

FILE NUMBER: A-2023-0353

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)

Ankur Gupta

Address

39 Nottawasaga Cres.

Phone #

6475390786

Fax #

Email
2.

Name of Agent

Chetan Dalal

Address

67 Education Rd

Phone #

6475125278

Fax #

Email

chetandalal333@gmail.com
3.

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

To permit an uncovered below grade entrance on street side however the bylaw do not allow an uncovered below grade entrance from street side.
4.

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

To permit an uncovered below grade entrance on street side however the bylaw do not allow an uncovered below grade entrance from street side.
5.

Legal Description of the subject land:

Lot Number

117

Plan Number/Concession Number

M1349

Municipal Address

11 Dragon Tree Cres.

6.

Dimension of subject land (in metric units)

Frontage

14.46 (Front), 16.97 (Rear)

Depth

24.5 (Right Side), 19.01 (Left Side)

Area

448.32 SM

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.)

Existing Detached Dwelling Unit: Ground Coverage Area: 157.85 SM

Existing Deck: 20.23 SM

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Existing Detached Dwelling Unit: Ground Coverage Area: 157.85 SM

Existing Deck: 20.23 SM

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 3.10

Rear yard setback 6.49

Side yard setback 1.55 (R.H.S)

Side yard setback

PROPOSED

Front yard setback

Rear yard setback

Side yard setback

Side yard setback 2.95 (L.H.S)

10. Date of Acquisition of subject land: 2023

11. Existing uses of subject property: Residential - Single Family Dwelling

12. Proposed uses of subject property: Residential - Three Dwelling Unit

13. Existing uses of abutting properties: Residential

14. Date of construction of all buildings & structures on subject land: 2000

15. Length of time the existing uses of the subject property have been continued: 23 Years

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 _____

Ankur Gupta
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton.
THIS 8th 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, Ankur Gupta, 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 8th DAY OF
November, 2023

Clara Vani
A Commissioner etc.

Ankur Gupta
Signature of Applicant or Authorized Agent

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

Expires September 10, 2026
FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1C-865

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

2023-11-08

Date

DATE RECEIVED

Nov 8, 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: 11 Dragon Tree Cres.

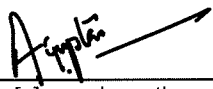
I/We, Ankur Gupta
please print/type the full name of the owner(s)

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

Chetan Dalal
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 01 day of November, 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

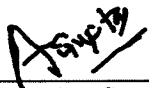
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 11 Dragon Tree Cres.

I/We, Ankur Gupta
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 01 day of November, 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

ASSOCIATION OF ONTARIO
LAND SURVEYORS

PLAN SUBMISSION FORM

1265682



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
in accordance with
Regulation 1026, Section 29(3).

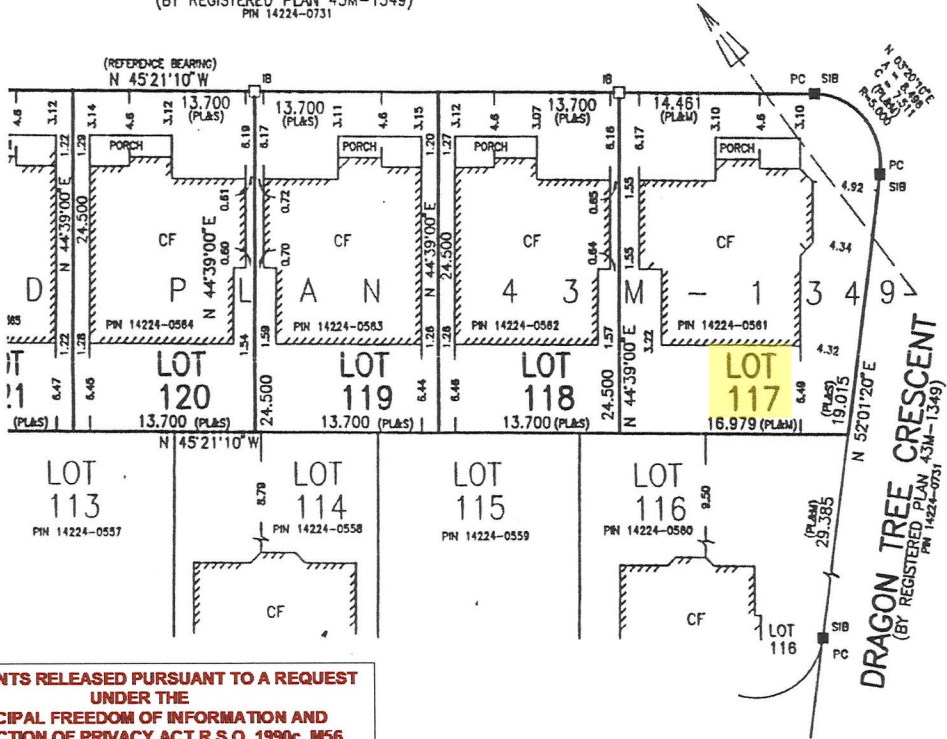
METRIC

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

DRAGON TREE CRESCENT

(BY REGISTERED PLAN 43M-1349)

