

FILE NUMBER: A-2023-0361

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)

Maqsood Ahmed

Address

27 Deeside Cres, ONTARIO L6T 3L8

Phone #

416-854-9478

Fax #

Email

anhrenovations@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.

2. TO ALLOW FOR A REDUCED INTERIOR SIDE YARD SETBACK OF 0.09 M TO BELOW GRADE STAIRS RESULTING IN A COMBINED SIDE YARD SETBACK OF 0.72 M . WHEREAS THE BYLAW REQUIRES A MINIMUM COMBINED SIDE YARD SETBACK OF 1.8 M.
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 BECAUSE SETBACKS ARE REQUIRED FOR PROPOSED SECOND ENTRANCE ON BASEMENT
5.

Legal Description of the subject land:

Lot Number

178 MAP K4

Plan Number/Concession Number

43M - 809

Municipal Address

27 Deeside Cres, BRAMPTON, ONTARIO

6.

Dimension of subject land (in metric units)

Frontage

24.38 M

Depth

16.36 M

Area

395 SQ.M.

7.

Access to the subject land is by:

Provincial Highway

Municipal Road Maintained All Year

x

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 SEMI-DETACHED DWELLING(67 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 9.18 M

Rear yard setback

Side yard setback 7.17 M

Side yard setback 0.67 M

PROPOSED

Front yard setback

Rear yard setback

Side yard setback

Side yard setback 5.90 M

10. Date of Acquisition of subject land: 2015
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 14th DAY OF
November, 2023

A Commissioner etc.

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

Signature of Applicant or Authorized Agent

Expires September 20, 2026
FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R2A(1)-100

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

Zoning Officer

2023-11-09

Date

DATE RECEIVED

Nov 14, 2023 ✓

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: 27 Deeside Cres

I/We, Maqsood Ahmed
please print/type the full name of the owner(s)

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

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 10th day of Oct, 20 23.

Maqsood Ahmed
(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: 27 Deeside Cres

I/We, Maqsood Ahmed
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 10th day of Oct, 2023.

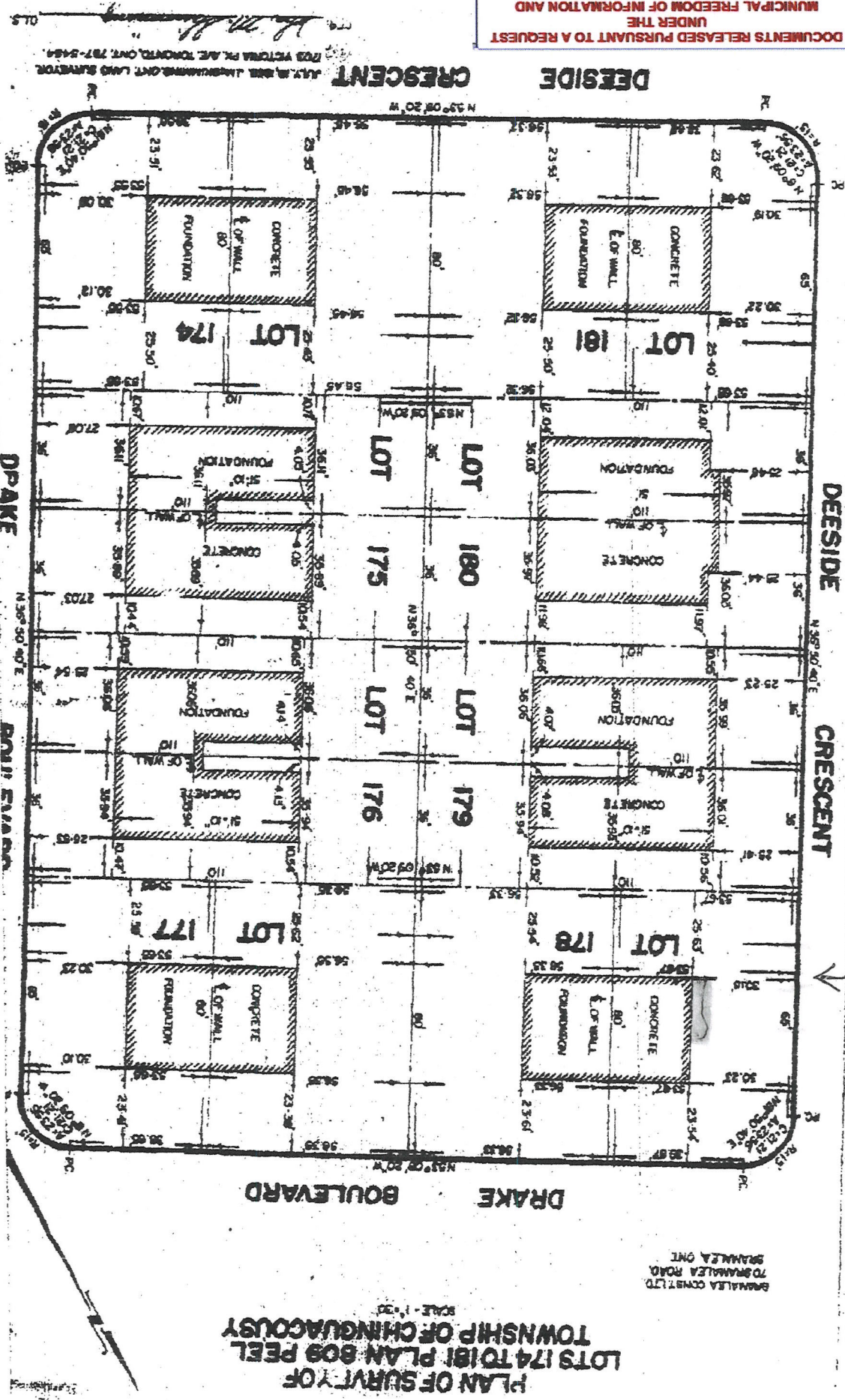
Maqsood Ahmed
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(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

