



FILE NUMBER: A-2025-0022
~~24-440707-000-00-PREA~~

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
- Priyenbhai and Bhakti Patel
10 Karen Court, Brampton, Ontario L6Y 4J1

Phone #
Email

647 778 8407
priyenpatel2014@gmail.com

Fax #

2. Name of Agent
Address
- not applicable

Phone #
Email

Fax #

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

The nature and extent of relief applied for is the approval to allow the side entrance stairs of a legal basement to encroach by less than 400mm into the 3-meter side yard setback. This relief is requested on a corner lot where the side of the home is not adjacent to another property, minimizing any impact on neighboring properties. The encroachment is minimal and will not interfere with the overall functionality or safety of the site.

4. Why is it not possible to comply with the provisions of the by-law?
- It is not possible to comply with the provisions of the bylaw because the stairs, if placed within the required setback, would interfere with the owner's use of their backyard. The proposed encroachment of less than 400mm is necessary to avoid disrupting the backyard space while still providing tenant access on the side of the property, where ample room exists. This solution allows for both functional access to the basement and preservation of the owner's outdoor space.

5. Legal Description of the subject land:
- Lot Number 47
Plan Number/Concession Number 43M - 864
Municipal Address 10 Karen Court, Brampton, Ontario L6Y 4J1

6. Dimension of subject land (in metric units)
- Frontage 7.01m
Depth 33.6m
Area 0.05 ha, 506.96 sq.m.

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

0. 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:

The existing 2-storey residential dwelling has a gross floor area of 122.63 sq.m. (ground and second floor, excluding the garage, porch, and deck), with a finished basement area of 63.31 sq.m. (including the furnace room).

PROPOSED BUILDINGS/STRUCTURES on the subject land:

The proposed renovation includes a 2nd dwelling unit in the basement, with an area of 57.9 sq.m., and the addition of a below-grade entrance encroaching by less than 400mm within the 3-meter side yard setback.

1. 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	7.00 - 7.01m
Rear yard setback	8.54m
Side yard setback	4.03 - 4.04m
Side yard setback	1.25 - 1.28m

PROPOSED

Front yard setback	7.00 - 7.01m
Rear yard setback	8.54m
Side yard setback	2.62m
Side yard setback	1.25 - 1.28m

0. Date of Acquisition of subject land: April 27 1989
1. Existing uses of subject property: Residential
2. Proposed uses of subject property: Residential
3. Existing uses of abutting properties: Residential
4. Date of construction of all buildings & structures on subject land: exact date unknown, 1989.
5. Length of time the existing uses of the subject property have been continued: appx 36 years

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

Municipal Well

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

Municipal Septic

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

Sewers

Ditches

Swales

Other (specify) sloped grading

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 Brampton
THIS 19 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, Priyenbhai 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 19 DAY OF

[Signature]
Signature of Applicant or Authorized Agent

Mercelyn Osaze
Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires June 20, 2025.

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 February 19, 2025
Mercelyn

LOCATION OF THE SUBJECT LAND: _____

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

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 day of , 20____.

(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: 10 Karen Court, Brampton ON, L6Y 4J1

I/We, Priyenbhai Patel & Bhakti 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 19 day of February, 2025.


