

Application for Minor VarianceSection 45 of the *Planning Act*, R.S.O. 1990 c.P.13

Application Number: A-2023-0284
Property Address: 87 KIMBOROUGH HOLLOW
Legal Description: PT LOT 143, PLAN 43M-1883, WARD 4
Agent: RAVINDER SINGH
Owner(s): SIDHARTH BAHIRSHETH, CHANDNI NAIR
Other applications: nil
under the *Planning Act*

Meeting Date and Time: Tuesday, OCTOBER 24, 2023 at 9:00 am
Meeting Location: Hybrid in-person and virtual meeting – Council Chambers,
4th 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 THE REQUIRED SIDE YARD, WHEREAS THE BYLAW DOES NOT PERMIT EXTERIOR STAIRWAYS CONSTRUCTED BELOW ESTABLISHED GRADE IN THE REQUIRED INTERIOR SIDE YARD; AND
2. TO PERMIT AN INTERIOR SIDE YARD SETBACK OF 0.15 METRE TO A PROPOSED EXTERIOR SIDEWAY LEADING TO A BELOW GRADE ENTRANCE, WHEREAS THE BYLAW REQUIRES A MINIMUM INTERIOR SIDE YARD SETBACK OF 1.2 METRES.

Participate in the Meeting:

- Send an email with your written comments to coa@brampton.ca. Written submissions must include your name and mailing address, the application number or property address you are commenting on, and must be received no later than **4:00 pm on Thursday, October 19, 2023**.
- 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 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 **4:00 pm on Thursday, October 19, 2023**, by emailing 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.

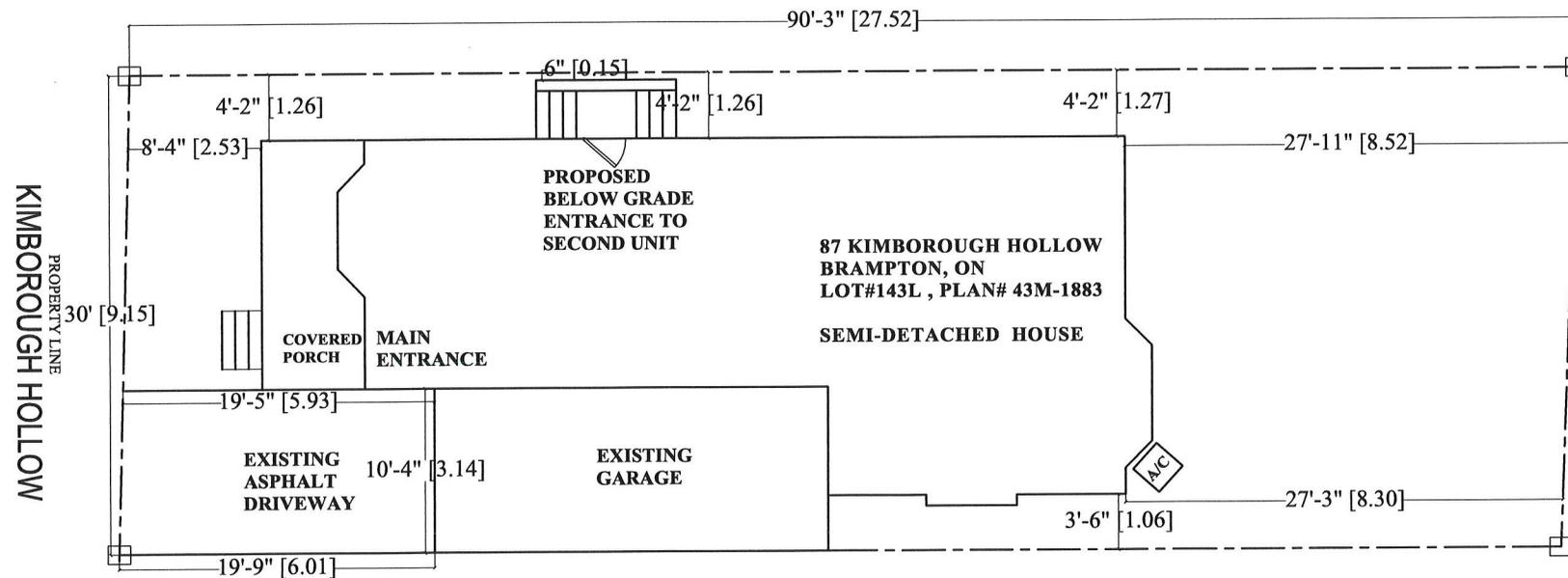
Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

