

FILE NUMBER:

A-2025-0027

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)** Owner 1 - Walakulu Arachchi Ranga Dhammika, Owner 2 - Ranaweera Manaraja Nalana
Address 271 Remembrance Road, Brampton ON L7A 4J6

Phone # 647-393-2768 **Fax #** _____
Email Rangawalakulu@gmail.com
2. **Name of Agent** N/A
Address _____

Phone # _____ **Fax #** _____
Email _____
3. **Nature and extent of relief applied for (variances requested):**
The permit and existing exterior side yard setback of 1.7 meters to a stairway
leading to below grade entrance, where as the by-law requires a minimum
Exterior side yard setback of 3 meters

4. **Why is it not possible to comply with the provisions of the by-law?**
This was approved by the city and gave the green light to build, and it was
Flagged after the construction was 100% complete.

5. **Legal Description of the subject land:**
Lot Number Lot -130
Plan Number/Concession Number _____ **Plan number** - 43R-36402 (part 24)
Municipal Address 271 Remembrance Road, Brampton ON L7A 4J6.
6. **Dimension of subject land (in metric units)**
Frontage 27 meters
Depth _____ **11 meters**
Area 300 sq.meters
7. **Access to the subject land is by:**
Provincial Highway _____ **Seasonal Road** _____
Municipal Road Maintained All Year _____ **Other Public Road** _____
Private Right-of-Way * Municipal Road maintained all year *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:

Ground floor - 92 sqmeters	
Gross Area -200 sq meters	
Number of storeys- 2	

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Separate entrance to basement (L shaped)	
Width of the staircase - 3ft	
Length (on the plan view) - 2.54 m	

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	4.9 meters
Rear yard setback	6.6 meters
Side yard setback	3.35 meters
Side yard setback	0.65 meters

PROPOSED

Front yard setback	4.98 meters
Rear yard setback	1.7 meters
Side yard setback	
Side yard setback	

0. Date of Acquisition of subject land: August 31/ 2018

1. Existing uses of subject property: Primary Residence

2. Proposed uses of subject property: Primary Residence

3. Existing uses of abutting properties: Residential

4. Date of construction of all buildings & structures on subject land: Sep 23/ 2024 (this was when side entrance was completed)

5. Length of time the existing uses of the subject property have been continued: Since 2018 August, 6+ yrs

16. (a) What water supply is existing/proposed?
Municipal ***Municipal **
Well Other (specify)

(b) What sewage disposal is/will be provided?
Municipal ***Municipal***
Septic Other (specify)

(c) What storm drainage system is existing/proposed?
Sewers ☒ ** Sewers/ Sump pump**
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 **No**

If answer is yes, provide details: File # _____ Status _____

18. Has a pre-consultation application been filed?

Yes No **No**

19. Has the subject property ever been the subject of an application for minor variance?

Yes No ** 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 3rd DAY OF February, 20 25.

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, Ranga Walakulu Arachchi 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 07 DAY OF

March 20 25
Mercelyn Osayamen Osaze
A Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires June 20, 2025.

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

Enforcement Action File Number: _____

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

March 07, 2025
Mercelyn

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: 271 Remembrance Road, Brampton ON L7A 4J6

I/We, Ranga Walakulu Arachchi
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.

