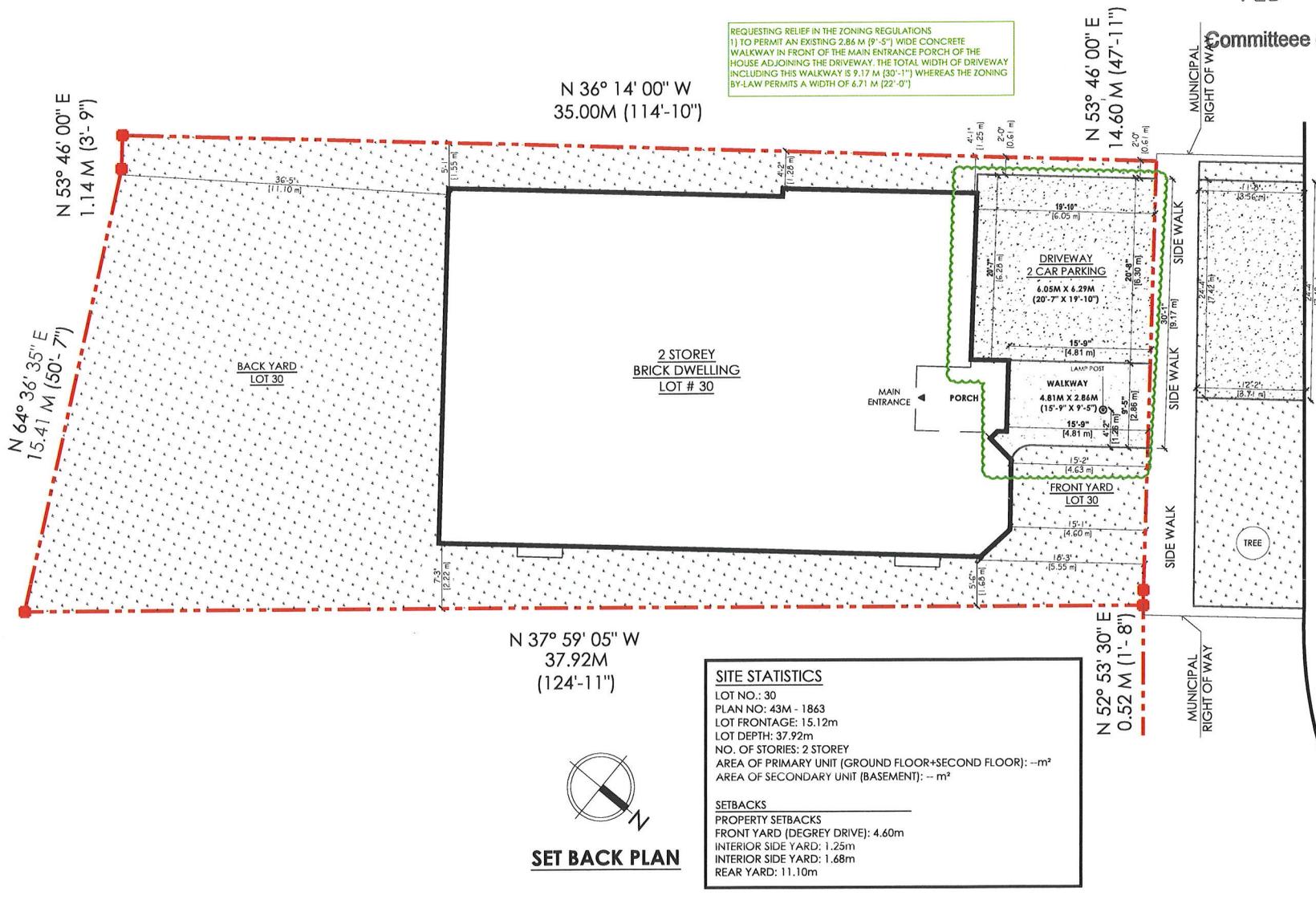
SCALE: 1:70
 DATE: 19-FEB-2025

DRAWN BY: AD
 CHECKED BY: KP

SHEET NO.:

A 101

D E G R E Y D R I V E



SITE STATISTICS

LOT NO.: 30
 PLAN NO: 43M - 1863
 LOT FRONTAGE: 15.12m
 LOT DEPTH: 37.92m
 NO. OF STORIES: 2 STOREY
 AREA OF PRIMARY UNIT (GROUND FLOOR+SECOND FLOOR): --m²
 AREA OF SECONDARY UNIT (BASEMENT): -- m²

SETBACKS

PROPERTY SETBACKS
 FRONT YARD (DEGREY DRIVE): 4.60m
 INTERIOR SIDE YARD: 1.25m
 INTERIOR SIDE YARD: 1.68m
 REAR YARD: 11.10m



Received/Revised

FEB 20 2025

Committee of Adjustment

PART 2 (SURVEY REPORT)

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: NONE
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

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 12 DAY OF Dec., 2011

DATE Jan. 23, 2012

T. SINGH
ONTARIO LAND SURVEYOR

**SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF LOTS 27, 28, 29 AND 30
PLAN 43M-1863
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.

NOTES

- DENOTES MONUMENT FOUND
- IB DENOTES IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- P DENOTES PORCH

ALL FOUND MONUMENTS BY RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.

