

FILE NUMBER: A-2023-0328

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) Qurratulain Afzal

Address 16 JORDENSEN DR

BRAMPTON, ON

L6X 0T2

Phone # 416-896-1092 Fax # \_\_\_\_\_

Email MR\_SAMIE@HOTMAIL.COM

2. Name of Agent ARPANA SAINI

Address 6 COLES COURT

ACTON, ON

L7J 2L8

Phone # 647-545-9091 Fax # \_\_\_\_\_

Email PERMITS.AECS@GMIAL.COM

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

1. TO PERMIT AN EXTERIOR STAIRWAY LEADING TO A BELOW GRADE ENTRANCE IN THE REQUIRED SIDE YARD WHEREAS THE BY LAW DOES NOT PERMIT EXTERIOR STAIRWAYS CONSTRUCTED BELOW ESTABLISHED GRADE IN THE REQUIRED INTERIOR SIDE YARD.

2. TO PERMIT AN INTERIOR SIDE YARD SETBACK 0.15 METERS LEADING TO A BELOW GRADE ENTRANCE WHEREAS THE BY LAW REQUIRES AN INTERIOR SIDEYARD OF 1.2 METERS.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

THE ABOVE GRADE ENTRANCE IS ON THE 4' -0" SIDE

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

5. Legal Description of the subject land:

Lot Number 193 ,PART 12

Plan Number/Concession Number 10-08-0-011-02293-0000

Municipal Address 16 JORDENSEN DR, BRAMPTON, ON

6. Dimension of subject land (in metric units)

Frontage 8.40M

Depth 27.00 M

Area 226.79 SQ.M

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:

TWO STORY RESIDENCIAL DWELLING AREA -103.77 SQ.M

PROPOSED BUILDINGS/STRUCTURES on the subject land:

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 3.74M,3.78M

Rear yard setback 7.20M

Side yard setback 0.00M

Side yard setback 1.28M,1.30M

PROPOSED

Front yard setback 3.74M,3.78M

Rear yard setback 7.20M

Side yard setback 0.00 M

Side yard setback 0.15M

10. Date of Acquisition of subject land: AUG 10,2020

11. Existing uses of subject property: ATTACHED SINGLE DWELLING UNIT

12. Proposed uses of subject property: ATTACHED SINGLE DWELLING UNIT

13. Existing uses of abutting properties: RESIDENCIAL

14. Date of construction of all buildings & structures on subject land: 2008 - May.

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

Arpana Saini  
Signature of Applicant(s) or Authorized Agent

DATED AT THE 21 OF JULY 2023  
THIS 10 DAY OF JULY, 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, QURRATULAIN AFZAL 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 13<sup>th</sup> DAY OF  
October, 2023

Qurratulain Afzal <sup>R2</sup>  
Signature of Applicant or Authorized Agent

Ayana Zahid  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton  
Expires June 20, 2025.

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

R2A-1301

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

SEP. 06, 2023

Date

DATE RECEIVED

Oct 13, 2023 VL



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: 16 JORDENSEN DR, BRAMPTON, ON, L6X 0T2

I/We, Qurratulain Afzal  
please print/type the full name of the owner(s)

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

ARPANA SAINI

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 21 day of JULY, 2023.

Qurratulain Afzal

(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.**

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: 16 JORDENSEN DR, BRAMPTON, ON, L6X 0T2

I/We, Qurratulain Afzal  
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 21 day of JULY, 2023.

