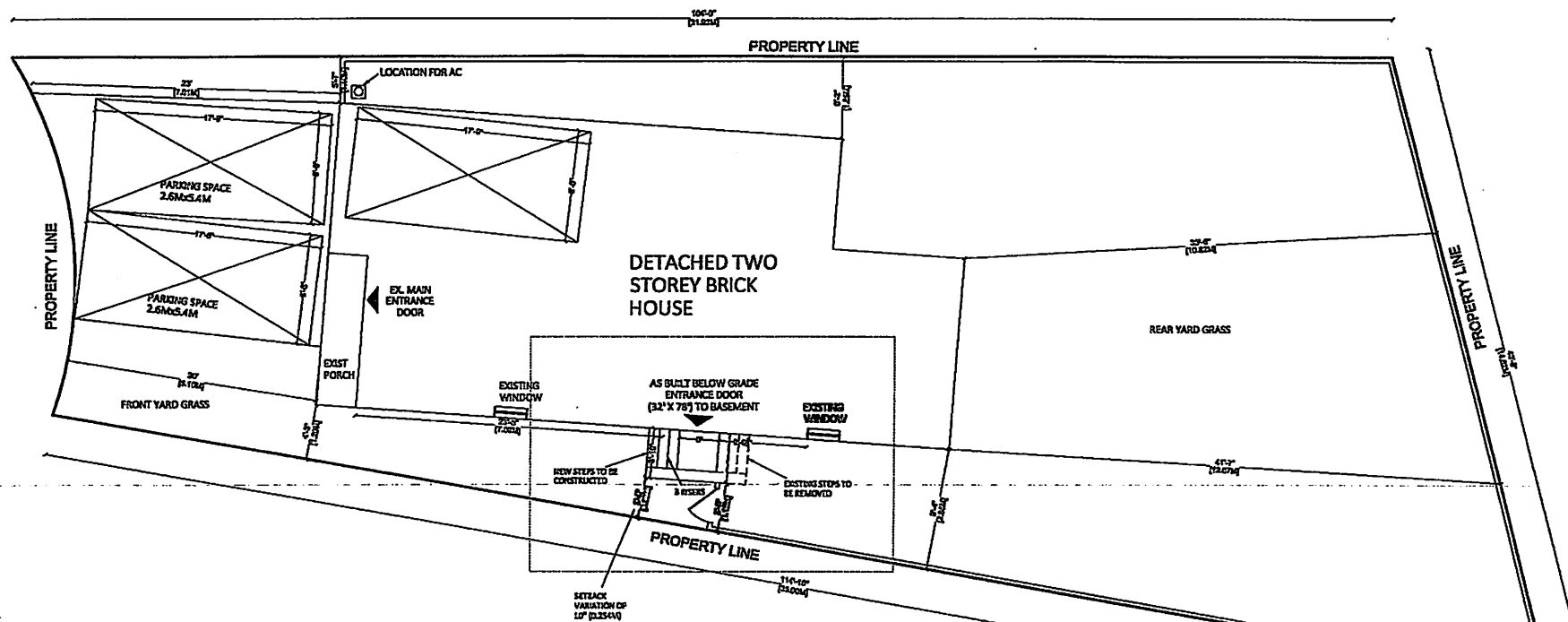




Committee of Adjustment

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



STATISTICS		
AREAS	(SQ.M.)	(SQ.FT.)
LOT AREA	371.22	3995.74
BUILDING FOOTPRINT	98.51	1060.33
FRONT LANDSCAPE AREA	15.74	169.4
PARKING LOTS	2 CAR DRIVEWAY	1 CAR GARAGE

SITE PLAN

ISSUED FOR PERMIT EXP. 26/02/20

APPROVED

8 PREAKERS CT
BRAMPTON, ON
L6Y 4G3

OWNER: A.D. DESIGNED: D.Y.

PROJECT NUMBER: 20R-05235

INNOVATION TRIGGER
CONSULTING INC.
BRAMPTON, ON
416.951.3978

DATE: SEP. 28/2020

SCALE: 1/8" = 10'

REVISION

A-1

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 during the COVID-19 Emergency

Electronic Hearing Procedures
How to get involved in the Virtual Hearing

Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committee are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

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, November 5, 2020**.
- Advance registration for applicants, agents and other interested persons is required to participate in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm, Friday, November 6, 2020**.
 - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. 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 Friday, **November 6, 2020**. City staff will contact you and provide you with further details.
- 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 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 or 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. 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.