ALL TIES TO CONCRETE FOUNDATION

BEARINGS ARE GRID AND ARE REFERRED TO THE SOUTHEASTERLY LIMIT OF DEGREY DRIVE AS SHOWN ON PLAN 43M-1863 HAVING A BEARING OF N53°46'00"E.



RADY-PENTEK & EDWARD SURVEYING LTD.

ONTARIO LAND SURVEYORS
643 Chrislea 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.r-pe.ca

DRAWN: V.H. CHECKED: G.P./ T.S.
CAD FILE No. 1863-27 JOB No. 11-091

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1827156



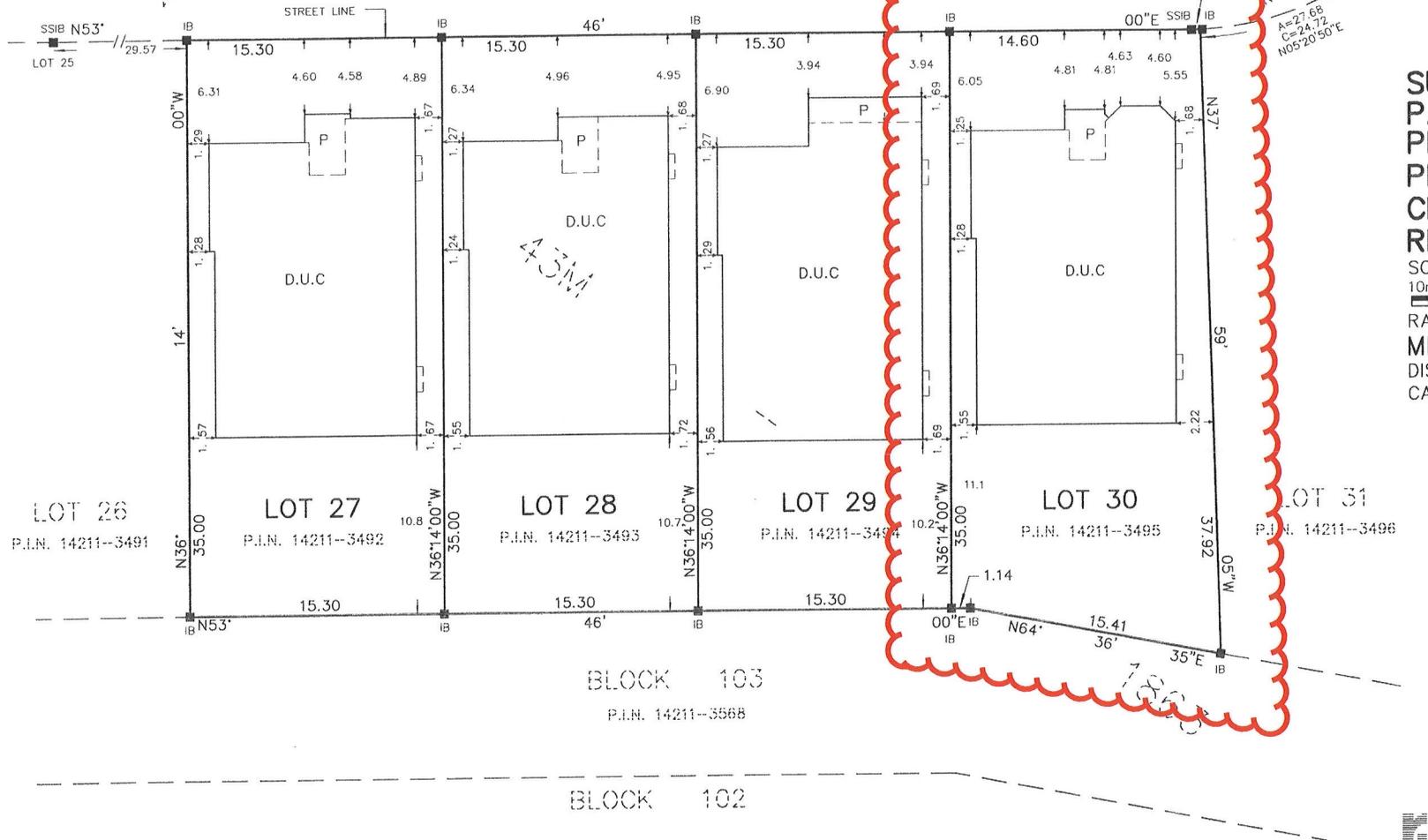
THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
in accordance with
Regulation 1026, Section 29(3).

PLAN

DEGREY DRIVE

(BY PLAN 43M - 1863)

P.I.N. 14211 - 3580



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

FEB 20 2025

Committee of Adjustment

EXPLANATORY LETTER

Address: 16 DEGREY DRIVE, BRAMPTON, ON, L6P 3T6

Homeowners: Alpana Hetalkumar Patel and Hetalkumar Satishchandra Patel

Phone # (647 376 3164)

Email: alpana1972@yahoo.co.in

I am applying for a Minor variance for 16 Degrey Drive. Brampton, ON, L6P3T6. It is a two-story brick detached single-family dwelling unit with a front lot width of 14.60 m (47'-10"). There is a 2.86 m (9'-1") wide existing concrete walkway in front of the main entrance porch of the house adjoining the existing driveway. As per the zoning bylaw, the "residential driveway" includes any hard surface in the overall width of the driveway. Thus, the overall width of the existing driveway, including the walkway, becomes 9.17 m (30'-1"). The permissible maximum driveway, as per the current bylaw, is 6.71 m (22'-0"). I am requesting a relief in this zoning bylaw to allow this additional 2.46m (8'-1") in the total driveway width.

