



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)** Ilham Rehman
Address 133 Timberlane Dr. Bramton. ON. L6Y 4V7

Phone # +1 647 708 7870 **Fax #**
Email ilham.rehman@gmail.com

2. **Name of Agent** Shivang Tarika
Address 106 Morningside Dr. Georgetown. L7G0M2. ON

Phone # 4168212630 **Fax #**
Email shivang@relysolution.com

3. **Nature and extent of relief applied for (variances requested):**
A. To Propose an exterior stairway leading to a below grade entrance in the required interior side yard.
B. Proposed Interior side Yard Set back is 0.05m to the below Grade Stairway and the required is 1.21m.

4. **Why is it not possible to comply with the provisions of the by-law?**
The owner of the property wants to build a second dwelling unit to manage his mortgage. However to provide a second dwelling unit the entrance has to be below the grade which is not possible on rear yard and the other side of the property due to insufficient space and privacy reason. So the only space where owner can construct the entrance is the side of the property. The entrance is designed in such a way that it doesn't block the passage to

5. **Legal Description of the subject land:**
Lot Number
Plan Number/Concession Number M1020
Municipal Address 133 Timberlane Dr

6. **Dimension of subject land (in metric units)**
Frontage 9.39M
Depth 34.41M
Area 345.19 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.)

Ground Floor Area: 125.90 SQM
Gross Floor Area:282.68QM
No. of Levels: 2
Width: 6.81M
Length:20.07M

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	6.10M
Rear yard setback	8 M
Side yard setback	1.63 M
Side yard setback	1.04M

PROPOSED

Front yard setback	6.10M
Rear yard setback	8 M
Side yard setback	1.63 M
Side yard setback	0.05 M

10. Date of Acquisition of subject land: 2006
11. Existing uses of subject property: Residential - Single Dwelling Unit
12. Proposed uses of subject property: Residential - Two Dwelling Unit
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: 8yrs
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 _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton
THIS 2nd DAY OF November 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, Shihong Torika, OF THE Town OF Halton Hill
IN THE Region OF Halton 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 3rd DAY OF
November, 2023
[Signature]
A Commissioner etc.

Gagan Deep Jaswal
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton
Expires September 20, 2026

[Signature]
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1D

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

2023-10-24

Date

DATE RECEIVED November 3, 2023

Date Application Deemed
Complete by the Municipality

Revised 2020/01/07

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: 133 Timberlane Dr, Brampton, ON, L6Y 4V7

I/We, Ilham Rehman
please print/type the full name of the owner(s)

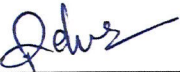
the undersigned, being the registered owner(s) of the subject lands, hereby authorize

Shivang Tanika

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 17 day of October, 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.

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: 133 Timberlane Dr, Brampton, ON, L6Y 4V7

I/We, Ilham Rehman

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 17 day of October, 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

SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF
BLOCKS 102 AND 103, REGISTERED PLAN 43M-979
BLOCKS 80 AND 81, REGISTERED PLAN 43M-1020
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