AMENDMENT LETTER

October 29, 2020

To: Committee of Adjustment

RE: APPLICATION FOR MINOR VARIANCE
SHIBA BASNET SHERMA AND SEEMA BASNET
LOT 90, PLAN M-829
A-2020-0109- 8 PREAKNESS COURT
WARD 7

Please **amend** application **A-2020-0109** to reflect the following:

1. To permit an exterior stairway leading to a below grade entrance in the required interior side yard whereas the by-law does not permit exterior stairways constructed below established grade in the required exterior side yard;
2. To permit an interior side yard setback of 0.95m (3.12 ft.) to an exterior stairway leading to a below grade entrance whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.).



Applicant/Authorized Agent



DATE	SHIP	28/02/2020	ISSUANCE	
MODEL	103	- 10 ³		
<p>INNOVATION TRIGGER CONSULTING INC. BRAMPTON, ON. 416.951.2678</p>			<p>INNOVATION TRIGGER CONSULTING INC. BRAMPTON, ON. 416.951.2678</p>	

FILE NUMBER: A-2020-0109

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) SHIBA BASNET AND SEEMA BASNET
 Address 8 PREKNES CRT BRAMPTON ON L6Y4G3
 Phone # 416.882.8471 Fax # _____
 Email SHIBABASNET@HOTMAIL.COM
2. Name of Agent Devendra Yeole (Innovation Trigger Consulting)
 Address 43 Averill Rd Brampton ON L7A5A7
 Phone # 416.951.3678 Fax # _____
 Email devendrayeole@yahoo.ca
3. Nature and extent of relief applied for (variances requested):
To permit a below grade door (as a primary entry and exit to a second dwelling unit in Basement) in the side wall of a dwelling having a setbacks of 0.97m (3'2") ft)
4. Why is it not possible to comply with the provisions of the by-law?
This is AS-built Below grade entrance to the AS-built second dwelling
5. Legal Description of the subject land:
 Lot Number 90
 Plan Number/Concession Number M829
 Municipal Address 8 PREKNES CRT BRAMPTON ON L6Y4G3
PREKNES
6. Dimension of subject land (in metric units)
 Frontage 9.144 M (30')
 Depth 35 M (114') → Irregular - See Site plan
 Area 371.22 M² (3995.74 FT²)
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 ☐

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.)

Single family Dwelling: Gross floor area = 125.49 SQM
(1350.77 SQF)
As-built below grade stairs to basement on the right side of house

PROPOSED BUILDINGS/STRUCTURES on the subject land:

(1) Approved permit for second dwelling in Bsmt, owner looking to amend it.

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 6.10m (20') - 7.01m (23') - Irregular
Rear yard setback 10.82m (35'6") - 12.67m (41'7") - Irregular
Side yard setback 1.29m (4'3") - 2.58m (8'6") - Irregular
Side yard setback 1.10m (3'7") - 1.88m (6'2") - Irregular

PROPOSED

Front yard setback No change
Rear yard setback No change
Side yard setback 0.97m (3'2") - 1.18m (3'11") → As built
Side yard setback No change

10. Date of Acquisition of subject land: 1988 APRIL 29, 2005
11. Existing uses of subject property: Single Family Dwelling
12. Proposed uses of subject property: second dwelling unit (two-unit dwelling)
13. Existing uses of abutting properties: Residential
14. Date of construction of all buildings & structures on subject land: 1988
15. Length of time the existing uses of the subject property have been continued: 32 yrs
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) _____

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 (Brampton) Sep 29 OF 2020
THIS 29 DAY OF Sep, 2020.

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, Devendra Yeole, OF THE City of Brampton 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 9th DAY OF October, 2020.

April Dela Cerna
A Commissioner etc.

[Signature]
Signature of Applicant or Authorized Agent

April Dela Cerna, oid
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires May 8, 2021.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1D-2780

