

**Application for Minor Variance**Section 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,  
4<sup>th</sup> 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](mailto: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](mailto: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](mailto: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](http://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](http://www.brampton.ca).

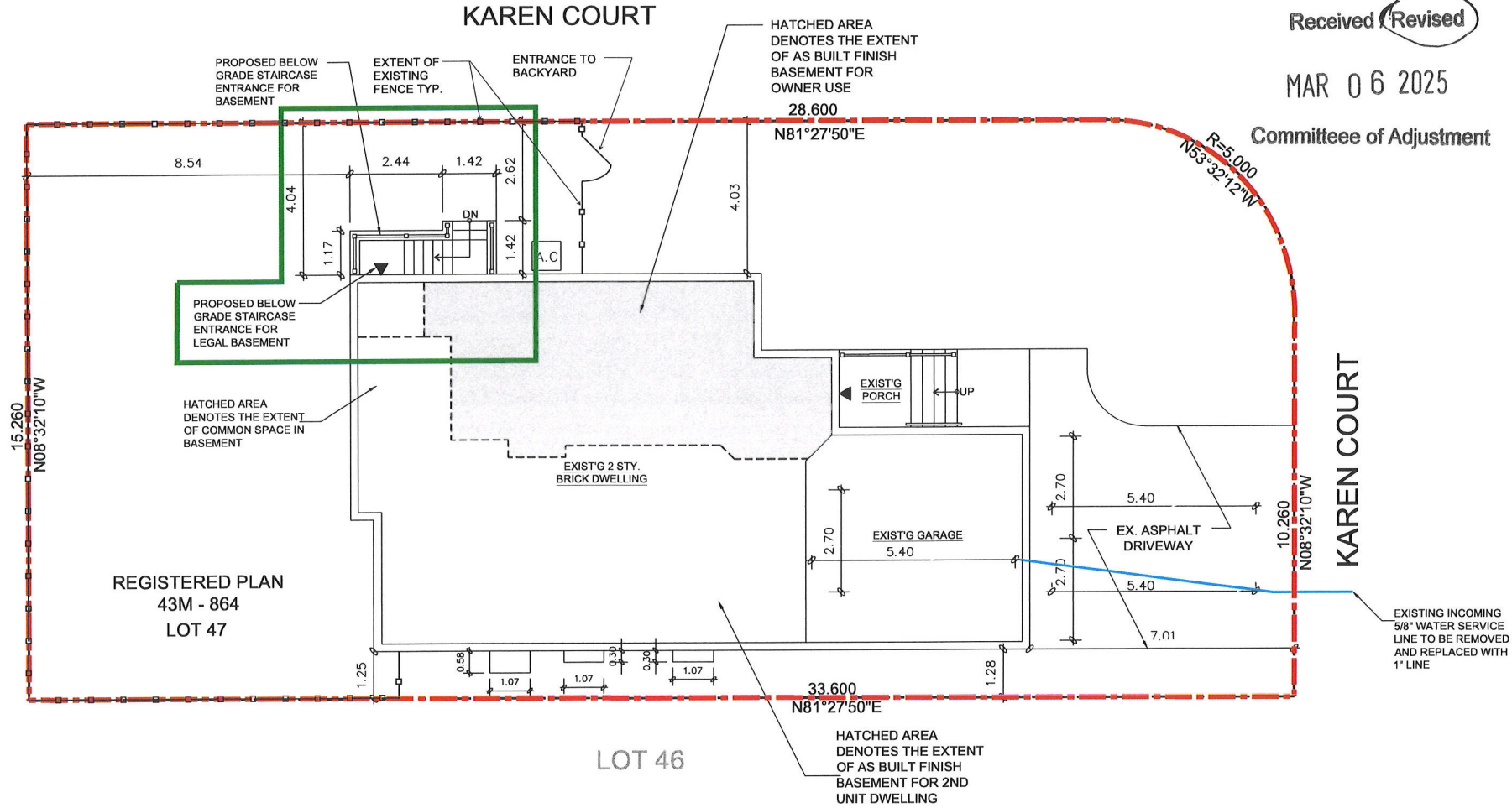
**Appeal Process:** If you wish to be notified of the decision of Committee, you must submit a written request to [coa@brampton.ca](mailto:coa@brampton.ca). This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, 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](mailto: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](mailto:coa@brampton.ca)

LOT 48



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 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. <div>A1.0</div>
		<div>△</div>		
		<div>△</div>		
		<div>△</div>		