DOCUMENTS RELEASED PURSUANT TO A REQUEST
 UNDER THE
 MUNICIPAL FREEDOM OF INFORMATION AND
 PROTECTION OF PRIVACY ACT R.S.O. 1990c. M56
 USE AND REPRODUCTION OF THESE DOCUMENTS
 COPYRIGHT ACT R.S., 1985, c. C42 APPLIES TO THE



DEESIDE CRESCENT
 JULY 18, 1988, LANSING, ONT. LAND SURVEYOR
 703 VICTORIA PARK AVE. TORONTO, ONT. M2T 2A4

BRAMBLETON CONSULTING LTD.
 703 VICTORIA PARK AVE.
 TORONTO, ONT. M2T 2A4

PROPERTY LINE

80' [24.38M]

30'-3" [9.21M]

ASPHALT DRIVEWAY

53'-8" [16.36M]

23'-6" [7.17M]

25'-8" [7.81M]

19'-4" [5.90M]

EXISTING SEMI-DETACHED TWO STORY HOUSE
27 DEESIDES CRESCENT
BRAMPTON, ONTARIO
PLAN 809, LOT- 178,

PROPOSED UNENCLOSED BELOW GRADE ENTRANCE FOR SECOND UNIT ENTRANCE

PROPERTY LINE

PROPERTY LINE

DEESIDE CRESCENT

**HERITAGE
SOLUTIONS
1-647-654-8500**

REVISION:

A0

Zoning Non-compliance Checklist

File No.
A-2023-0361

Applicant: ANJU BHUTANI
Address: 27 Deeside Cres
Zoning: R2A(1)-100
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE	To permit a proposed exterior stairway leading to a below grade entrance in a front yard	whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard.	10.23.1
BELOW GRADE ENTRANCE	To permit an front yard setback of 5.9m to a proposed exterior stairway leading to a below grade entrance	whereas the by-law requires a minimum interior side yard setback of 7.6m.	100.2(a)
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Samuel Gandy

Reviewed by Zoning

2023-11-09
Date