



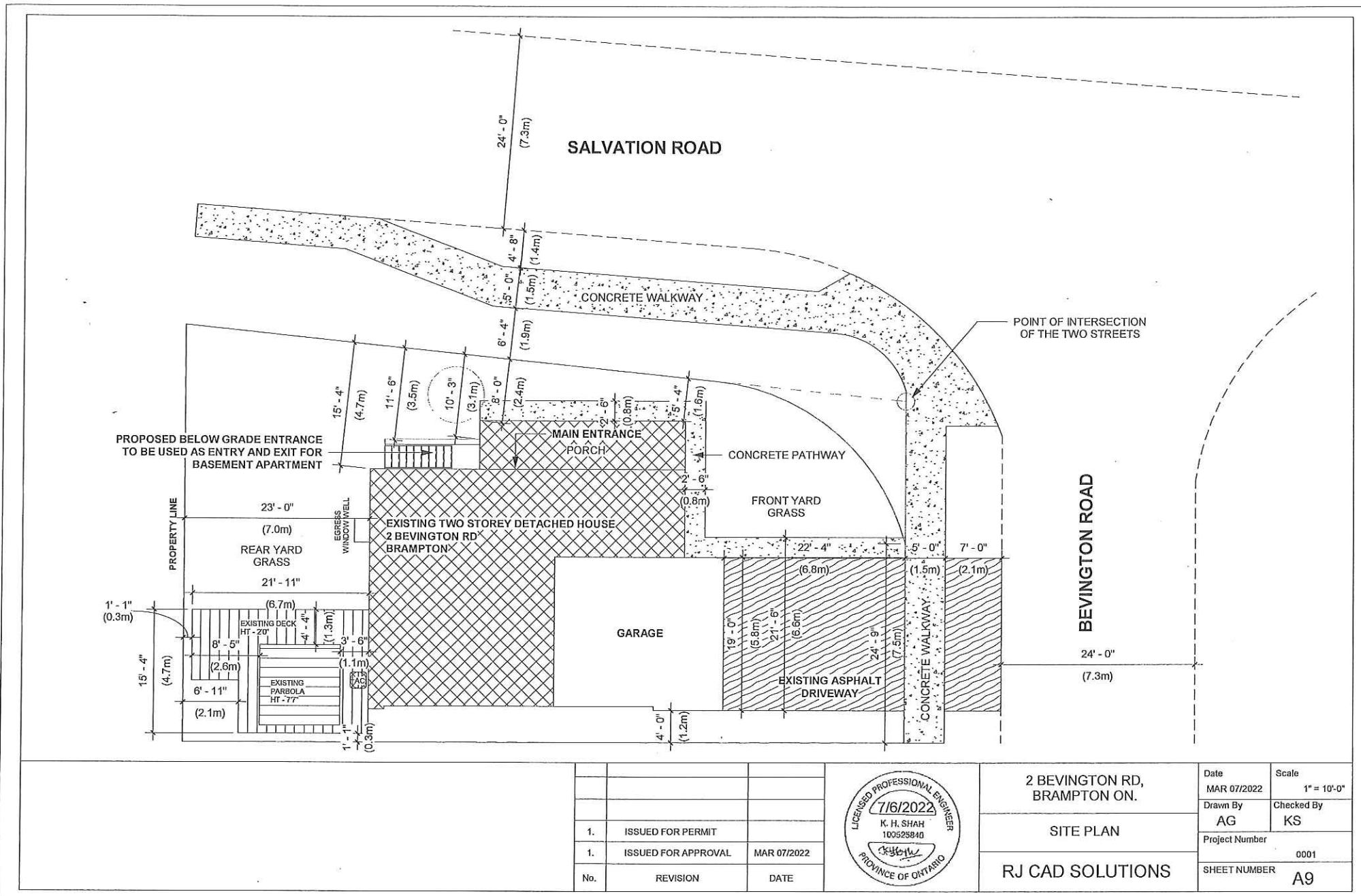
## Committee of Adjustment

### DEFERRED APPLICATION FOR MINOR VARIANCE

AND WHEREAS the applicant is requesting the following variance(s):

- The land which is subject of this application is the subject of an application under the Planning Act for:

Jeanie Myers, Secretary-Treasurer  
 Committee of Adjustment, City Clerk's Office,  
 Brampton City Hall, 2 Wellington Street West,  
 Brampton, Ontario L6Y 4R2  
 Phone: (905)874-2117  
 Fax: (905)874-2119  
[jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca)





Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically and/or as a hybrid meeting (both in-person and electronically).

