

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-2025-0022
Property Address: 10 Karen Court
Legal Description: Plan M864, Lot 47, Ward 4
Agent:
Owner(s): Priyenbhai Patel, Bhakti Patel
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 exterior side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required side yard; and
2. To permit a proposed exterior side yard setback of 2.62 metres to a stairway leading to a below grade entrance, whereas the by-law requires a minimum exterior side yard setback of 3 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

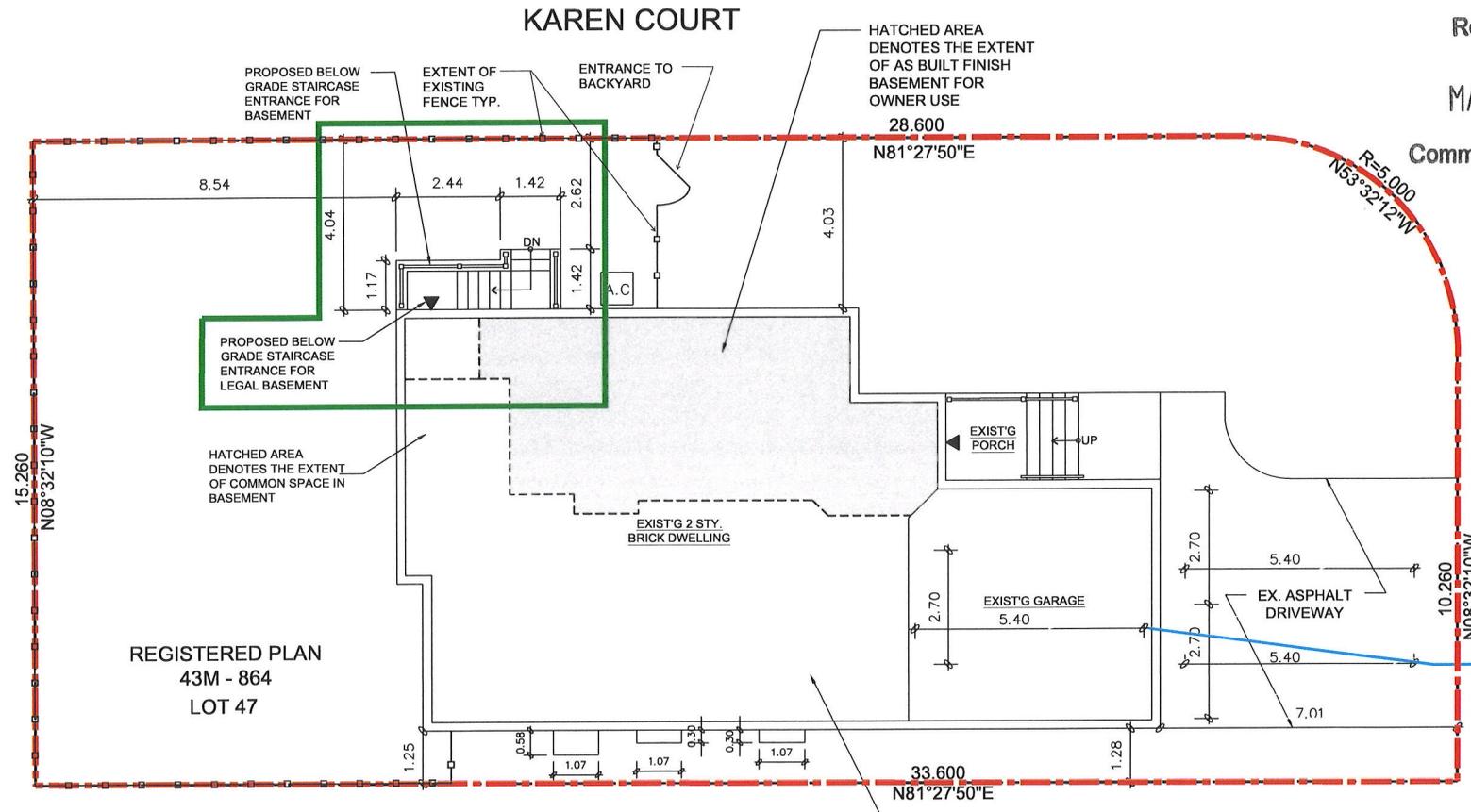
Secretary Treasurer
Committee of Adjustment, City Clerk's Office
2 Wellington Street West, Brampton, L6Y 4R2
E: coa@brampton.ca

Received **Revised**

MAR 06 2025

Committee of Adjustment

LOT 48



REGISTERED PLAN
43M - 864
LOT 47

1 SITE PLAN
A1.0 SCALE= 1:125

SITE DATA		M/SM
ZONING		
PLAN NO:		43M-864
LOT NO:		47
EXISTING	PROPOSED	
GROSS FLOOR AREA =122.63 SQ.M (GRD+2ND FL EXCL. GARAGE,PORCH&DECK)	BASEMENT 2ND DWELLING AREA =57.9 SQ.M (EXCLUDE FURNACE)	
BASEMENT AREA = 61.31 SQ.M (FINISHED INCL. FURNACE)	EX. LOT COVERAGE & GROSS FLOOR AREA UNCHANGED	

Project	Proposed LEGAL BASEMENT WITH BELOW GRADE ENTRANCE
Sheet title:	SITE PLAN
Checked By:	PK
Project No.:	202002
Scale:	AS NOTED
Date:	12/20/2024
D'wg. no.:	A1.0
Revisions	△
Drawn By:	AC
Rev. No.	△
Checked By:	PK
Project No.:	202002
Date:	12/20/2024
D'wg. no.:	A1.0
Rev. No.:	△

Project
PROPOSED LEGAL BASEMENT WITH BELOW GRADE ENTRANCE

10 KAREN COURT, BRAMPTON, L6Y 4J1
Owners:
PRIYENBHAI DEVENDRABHAI PATEL
BHAKTI JAYANT PATEL

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE A DESIGNER

QUALIFICATION INFORMATION:
ROBERT CUMMING, BCIN 131917

REGISTRATION INFORMATION:
RFC ENGINEERING LTD., BCIN 202429