Appeal Process: If you wish to be notified of the decision of Committee, you must submit a written request to 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.

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 13th day of October 2023

Secretary Treasurer
Committee of Adjustment, City Clerk's Office
2 Wellington Street West, Brampton, L6Y 4R2
P: 905.874.2117
E: coa@brampton.ca



2980 Drew Rd. Suite 225,
Mississauga, ON L4T 0A7
647-896 9785
ravinder@aemdesigns.ca
www.aemdesigns.ca

Project Title:
BASEMENT SECOND UNIT AND BELOW GRADE ENTRANCE

Project Address:
**87 KIMBOROUGH HOLLOW
BRAMPTON, ONTARIO**

Drawing Title:
SITE PLAN

Scale: 1:135	Date: Aug 21, 2023
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Designed: R.S.	Revision 0
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Project No. 23068	Sheet No. A1.0
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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)** SIDHARTH BAHIRSHETH AND CHANDNI NAIR
Address 87 KIMBOROUGH HOLLOW
BRAMPTON, ON L6Y 0Z1
Phone # 647-892-7860 **Fax #** _____
Email sidharth1008@gmail.com

2. **Name of Agent** RAVINDER SINGH
Address 7040 GILLESPIE LN.
MISSISSAUGA, ON L5W 1E8
Phone # 647-896-9785 **Fax #** _____
Email ravinder@aemdesigns.ca

3. **Nature and extent of relief applied for (variances requested):**
1. TO PERMIT A PROPOSED BELOW GRADE ENTRANCE IN AN INTERIOR SIDE YARD HAVING
A SETBACK OF 0.15 M

4. **Why is it not possible to comply with the provisions of the by-law?**
1. 1.2 M SETBACK IS PERMITTED

5. **Legal Description of the subject land:**
Lot Number 143L
Plan Number/Concession Number M-1883
Municipal Address 87 KIMBOROUGH HOLLOW

6. **Dimension of subject land (in metric units)**
Frontage 9.15
Depth 27.52
Area 251.80

7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>

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:

GROSS FLOOR AREA - 106.62
NO. OF STORIES - 2

PROPOSED BUILDINGS/STRUCTURES on the subject land:

GROSS FLOOR AREA - 106.62
NO. OF STORIES - 2

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 2.52 M
Rear yard setback 8.30 M
Side yard setback LEFT - 1.26 M
Side yard setback NA

PROPOSED

Front yard setback NO CHANGE
Rear yard setback NO CHANGE
Side yard setback LEFT - 0.15 M
Side yard setback NA

10. Date of Acquisition of subject land: AUG 2017

11. Existing uses of subject property: SINGLE FAMILY 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: 9 YRS

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 _____

ds

Signature of Applicant(s) or Authorized Agent

DATED AT THE _____ CITY _____ OF _____ MISSISSAUGA _____

THIS 27 DAY OF AUGUST, 2023.

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, RAVINDER SINGH, OF THE CITY OF MISSISSAUGA

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 11 DAY OF _____

September, 2023

[Signature]
A Commissioner etc.