**Electronic/Hybrid Hearing Procedures**  
**How to get involved in the Hybrid Hearing**

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **August 2, 2022** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

**How to Participate in the Hearing:**

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, July 28, 2022**. *Please note that City Hall will be closed on Monday, August 1, 2022 in observance of the Civic Holiday*
- Advance registration for applicants, agents and other interested persons is required by one or two options:
  1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, July 28, 2022**.
  2. To participate in-person, please email the Secretary-Treasurer at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, July 28, 2022**.
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Thursday, July 28, 2022**. City staff will contact you and provide you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

- All Hearings will be livestreamed on the City of Brampton YouTube account at:  
<https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or  
<http://video.isilive.ca/brampton/live.html> .

If holding an electronic/hybrid rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca). If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

**NOTE** Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, [www.brampton.ca](http://www.brampton.ca). By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.

***The City of Brampton is reviewing its Committee of Adjustment process. As a participant in this process, if you have comments or input you would like to share about your experience with the Committee of Adjustment, please email [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) to indicate your interest and you will be contacted with more information.***

Date: 22/03/2022  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West,  
Brampton  
ON L3Z 2A9

RE: Minor Variance application for 2 Bevington Road, Brampton

Dear member of the Committee of Adjustment and Secretary-Treasurer,

I am writing this cover letter for the property of 2 Bevington Road, Brampton, ON, on behalf of a homeowner who wants to build a below-grade Separate entrance on a side yard. As per the property survey, the setback between the dwelling and side lot line is 4.7m.

Reasons for Separate Entrance from side yard:

- The homeowner wants to keep privacy in the backyard since he has a side yard of 4.7m which has a deficit of only 0.2m.
- This supports design in the basement as well.
- The existing minimum setback of the side yard from between the property line and wall of the house is 4.7m, we are proposing a below-grade separate entrance setback is also 3.5m.
- The existing minimum setback of the side yard from between the property line and wall of the porch is 1.6m, we are proposing a below-grade separate entrance setback is also 3.5m.
- The proposed below-grade entrance setback is less than the existing setback between porch and lot line.

My kind request is to consider this application and grant a permit for the above matter as this is minor in nature.

Thank you,

Kruti Shah, P.Eng.



RJ Cad Solutions



FILE NUMBER: A-2022-0167

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) SAMANDER PHOGAT  
Address 2 BEVINGTON RD, Brampton, ON, L7A0R9  
  
Phone # 647 455 1709 Fax # \_\_\_\_\_  
Email shekhar@hotmail.ca

2. Name of Agent Kruti Shah  
Address 12-4 ABACUS RD, BRAMPTON ON L6T 5J6  
  
Phone # 647 532 3593 Fax # \_\_\_\_\_  
Email kruti@rjcadssolutions.com

3. Nature and extent of relief applied for (variances requested):  
1. TO PERMIT A BELOW GRADE ENTRANCE TO BE LOCATED BETWEEN THE MAIN WALL OF THE BUILDING AND THE FLANKAGE LOT LINE, AND  
  
2. TO PERMIT AN EXTERIOR SIDE YARD SETBACK OF 3.5m TO A BELOW GRADE ENTRANCE

4. Why is it not possible to comply with the provisions of the by-law?  
SET BACK FROM THE EXISTING BUILDING OF EXTERIOR SIDE YARD IS 4.7 m. WE ARE PROPOSING BELOW GRADE SEPERATE ENTRANCE FROM EXTERIOR SIDE YARD WHICH IS 2.8m. IN SETBACK TO SUPPORT THE DESIGN OF BASEMENT.