REQUESTING RELIEF IN THE ZONING REGULATIONS

TO PERMIT AN EXISTING 2.86 M (9'-5") WIDE CONCRETE WALKWAY IN FRONT OF THE MAIN ENTRANCE PORCH OF THE HOUSE ADJOINING THE DRIVEWAY. THE TOTAL WIDTH OF DRIVEWAY, INCLUDING THIS WALKWAY IS 9.17 m (30'-1") WHEREAS THE ZONING BY-LAW PERMITS A WIDTH OF 6.71 M (22'-0")

Regards,

Amitha D

Amitha D.
Architectural Designer
Polygon Engineering Inc.
Brampton.

Zoning Non-compliance Checklist

File No.
A-2024-0407

Received Revised

FEB 20 2025

Committee of Adjustment

Applicant: Amitha D
Address: 16 Degrey Dr
Zoning: R1E-15-2153
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH	To permit a driveway width of 9.17m,	whereas the by-law permits a maximum driveway width of 7.32m	10.9.1
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

2025/02/18

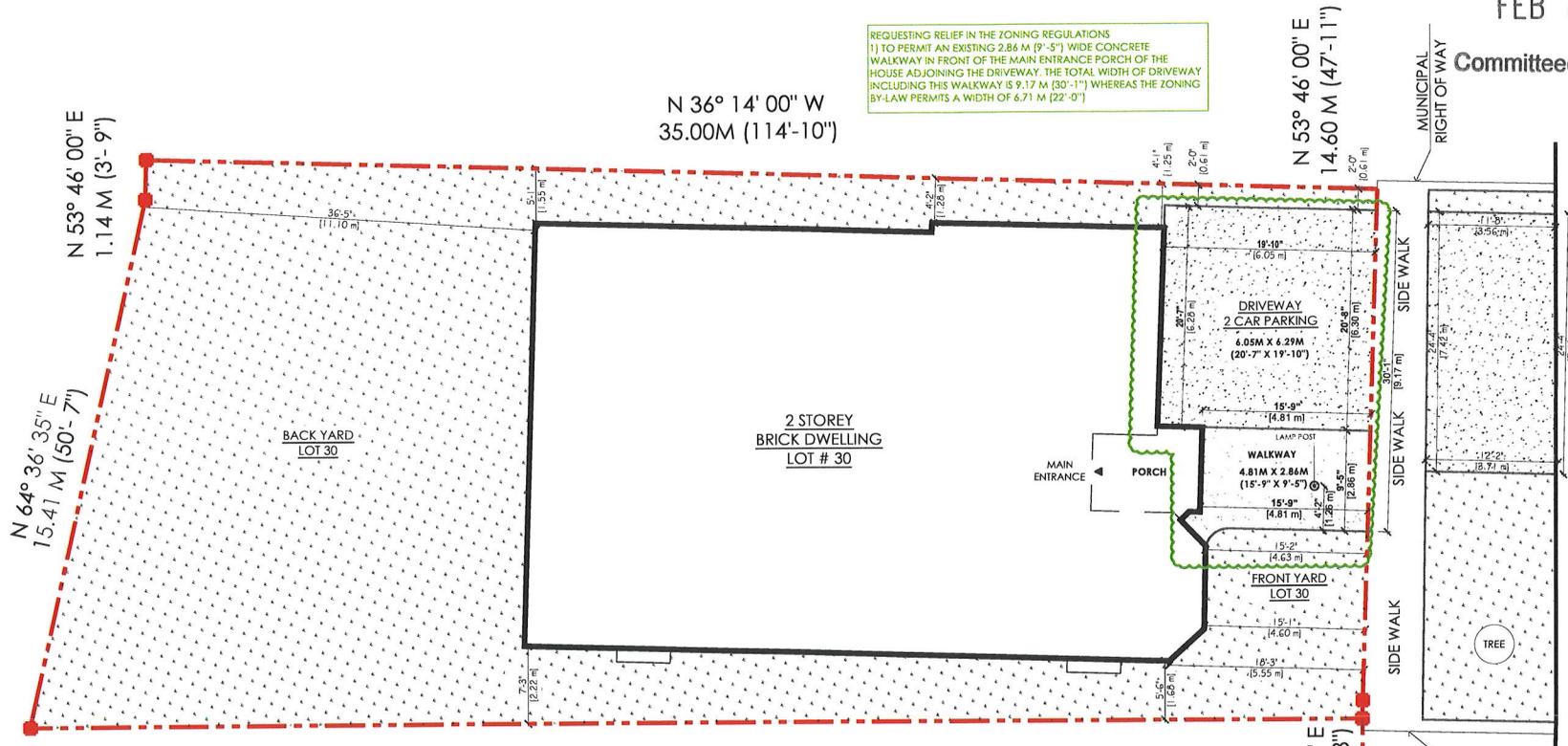
Date

Received Revised

FEB 20 2025

Committee of Adjustment

REQUESTING RELIEF IN THE ZONING REGULATIONS
1) TO PERMIT AN EXISTING 2.86 M (9'-5") WIDE CONCRETE WALKWAY IN FRONT OF THE MAIN ENTRANCE PORCH OF THE HOUSE ADJOINING THE DRIVEWAY. THE TOTAL WIDTH OF DRIVEWAY INCLUDING THIS WALKWAY IS 9.17 M (30'-1") WHEREAS THE ZONING BY-LAW PERMITS A WIDTH OF 6.71 M (22'-0")