0 5 10 20 30 METRES

SCALE 1 : 300
 ANTON KIKAS LIMITED
 ONTARIO LAND SURVEYORS, 1994

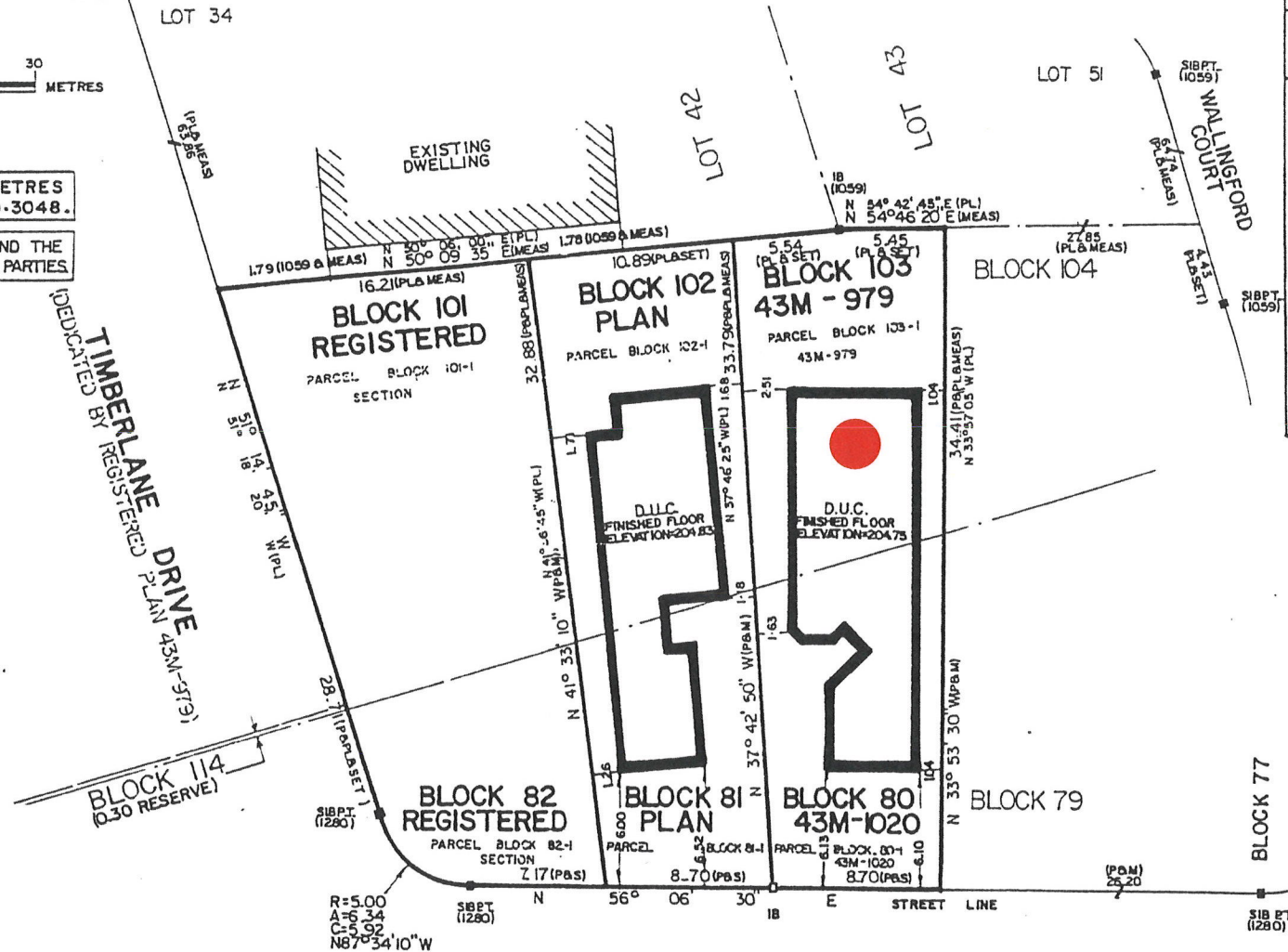
METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES
 AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

THIS REPORT WAS PREPARED FOR DELLBROOK HOMES AND THE
 UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

PART 2
 THIS PLAN MUST BE READ IN CONJUNCTION
 WITH SURVEY REPORT DATED MARCH 21, 1994.

NOTES:
 BEARINGS ARE ASTRONOMIC AND ARE
 REFERRED TO THE NORTHWESTERLY LIMIT
 OF TIMBERLANE DRIVE AS SHOWN.
 ON REGISTERED PLAN 43M-1020 HAVING A
 BEARING OF N 56°06'30"E.
 BUILDING TIES SHOWN HEREON ARE TO
 CONCRETE FOUNDATION UNLESS NOTED
 OTHERWISE.

LEGEND
 ■ DENOTES SURVEY MONUMENT FOUND
 □ DENOTES SURVEY MONUMENT PLANTED
 S.I.B. DENOTES STANDARD IRON BAR
 I.B. DENOTES IRON BAR
 D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
 (P&S) DENOTES REGISTERED PLAN 43M-1020
 AND SET
 (P&M) DENOTES REGISTERED PLAN 43M-1020
 AND MEASURE
 (1280) DENOTES ANTON KIKAS Q.L.S.
 P.T. DENOTES POINT OF TANGENCY
 (Y&Y) DENOTES YOUNG & YOUNG Q.L.S.
 (1059) DENOTES W. M. FENTON Q.L.S.
 T.O.C. DENOTES TOP OF CONCRETE ELEVATION
 (PL) DENOTES REGISTERED PLAN 43M-979



**DOCUMENTS RELEASED PURSUANT TO A REQUEST
 UNDER THE**

**MUNICIPAL FREEDOM OF INFORMATION AND
 PROTECTION OF PRIVACY ACT R.S.O. 1990c. M56**

**COPYRIGHT ACT R.S., 1985, c. C-42 APPLIES TO THE
 USE AND REPRODUCTION OF THESE DOCUMENTS**

TIMBERLANE DRIVE
 (DEDICATED BY REGISTERED PLAN 43M-1020)

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS
 COMPLETED ON THE 9th DAY OF March, 1994.