5. Legal Description of the subject land:  
Lot Number 1  
Plan Number/Concession Number 43M-1812  
Municipal Address 2 BEVINGTON RD

6. Dimension of subject land (in metric units)  
Frontage 10  
Depth 27.25  
Area 373

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.)

GROUND FLOOR AREA - 80.4 SQ. M. , GROSS FLOOR AREA - 188.1 SQ.M. ,  
NUMBER OF STOREY - 2

**PROPOSED BUILDINGS/STRUCTURES on the subject land:**

BELOW GRADE ENTRANCE ON EXTERIOR SIDE YARD

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	6.8
Rear yard setback	7
Side yard setback	1.23
Side yard setback	4.2 , 1.5

**PROPOSED**

Front yard setback	6.8
Rear yard setback	7
Side yard setback	1.23
Side yard setback	2.8, 1.5

10. Date of Acquisition of subject land: 2014
11. Existing uses of subject property: SINGLE UNIT DWELLING
12. Proposed uses of subject property: TWO UNIT DWELLING
13. Existing uses of abutting properties: RESIDENTIAL
14. Date of construction of all buildings & structures on subject land: 2014
15. Length of time the existing uses of the subject property have been continued: 8 YEARS
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 _____

*K. Shah*

Signature of Applicant(s) or Authorized Agent

DATED AT THE MARCH OF 2022

THIS 21 DAY OF MARCH, 2022

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, KRUTI SHAH, P.ENG, OF THE CITY OF BRAMPTON

IN THE PROVINCE OF ONTARIO 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 PROVINCE OF

ONTARIO THIS 21 DAY OF

MARCH, 2022

*K. Shah*  
21 March, 2022  
A Commissioner etc.

*K. Shah*

Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

R1D-2014

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

*L. Barbuto*

Zoning Officer

May 18, 2022

Date

DATE RECEIVED

MAY 11, 2022

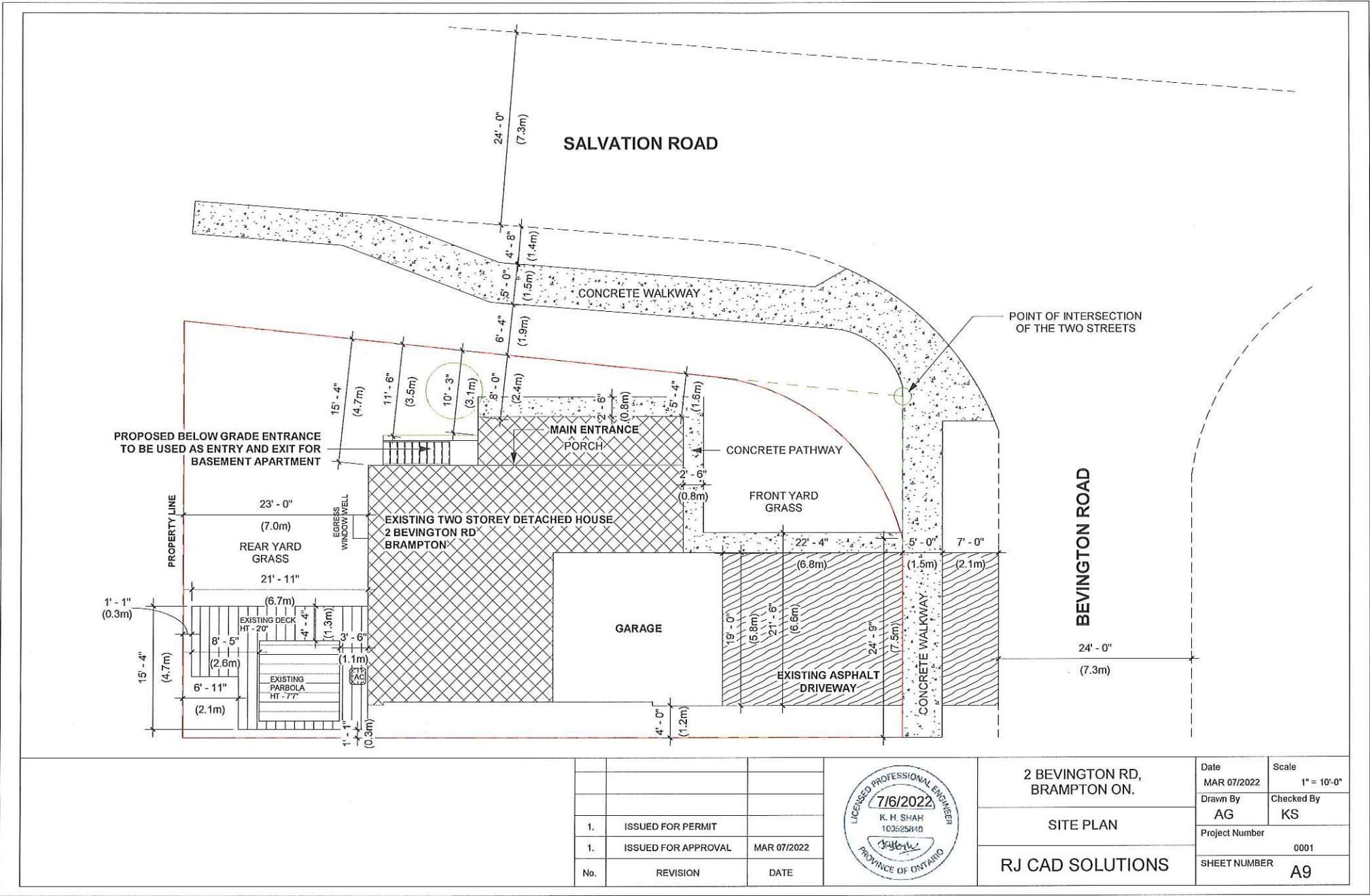
Date Application Deemed Complete by the Municipality