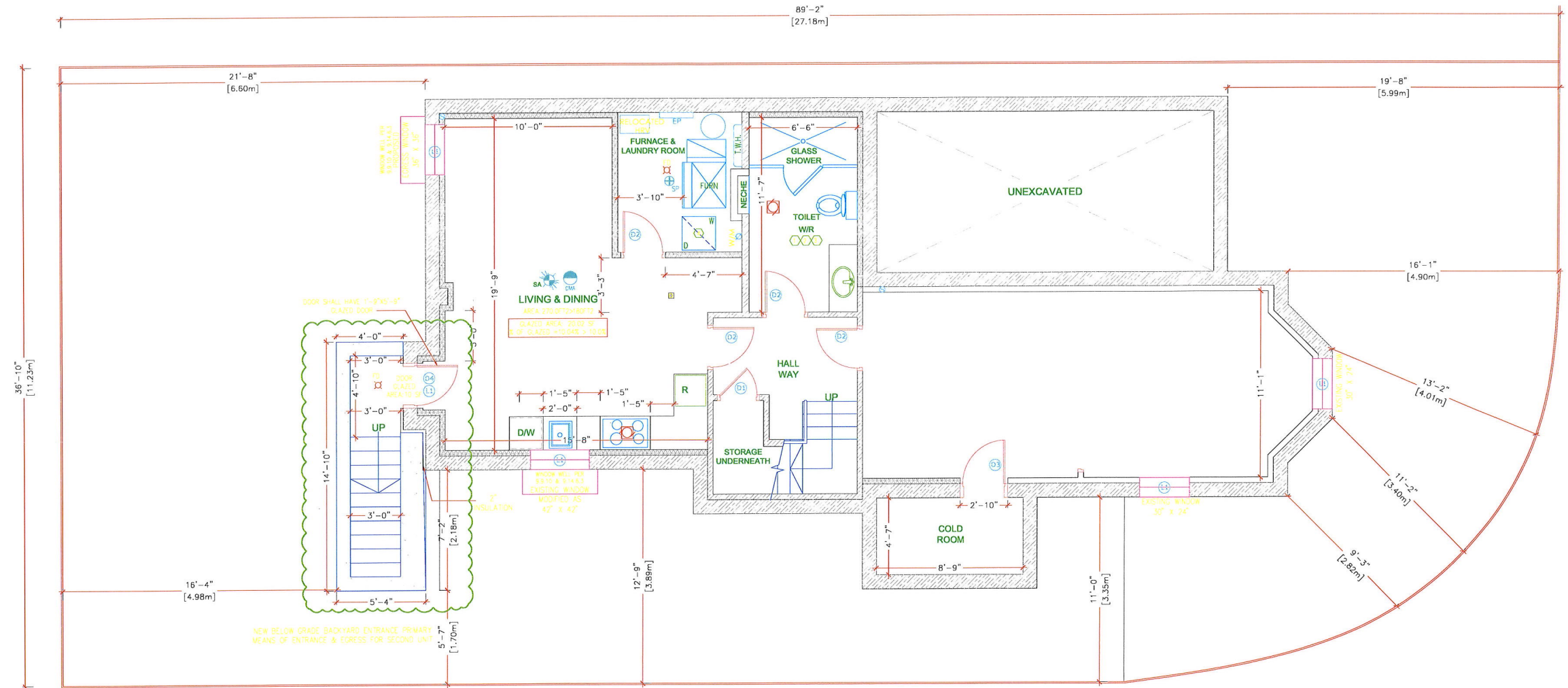
Dated this 03rd day of February, 2025.


(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



SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF LOTS 129, 130, 131, 143, 144 AND 145
PLAN 43M-1968
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.

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM

1937598



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

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 FOUNDATIONS.

BEARINGS ARE GRID AND ARE REFERRED TO THE
 SOUTHEAST LIMIT OF REMEMBRANCE ROAD AS SHOWN ON
 PLAN 43M-1968 HAVING A BEARING OF N35°55'15"E.

