

FILE NUMBER: A-2023-0354

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)

Deepak Anand/Jyoti Anand

Address

70 Leagate Street, Brampton, ONTARIO L6T 3L8

Phone #

647-286-6203

Fax #

Email

catch_deepak@hotmail.com

2.

Name of Agent

ANJU BHUTANI

Address

18 SPARROW COURT

BRAMPTON

ONTARIO L6Y 3P2

Phone #

647-654-8500

Fax #

Email

abhutani@cheerful.com

3.

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

1. TO PERMIT AN UNENCLOSED BELOW GRADE ENTRANCE TO BE LOCATED WITHIN A REQUIRED EXTEROPR SIDE YARD, WHEREAS THE BYLAW DOES NOT PERMIT ANY UNENCLOSED STAIRS CONSTRUCTED BELOW THE ESTABLISHED GRADE WITHIN A REQUIRED EXTERIOR SIDE YARD.

4.

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

THE ENCLOSURE WILL OBSTRUCT THE NATURAL LIGHT FOR LIVING/DINING AREA FOR MAIN FLOOR.

THIS AS-BUILT BELOW GRADE ENTRANCE IS REQUIRED FOR AS-BUILT SECOND UNIT ENTRANCE IN BASEMENT

5.

Legal Description of the subject land:

Lot Number80

Plan Number/Concession Number43M - 1583

Municipal Address70 LEAGATE STREET, BRAMPTON, ONTARIO

6.

Dimension of subject land (in metric units)

Frontage22.80 M

Depth9.13 M

Area409.23 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: List all structures (dwelling, shed, gazebo, etc.)
2 STOREY DETACHED DWELLING(93.73 SQ.METER)

PROPOSED BUILDINGS/STRUCTURES on the subject land:
N/A

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	4.09 M
Rear yard setback	8.04 M
Side yard setback	5.79 M
Side yard setback	1.23 M
PROPOSED	
Front yard setback	
Rear yard setback	
Side yard setback	
Side yard setback	5.42 M

10. Date of Acquisition of subject land: 2018

11. Existing uses of subject property: SINGLE UNIT 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:

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

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 01 DAY OF NOV, 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, ANJU BHUTANI, 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 01th DAY OF

November, 2023.

Clara Vani
A Commissioner, etc.,
Province of Ontario,

A Commissioner etc. for the Corporation of the
City of Brampton

Signature of Applicant or Authorized Agent

Expires September 30, 2028

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

R1D-1163

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

2023-11-07
Date


DATE RECEIVED

November 9, 2023

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

NAME, DEEPAK ANAND / YOTILANAND
please print/type the full name of the owner(s)

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

Dated this 1 day of Nov., 2023
 Josh Arnold
 (signature of the owner) 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 LORRAINE STREET, BRAMPTON ON L7A-3J4

IN/We, DEEPAK ANAND/JYOTI ANAND
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 2 day of Nov., 2023


Jyoti Anand
(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

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:
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

REVISION OF NEW DWELLING

LOT	DATE	O.L.S.
75	NOV. 5, 2004	V. DOSEN

NOTE:

ALL FOUND OR PLANTED MONUMENTS SHOWN HEREON ARE IRON BARS UNLESS NOTED OTHERWISE.

ALL FOUND MONUMENTS SHOWN HEREON WERE PLANTED BY RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S. UNLESS NOTED OTHERWISE.

ALL BOUNDARY INFORMATION SHOWN HEREON HAS BEEN SET OR MEASURED IN ACCORDANCE WITH REGISTERED PLAN 43M-1583 UNLESS NOTED OTHERWISE.