[Signature]
Signature of Applicant or Authorized Agent

Mercelyn Osayamen Osaze
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires June 20, 2025. *M.O*

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: R2E-8.1-2108

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

JOHN C. CABRAL
Zoning Officer

SEPTEMBER 08, 2023
Date

DATE RECEIVED Sept 11, 2023
Clara

PERMISSION TO ENTER

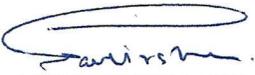
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 87 KIMBOROUGH HOLLOW, BRAMPTON, ON

I/We, SIDDHARTH BAHIRSHETH AND CHANDNI NAIR
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 27 day of AUGUST, 2023.



(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

APPOINTMENT AND AUTHORIZATION OF AGENT

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 87 KIMBOROUGH HOLLOW, BRAMPTON, ON

I/We, SIDDHARTH BAHIRSHETH AND CHANDNI NAIR
please print/type the full name of the owner(s)

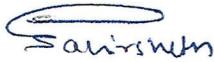
the undersigned, being the registered owner(s) of the subject lands, hereby authorize

RAVINDER SINGH

please print/type the full name of the agent(s)

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 27 day of AUGUST, 2023.

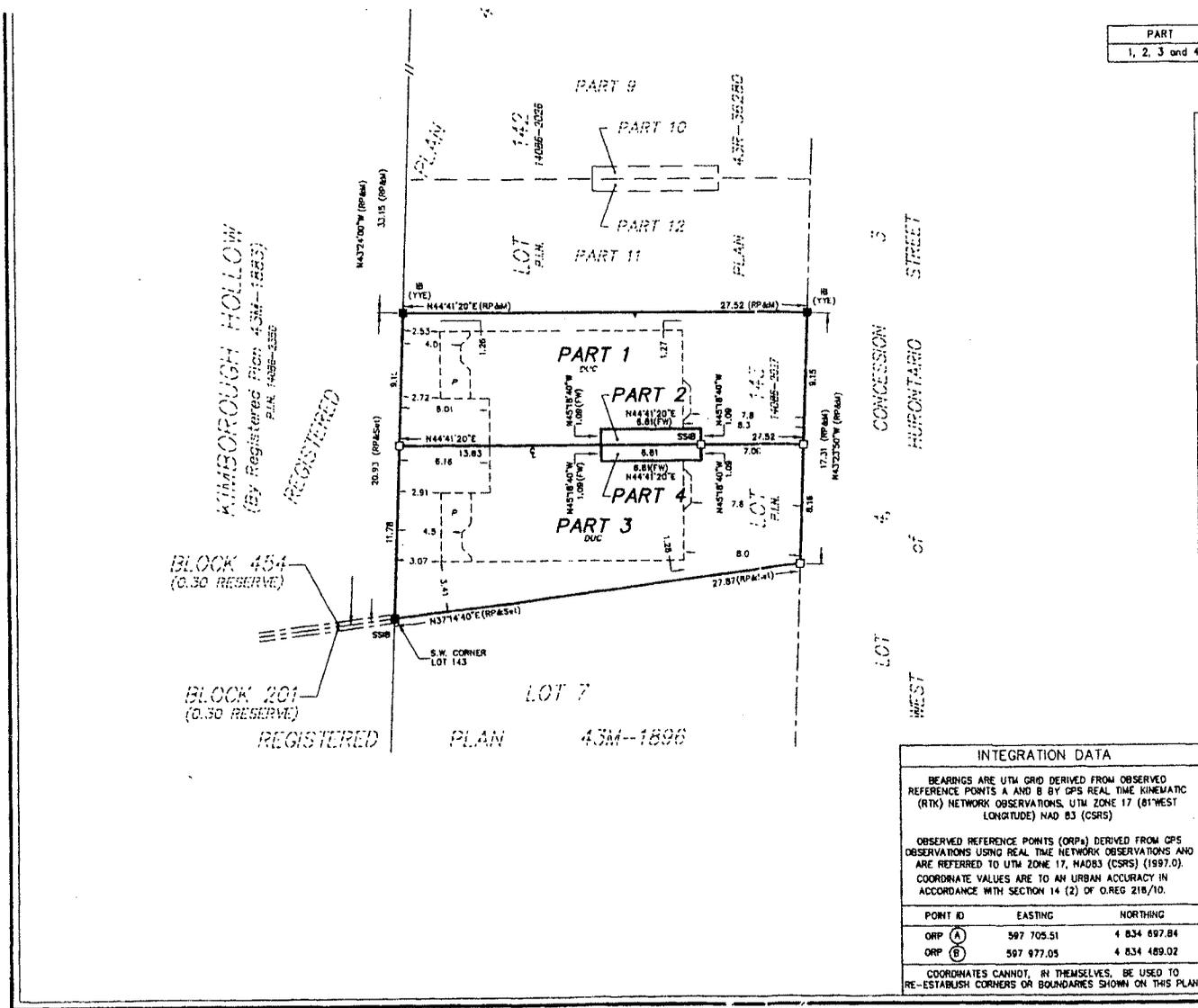




(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(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.



SCHEDULE			
PART	ALL OF LOT	PLAN	ALL OF P.I.N.
1, 2, 3 and 4	143	43M-1883	14086-2027

PLAN OF SURVEY OF
LOT 143
REGISTERED PLAN 43M-1883
CITY of BRAMPTON
REGIONAL MUNICIPALITY of PEEL
 SCALE 1 : 250

YOUNG & YOUNG SURVEYING
 (ETOBICOKE 2006) INC.

DISTANCE NOTE
 DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY COMBINED SCALE FACTOR OF 0.99966.

- LEGEND**
- DENOTES SURVEY MONUMENT SET
 - SURVEY MONUMENT FOUND
 - N.S.E.W. NORTH-SOUTH-EAST-WEST
 - S.S.B. SHORT STANDARD IRON BAR