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 22nd DAY OF DECEMBER, 2014

DATE April 1, 2015

T. SINGH
 T. SINGH
 ONTARIO LAND SURVEYOR

REMEMBRANCE ROAD

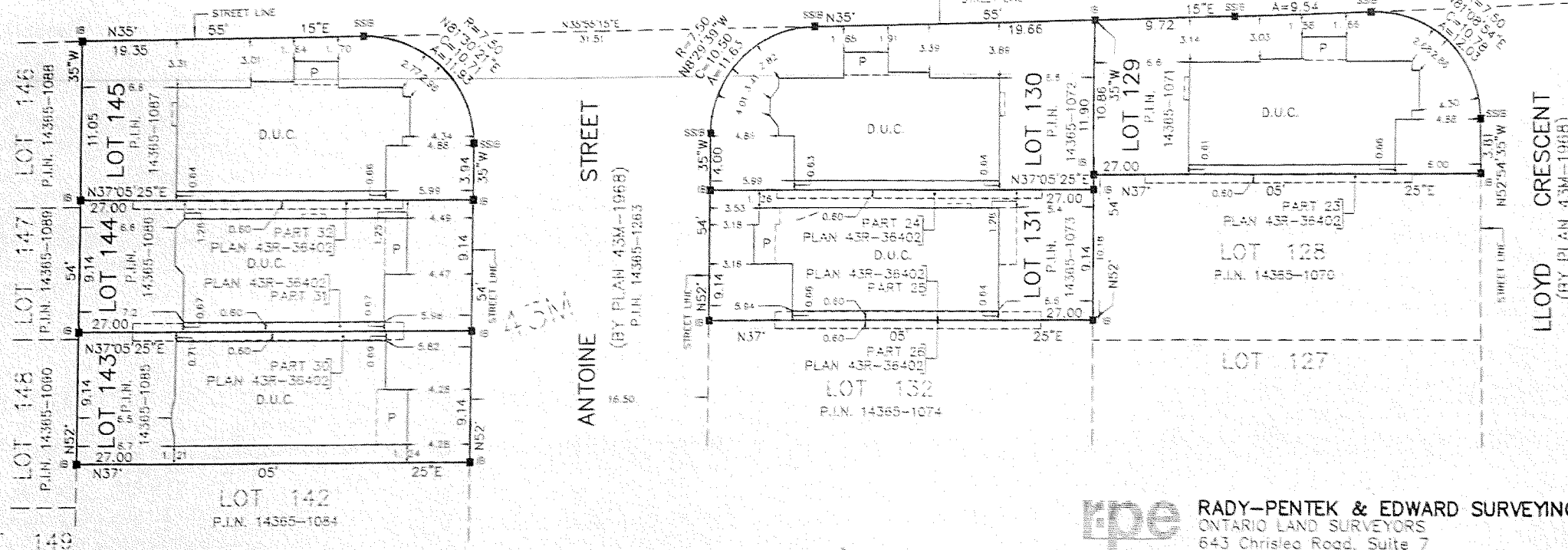
(BY PLAN 43M-1968)
 P.I.N. 14365-1263

ANTOINE STREET

(BY PLAN 43M-1968)
 P.I.N. 14365-1263

LLOYD CRESCENT

(BY PLAN 43M-1968)
 P.I.N. 14365-1266



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

©RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S., 2015



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.K. CHECKED: G.Y./T.S.
 CAD FILE No: 1965-129 JOB No: 13-253

13-253 *43M-1968 L129-131+143-145*



Letter of Explanation

We submitted the plans/ drawings along with all the details (required by the city for the permit process) . The design was approved, and a permit was issued. Then the city inspector visited the site during the digging(cutting the opening) and reviewed the design with contractor and gave the ok for the formwork. When the formwork was completed, the inspector visited the property again to- examine the form work. City inspector gave written approval (email) to the contractor for pouring concrete. Contractor completed job including a safety fence and a sump pump in the basement, pictures were shared with the city inspector. This whole process was closely examined by the city inspector and my contractor followed the process 100% and complied inspector's orders.

After about a month, one of my neighbour's applied for the side entrance permit after seeing what we did, the same architect and contractor were involved. The architect did the exact same design (very similar house) as mine and it was not approved by the city. I asked him to use my situation (permit) as an example, to understand the real reasons. Then only the city realized that this was completely missed & I was contacted by Kiran (Planning) to acknowledging the situation.

Zoning Non-compliance Checklist

File No.
~~A-2024-~~ A-2025-0027

Applicant: Rangu Walakulu Arachchi
Address: 271 Remembrance Road
Zoning: R1F – 9 Section 2452
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR	To permit an existing exterior side yard setback of 1.70 metres to a stairway leading to a below grade entrance To permit a proposed exterior stairway leading to a below grade entrance in a required side yard	whereas the by-law requires a minimum exterior side yard setback of 3 metres. Whereas the by-law does not permit exterior stairways constructed below established grade in the required exterior side yard.	2452.2 5) 10.23.1
PATH OF TRAVEL			
SIDE DOOR			
COVERAGE			
PARKING			
DRIVEWAY			
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'			
FENCE HEIGHT			

Rose Bruno
Reviewed by Zoning

March 3, 2025
Date