N 36° 14' 00" W
35.00M (114'-10")

N 53° 46' 00" E
14.60 M (47'-11")

N 64° 36' 35" E
15.41 M (50'-7")

N 53° 46' 00" E
1.14 M (3'-9")

N 37° 59' 05" W
37.92M
(124'-11")

N 52° 53' 30" E
0.52 M (1'-8")



SET BACK PLAN

SITE STATISTICS

LOT NO.: 30
 PLAN NO: 43M - 1863
 LOT FRONTAGE: 15.12m
 LOT DEPTH: 37.92m
 NO. OF STORIES: 2 STOREY
 AREA OF PRIMARY UNIT (GROUND FLOOR+SECOND FLOOR): --m²
 AREA OF SECONDARY UNIT (BASEMENT): -- m²

SETBACKS

PROPERTY SETBACKS
 FRONT YARD (DEGREY DRIVE): 4.60m
 INTERIOR SIDE YARD: 1.25m
 INTERIOR SIDE YARD: 1.68m
 REAR YARD: 11.10m

D E G R E E Y D R I V E

General Notes

RELEASED FOR BUILDING PERMIT

- CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING.
- ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK.
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- DRAWINGS ARE NOT TO BE SCALED.

LEGENDS:-

- AIR REGISTER
- EXHAUST FAN
- SMOKE ALARM
- CARBON MONOXIDE DETECTOR
- ABOVE FINISHED FLOOR
- THREE WAY SWITCH
- DUPLEX OUTLET
- SINGLE POLE SWITCH
- LIGHT FIXTURE (WALL MOUNTED)
- EMERGENCY LIGHT FIXTURE
- SPRINKLER
- DUCT SMOKE DETECTOR
- RETURN AIR GRILL

NO.	REVISION/ISSUE	DATE

POLYGON ENGINEERING INC.
 30-A KENNEDY ROAD S #212
 BRAMPTON, ON, L6W 3E2
 projects@polygonengineering.ca
 www.polygonengineering.ca



PROJECT NAME AND ADDRESS:
**16 DEGREY DR.
 BRAMPTON,
 ON, L6P3T6**

PROJECT ID: **BR/1295**
 SHEET TITLE:
PROPOSED SET BACK PLAN

CLIENT EMAIL:
 CHECKED CONTACT:

SCALE:	1:70	SHEET NO.:	A 101	
DATE:	19-FEB-2025	DRAWN BY:		AD
CHECKED BY:	KP			

Flower City



brampton.ca

For Office Use Only
(to be inserted by the Secretary-Treasurer
after application is deemed complete)

FILE NUMBER: A-2024-0407

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) HETALKUMAR PATEL & ALPANA HETALKUMAR PATEL
Address 16, DEUREY DRIVE
BRAMPTON L6P 3T6 ONTARIO
Phone # 416-970-3164 Fax # -
Email hetalp72@yahoo.ca

2. Name of Agent -N/A-
Address _____
Phone # _____ Fax # _____
Email _____

3. Nature and extent of relief applied for (variances requested):
MINOR VARIATION IN DRIVEWAY WIDTH

4. Why is it not possible to comply with the provisions of the by-law?
TO HAVE DRY SOLID AREA TO STEP IN AND OUT SAFELY IN HOUSE

5. Legal Description of the subject land:
Lot Number LOT 30
Plan Number/Concession Number 43M1863
Municipal Address 16, DEUREY DRIVE, BRAMPTON L6P3T6 ONTARIO

6. Dimension of subject land (in metric units)
Frontage 15.12 METERS
Depth 123.58 METERS
Area 569.6 SQUARE METER

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.)

HOUSE

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 5.21 METERS
Rear yard setback 13.24 METERS
Side yard setback 1.1176 METERS
Side yard setback 1.27 METERS

PROPOSED

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

10. Date of Acquisition of subject land: OCTOBER/02/2020

11. Existing uses of subject property: AS PRIMARY RESIDANCE

12. Proposed uses of subject property: -N/A- OWNER'S

13. Existing uses of abutting properties: -N/A-

14. Date of construction of all buildings & structures on subject land: AUGUST/24/2024 (OCTO/02/2021)

15. Length of time the existing uses of the subject property have been continued: SINCE HOUSE WAS BOUGHT

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 _____

city ~~A.H. Patel~~ / H.S. Patel
 Signature of Applicant(s) or Authorized Agent

DATED AT THE 26 OF AUGUST 2024 Brampton
 THIS 23 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. -N/A-

I, Hetekumar Patel, 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 23 DAY OF
OCT, 20 24
[Signature]
 A Commissioner etc.

Valerie Low
 a Commissioner, etc.,
 Province of Ontario,
 for the Corporation of the
 City of Brampton.
Expires June 21, 2027.
H.S. Patel
 Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY	
Present Official Plan Designation:	_____
Present Zoning By-law Classification:	<u>R1E-15-2153 Residential</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> Zoning Officer	<u>October 22, 2024</u> Date

DATE RECEIVED Oct 23, 2023
 Date Application Deemed _____
 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: 16, DEUREY DRIVE, BRAMPTON L6P 3T6 ONTAR.