MAY 18, 2022

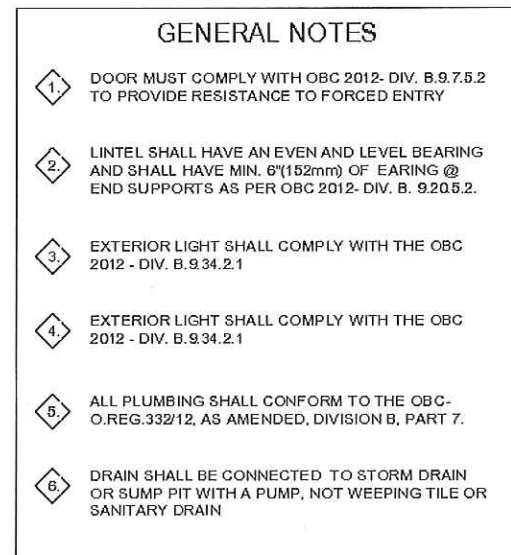
Revised 2022/02/17

Vijay Kumar Sharma  
Barrister, Solicitor & Notary Public  
4535 Ebenezer Road, Unit 8  
Brampton, ON L6P 2P7  
T: 905-794-4900 F: 905-794-4966







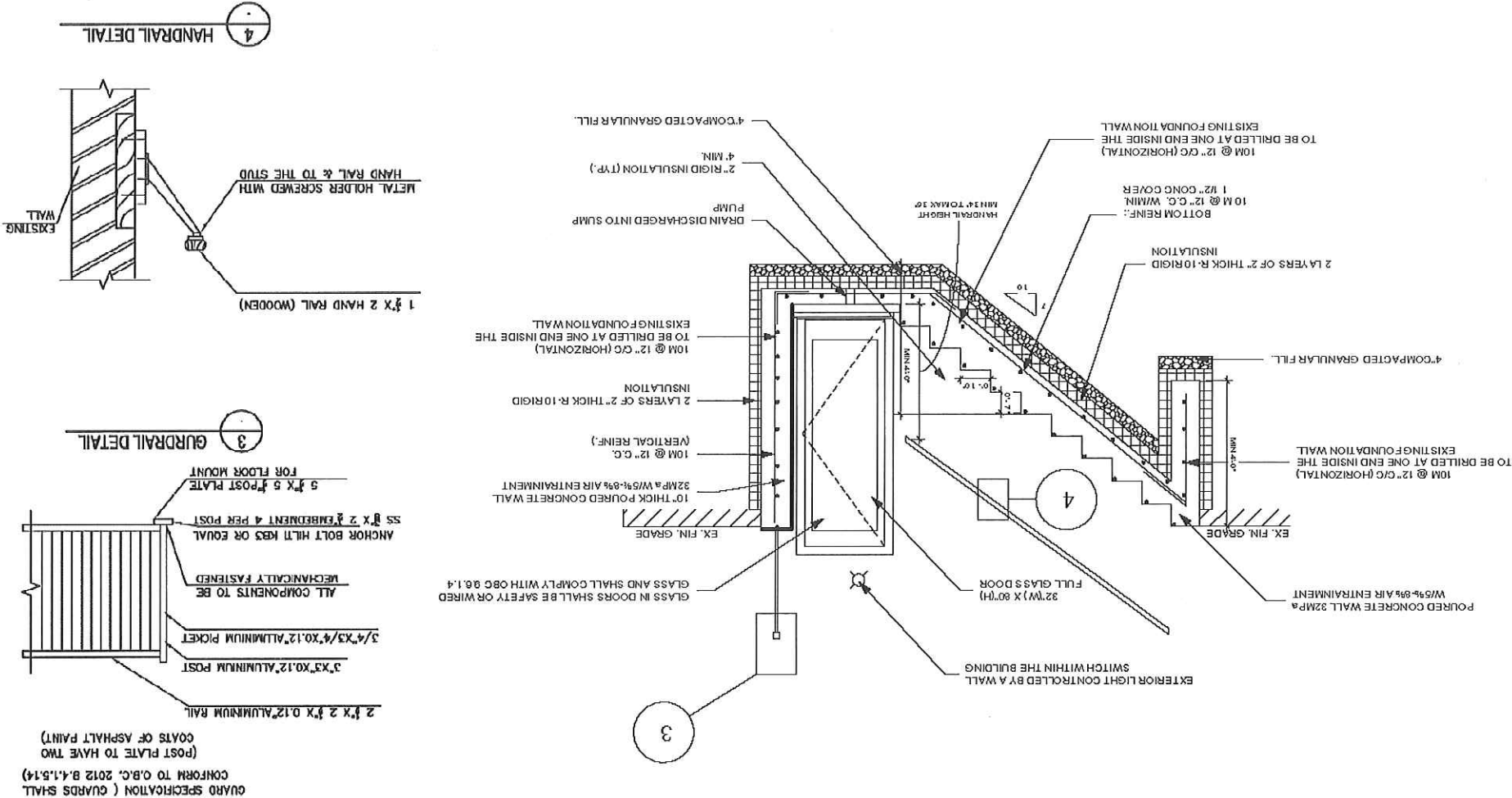
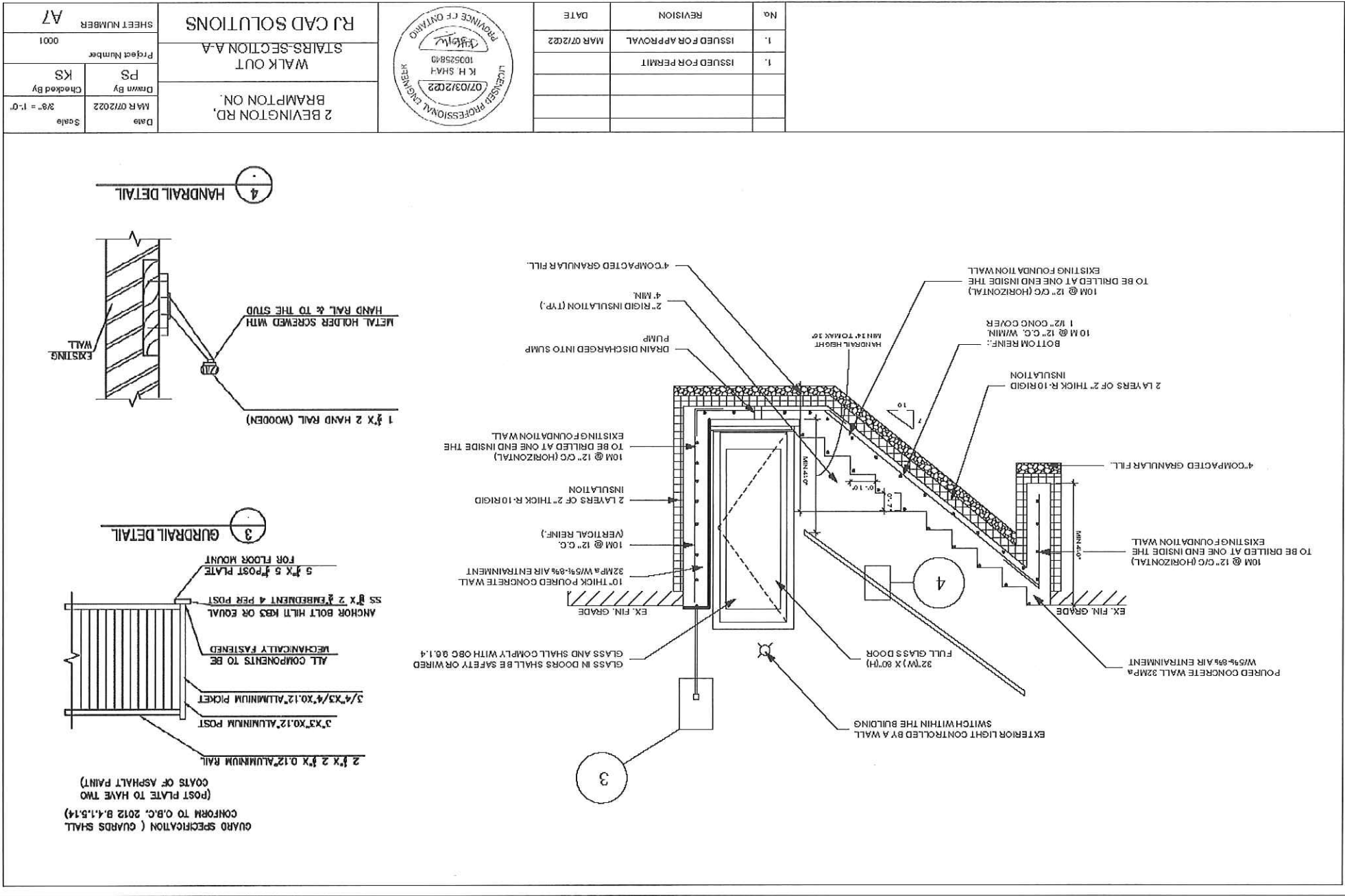


