

FILE NUMBER: A-2023-0316

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)

VIKAS DIXIT, ANKITA KUMARI

Address

70 BOATHOUSE RD. BRAMPTON ON L7A 5B7

Phone #

647-649-7190

Fax #

Email

VIKASDIXIT2002@GMAIL.COM

2.

Name of Agent

NAVPREET KAUR (NOBLE PRIME SOLUTIONS LTD)

Address

UNIT19 - 2131 WILLIAMS PARKWAY, BRAMPTON ON L6S5Z4

Phone #

437-888-1800

Fax #

Email

applications@nobleltd.ca

3.

Nature and extent of relief applied for (variances requested):

-TO PERMIT A BELOW GRADE ENTRANCE IN THE EXTERIOR SIDE YARD OF A PROPERTY FACILITATING THE SECOND DWELLING UNIT IN BASEMENT

4.

Why is it not possible to comply with the provisions of the by-law?

WHEREAS ZONING BY LAW DOES NOT PERMIT A BELOW GRADE ENTRANCE IN THE EXTERIOR SIDE YARD OF A PROPERTY

5.

Legal Description of the subject land:

Lot Number

20R

Plan Number/Concession Number

M2058

Municipal Address

70 BOATHOUSE RD, BRAMPTON ON L7A 5B7

6.

Dimension of subject land (in metric units)

Frontage

10.80 M

Depth

27.45 M

Area

279.17 SQM

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.)

2 STOREY DETACHED HOUSE WITH THE AREA OF 204.46 SM

PROPOSED BUILDINGS/STRUCTURES on the subject land:

PROPOSED BELOW GRADE ENTRANCE IN THE 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 3.49 M

Rear yard setback 6.00 M

Side yard setback 1.26 M

Side yard setback 0.00 M

PROPOSED

Front yard setback 3.49M

Rear yard setback 6.00 M

Side yard setback 1.26 M

Side yard setback 0.00 M

10. Date of Acquisition of subject land: July 23, 2021

11. Existing uses of subject property: RESIDENTIAL

12. Proposed uses of subject property: RESIDENTIAL

13. Existing uses of abutting properties: RESIDENTIAL

14. Date of construction of all buildings & structures on subject land: July 12, 2019

15. Length of time the existing uses of the subject property have been continued: 2 YEARS

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 _____

Naypreet Kaur
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton
THIS 12th DAY OF October, 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, TANVIR RAI, 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 12th DAY OF

October, 2023

[Signature]

Signature of Applicant or Authorized Agent

[Signature]
A Commissioner etc.

Clara Vani
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton

Expires September 30, 2025
FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R2E-2557

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

2023-10-10

Date

DATE RECEIVED

October 12, 2023

Date Application Deemed
Complete by the Municipality

[Signature]

Revised 2022/02/17

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: 70 BOATHOUSE RD, BRAMPTON, ON, L7A5B7

I/We, VIKAS DIXIT & ANKITA KUMAR
please print/type the full name of the owner(s)

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

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 13 day of JULY, 2023

Vikas Dixit Ankita Kumar

(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.

NOTE: Unit owners within a Peel Standard Condominium Corporation are to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to submission of an application. Signatures from all Members of the Board of Directors are required.

PERMISSION TO ENTER

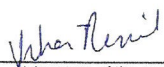
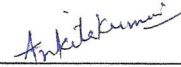
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 70 BOATHOUSE RD, BRAMPTON, ON, L7A5B7

I/We, VIKAS DIXIT AND ANKITA KUMARI
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 13 day of JULY, 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

Zoning Non-compliance Checklist

File No.

Applicant: Navpreet Kaur
Address: 70 Boathouse Rd
Zoning: R2E-2557
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 a 2.83m exterior side yard setback to a proposed below grade entrance	Whereas the By-law requires a minimum exterior side-yard setback of 3.0m	2557.2(5)(a)
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE	To permit a below grade entrance between the main wall of a dwelling and the flankage lot line	Whereas the By-law prohibits below grade entrance between the main wall of a dwelling and the flankage lot line	10.23.1
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