I/We, HETALKUMAR PATEL & ALPANA HETALKUMAR PATEL
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.

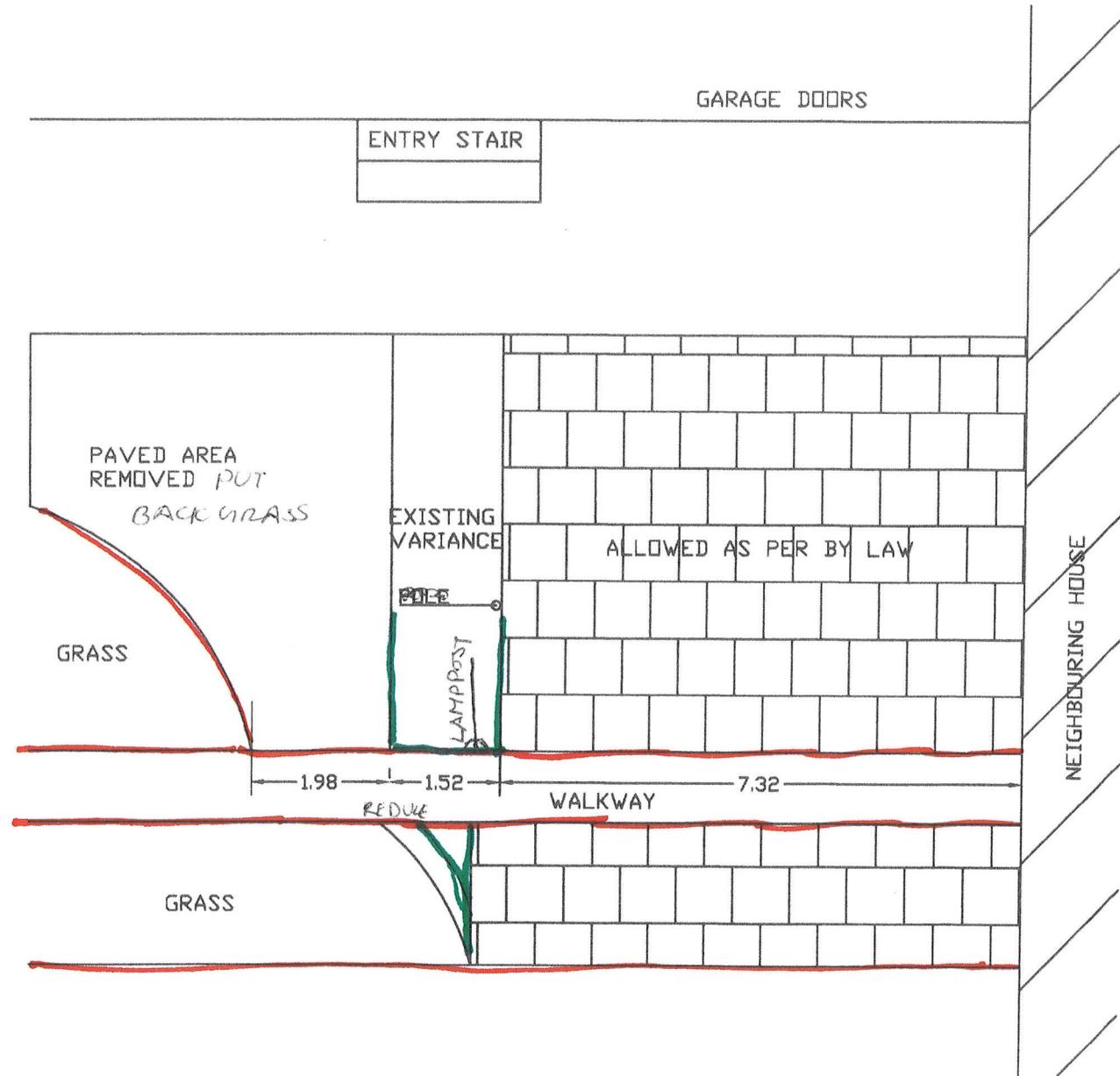
Dated this 26 day of AUGUST, 2024

A.H. Patel / H.S. Patel
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

-N/A-
(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



Flower City



brampton.ca

City of Brampton
Planning, Design & Development
8850 McLaughlin Road, Unit 1, Brampton, Ontario L6Y 5T1

Residential Occupancy Permit

Address: 16 Degrey Dr
Legal Description: PLAN M1863 LOT 30
Issued To: TALL DEAL HOLDINGS INC.

Building Permit Number: 11-156410

The building on the subject lot may be occupied as of May 15, 2012 for use as a residential occupancy.