1.	ISSUED FOR PERMIT	MAR. 07/22
No.	REVISION	DATE



RJ CAD SOLUTIONS

Date	Scale
MAR. 07/22	1/2" = 1'-0"
Drawn By	Checked By
PS	KS
Project Number	
19R-10330	
SHEET NUMBER	
A-6	

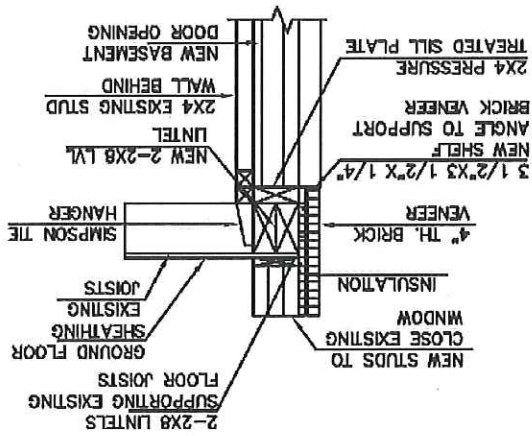
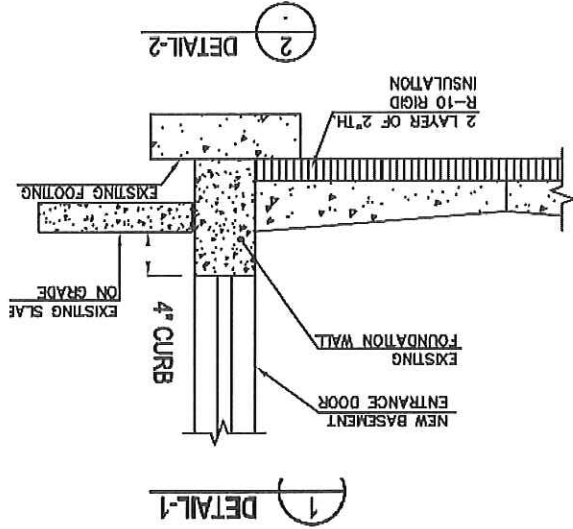
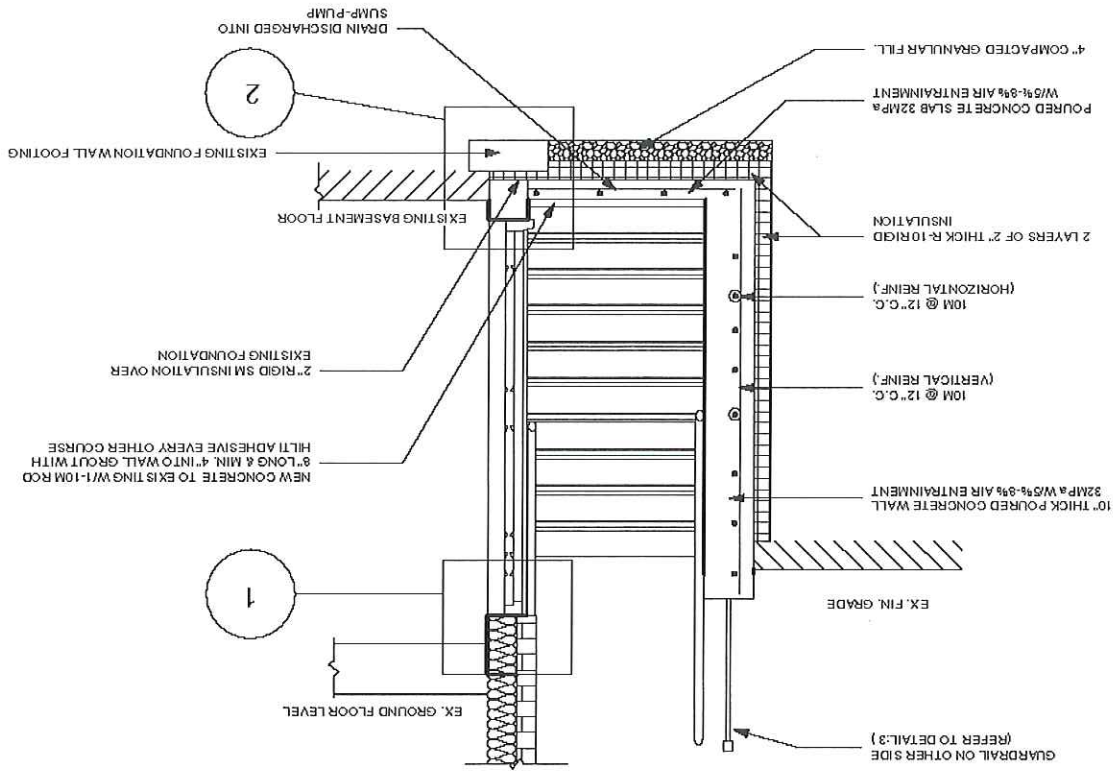




No.	REVISION	DATE
1.	ISSUED FOR PERMIT	
1.	ISSUED FOR APPROVAL	MAR 07/2022



2 BEVINGTON RD, BRAMPTON ON.		RJ CAD SOLUTIONS		SHEET NUMBER A8
WALK OUT STAIRS- SECTION B-B		Project Number		0001
Date MAR 07/2022	Drawn By PS	Checked By KS		
Scale 1/2" = 1'-0"				