THIS REPORT WAS PREPARED FOR MIDDLE OAK DEVELOPMENT INC. AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES

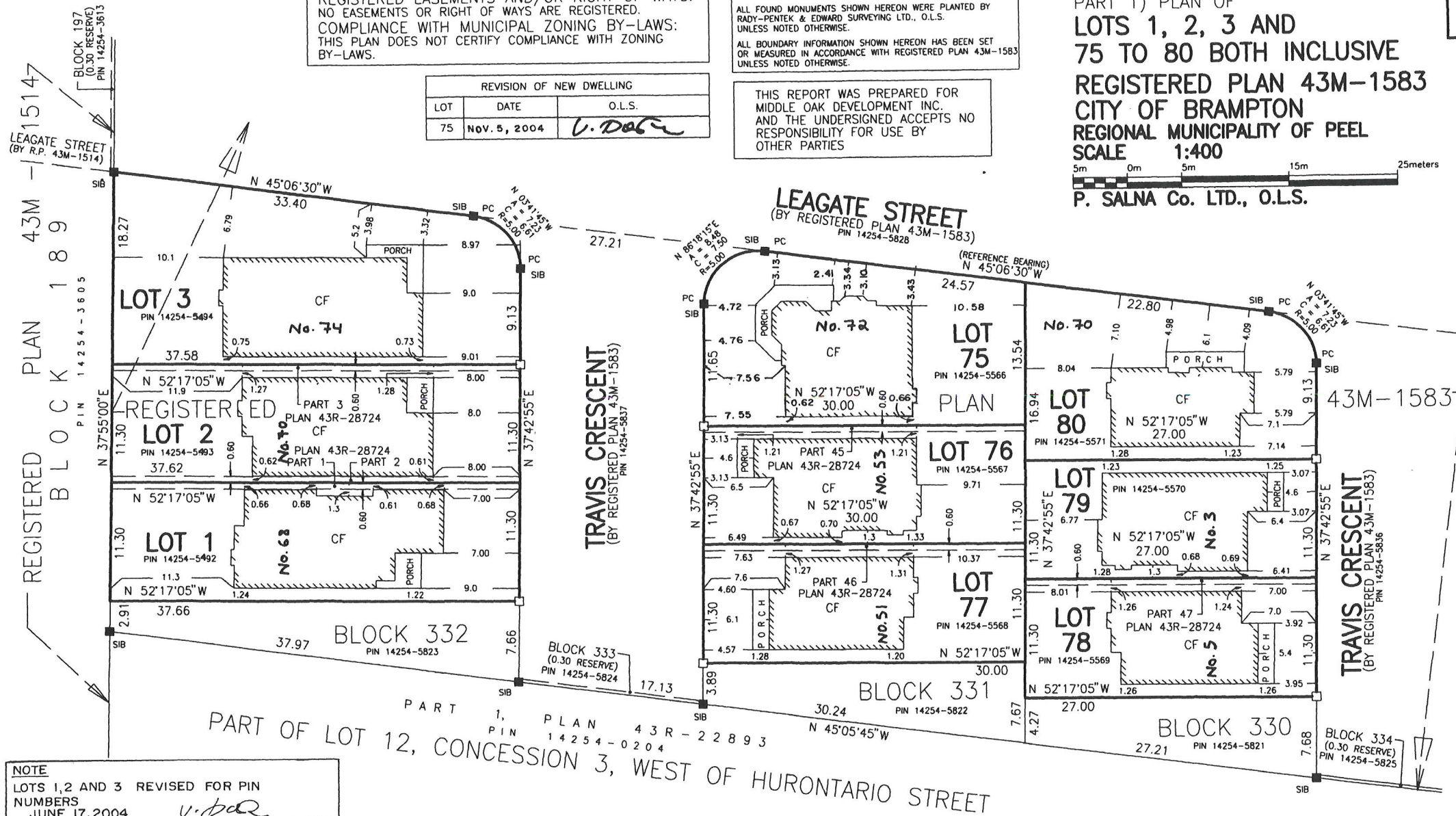
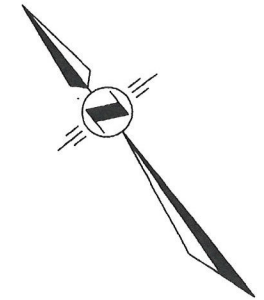
SURVEYOR'S REAL PROPERTY REPORT

PART 1) PLAN OF
LOTS 1, 2, 3 AND
75 TO 80 BOTH INCLUSIVE
REGISTERED PLAN 43M-1583
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL
SCALE 1:400

P. SALNA Co. LTD., O.L.S.

METRIC

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



NOTE
LOTS 1, 2 AND 3 REVISED FOR PIN NUMBERS
JUNE 17, 2004
DATE
V. DOSEN, O.L.S.

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-1583
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 LEAGATE STREET AS SHOWN ON REGISTERED PLAN 43M-1583 HAVING A BEARING OF N 45°06'30" W

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- 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.
- THE SURVEY WAS COMPLETED ON THE 10th DAY OF NOVEMBER 2003