Brenda Campbell

Brenda Campbell
Chief Building Official

Date: May 14/12

TO: Chief Building Official
City of Brampton Building Division
8850 McLaughlin Road, Unit 1
Brampton, Ontario L6Y 5T1
Telephone: 905-874-3700 Fax: 905-874-3763

FM
CS
PP ✓

RE: NOTICE OF DATE OF COMPLETION OF BUILDING
(Pursuant to Section 11 of the Building Code Act)

In accordance with the requirements of the Building Code Act that, prior to use or occupancy of a building or part thereof, a notice of date of completion shall be submitted, in writing, to the Chief Building Official:

Notice is hereby given for the completion of the building situated on:

Lot/Block 30 Plan 1863

Address 16 DEGREY DR
street unit/suite

for which permit number 156410 was issued on Oct 19/11

DATE FINAL INSPECTION REQUESTED MAY 15/12

Name JOHN PAPA
(please print)

Company TOWNWOOD HOMES
(please print)

Telephone 905-798-1002

Signature [Signature]

MAILING ADDRESS FOR OCCUPANCY PERMIT

Name _____

Street ... _____

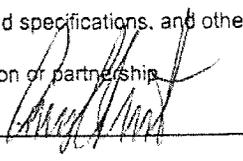
City _____ Postal Code _____

NOTE: THIS NOTICE MUST BE RECEIVED BY THE INSPECTION OFFICE NO LATER THAN TWO WORKING DAYS PRIOR TO THE INSPECTION DATE.

Application for a Permit to Construct or Demolish

This form is authorized under subsection 8(1.1) of the Building Code Act

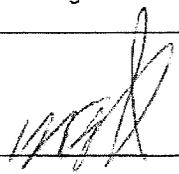
For use by Principal Authority			
Application number: 11-156410	Permit number (if different):		
Date received: Sep 14/11	Roll number:		
Application submitted to: <u>THE CORPORATION OF THE CITY OF BRAMPTON</u> <small>(Name of municipality, upper-tier municipality, board of health or conservation authority)</small>			
A. Project Information TEMPORARY ADDRESS <i>Market Home</i>			
Building number, street name 16 Degrey Drive	Unit number	Lot/con. #30	
Municipality BRAMPTON	Postal code	Plan number/other description 217-09002-B 43M-1863	
Project value est. \$ 569760	Area of work (m ²) 354.1		
B. Purpose of application			
<input checked="" type="checkbox"/> New construction <input type="checkbox"/> Addition to an existing building <input type="checkbox"/> Alteration/repair <input type="checkbox"/> Demolition <input type="checkbox"/> Conditional Permit			
Proposed use of building RESIDENTIAL		Current use of building	
Description of proposed work NEW S.F.D. <i>50-015 J 5 BED ROOM</i> <i>REAR UPGRADE</i> <i>REAR</i>			
C. Applicant Applicant is: <input type="checkbox"/> Owner or <input checked="" type="checkbox"/> Authorized agent of owner			
Last name FORREST	First name DARYL	Corporation or partnership	
Street address 1 BRADWICK DRIVE		Unit number 1 & 2	Lot/con.
Municipality CONCORD	Postal code L4K 2T4	Province ONTARIO	E-mail
Telephone number (905) 669-1615		Fax (905) 669-1646	
Cell number ()		Cell number ()	
D. Owner (if different from applicant)			
Last name	First name	Corporation or partnership TALL DEAL HOLDINGS INC.	
Street address 1 BRADWICK DRIVE		Unit number 1 & 2	Lot/con.
Municipality CONCORD	Postal code L4K 2T4	Province ONTARIO	E-mail
Telephone number (905) 669-1615		Fax (905) 669-1646	
Cell number ()		Cell number ()	

E. Builder (optional)				
Last name	First name	Corporation or partnership (if applicable) TOWNWOOD HOMES INC.		
Street address 1 BRADWICK DRIVE			Unit number 1 & 2	Lot/con.
Municipality CONCORD	Postal code L4K 2T4	Province ONTARIO	E-mail	
Telephone number (905) 669-1615	Fax (905) 669-1646	Cell number ()		
F. Tarion Warranty Corporation (Ontario New Home Warranty Program)				
i. Is proposed construction for a new home as defined in the <i>Ontario New Home Warranties Plan Act</i> ? If no, go to section G.			<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
ii. Is registration required under the <i>Ontario New Home Warranties Plan Act</i> ?			<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
iii. If yes to (ii) provide registration number(s): <u>28509</u>				
G. Required Schedules				
i) Attach Schedule 1 for each individual who reviews and takes responsibility for design activities.				
ii) Attach Schedule 2 where application is to construct on-site, install or repair a sewage system.				
H. Completeness and compliance with applicable law				
i) This application meets all the requirements of clauses 1.3.1.3 (5) (a) to (d) of Division C of the Building Code (the application is made in the correct form and by the owner or authorized agent, all applicable fields have been completed on the application and required schedules, and all required schedules are submitted). Payment has been made of all fees that are required, under the applicable by-law, resolution or regulation made under clause 7(1)(c) of the <i>Building Code Act, 1992</i> , to be paid when the application is made.			<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
ii) This application is accompanied by the plans and specifications prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> .			<input type="checkbox"/> Yes	<input type="checkbox"/> No
iii) This application is accompanied by the information and documents prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> which enable the chief building official to determine whether the proposed building, construction or demolition will contravene any applicable law.			<input type="checkbox"/> Yes	<input type="checkbox"/> No
iv) The proposed building, construction or demolition will not contravene any applicable law.			<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
I. Declaration of applicant				
I, <u>DARYL FORREST</u>			declare that:	
(print name)				
1. The information contained in this application, attached schedules, attached plans and specifications, and other attached documentation is true to the best of my knowledge.				
2. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.				
<u>SEPT. 14 / 11</u>				
Date		Signature of applicant		

Personal information contained in this form and schedules is collected under the authority of subsection 8(1.1) of the *Building Code Act, 1992*, and will be used in the administration and enforcement of the *Building Code Act, 1992*. Questions about the collection of personal information may be addressed to: a) the Chief Building Official of the municipality or upper-tier municipality to which this application is being made, or, b) the inspector having the powers and duties of a chief building official in relation to sewage systems or plumbing for an upper-tier municipality, board of health or conservation authority to whom this application is made, or, c) Director, Building and Development Branch, Ministry of Municipal Affairs and Housing 777 Bay St., 2nd Floor, Toronto, M5G 2E5 (416) 585-6666.