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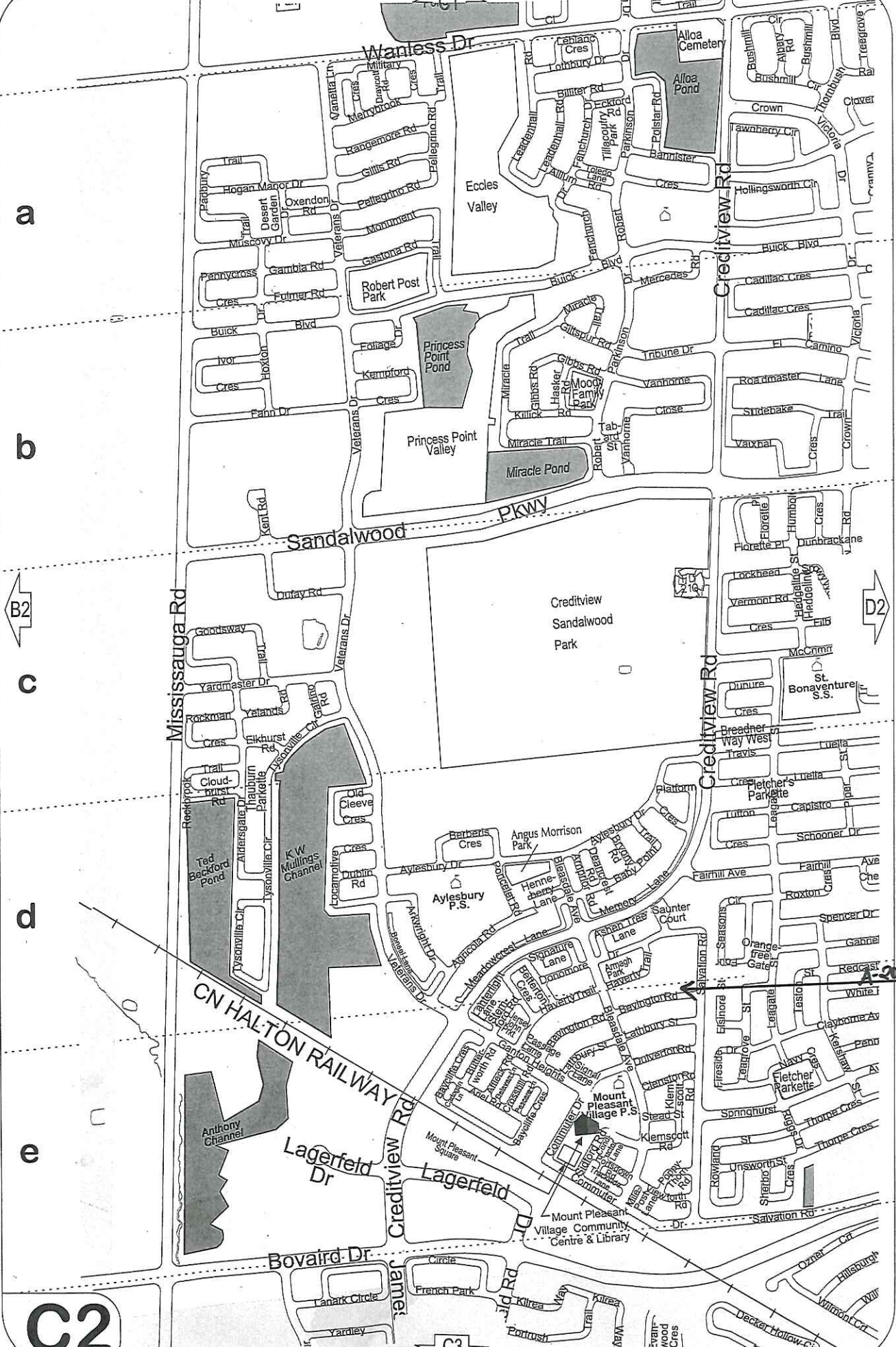
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C2



A-2022-0167