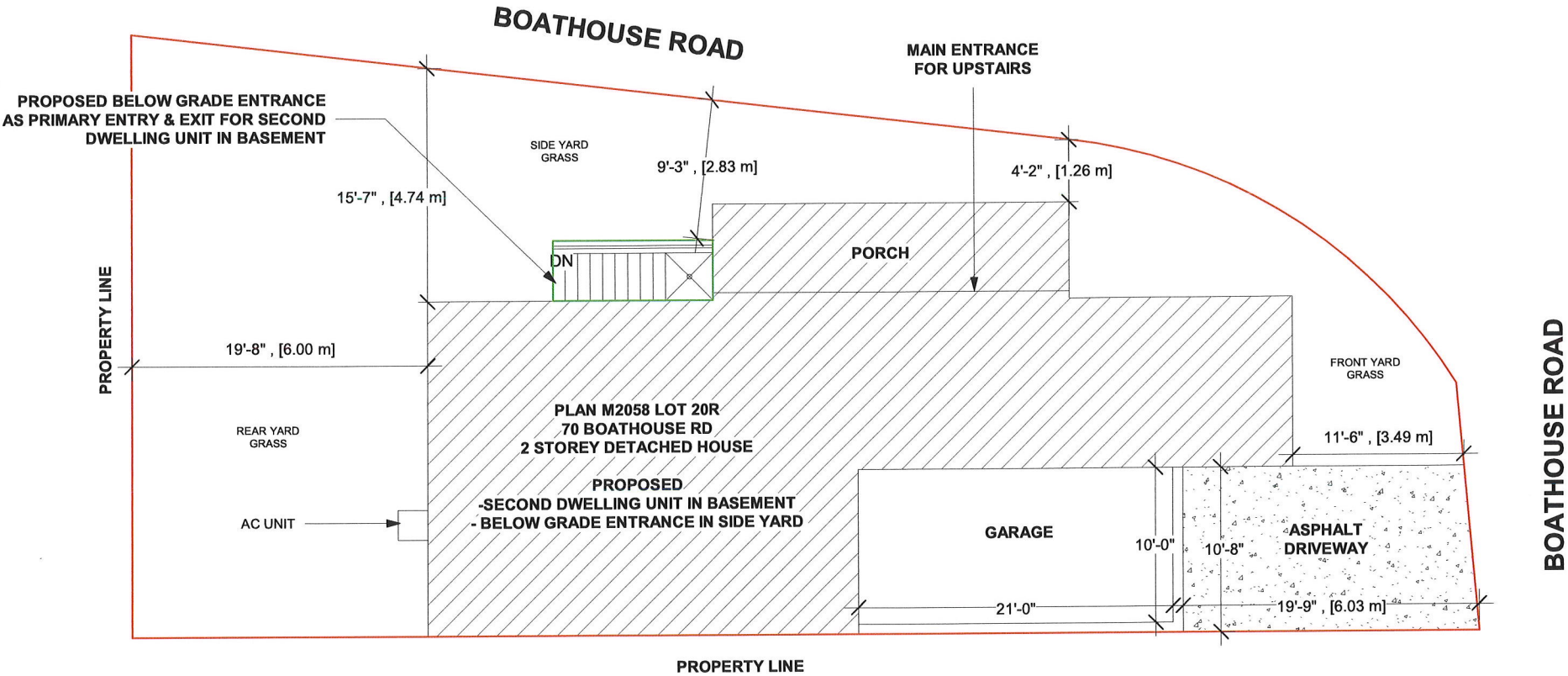
Reviewed by Zoning

2023-10-10

Date

MINOR VARIANCE

**-TO PERMIT A BELOW GRADE ENTRANCE IN THE EXTERIOR SIDE YARD OF A
PROPERTY FACILITATING THE SECOND DWELLING UNIT IN BASEMENT,
WHEREAS ZONING BY LAW DOES NOT PERMIT A BELOW GRADE ENTRANCE
IN THE EXTERIOR SIDE YARD OF A PROPERTY.**



SITE PLAN

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS
ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED
INFORMATION.
CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND
REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

STAMP

01	ISSUED FOR PERMIT	JULY 18/23
ADDRESS: 70 BOATHOUSE RD, BRAMPTON, ON		
DRAWN BY: PS		CHECKED BY: TR
PROJECT NUMBER: 23R-28260		
NOBLE PRIME SOLUTIONS LTD 2131 WILLIAMS PARKWAY UNIT 19, BRAMPTON, ON info@nobleltd.ca (437) 888 1800		
DATE: JULY 18/23	DWG No: A-1	
SCALE: 1/8" = 1'-0"		


1-800-387-5272

NOBLE PRIME SOLUTIONS LTD.

002698

DATE 2023-10-11
Y Y Y Y M M D D

PAY to CITY OF BRAMPTON \$ 699.00/-
the order of

SIX HUNDRED NINETY NINE ONLY DOLLARS  Security
100 included



ROYAL BANK OF CANADA
DIXIE & MEYERSIDE BRANCH
6240 DIXIE RD
MISSISSAUGA ON L5T 1A6

General Account

RE 70 BOATHOUSE

PER 892.

⑈002698⑈ ⑆03252⑈003⑆ ⑆05⑈010⑈3⑈