Schedule 1: Designer Information

Use one form for each individual who reviews and takes responsibility for design activities with respect to the project

A. Project Information			
Building number, street name <u>16 Degrey Drive</u>		Unit no.	Lot/con. <u>#30</u>
Municipality <u>BRAMPTON</u>	Postal code	Plan number/ other description <u>43M-1863</u> 47-09002-R	
B. Individual who reviews and takes responsibility for design activities			
Name <u>MICHAEL O'ROURKE</u>		Firm <u>HVAC DESIGNS LTD.</u>	
Street address <u>65 CHURCH ST. S.</u>		Unit no. <u>1 & 2</u>	Lot/con.
Municipality <u>AJAX</u>	Postal code <u>L1S 6A7</u>	Province <u>ONTARIO</u>	E-mail
Telephone number <u>(905) 619-2300</u>	Fax number <u>(905) 619-2375</u>	Cell number ()	
C. Design activities undertaken by individual identified in Section B. [Building Code Table 3.5.2.1. of Division C]			
<input type="checkbox"/> House <input type="checkbox"/> Small Buildings <input type="checkbox"/> Large Buildings <input type="checkbox"/> Complex Buildings			<input checked="" type="checkbox"/> HVAC – House <input type="checkbox"/> Building Services <input type="checkbox"/> Detection, Lighting and Power <input type="checkbox"/> Fire Protection
			<input type="checkbox"/> Building Structural <input type="checkbox"/> Plumbing – House <input type="checkbox"/> Plumbing – All Buildings <input type="checkbox"/> On-site Sewage Systems
Description of designer's work - HEAT LOSS / GAIN CALCULATIONS - RESIDENTIAL SYSTEM DESIGN PER - DUCT SIZING CAN / CSA - F280 - M90 - RESIDENTIAL MECHANICAL VENTILATION DESIGN SUMMARY			
D. Declaration of Designer			
I, <u>MICHAEL O'ROURKE</u> declare that (choose one as appropriate) (print name)			
<input type="checkbox"/> I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories. Individual BCIN: _____ Firm BCIN: _____			
<input checked="" type="checkbox"/> I review and take responsibility for the design and am qualified in the appropriate category as an "other designer" under subsection 3.2.5. of Division C, of the Building Code. Individual BCIN: <u>19669</u> Basis for exemption from registration: _____			
<input type="checkbox"/> The design work is exempt from the registration and qualification requirements of the Building Code Basis for exemption from registration and qualification: _____			
I certify that:			
1. The information contained in this schedule is true to the best of my knowledge. 2. I have submitted this application with the knowledge and consent of the firm.			
<u>MARCH 28, 2011</u>			
Date		Signature of Designer	

NOTE:

- For the purposes of this form, "individual" means the "person" referred to in Clause 3.2.4.7(1) d) of Division C, Article 3.2.5.1. of Division C, and all other persons who are exempt from qualification under Subsections 3.2.4. and 3.2.5. of Division C.
- Schedule 1 is not required to be completed by a holder of a license, temporary license, or a certificate of authorization, issued by the Ontario Association of Architects. Schedule 1 is also not required to be completed by a holder of a license to practise, a limited license to practise, or a certificate of authorization, issued by the Association of Professional Engineers of Ontario.

Schedule 1: Designer Information

Use one form for each individual who reviews and takes responsibility for design activities with respect to the project.

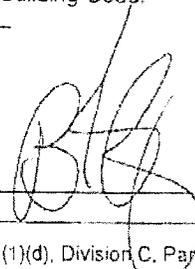
A. Project Information			
Building number, street name <u>16 DELDEN DR.</u>		Unit no.	Lot/con. <u>30</u>
Municipality <u>BRAMPTON</u>	Postal code	Plan number/ other description <u>43M- 21E09002E 1863</u>	
B. Individual who reviews and takes responsibility for design activities			
Name <u>EDWIN FOK</u>		Firm <u>STRACON ENGINEERING</u>	
Street address <u>69 GRAYDON CRESCENT</u>		Unit no.	Lot/con.
Municipality <u>RICHMOND HILL</u>	Postal code	Province <u>ONTARIO</u>	E-mail
Telephone number () <u>905 832 2250</u>	Fax number () <u>905 832 0286</u>	Cell number ()	
C. Design activities undertaken by individual identified in Section B. [Building Code Table 3.5.2.1. of Division C]			
<input type="checkbox"/> House	<input type="checkbox"/> HVAC – House	<input checked="" type="checkbox"/> Building Structural	
<input type="checkbox"/> Small Buildings	<input type="checkbox"/> Building Services	<input type="checkbox"/> Plumbing – House	
<input type="checkbox"/> Large Buildings	<input type="checkbox"/> Detection, Lighting and Power	<input type="checkbox"/> Plumbing – All Buildings	
<input type="checkbox"/> Complex Buildings	<input type="checkbox"/> Fire Protection	<input type="checkbox"/> On-site Sewage Systems	
Description of designer's work <p style="text-align: center;">TRUSS ENGINEERING AND LAYOUT</p>			
D. Declaration of Designer			
I <u>EDWIN FOK</u> declare that (choose one as appropriate) <p style="text-align: center;">(print name)</p>			
<input checked="" type="checkbox"/> I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories. Individual BCIN: <u>23991</u> Firm BCIN: <u>28103</u>			
<input type="checkbox"/> I review and take responsibility for the design and am qualified in the appropriate category as an "other designer" under subsection 3.2.5. of Division C, of the Building Code. Individual BCIN: _____ Basis for exemption from registration: _____			
<input type="checkbox"/> The design work is exempt from the registration and qualification requirements of the Building Code. Basis for exemption from registration and qualification: _____			
I certify that:			
1. The information contained in this schedule is true to the best of my knowledge			
2. I have submitted this application with the knowledge and consent of the firm.			
<u>JUNE 28, 2011</u>			
Date		Signature of Designer	