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

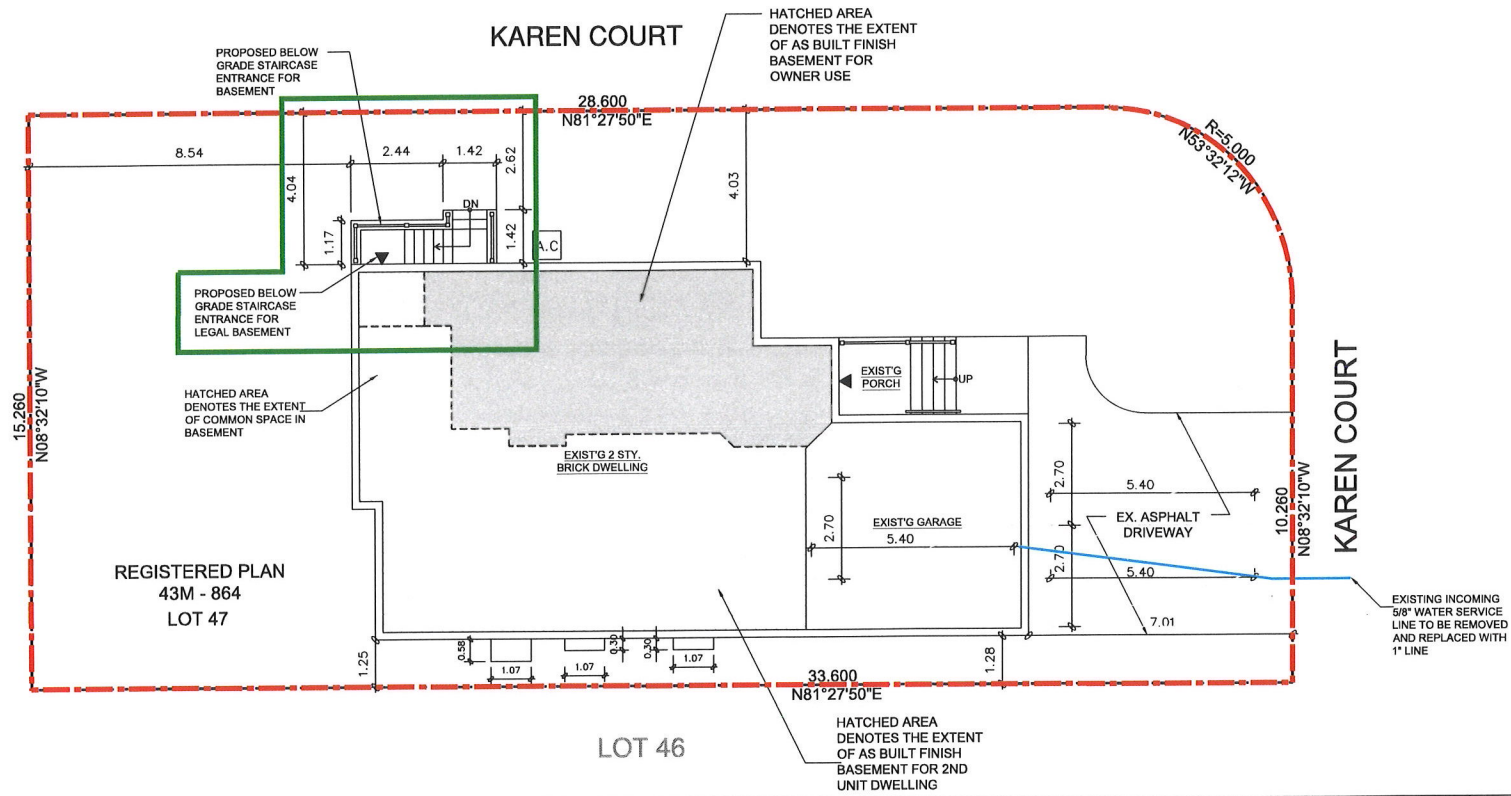
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

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

8. Committee of Adjustment		
Residential Minor Variance Applications		
Above/Below Grade Variance (Door/Window)	\$11,949	Per Application
Driveway Variance	\$11,949	Per Application
Parking Variance	\$11,949	Per Application
Variances to Section 10.16 (Garden Suites) of the Zoning By-Law	\$11,949	Per Application
All Other Variances	\$2,990	Per Variance
Maximum Fee	\$11,949	Per Application
Institutional, Commercial or Industrial (ICI) Minor Variance Applications		
Minor Variance Application	11,949	Per Application
“After the Fact” Variance (Residential or ICI) Variance application resulting from a registered complaint, construction inspection, building order or enforcement action.	\$11,949	Per Application
Consent Applications		
Consent Application – Lot Creation	\$10,157	Per Application
Consent Application – All Other (in accordance with Planning Act S.57, 50(18), or 53(23))	\$5,078	Per Application
Committee of Adjustment Application Re-Circulated Pursuant to A Request by The Applicant to Defer an Application	\$5,000	Per Notice
Consent Certificate	\$2,127	Per Certificate
Replacement Notice Sign	\$75	Per Sign
Committee of Adjustment Application Refunds: <ul style="list-style-type: none">• \$400 refund if withdrawn prior to internal circulation (By-law 231-2007).• \$300 refund if withdrawn prior to circulation of public notice of a hearing (By-law 231-2007).• No refund if withdrawn once the circulation of the public notice of a hearing has occurred (By-law 231-2007).		