FEBRUARY 24, 2004

DATE

V. DOSEN, B.Sc.
ONTARIO LAND SURVEYOR

P.SALNA COMPANY LTD.
ONTARIO LAND SURVEYORS

10225 YONGE STREET
RICHMOND HILL, ONTARIO L4C 3B2
PHONE (905) 884-3988 FAX: (905) 737-7516

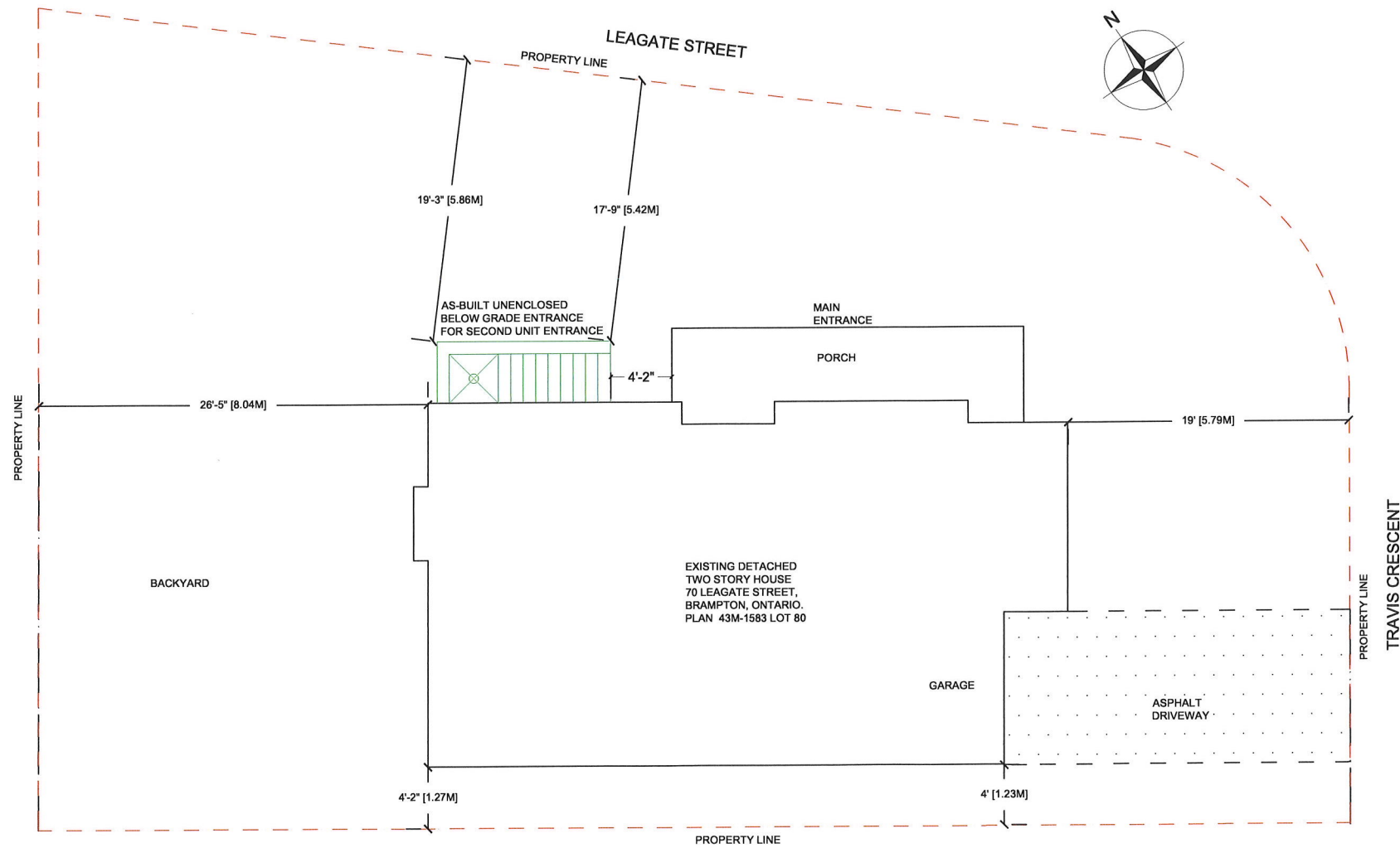
DRAWN BY: NATHAN
CHECKED BY: SRI

CAD FILE: 1583QPP
FILE: 03-040

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1490861



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1626, Section 20(3).



Notes:	
RELEASED FOR BUILDING PERMIT *CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS 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.	
<div>HERITAGE SOLUTIONS</div> <div>1-647-654-8500</div>	
PROJECT ADDRESS: 70 LEAGATE STREET BRAMPTON ONTARIO	
PROJECT DESCRIPTION: BELOW GRADE ENTRANCE IN EXTERIOR SIDE YARD	
DRAWING DESCRIPTION: SITE PLAN	
SCALE: 1:100	DATE: NOV 01, 2023
DRAWING NO: A0	REVISION: 0

Zoning Non-compliance Checklist

File No.
A-2023-0354

Applicant: DEEPAK ANAND / JYOTI ANAND
Address: 70 Leagate St, Brampton, ON L7A 3J4
Zoning: R1D-1163
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			
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

2023-11-07

Date