NOTE:

1. For the purposes of this form, "individual" means the "person" referred to in Clause 3.2.4.7(1) d) of Division C, Article 3.2.5 1. of Division C, and all other persons who are exempt from qualification under Subsections 3.2.4. and 3.2.5. of Division C.
2. Schedule 1 is not required to be completed by a holder of a license, temporary license, or a certificate of authorization, issued by the Ontario Association of Architects. Schedule 1 is also not required to be completed by a holder of a license to practise, a limited license to practise, or a certificate of authorization, issued by the Association of Professional Engineers of Ontario.

Schedule 1: Designer Information

Use one form for each individual who reviews and takes responsibility for design activities with respect to the project.

A. Project Information			
Building number, street name <u>16 DEEREN DR.</u>		Unit no.	Lot/con. <u>30</u>
Municipality Brampton	Postal code	Plan number/ other description <u>217-09002B M1863</u>	
B. Individual who reviews and takes responsibility for design activities			
Name Bryan Schilling		Firm RN Design Limited	
Street address 8395 Jane Street		Unit no. 203	Lot/con.
Municipality Vaughan	Postal code L4K 5Y2	Province Ontario	E-mail Bryans@rndesign.com
Telephone number (905) 738-3177		Fax number (905) 738-5449	Cell number
C. Design activities undertaken by individual identified in Section B. [Building Code Division C, Part 3 Table 3.5.2.1			
<input checked="" type="checkbox"/> House <input type="checkbox"/> Small Buildings <input type="checkbox"/> Large Buildings <input type="checkbox"/> Complex Buildings		<input type="checkbox"/> HVAC – House <input type="checkbox"/> Building Services <input type="checkbox"/> Detection, Lighting and Power <input type="checkbox"/> Fire Protection	
		<input type="checkbox"/> Building Structural <input type="checkbox"/> Plumbing – House <input type="checkbox"/> Plumbing – All Buildings <input type="checkbox"/> On-site Sewage Systems	
Description of designer's work Review of the design & working drawings for model 50-15 . Design responsibility excludes any structural design and specifications outside of the scope of Part 9 of the OBC.			
D. Declaration of Designer			
I, <u>Bryan Schilling</u> declare that (choose one as appropriate): (print name)			
<input checked="" type="checkbox"/> I review and take responsibility for the design work on behalf of a firm registered under Division C, Part 3, subsection 3.2.4. of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories: Individual BCIN: <u>20905</u> Firm BCIN: <u>26995</u>			
<input type="checkbox"/> I review and take responsibility for the design work and am qualified in the appropriate category as an "other designer" under Division C, Part 3, subsection 3.2.5 of the Building Code. Individual BCIN: _____ Basis for exemption from registration: _____			
<input type="checkbox"/> The design work is exempt from the registration and qualification requirements of the Building Code. Basis for exemption from registration and qualification: _____			
I certify that:			
1. The information contained in this schedule is true to the best of my knowledge.			
2. I have authority to bind the corporation or partnership (if applicable).			
<u>AUGUST 24, 2011</u> Date		 Signature of Designer	

*For the purposes of this form, "individual" means the "person" referred to in Division C, Part 3, Clause 3.2.4.7. (1)(d), Division C, Part 3, Article 3.2.5.1. and all other persons who are exempt from qualification under Division C, Part 3, Subsections 3.2.4. and 3.2.5.

NOTE

1. Firm and Individual BCIN numbers are not required for building permit applications submitted prior to January 1, 2006
2. Schedule 1 does not need to be completed by architects, or holders of a Certificate of Practice or a Temporary License under the *Architects Act*

Zoning Non-compliance Checklist

File No.
A-2024-0407

Applicant: Hetalkumar Patel & Alpana Hetalkumar Patel

Address: 16 Degrey Drive

Zoning: R1E-15-2153 Residential

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT			
GFA			
TOWER SEPARATION			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH	To permit a driveway width of 8.84m To permit a parking space depth of 4.6m To permit 0.0m of permeable landscaping abutting the side lot line	whereas the by-law permits a maximum driveway width of 7.32m whereas the by-law requires a minimum parking space depth of 5.4m whereas the by-law requires a minimum 0.6m of permeable landscaping abutting the side lot line.	10.9.1.B.1. d 6.17.1.a 10.9.1.B.4. a
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

Angelo Barbato
Reviewed by Zoning

October 22, 2024
Date