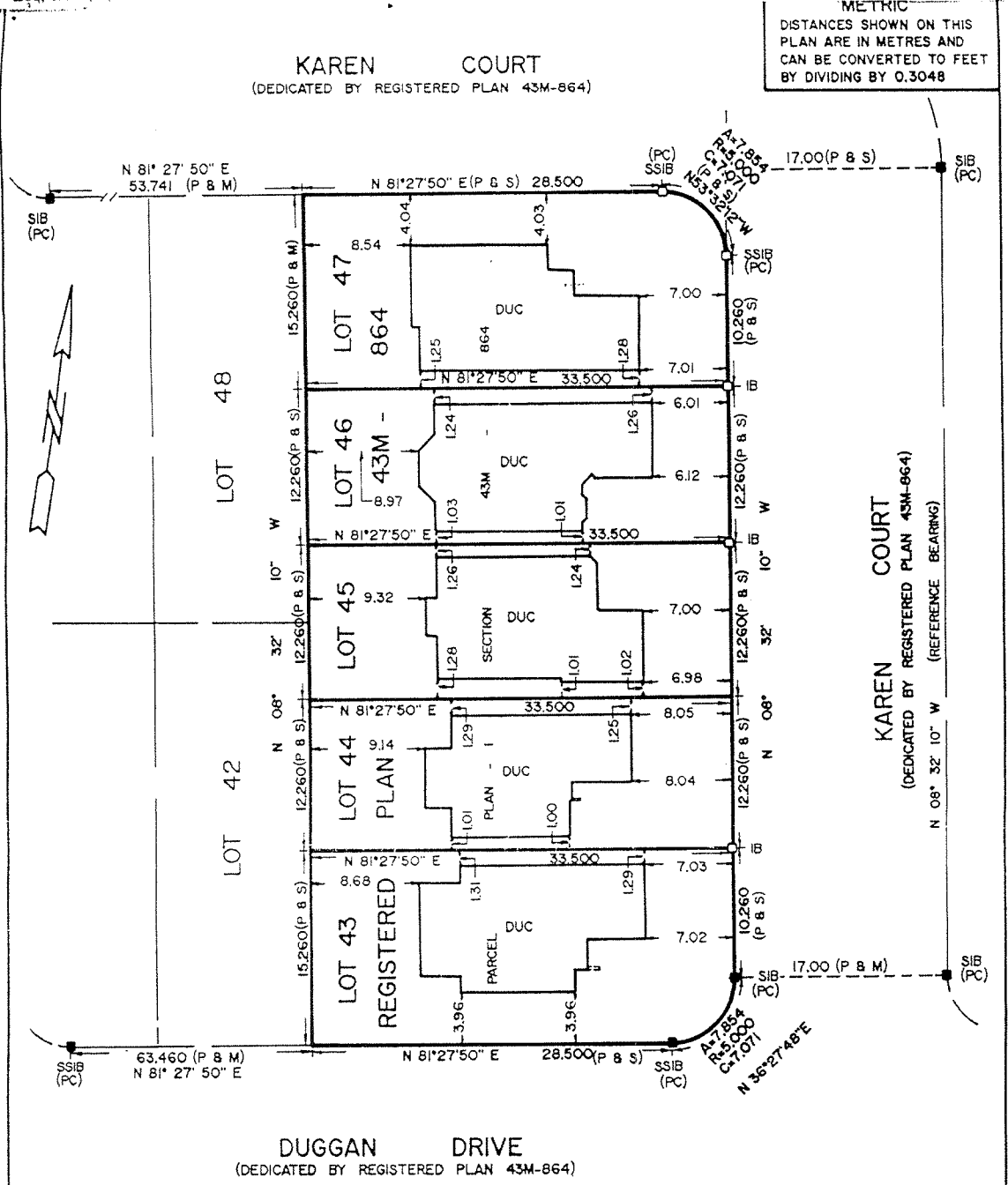
1 SITE PLAN
A1.0 SCALE= 1:125



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	

<div>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</div> <div>QUALIFICATION INFORMATION: ROBERT CUMMING, BCIN 131917</div> <div>REGISTRATION INFORMATION: RFC ENGINEERING LTD., BCIN 202429</div>	<div>Project</div> <div>PROPOSED LEGAL BASEMENT WITH BELOW GRADE ENTRANCE</div> <div>10 KAREN COURT, BRAMPTON, L6Y 4J1</div> <div>Owners: PRIYENBHAI DEVENDRABHAI PATEL</div> <div>BHAKTI JAYANT PATEL</div>	Sheet title: SITE PLAN		
		Drawn By: AG	Checked By: PK	Project No.: 202002
		Revisions	Scale: AS NOTED	Date: 12.20.2024
		△		Dwg. no.
		△		A1.0

Where any transferee (other than a joint tenant) is taking less than the whole interest in the property being acquired, then the percentage ownership of each transferee must be clearly indicated beside his/her name. (Will) One-half or more of the paid-up capital of which is held by persons who are associates of that person and who are themselves not independent persons.



METRIC
DISTANCES SHOWN ON THIS
PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET
BY DIVIDING BY 0.3048

BUILDING LOCATION SURVEY OF
LOTS 43, 44, 45, 46 AND 47
REGISTERED PLAN 43M-864
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL
SCALE 1: 400



J. D. BARNES LIMITED - 1989.

SURVEYOR'S CERTIFICATE

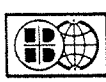
I CERTIFY THAT:
THE FIELD SURVEY REPRESENTED ON THIS PLAN
WAS COMPLETED ON THE 27th DAY OF APRIL, 1989.

May 3, 1989
DATE
F.A. Siddiqui