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

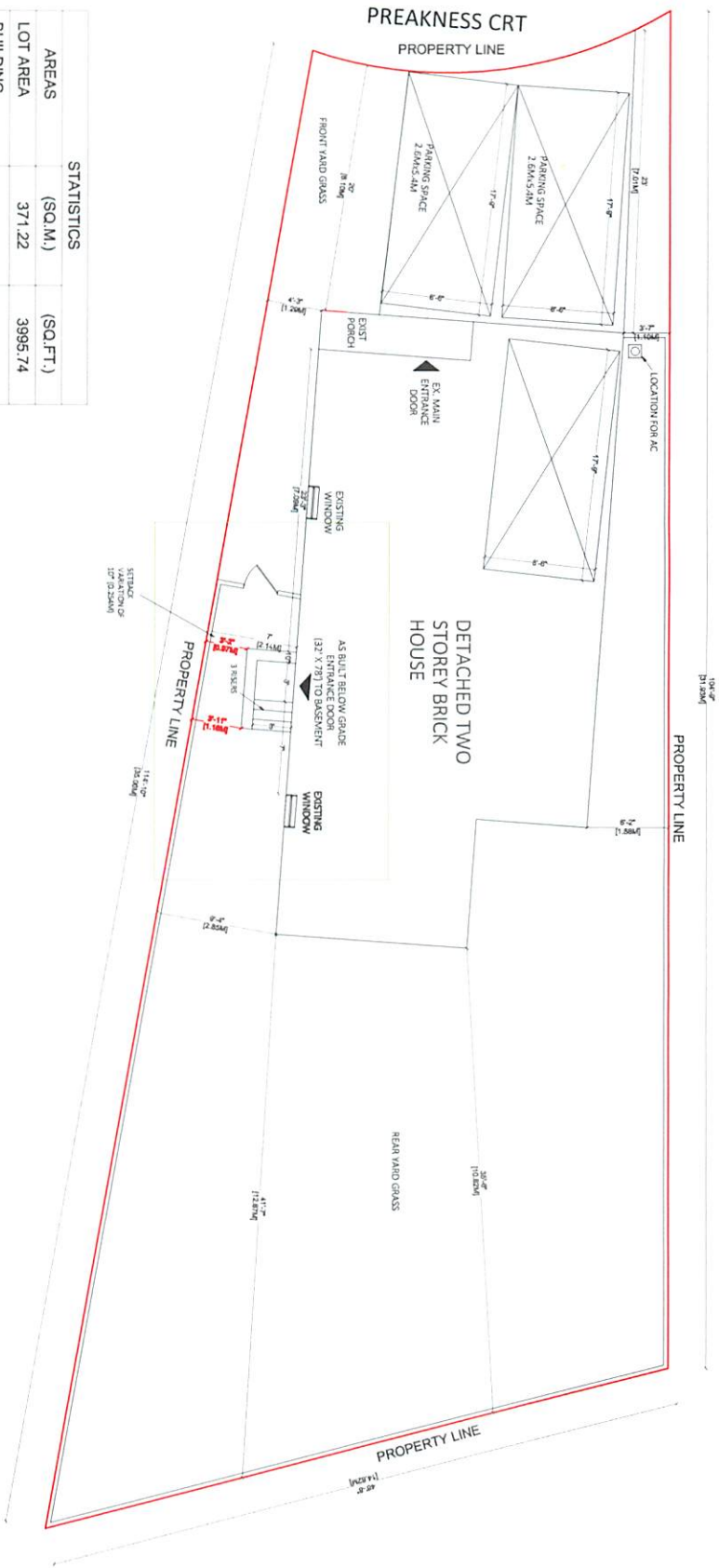
[Signature]
Zoning Officer

October 13, 2020

Date

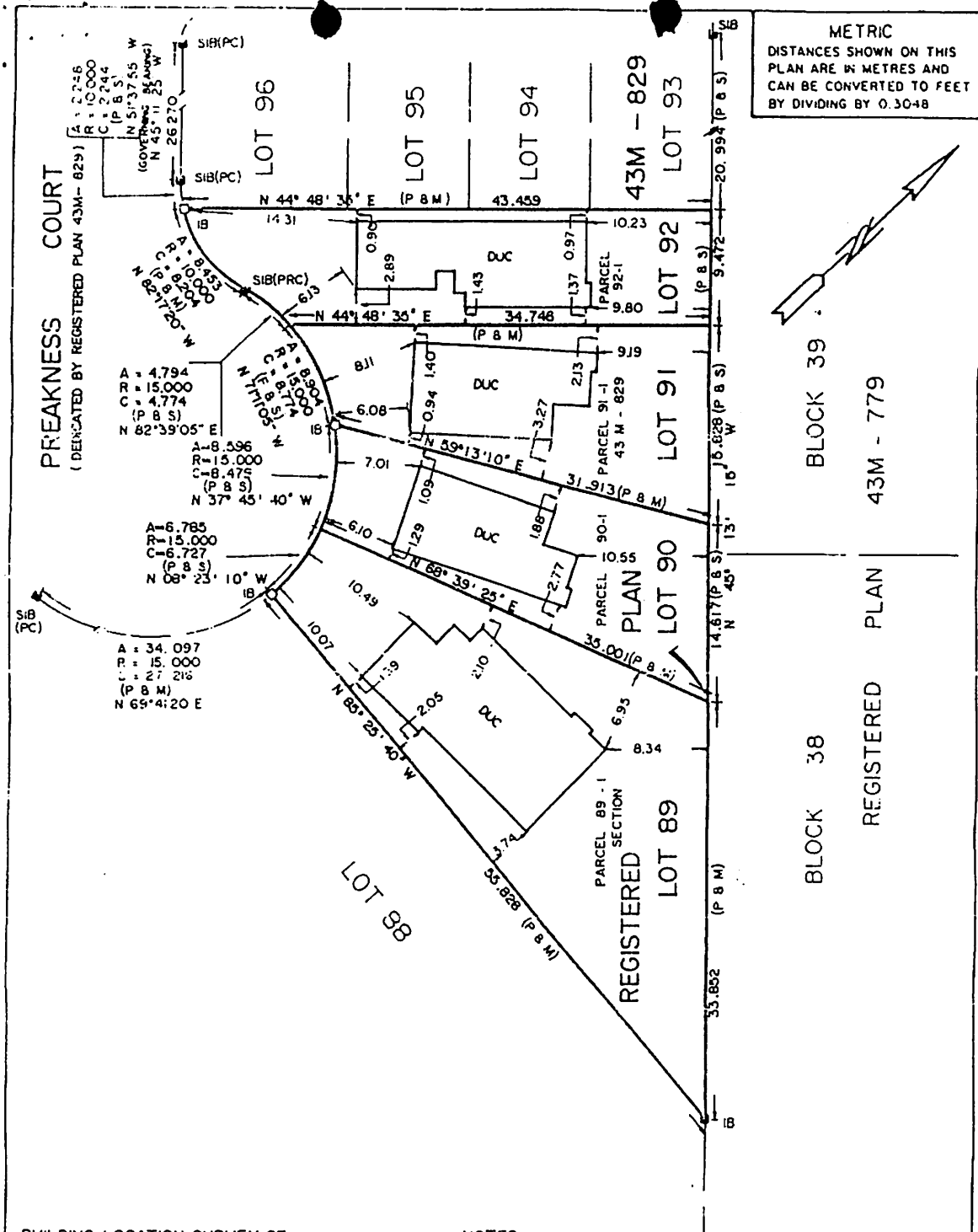
DATE RECEIVED OCTOBER 9, 2020

STATISTICS	
AREAS	(SQ.M.)
LOT AREA	371.22
BUILDING FOOTPRINT	98.51
FRONT LANDSCAPE AREA	15.74
PARKING LOTS	2 CAR DRIVEWAY
	1 CAR GARAGE



SITE PLAN

DATE: SEP 28 2020		DATE: A-1
SCALE: 1/8" = 1'-0"		
PROJECT NAME: 2024-00228		
DRAWN BY: A.D.		CHECKED BY: D.V.
PROJECT LOCATION: 8 PREAKNESS CRT BRAMPTON, ON L1T 4G3		
CLIENT: INNOVATION TRIGGER CONSULTING INC. BRAMPTON, ON 416.571.5270		
ISSUED FOR PERMIT: SEP 28 2020		
ARCHITECT: 2024-00228		



**BUILDING LOCATION SURVEY OF
LOTS 89, 90, 91 AND 92
REGISTERED PLAN 43M-829
CITY OF BRAMPTON**

REGIONAL MUNICIPALITY OF PEEL

SCALE 1:400



J. D. BARNES LIMITED - 1988.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