PIN 14224-0731

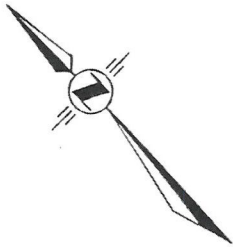


DOCUMENTS RELEASED PURSUANT TO A REQUEST
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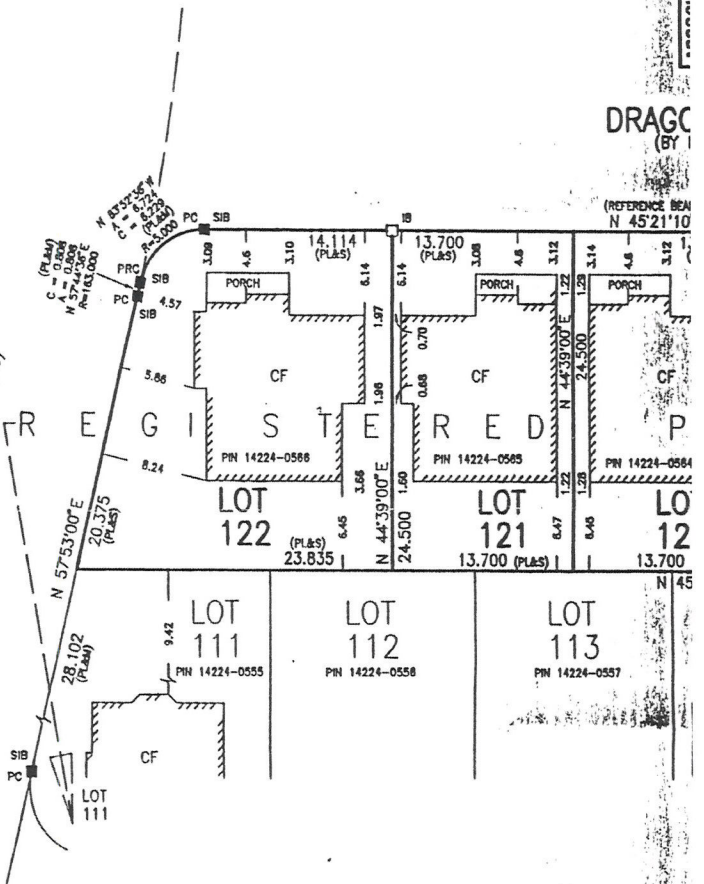
R. ALTER THIS BY PERMISSION 4-1349	SURVEYOR'S CERTIFICATE I CERTIFY THAT:		P.SALNA COMPANY LTD. ONTARIO LAND SURVEYORS	
	1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.		10225 YONGE STREET RICHMOND HILL, ONTARIO L4C 3B2	
	2. THE SURVEY WAS COMPLETED ON THE 15th DAY OF OCTOBER 1999		PHONE(905) 884-3988 FAX:(905)737-7516	
	OCTOBER 20, 1999 DATE	 FUZAIL A. SIDDIQI ONTARIO LAND SURVEYOR	DRAWN BY: NATHAN/DHAMAI CHECKED BY: SRI	CAD FILE: 1349D FILE: 99-58

SURVEYOR'S REAL PROPERTY REPORT
PART 1) PLAN OF
LOTS 117 TO 122 BOTH INCLUSIVE
REGISTERED PLAN 43M-1349
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL
SCALE 1:400
P. SALNA CO. LTD., O.L.S.



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UNDER THE
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USE AND REPRODUCTION OF THESE DOCUMENTS

OCTILLO BOULEVARD
(BY REGISTERED PLAN 43M-1349)
PIN 14224-0728



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

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

PART 2) SURVEY REPORT
REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:
NO EASEMENTS OR RIGHT OF WAYS ARE REGISTERED.
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
ALL DWELLINGS COMPLY WITH MUNICIPAL ZONING
BY-LAW SETBACK REQUIREMENTS.

LEGEND

□ DENOTES SURVEY MONUMENT PLANTED
■ DENOTES SURVEY MONUMENT FOUND
SIB DENOTES STANDARD IRON BAR
IB DENOTES IRON BAR
WIT DENOTES WITNESS
OU DENOTES ORIGIN UNKNOWN
CC DENOTES CUT CROSS
S DENOTES SET
M DENOTES MEASURED
N DENOTES NOTES BY P.SALNA CO.LTD., O.L.S.
PC DENOTES POINT OF CURVATURE
PRC DENOTES POINT OF REVERSE CURVATURE

CF DENOTES CONCRETE FOUNDATION WALLS
TWE DENOTES TOP OF WALL ELEVATION
GSE DENOTES GARAGE SILL ELEVATION
PL DENOTES REGISTERED PLAN 43M-1349
BR DENOTES 2 STOREY BRICK DWELLING
• DENOTES FOUND TEMPORARY WITNESS MONUMENTS
BY P.SALNA CO.LTD., O.L.S.
C DENOTES CALCULATED

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS
PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION
OF P.SALNA O.L.S.

NOTES

BEARINGS ARE ASTRONOMIC AND ARE
DERIVED FROM THE SOUTH WESTERLY
LIMIT OF DRAGON TREE CRESCENT
AS SHOWN ON REGISTERED PLAN 43M-1349
HAVING A BEARING OF N 45°21'10" W

SURV

I CERTIFY

1. THIS

WITH

TITLE

2. THE S

15th

OCTOBER

DA

Zoning Non-compliance Checklist

File No.
A-2023-0353

Applicant: ANKUR GUPTA
Address: 11 Dragon Tree Crescent, Brampton, ON L6R 2P7
Zoning: R1C-865
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 located between the main wall of the dwelling and the flankage lot line.	Whereas the by-law does not permit a stairway constructed below established grade to be located between the main wall of a dwelling and the flankage lot line.	10.23.1
SETBACKS	To permit a proposed exterior side yard setback of 2.95m to a stairway leading to a below grade entrance	Whereas the by-law requires a minimum exterior side yard setback of 3.0m.	13.1.2(f)
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

2023-11-08

Date