March 21, 1994
 DATE

A. Kikas
 ANTON KIKAS
 ONTARIO LAND SURVEYOR

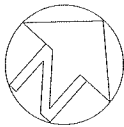
© ANTON KIKAS LIMITED

AK Anton Kikas Limited
 Consulting Engineers
 Ontario Land Surveyors - Planners
 158 Bridgeland Avenue Toronto M6A 1Z4 Tel. 787-0303

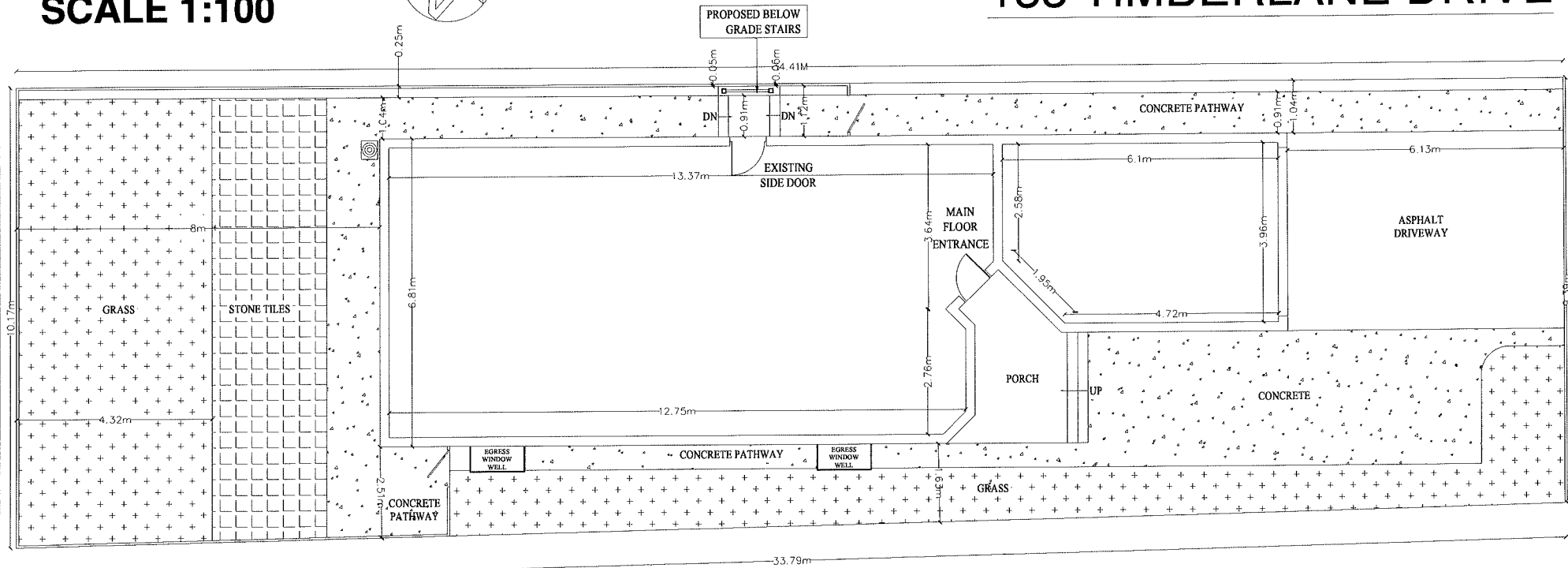
DRAWN BY : J.J.
 CHECKED BY : J.M.

JOB No 91-15-36

SITE PAN
SCALE 1:100



133 TIMBERLANE DRIVE



GENERAL NOTES

DO NOT SCALE DRAWINGS
PROPERTY RIGHTS RETAINED BY:
BG CONSTRUCTION DESIGN
ANY REPRODUCTION IN WHOLE OR IN PART
UNDER THE RULES AND BY-LAWS OF THE
CORPORATION IS STRICTLY FORBIDDEN.
ANY REPRODUCTIONS MUST BE
AUTHORIZED BY
ALL DRAWINGS ARE IN METRIC SCALE

SCOPE OF WORK

PROPOSAL TO
CONSTRUCT SECONDARY
UNIT

THE UNDERSIGNED HAS REVIEWED AND
TAKES RESPONSIBILITY FOR THIS DESIGN,
AND HAS THE QUALIFICATIONS AND
MEETS THE REQUIREMENTS SET OUT
IN THE ONTARIO BUILDING CODE
TO BE A DESIGNER

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT
UNDER DIV. C325.1 OF THE BUILDING CODE

SHIVANG TARIKA 106440
NAME SIGNATURE BCIN

SHIVANG TARIKA

NO	REVISION / ISSUE	DATE

SITE PLAN

CITY : BRAMPTON

133 TIMBERLANE DRIVE

EXISTING DWELLING

PROJECT
JUNE 2023
SCALE 3/16"=1'-0"

SHEET
A1

Zoning Non-compliance Checklist

File No.
A-2023-0348

Applicant: Ilham Rehman
Address: 133 Timberlane Dr, Brampton, ON, L6Y 4V7
Zoning: R1D
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.	10.23.1
SETBACKS	To permit an interior side yard setback of 0.05m to a proposed exterior stairway leading to a below grade entrance	Whereas the by-law requires a minimum setback of 0.3m to an exterior stairway leading to a below grade entrance in the interior side yard provided that a continuous side yard width of no less than 1.2m (3.94 ft.) is provided on the opposite side of the dwelling	10.23.2
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

2023-10-24

Date