Ontario Land Surveyor

NOTES:
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY
LIMIT OF KAREN COURT AS SHOWN ON REGISTERED PLAN
43M-864 HAVING A BEARING OF N 08° 32' 10" W.

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
S.I.B.	DENOTES	STANDARD IRON BAR
IB	DENOTES	IRON BAR
P.C.	DENOTES	POINT OF CURVATURE
DUC	DENOTES	DWELLING UNDER CONSTRUCTION
P&S	DENOTES	REGISTERED PLAN 43M-864 AND SET
P&M	DENOTES	REGISTERED PLAN 43M-864 AND MEASURED
SSIB	DENOTES	SHORT STANDARD IRON BAR

ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION
ALL FOUND SURVEY MONUMENTS SET BY J. D. BARNES LIMITED
UNLESS NOTED OTHERWISE.



SURVEYING

MAPPING

LAND INFORMATION SERVICES

J.D. BARNES

DRAWN BY: []

CHECKED BY: []

REFERENCE NO.: []

Zoning Non-compliance Checklist

File No.
A-2025-0022

Applicant:
Address: 10 Karen Ct, Brampton, ON L6Y 4J1
Zoning: R1C, Mature Neighbourhood
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 exterior side yard.	Whereas the by-law does not permit exterior stairways constructed below established grade in the required side yard.	10.23.1
	To permit a proposed exterior side yard setback of 2.62m to a stairway leading to a below grade entrance.	Whereas the by-law requires a minimum exterior side yard setback of 3m.	13.1.2(f)
SETBACKS			
BUILDING HEIGHT			
OUTSIDE STORAGE			
LOT COVERAGE			
DRIVEWAY			
FENCE HEIGHT			
ACCESSORY STRUCTURE HEIGHT			
ACCESSORY STRUCTURE SETBACK			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
GARAGE DOOR HEIGHT			

John C. Cabral

Reviewed by Zoning

2025-02-19

Date