THE FIELD SURVEY REPRESENTED ON THIS PLAN
WAS COMPLETED ON THE 10th DAY OF AUGUST, 1988.

Aug 30, 1988

F. A. SIDDIQI
Ontario Land Surveyor

NOTES:

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHEASTERLY
LIMIT OF PREAKNESS COURT AS SHOWN ON REGISTERED PLAN 43M-829
HAVING A BEARING OF N 45° 11' 25" W

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
SIB	DENOTES	STANDARD IRON BAR
IB	DENOTES	IRON BAR
P.C.	DENOTES	POINT OF CURVATURE
DUC	DENOTES	DWELLING UNDER CONSTRUCTION
PBS	DENOTES	REGISTERED PLAN 43M-829 AND SET
P&M	DENOTES	REGISTERED PLAN 43M-829 AND MEASURED
PRC	DENOTES	POINT OF REVERSE CURVE

ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION
ALL FOUND SURVEY MONUMENTS SET BY SCHAEFFER & RENTHALER LTD. O.L.S.
UNLESS NOTED OTHERWISE.

J.D. BARNES
LIMITED

**SURVEYING MAPPING
LAND INFORMATION SERVICES**

DRAWN BY
PRC

CHECKED BY:

REFERENCE NO.:
88-26-142-0-89