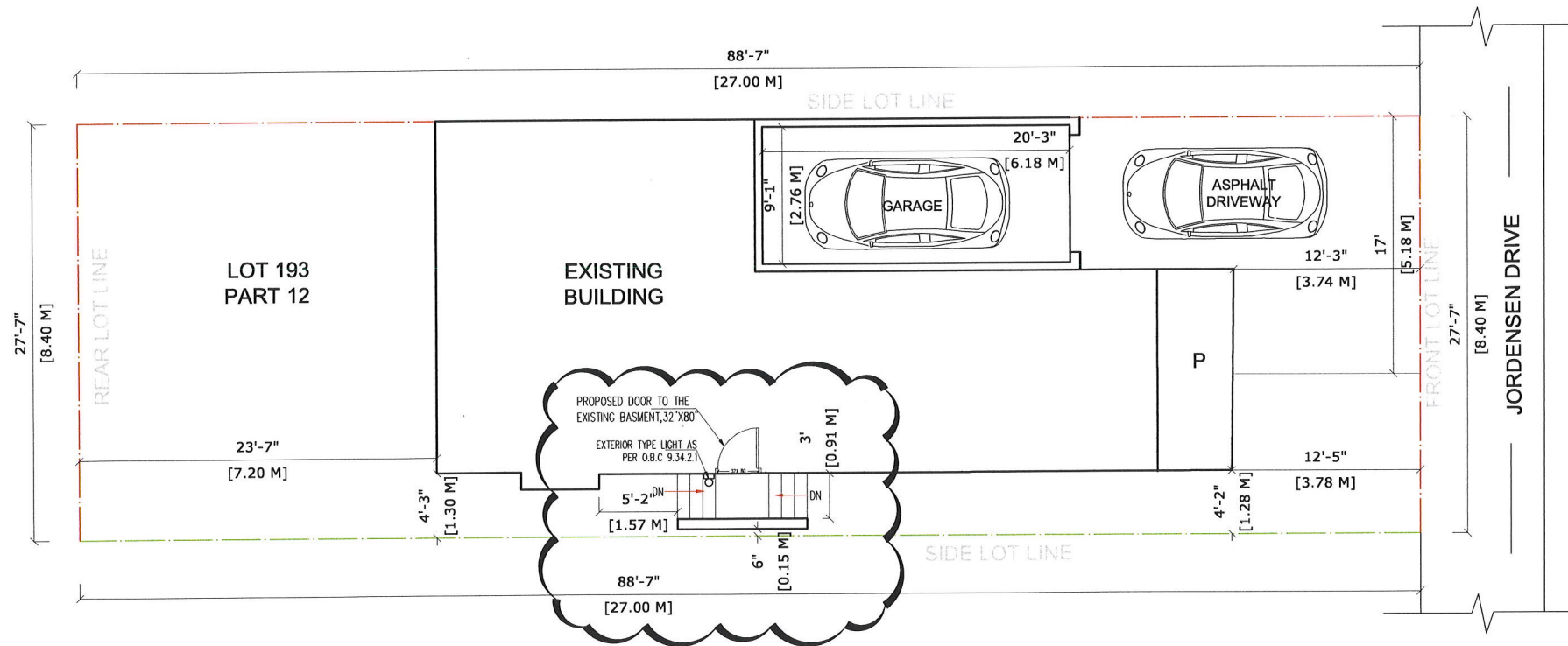
Qurratulain Afzal

(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**



- GENERAL NOTES:
- RELEASED FOR BUILDING PERMIT**
- CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING
  - ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK
  - THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE CONSULTANT
  - DRAWINGS ARE NOT TO BE SCALED



**PROJECT TYPE:**  
SEMI ATTACHED HOUSE

**PROJECT NAME**  
16 JORDENSEN DR.  
BRAMPTON, ON  
L6X 0T2

DATE	DESCRIPTION

SCALE:  $\frac{3}{8}" = 1'-0"$   
PROJECT NUMBER: 2023-1038  
DRAWN BY: DONY MARIYA  
CHECKED BY:

SEAL

**SHEET NAME**  
PRO. SITE PLAN  
**SHEET NUMBER**

**A1.0**

# Zoning Non-compliance Checklist

File No.  
A-2023-0328

Applicant: ARPANA SAINI  
Address: 16 Jordensen Dr, Brampton, ON L6X 0T2  
Zoning: R2A-1301  
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, except along the common wall lot line where the setback may be zero metres.	Special Section 1301.2 (7)
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. 06, 2023  
Date