 - P.I.N. PROPERTY IDENTIFIER NUMBER
 - CENTRE LINE OF WALL
 - DWELLING UNDER CONSTRUCTION
 - P PORCH
 - M MEASURED
 - FW FACE OF WALL
 - RP REGISTERED PLAN 43M-1883
 - Y.Y.E. YOUNG & YOUNG SURVEYING (ETOBICOKE 2006) INC., O.L.S.

NOTE:
 ALL FOUND MONUMENTS BY J.D. BARNES LTD., O.L.S. UNLESS NOTED OTHERWISE

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LITIGATION ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 28th DAY OF JANUARY, 2015.

JANUARY 28, 2015
 DATE

 S.C. RUTIAN
 ONTARIO LAND SURVEYOR

INTEGRATION DATA		
BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY GPS REAL TIME KINEMATIC (RTK) NETWORK OBSERVATIONS, UTM ZONE 17 (81°WEST LONGITUDE) NAD 83 (CSRS)		
OBSERVED REFERENCE POINTS (ORP) DERIVED FROM GPS OBSERVATIONS USING REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO UTM ZONE 17, NAD83 (CSRS) (1997.0). COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14 (2) OF O. REG 218/10.		
POINT ID	EASTING	NORTHING
ORP (A)	597 705.51	4 834 897.84
ORP (B)	597 877.05	4 834 489.02
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

Young & Young Surveyll

(ETOBICOKE 2006)
 310 North Queen St., Suite 102, Toronto ON M5C
 Tel: (416) 621-2676 - Fax: (416) 621-336
 E-MAIL: yytoronto@bimnet.ca

DRAWN BY: R.M. CHECKED BY: R.T./C.B. PROJECT 11-T798

Zoning Non-compliance Checklist

File No.

Applicant: RAVINDER SINGH

Address: 87 Kimborough Hollow, Brampton, ON L6Y 0G8

Zoning: R2E-8.1-2108

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 side yard	whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard.	10.23
SETBACKS	To permit an interior side yard setback of 0.15m to a proposed exterior stairway leading to a below grade entrance	whereas the by-law requires a minimum interior side yard setback of 1.2 metres.	15.8.2(g)
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

SEP. 08, 2023
Date