

FILE NUMBER:

A-2023-0345

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) Piara Singh Karday & Ravinder Kaur Karday

Address 481 Vetrans Dr. Brampton, ON. L7A5A6

Phone # 9058669767 Fax # _____

Email Psinghk75@gmail.com

2. Name of Agent Shivang Tarika

Address 106 Morningside drive, Georgetown, L7G0M2

Phone # 416-821-2630 Fax # _____

Email Shivang@relysolution.com

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

1. Proposing unenclosed below grade entrance stairs whereas the by law requires to enclose it.

2. Proposed Interior side Yard Set back is 1.76M to the below Grade Stairway and the required is 3m.

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 left side of the property. The required interior side setback after the below grade entrance is 3M

5. Legal Description of the subject land:

Lot Number 227

Plan Number/Concession Number M2044

Municipal Address 481 Vetrans Dr, Brampton, ON, L7A5A6

6. Dimension of subject land (in metric units)

Frontage 14.32 M

Depth 29.7 M

Area 425.30 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 = 87.15 Sq Meter
Gross Floor Area= 279.40 Sq Meter
No. of Storeys = 2 storeys
Width = 7.26 Mete
Length = 15.30 Meter

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	6.79 M
Rear yard setback	7.42 M
Side yard setback	1.12 M
Side yard setback	2.84 M

PROPOSED

Front yard setback	6.79 M
Rear yard setback	7.42 M
Side yard setback	1.12 M
Side yard setback	1.76 M

10. Date of Acquisition of subject land: 2016
11. Existing uses of subject property: Residential
12. Proposed uses of subject property: Two Unit Dwelling
13. Existing uses of abutting properties: Single Dwelling Unit
14. Date of construction of all buildings & structures on subject land: 2012
15. Length of time the existing uses of the subject property have been continued: 4yrs

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 3rd DAY OF November, 20 23

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, Shivang Tarika, OF THE Town OF Kalton Hill

IN THE Region OF Kalton 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, 20 23


A Commissioner etc.

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


Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1F-2227

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

Connor Cowan

Zoning Officer

2023-07-28

Date

DATE RECEIVED

November 3, 2023

Date Application Deemed
Complete by the Municipality

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: 481 Vetrans Dr, Brampton, ON, L7A5A6

I/We, Piara Singh Karday & Ravinder Kaur karday
please print/type the full name of the owner(s)

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

SHIVANG TARIKA
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 18 day of July, 2023.

PK Ravinder
(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


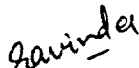
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 481 Vetrans Dr, Brampton, ON, L7A5A6

I/We, Piara Singh Karday & Ravinder Kaur Karday
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 18 day of July, 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

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

VETERANS DRIVE

(BY REGISTERED PLAN 43M-2044)
PIN 14365 - 3649

N42°47'40"W

N87°27'55"E
A=13.02
R=7.50
C=11.45

SSIB
(R.P.E)

LOT 226

PIN 14365 - 3529

LOT 225

PIN 14365 - 3528

N37°43'30"E

LOT 227

No. 481

REGISTERED

D.U.C.

T/W=262.50

PIN 14365 - 3530

LOT 228

No. 47

D.U.C.

T/W=262.42

PIN 14365 - 3531

LOT 229

No. 45

D.U.C.

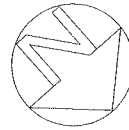
T/W=262.45

PIN 14365 - 3532

N37°43'30"E (REFERENCE BEARING)

OCONNOR
BY REGISTER

SCALE 1/8"=1'-0"

[illegible]

SHRANG TARICA

NO	REVISION / ISSUE	DATE

PROJECT	SHEET A
JULY 2023	
SCALE 1/8"=1'-0"	

A1

Zoning Non-compliance Checklist

File No.
A-2023-0345

Applicant: Shivang Tarika
Address: 481 Veterans Dr
Zoning: R1F-2227
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 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
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			


Reviewed by Zoning

2023-07-28
Date